



Snowy Monaro Local Strategic Planning Statement

A vision for a sustainable high quality lifestyle in a beautiful environment

Environment and Sustainability Directorate

2020

Adopted by Council: 21 May 2020



Acknowledgement of Country

Snowy Monaro Regional Council acknowledges that Aboriginal people were the first people of this land. Council recognises the Ngarigo people as the traditional custodians of the majority of the region we now know as the Snowy Monaro region. We pay respect to knowledge holders and community members of the land and waters and to Elders past, present and future.

Snowy Monaro Region Local Strategic Planning Statement
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PO Box 714, COOMA NSW 2630

Produced by the Economic Development and Tourism Unit of the Environment and Sustainability Directorate

Cover Images: Moving the Mob, courtesy of Breanna Arnold (Top).

Blue Cow Sunset, courtesy of Ryan Smiles (Bottom).

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GLOSSARY

Abbreviations

ACT	Australian Capital Territory
BFPL	Bushfire Prone Lands
CSP	Community Strategic Plan
CP	Development Contributions Plan under section 7.11 of the <i>Environmental Planning and Assessment Act 1979</i>
DCP	Development Control Plan
DPA	Delegate Progress Association
DPIE	Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
HCA	Heritage Conservation Area
IP&R	Integrated Planning and Reporting framework under the <i>Local Government Act 1993</i>
KNP	Kosciuszko National Park
LALC	Local Aboriginal Land Council
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
MRT	Monaro Rail Trail
NSW	New South Wales
RMS	Roads and Maritime Services
SAP	Special Activation Precinct
SEPP	State Environmental Planning Policy
SETRP	South East and Tablelands Regional Plan
SMRC	Snowy Monaro Regional Council
TfNSW	Transport for New South Wales

Past and Present

The Snowy Monaro Story

The Snowy Monaro region is immense and diverse, a landscape composed of vivid contrasts, an ancient history and a bright future. It covers over 15,000 square kilometres across terrain that vertically occupies 2000 metres of altitude including Mount Kosciuszko, Australia's highest peak. It is truly a unique part of Australia. Two great Australian rivers, the Murrumbidgee and the Snowy, have their headwaters in the alpine areas. They descend from there, winding through the landscape flowing north and south and dropping in elevation to 600m and 220m respectively before departing the region. These rivers each have rich stories from their European past, but connections with the landscape back thousands of years is embodied in the Bundian Way, an ancient aboriginal route from the south coast to the mountains.



Blue Cow, courtesy of Ryan Smiles

The variable presence of water throughout the region tells its own story of contrasts. The snow and abundant water flowing off the mountains support the tall forests of Kosciuszko National Park. They also power the Snowy Mountains Scheme, one of the civil engineering wonders of the modern world, and irrigate the rich farmlands west of the region in the southern parts of the Murray Darling Basin. This is very different to the dry

windswept grassland of the Monaro with its big dark skies, iconic vistas and increasing presence of renewable energy in the form of windfarms.



Boco Rock wind turbine, courtesy of Amy Rendell

Not surprisingly tourism is a major industry in the region, with around one million visitors each year contributing to around 2.5 million visitor nights. But like the landscape the \$1 billion local economy is also diverse, with nine industry sectors having at least a 5% share of local employment. This diversity helps make Snowy Monaro more resilient than other regional economies. A flow of major new public and private investment will grow the local economy into the next decade, including the \$4.5 billion Snowy 2.0 project.

Snowy Monaro's place in its broader region also contributes to its uniqueness and future opportunities. It has borders with two other state jurisdictions, namely Victoria and the Australian Capital Territory (ACT). Its proximity to Canberra-Queanbeyan in particular, one of the fastest growing and most liveable cities in Australia presents opportunities and contributes to development pressure in Snowy Monaro. The newly re-developed Canberra International Airport, only half an hour drive from the northern

border, will open up more gateways to the world over coming decades than the region has ever seen before.

To the east, the accessibility from the Snowy Monaro to the south coast beaches also contributes to its attractiveness as a place to live. The region loses more population to the Bega Valley Local Government Area (LGA) than to any other LGA in New South Wales (NSW), often in the form of coastal retirees. The Port of Eden is growing as a cruise ship destination and currently exports forestry products sourced from within the Snowy Monaro. The prospects of the Port of Eden growing in tourism and export potential along with Canberra growing as a tourism destination and city means Snowy Monaro is located between two neighbours with growing international gateways and local industries. This will present opportunities for the Snowy Monaro over coming decades and enhances the strategic importance of its transport routes between Canberra and the coast. These include a disused rail corridor running from Queanbeyan to Bombala as well as the major highway routes through the Snowy Monaro. All these major transport routes converge on Cooma, including the east west route from the coast over the mountains to Snowy Valleys LGA, with whom Snowy Monaro is building an increasingly significant relationship centred upon mountain tourism and the development of Snowy 2.0.



Tumut 3 Power Station (Snowy Hydro Limited, 2019)

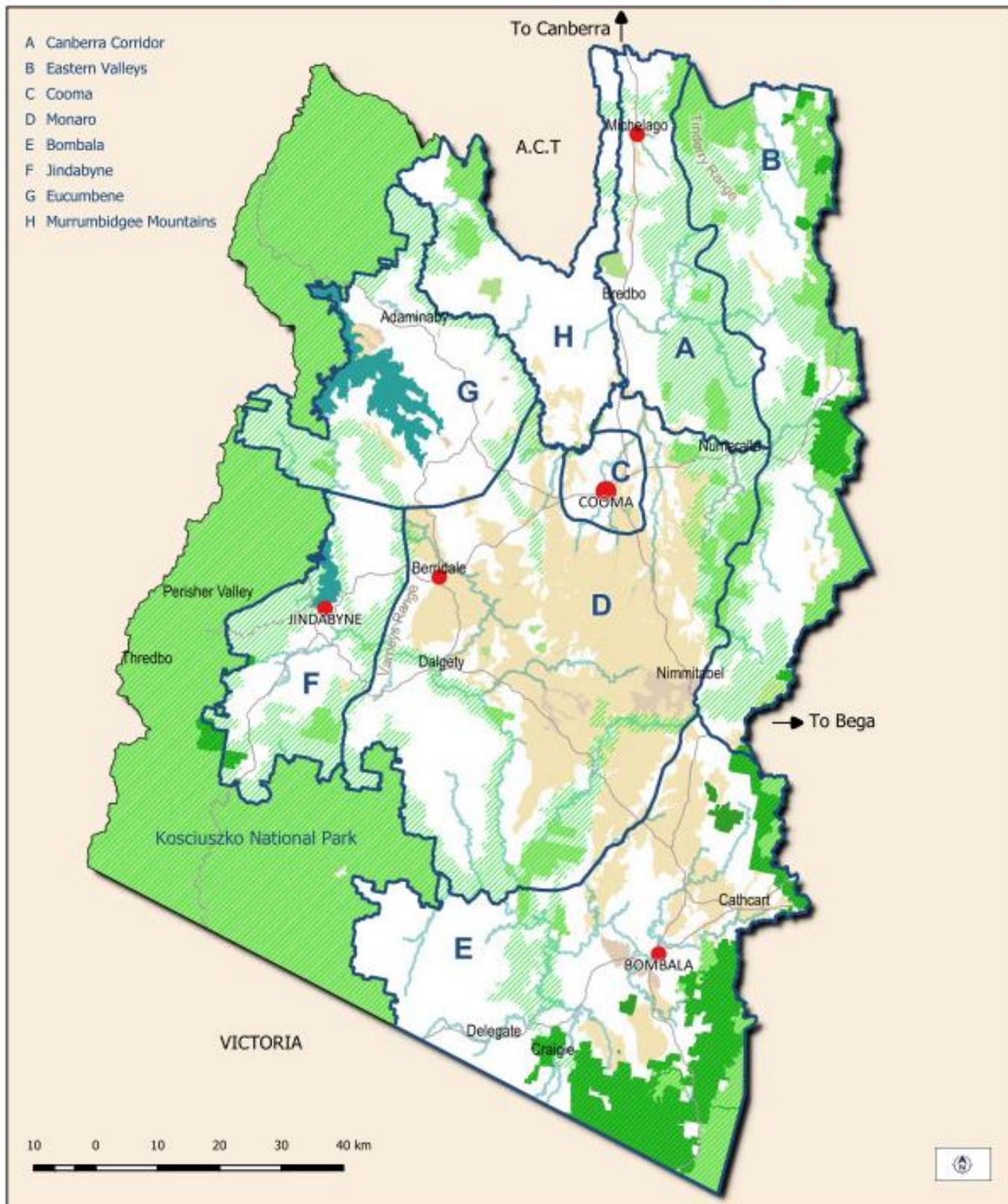
Within Snowy Monaro the diversity of the region makes it an interesting place to live, work and visit. The estimated resident

population of 20,733 (.Idcommunity, 2018) has many social and economic nuances which correlate broadly with the geography. The west of the region, including Cooma and Jindabyne, receives the majority of the benefit from tourism, whilst the southern part of the region is dominated by agriculture and forestry and contains much of the most productive agricultural land. The western part of the region is focussed upon the Snowy Mountains and the opportunities the unique landscape affords, whilst the eastern part of the region is dominated by the dry open grasslands of the Monaro. The areas of highest household incomes are located in the north near the ACT border, and in Jindabyne and the outskirts of Cooma. Whilst areas in the south and east tend to have lower household incomes. The contrast between these areas are even more pronounced in relation to educational qualifications.

There is also a contrast between the urban and rural parts of the region. Cooma has around a third of the entire region's population and Cooma and Jindabyne combined have over half the population. The density of development in these centres, along with Berridale and Bombala, contrast sharply with the sparse spread of population over the rural areas and villages. The population of Jindabyne in particular also swells significantly during the winter months and becomes much larger than Cooma. Jindabyne also has the youngest median age of residents at 36, which is below the NSW and Australian median age of 38 (Australian Bureau of Statistics, 2016). By contrast rural areas have high median ages, being up to 12 years older than Jindabyne in some places.

Council is keen to harness and enhance the strengths of its diverse region.

Figure 1 – Structure Map of Snowy Monaro showing the sub regions based on distinct landscape features



- A Canberra Corridor
- B Eastern Valleys
- C Cooma
- D Monaro
- E Bombala
- F Jindabyne
- G Eucumbene
- H Murrumbidgee Mountains

Biodiversity Corridors	Soil Fertility	Strategic Centres
State Forest	High	Rural Regions
NPWS Parks Reserves	Moderately high	

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Taking a closer look – Snowy Monaro Sub-regions

Considering the geographical and population differences across the region, eight characteristic sub-regions are evident.

The North, also referred to as the ‘**Canberra Corridor**’, is the part of the region directly north of Cooma which stretches to the border with the ACT. The majority of this sub region is within a 1 hour commute of central Canberra, and as such, is heavily influenced by the opportunities this proximity provides. This scenic landscape is made up of a number of significant environmental assets including the Tinderry Mountain Range which links with a regionally significant biodiversity corridor, home to a unique population of koalas most notably around the rural village of Numeralla in the north of the Monaro.



Koalas of Numeralla (Snowy Monaro Regional Council, 2016)

The continued growth of Canberra has led to pressure for this region to grow because it offers a highly desirable lifestyle. The South East and Tablelands Regional Plan (SETRP) provides direction in this regard, with general aims to centre growth in and around existing settlements. The most logical of these is Michelago, being the closest existing settlement to Canberra and considered the most likely location for significant population growth.

The northern part of the region does offer some significant agricultural land particularly in the **Eastern Valleys** around the Jerangle-Anembo areas. However many areas have been adversely affected by the spread of noxious weeds which impacts on broad-scale agricultural viability. The advent of a global gateway through the Canberra International Airport could drive a new approach to agriculture in this sub region.

Cooma is the largest town in the region with approximately 7,500 permanent residents, spread across the urban and rural-residential fringes. Cooma is a centre of strategic importance and its position in the centre of the LGA means it is ideally placed as a service centre for the region. It provides services industries for the agricultural sector, industrial activity at Polo Flat, has a thriving retail sector, and provides a hub for provision of hospital and health care services to the wider Snowy Monaro Region.



St Andrew's Uniting Church, Cooma (Janeen Brennan, 2017)

Cooma is supported by a significant agricultural industry particularly across the Monaro Plains to the south and is also home to the headquarters of Snowy Hydro. Major employers including Monbeef, Birdsnest, and the Cooma Correctional Centre are all prominently located and add to the town's diverse employment base.

Cooma is well placed to benefit from Snowy 2.0 and is looking to encourage further industry in the Polo Flat industrial precinct, located to the east of the town. The town will continue to grow and significant investment in the region will fuel further employment and population growth in Cooma.

Eucumbene is a distinct geographical area in the north west of the region characterised by higher open terrain, Lake Eucumbene and the Murrumbidgee River. Adaminaby is the local service centre for this area. Similar to Jindabyne, the village was moved to make way for Lake Eucumbene as part of the Snowy Hydro Scheme. It services the smaller rural villages of Old Adaminaby and Anglers Reach which are popular tourist villages on the banks of Lake Eucumbene. The lake provides opportunities for tourism based activities including recreational fishing and water sports.



Old Adaminaby Lake Eucumbene (Laurie Owens, 2017)

The Adaminaby region has been subject to decline in recent years however the proximity of the village to the construction sites for the Snowy 2.0 project creates an opportunity for growth. An alternate access route to Canberra via Bobeyan Road, which is set to undergo major improvements through State funding allocation may also contribute to a brighter future for the sub region. Adaminaby is surrounded by significant agricultural land which when linked with the local tourist industry presents opportunity to tap into agri-tourism opportunities. Parts of this region, such as the Yaouk Valley, have spectacular sub alpine scenery and a splendid isolation.

The **Murrumbidgee Mountains** sub region includes a number of unique rural communities including Shannons Flat and Smiths Road. The Smiths Road locality, a small area of rural residential development immediately adjacent to the ACT, has a small community that strongly advocates for further limited environmentally sustainable development in their precinct.

The Snowy Mountains or **Jindabyne** sub region is located in the south-west part of the region, incorporating the towns and villages of Jindabyne, East Jindabyne, Tyrolean, Kalkite, Lakewood and the resort areas found within the iconic Kosciuszko National Park (KNP). This sub region is driven significantly by tourism and is diversifying its tourism offering from a winter destination to an 'all year round playground', particularly with the increasing popularity of mountain-biking, and summer water-based sports and activities.

Jindabyne is well placed to be the catalyst for this with the Snowy Mountains Special Activation Precinct (SAP) offering direction for the town and better utilisation of Lake Jindabyne, a significant asset to the whole region. The SETRP also highlights the significance of this area, with a specific direction to '*Develop the Snowy Mountains into Australia's premier year-round alpine destination*'. The Snowy Mountains SAP is a key component to achieve this direction.

The primary production heart is figuratively and literally the heart of the LGA. The basalt soils of the **Monaro** contribute to productive agricultural land and in turn this contributes significantly the local economy. The area is highly regarded for the production of stud beef and sheep, with Monaro progeny favoured by agricultural producers around the country.



The Shearing Shed (Rodney Saul, 2017)

This sub region is serviced by the townships of Cooma in the north and Bombala in the south and also contains the town of Berridale and the villages of Nimmitabel, Dalgety and Numeralla. Nimmitabel has a number of significant heritage items which attracts visitation from residents from the ACT as they pass through the area on the way to the South Coast, being similar to potential which has already been realised in towns such as Braidwood. Nimmitabel could also benefit from the reuse of the rail corridor particularly with the prospects of adapting the currently dis-used rail corridor as a 'rail trail' for cyclists and pedestrians

Berridale plays an important role in the growing region offering convenient access to both Jindabyne and Cooma, and has proven a popular location for permanent residents due to its housing affordability. The town has the opportunity to grow into a significant township in its own right offering key services to support the surrounding tourism markets and agricultural activity.

The rural land in the south west of the LGA has a huge opportunity in the agri-tourism sector offering a number of value-add opportunities for agricultural land, particularly around Berridale and the rural village of Dalgety. Dalgety is a scenic rural village located on the banks of the Snowy River and was quite extensively considered as the site for the National Capital. The mix of

agriculture and tourism presents an opportunity for Dalgety to capitalise on the agri-tourism industry.

The Bombala Region is a significant primary production region of the Snowy Monaro offering some of the region's most productive agricultural land, while also having a substantial forestry and timber industry. Bombala is the main town in this sub region and offers vital services to surrounding villages including Bibbenluke, Cathcart, Delegate, and also some rural localities in Victoria, along with the surrounding agricultural and forestry areas.



Bombala Pine Express (Ruth Ford, 2017)

Dongwha Timbers is located in Bombala and is a significant employer in the region. Maintaining and expanding their operations is vitally important to the local and regional economies. Bombala and Delegate are also towns which are rich in historical significance, and protecting Aboriginal and European heritage is important to the culture of these locations and growing the locality's tourism offerings.

The Bundian Way presents a huge opportunity for the Snowy Monaro Region and its historical significance cannot be overstated. Delegate is the only village along the Bundian Way trail, and also the location of an early settlers hut, possibly the first European dwelling in the entire region.

About the Plan

The Local Strategic Planning Statement (LSPS) plans for the Snowy Monaro community's environmental, social and economic land use needs over the next 20 years.

The plan identifies those elements which are fundamental to the success of the region but also the challenges that will be faced within the Snowy Monaro. From this, a future vision and planning priorities have been derived.

The LSPS sets short, medium and long-term actions to deliver the priorities for the community's future vision and establishes a framework against which achievements can be measured.

Legislative Context

This Snowy Monaro LSPS has been prepared in accordance with section 3.9 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). This is Council's first LSPS and will be reviewed at least every seven years. The LSPS must include the following:

- The basis for strategic planning in the area, having regard to economic, social and environmental matters,
- The planning priorities for the area,
- The actions required to achieve those planning priorities, and
- The basis for which Council will monitor and report on the implementation of the actions.

The LSPS brings together and builds on planning work found in Council's other plans, studies and strategies such as the Local Environmental Plan (LEP), Development Control Plans (DCP) and Contributions Plan (CP). The LSPS will be used to inform a comprehensive review of these plans.

The purpose of the plan is to:

Identify our shared values to be enhanced or maintained

Outline the characteristics which make our area special

Direct how future growth and change will be managed

Provide a 20-year land use vision for the LGA and the actions to achieve this

Implement the South East and Tablelands Regional Plan 2036 where relevant to our area

Inform a comprehensive review of the Local Environmental Plans (LEP) and Development Control Plans (DCP)

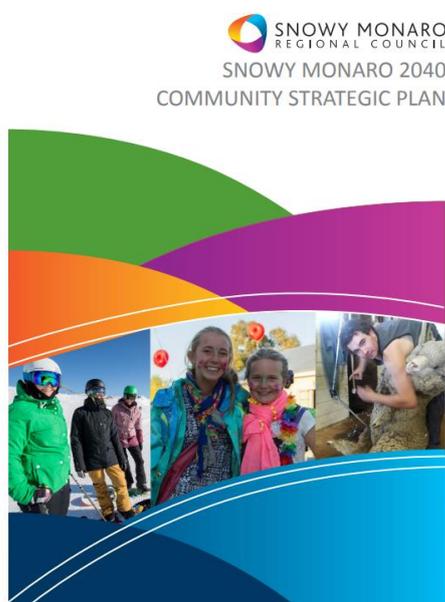
Identify where further detailed strategic planning may be needed

Strategic Context

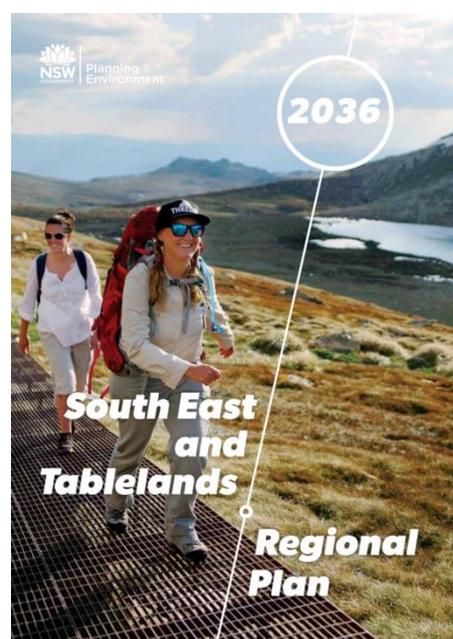
The LSPS gives effect to the SETRP 2036 implementing directions and actions at a local level. It is also informed by other state government policies including Future Transport Plan 2056 and the State Infrastructure Strategy and has regard to the ACT Planning Strategy.

The LSPS aligns with Council's Community Strategic Plan (CSP), which has a similar but broader purpose on how Council will work to meet the community's needs. The LSPS planning priorities, strategic directions and actions provide the rationale for land use planning decision making on how we will use our land to achieve the community's broader goals. The LSPS aligns with the Snowy Monaro CSP priorities, which are reflected in Table 1 below.

The LSPS also complements a number of other local strategic documents including the Regional Economic Development Strategy, the Destination Management Plan and local land use strategies.



"The Community Vision from the CSP is: The Snowy Monaro Region is a welcoming community offering a quality lifestyle, beautiful natural environment and is a place of opportunity."



"The NSW Government's vision for the South East and Tablelands Region is: A borderless region in Australia's most geographically diverse natural environment with the nation's capital at its heart."

To achieve this vision the Government has set four goals for the region:

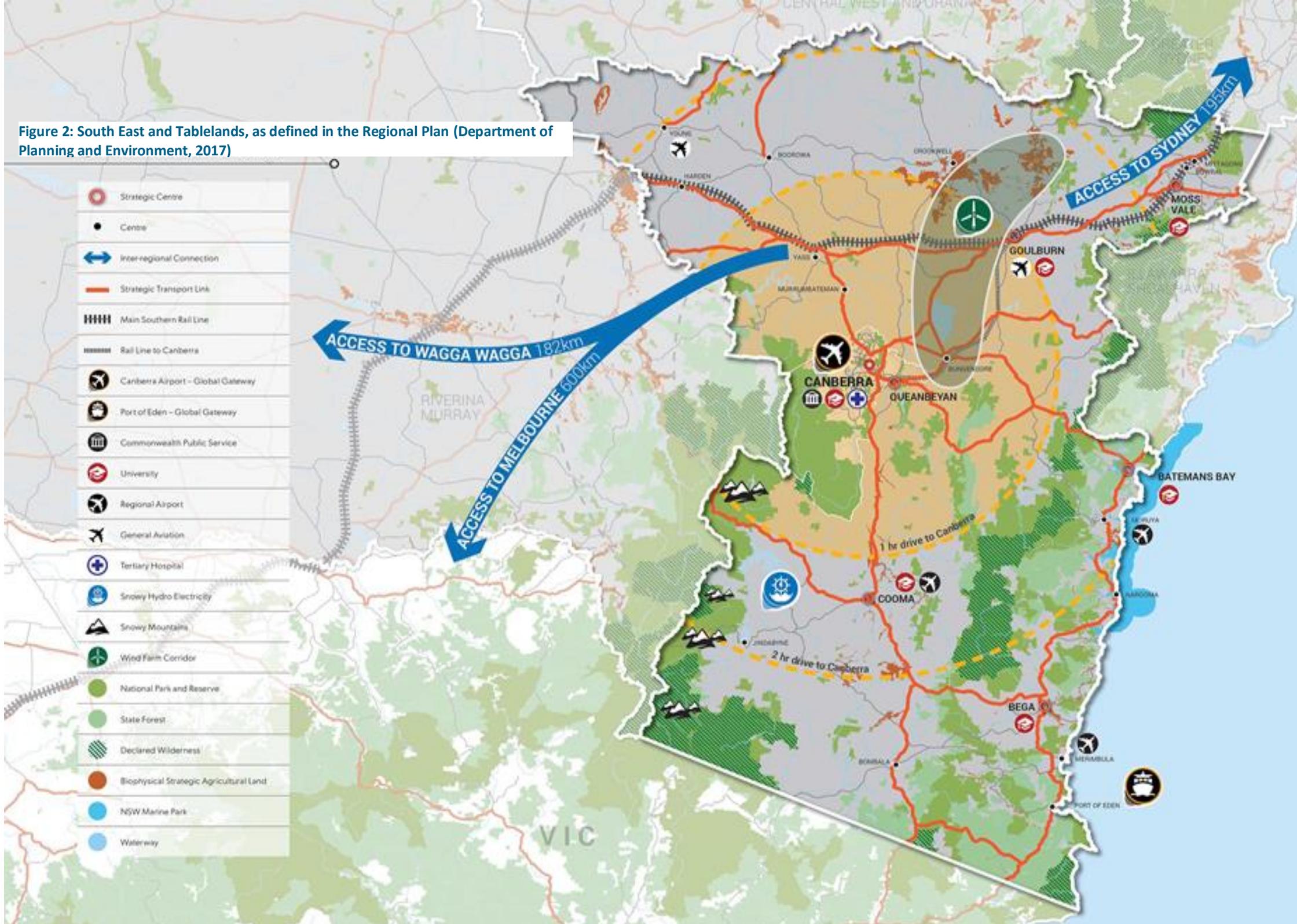
- *A connected and prosperous economy*
 - *A diverse environment interconnected by biodiversity corridors*
 - *Healthy and connected communities*
 - *Environmentally sustainable housing choices."*
-

Table 1 – Alignment of directions from Strategic Documents

South East and Tablelands Regional Plan 2036	Snowy Monaro Community Strategic Plan 2040	Snowy Monaro Local Strategic Planning Statement 2040
<p>Goal 2 – A Diverse environment interconnected by biodiversity corridors</p> <p>Direction 14- Protect important environmental assets</p> <p>Direction 15 – Enhance biodiversity outcomes</p> <p>Direction 16 – Protect the coast and increase resilience to natural hazards</p> <p>Direction 17 – Mitigate and adapt to climate change</p> <p>Direction 18 – Secure water resources</p>	<p>Environment</p> <p>Our iconic natural environment and heritage is preserved and enhanced for future generations whilst balancing the needs for regional development and growth</p>	<p>A Sustainable Environment with a Vibrant Connection to Heritage and Culture</p> <p>Planning Priority 1 - Protect and enhance the cultural and built heritage of the Snowy Monaro</p> <p>Planning Priority 2 - Protect and enhance the scenic landscape of the region</p> <p>Planning Priority 3 - Identify protect and encourage restoration of environmental values of the Snowy Monaro Region</p> <p>Planning Priority 4 - Move towards a carbon neutral future</p>
<p>Goal 1 – A connected and prosperous Economy</p> <p>Direction 1 – Leverage access to the global gateway of Canberra Airport</p> <p>Direction 2 – Enhance tourism and export opportunities through the Port of Eden</p> <p>Direction 3 – Develop the Snowy Mountains into Australia’s premier year-round alpine destination</p> <p>Direction 4 – Leverage growth opportunities from Western Sydney</p> <p>Direction 5 – Promote agricultural innovation, sustainability and value-add opportunities</p> <p>Direction 6 – Position the region as a hub of renewable energy excellence</p> <p>Direction 8 – Protect important agricultural land</p> <p>Direction 9 – Grow tourism in the region</p> <p>Direction 10 – Strengthen the economic self-determination of Aboriginal</p>	<p>Economy</p> <p>We are a vibrant and prosperous community providing opportunities for growth and learning</p>	<p>Our Thriving Economy</p> <p>Planning Priority 5 - Promote, grow and protect agricultural production and industry</p> <p>Planning Priority 6 - Maximise potential for business growth and efficiency</p> <p>Planning Priority 7 - Support development of the Snowy Mountains as Australia's premier year-round alpine destination</p>

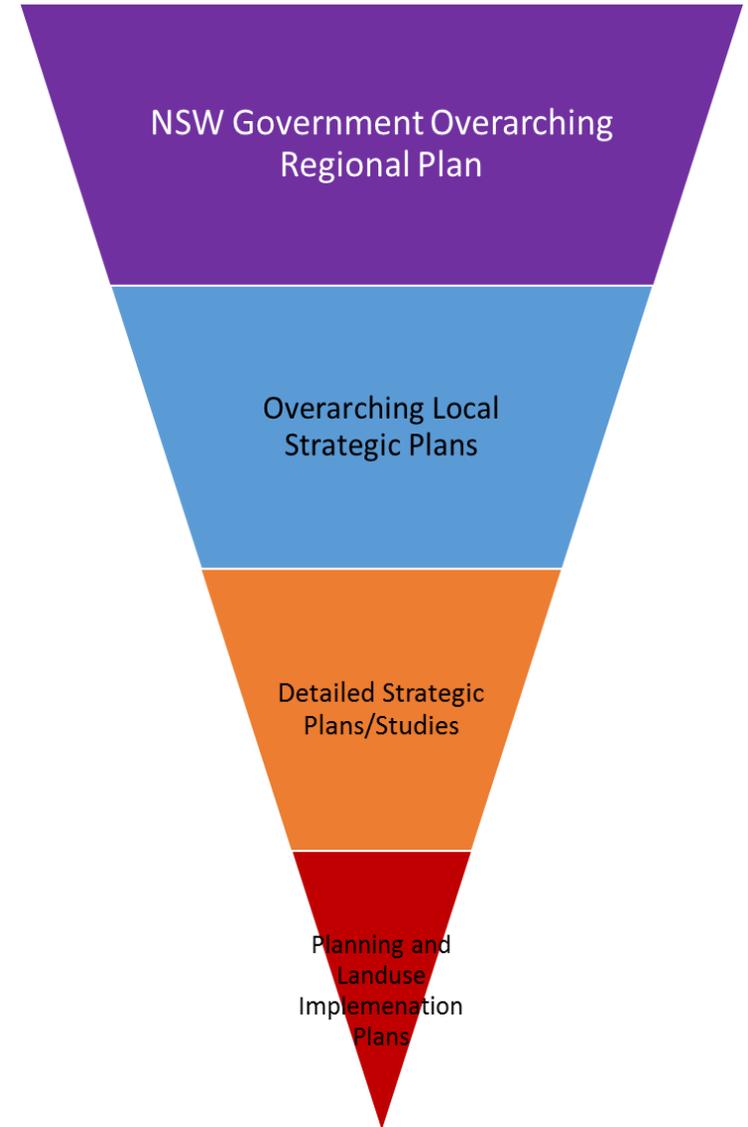
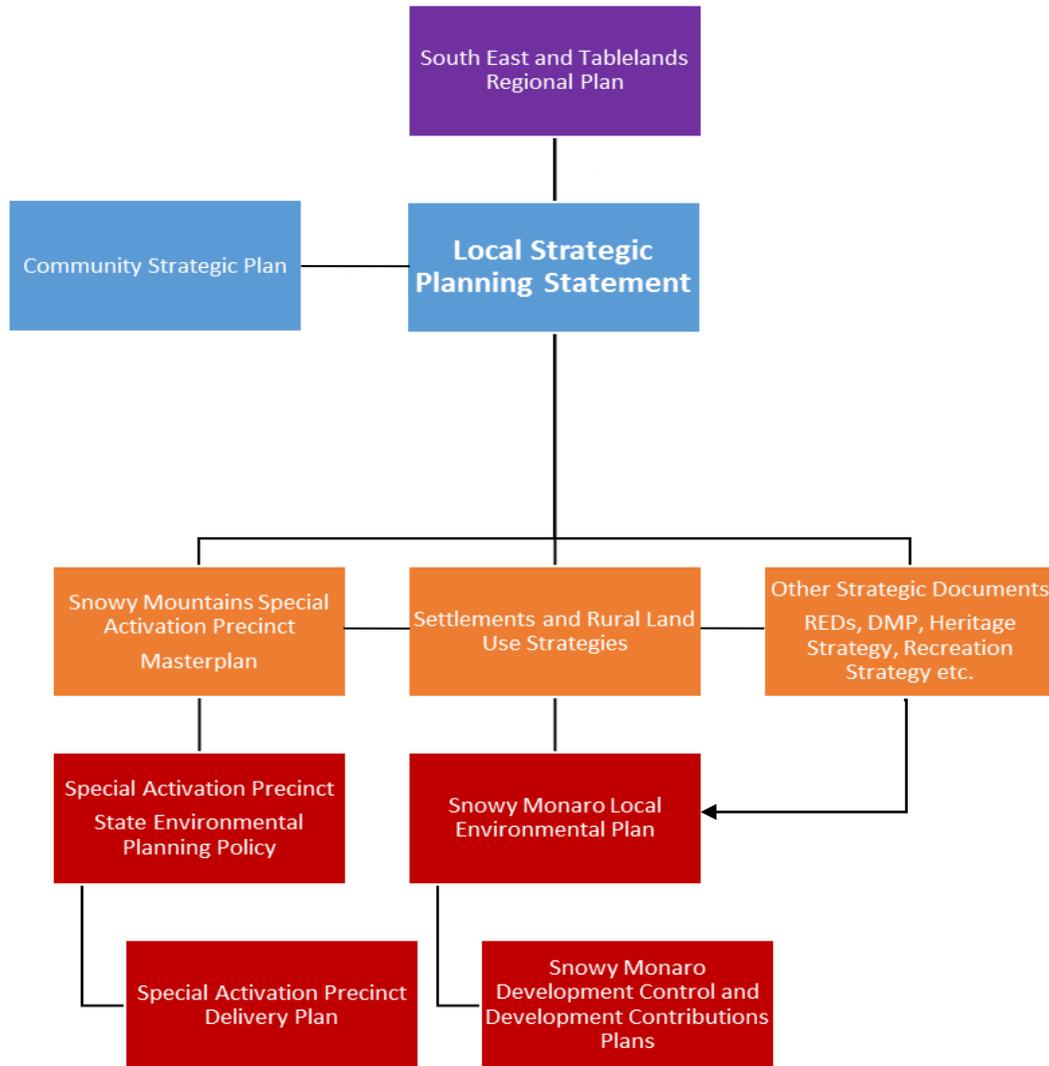
communities		
Direction 11 – Enhance strategic transport links to support economic growth		
Direction 12 – Promote business activities in urban centres		
Direction 13 – Manage the ongoing use of mineral resources		
Goal 3 – Healthy and connected communities	Community	Vibrant Places to Live, Work and Play
Direction 19 – Strengthen cross-border connectivity	Our communities are welcoming, inclusive and safe; our lifestyle needs are actively considered and planned for; and opportunities exist to enhance our health and social wellbeing	Planning Priority 8 - Use appropriate evidence based planning controls to respond to a diverse region and provide for the recreational needs of the community
Direction 20 – Enhance access to goods and services by improving transport connections		
Direction 21 – Increase access to health and education services		
Direction 22 – build socially inclusive, safe and healthy communities		
Direction 23 – Protect the region’s heritage		Planning Priority 9 - Provide a variety of housing options throughout the Snowy Monaro
Goal 4 – Environmentally sustainable housing choices	Leadership	Infrastructure to Support Growth and Change
Direction 24 – Deliver greater housing supply and choice	We have contemporary civic leadership and governance that fosters trust and efficiency	Planning Priority 10 - Identify and integrate transport corridors and connections with the right types and levels of development
Direction 25 – Focus housing growth in locations that maximise infrastructure and services		
Direction 26 – Coordinate infrastructure and water supply in a cross-border setting		
Direction 27 – Deliver more opportunities for affordable housing		
Direction 28 – Manage rural life styles		
		Planning Priority 11 - Foster resilient, enduring and safe local communities using land use planning controls which address local and regional natural hazards
		Planning Priority 12 - Capitalise on growth and change by preparing for new business and population

Figure 2: South East and Tablelands, as defined in the Regional Plan (Department of Planning and Environment, 2017)



Plans that inform the Snowy Monaro Local Strategic Planning Statement

Figure 3: Relationship of LSPS to other Plans and Strategic Documents



Consultation

The LSPS has been informed by recent discussions with the community and relevant stakeholders. The community consultation process saw Council engage with over 300 community members face to face at community consultation meetings and drop in sessions. This was a mammoth effort with over 1,400 km covered by the team within a two month period.

In early 2019 Council released the Land Use Discussion Paper for comment over a 10 week period to prompt discussion in relation to the LSPS and future land use planning in the Snowy Monaro region.

At the same time a YourSay page went live with supporting material including the discussion paper, a survey, interactive maps and an idea's board. The discussion paper was also circulated to community groups, Government agencies, industry and other key stakeholders.

The top three priorities for the community are:



PROTECTION OF
AGRICULTURAL
LAND



GROWTH AND
EFFICIENCY IN
BUSINESS AND
INDUSTRY



LOCALLY BASED
PLANNING
APPROACH

Figure 4 Consultation Quick Facts

FACE TO FACE: 300 COMMUNITY MEMBERS

1400KM OVER 2 MONTHS

10 DROP IN SESSIONS

100 YOUNG PEOPLE

This LSPS was publically exhibited in accordance with the legislative requirements from 26 February to 19 April 2020. Throughout this time 12 face to face consultation sessions took place, 6 of these were in person and 6 online.

Many comments were received from these sessions. 22 surveys were completed and 33 formal submissions were received. This feedback has led to a series of amendments to be made particularly in relation to recreation, the Snowy Mountains SAP, Jindabyne, Michelago and infrastructure.

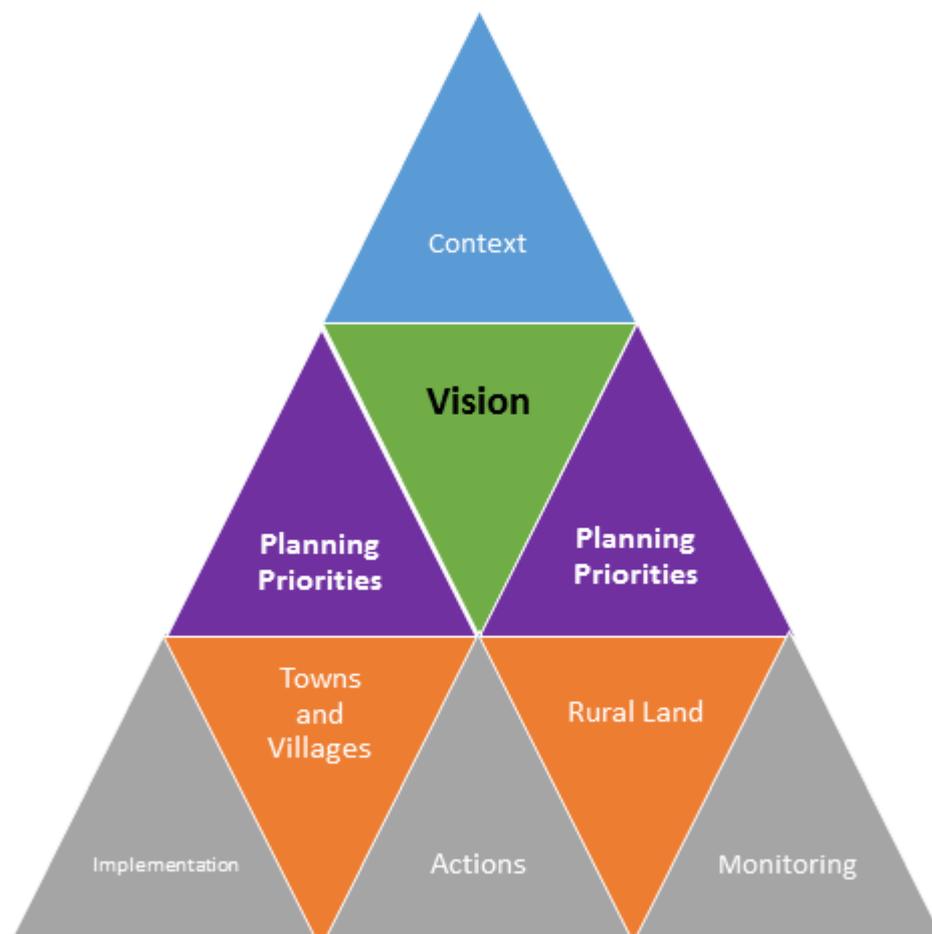
Catalysts for Future Growth and Change in the Snowy Monaro

Figure 5 – Catalysts for growth and change in the region



How to Interpret this Document

Figure 6 How to interpret this document



The Future is Bright

20 Year Vision

By 2040 the Snowy Monaro will be a region of five key growing towns and many villages all of which will have their own distinct character reflected in their diverse landscape settings, architecture, community and recreation facilities and main streets. Tourism, agriculture and forestry will continue to provide the foundation for the region's prosperity supported by the protection of our unique scenic landscape and biodiversity.

Innovation and forward thinking will characterise our community as we adapt to the changing world through nurturing new and emerging industries and capitalising on renewable energy generation championed by Snowy 2.0. Our region will be better connected and more accessible than ever before and will enhance the benefits of wider regional connections, especially to surf, snow and city.

The Snowy Monaro will be a desirable region for people of all ages to live, offering an unmatched regional lifestyle in a picturesque and unique landscape.

Live a little more... live a Snowy Monaro lifestyle.

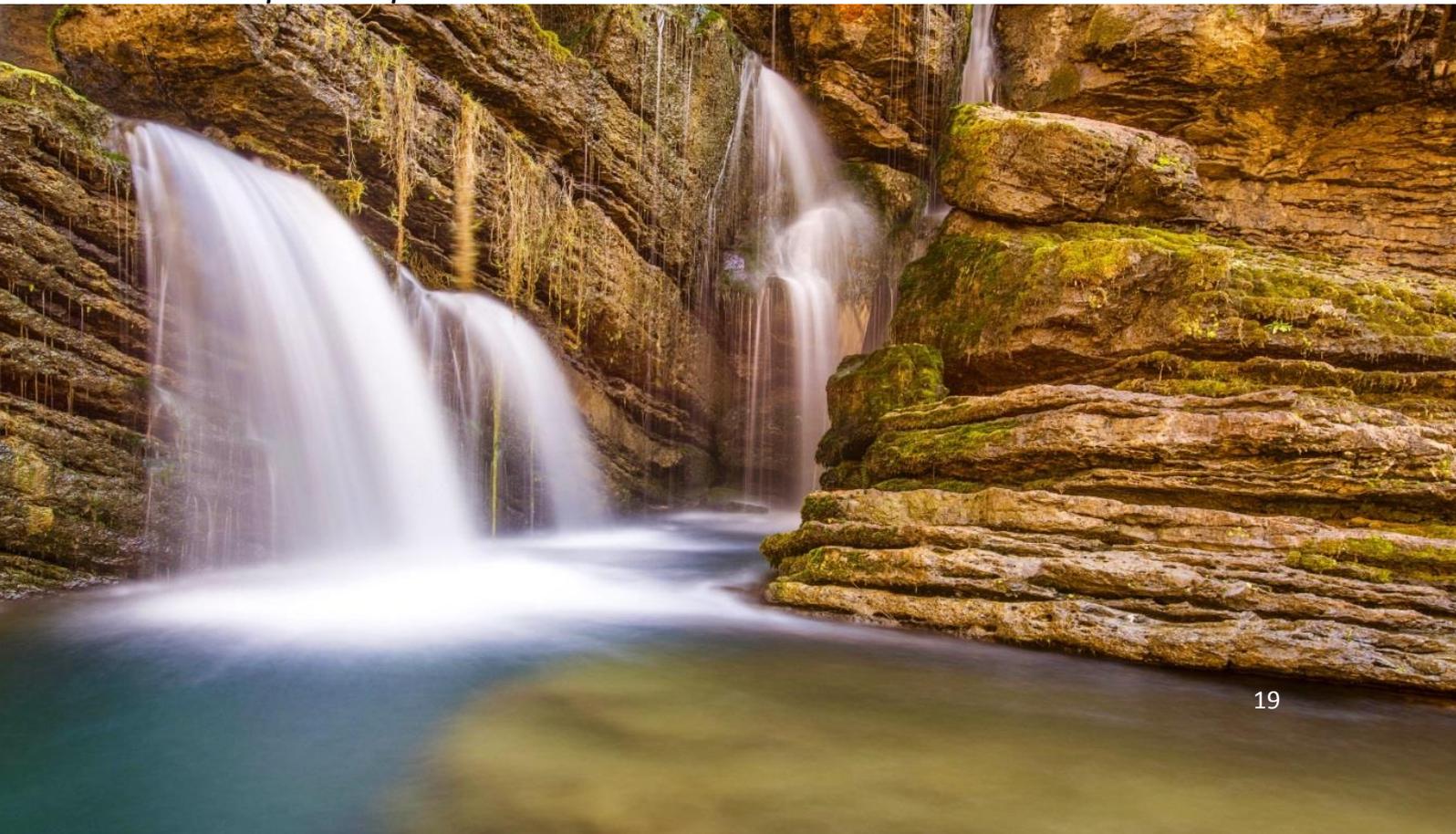
Facilitate stronger national and global links for our local communities

Attract and provide for increased tourism year round in the region

Embrace agricultural innovation and diversification in a changing climate

Protect and enhance our stunning landscape and biodiversity

Capitalise on local renewable energy projects including Snowy 2.0



How will we get there?

The vision for the region can be achieved by implementing 12 core planning priorities

A Sustainable Environment with a Vibrant Connection to Heritage and Culture

- **Planning Priority 1** - Protect and enhance the cultural and built heritage of the Snowy Monaro.
- **Planning Priority 2** - Protect and enhance the scenic landscape of the Region.
- **Planning Priority 3** - Identify protect and encourage restoration of environmental values in the Snow Monaro Region.
- **Planning Priority 4** - Move towards a carbon neutral future.

Our Thriving Economy

- **Planning Priority 5** - Promote, grow and protect agricultural production and industry.
- **Planning Priority 6** - Maximise potential for business growth and efficiency.
- **Planning Priority 7** - Support development of the Snowy Mountains as Australia's premier year-round alpine destination.

Vibrant Places to Live Work and Play

- **Planning Priority 8** - Use appropriate evidence based planning controls to respond to a diverse region and provide for the recreational needs of the community.
- **Planning Priority 9** - Provide a variety of housing options throughout the Snowy Monaro.

Infrastructure to Support Growth and Change

- **Planning Priority 10** - Identify and integrate transport corridors and connections with the right types and levels of development.
- **Planning Priority 11** - Foster resilient, enduring and safe local communities using land use planning controls which address local and regional natural hazards.
- **Planning Priority 12** - Capitalise on growth and change by preparing for new business and population.

A photograph of a gnarled tree with snow-covered branches in a snowy mountain landscape under a clear blue sky. The tree's trunk is thick and twisted, with snow clinging to its surface. The branches are also covered in snow, with some green leaves still visible. The background shows a vast, snow-covered mountain range under a clear, deep blue sky. The overall scene is serene and captures a winter landscape.

**A Sustainable Environment
with a Vibrant Connection to
Heritage and Culture**

A Sustainable Environment with a Vibrant Connection to Heritage and Culture

Planning Priority 1 - Protect and enhance the cultural and built heritage of the Snowy Monaro

Rationale

Heritage listed places are assets worthy of preservation to provide a sense of cultural value, identity and a connection to the past. Heritage buildings and locations make a significant contribution to the area's distinct character which is critical to attract new residents and visitors to the area.

The Bombala Region Heritage Study (2018) identified a number places of heritage significance. Most heritage items identified centred on Bombala and Delegate's main streets (Giovanelli & O'Keefe, 2018). These items and street character can be protected by local item status and heritage conservation areas. In these heritage conservation areas, the area's historical layout, landscaping and streetscape elements are acknowledged as being of heritage significance. Council will control development in these areas to ensure heritage values are protected.

Snowy Monaro's villages retain many important listed heritage assets, including the Geldmacher Mill in Nimmitabel, and the Buckley's Crossing Hotel and Dalgety Bridge in Dalgety. To ensure that heritage buildings are protected, preserved and accessible to the community, proposals for adaptive reuse will be considered where they do not adversely affect the heritage significance of the item.

Cooma has a number of significant heritage items, many located in the Lambie Street Conversation Area. Many significant heritage buildings are scattered throughout central Cooma but the inconsistent use of heritage conservation areas in central Cooma has led to a lack of heritage continuity being maintained in areas. A review of Cooma's

heritage conservation areas should be undertaken with the intent of developing heritage character and continuity in central Cooma.

Snowy Monaro Regional Council recognises local indigenous people as custodians of the land and recognises the significance of their spiritual and cultural connection to the land. This connection with the land long pre-dates European settlement, with evidence of Aboriginal occupation within the area dating back thousands of years. Despite physical modification of the land, many places of significance and the spiritual and cultural connection to the land remain.

To better manage protection of sites with known, or potential Aboriginal cultural significance a study should be undertaken engaging with Local Aboriginal Land Councils (LALC), elders and local knowledge holders. Sensitivity mapping sites will help to guide decision making on future development proposals. In areas identified as highly sensitive or culturally sensitive, an Aboriginal Cultural Heritage Assessment will be required in accordance with OEH guidelines. An assessment would also be required in relation to any development which could harm Aboriginal objects regardless of significance.

The Snowy Monaro Region is also the starting point for an ancient pathway used by Aboriginal people over thousands of years linking Targangal (Mt Kosciuszko) with the coast at Bilgalera (Fisheries Beach). The Bundian Way is recognised and protected as a State Heritage Item with the pathway traversing rugged and varied landscapes. Council is committed to protecting and celebrating Aboriginal cultural heritage and will continue to engage with local Aboriginal communities to ensure future development in the area respects the cultural significance of landscapes and individual sites of significance within them.



O. Allen c. 945

10.5 Literary Institute, Caveat Street, Bombala, built c.1870

Image: Literary Institute, Bombala (Giovanelli & O'Keefe, 2018).

Council Will

- Identify and protect Indigenous culture and heritage throughout the Snowy Monaro.
- Utilise planning controls to encourage the protection of local heritage items.
- Use heritage conservation areas to provide for design excellence in places containing a concentration of significant heritage items.
- Encourage sensitive and complementary development and adaptive reuse of buildings for housing in heritage conservation areas.

Actions

- 1.1 Undertake an Aboriginal Heritage Study for the region in consultation with the Ngarigo Community and Local Aboriginal Land Councils and implement the actions of this Study.
- 1.2 Review development controls for Bombala and Delegate with regards to streetscape amenity, built form, heritage significance, and visual amenity.
- 1.3 Review the planning controls relating to Heritage Conservation Areas in Cooma.
- 1.4 Develop a heritage strategy for the Snowy Monaro Region
- 1.5 Council will work with Eden Aboriginal Land Council, local Ngarigo community and the Delegate Progress Association to progress the Bundian Way project.
- 1.6 Council will implement a Heritage Conservation Area (HCA) over Maybe Street in line with Heritage Study.
- 1.7 Council will implement a HCA over the main street of Delegate to maintain the heritage character of the town.
- 1.8 Council will review heritage controls in Nimmitabel to ensure they promote coherent development sympathetic to the heritage significance. Also encourage the restoration and adaptive reuse of heritage items.

Planning Priority 2 – Protect and enhance the scenic landscape of the Region

Rationale

The Snowy Monaro Region is home to some of the most spectacular landscapes in the country. The landscape in its essence is split into two; the steep rugged alpine mountains and the wind swept Monaro plains, however there are many distinct sub landscapes across the region which amaze and wonder.

The region is popular with tourists and there is an expectation that rural landscapes be maintained for enjoyment. Landscapes can be hindered by visually intrusive developments although sometimes these are necessary for productivity and employment. Forward strategic planning must identify areas of important scenic landscape and provide controls to prevent visually intrusive development in these areas.

There are many significant vistas which should be protected and enhanced these include the many lakes throughout the region, particularly Jindabyne and Eucumbene which are popular with tourists, the Tinderry Mountain range and wide expanses of rural land often with snow-capped mountains in the distance. The landscape of the Snowy Monaro is worth



Image: *The Way to the Snow*, courtesy of Andrew Barnes

protecting.

The growth of urban areas can also have a detrimental impact on the landscape as such urban growth needs to be well planned and should where possible avoid ridgelines. Employment lands are often the most visually intrusive of urban development and new employment lands should avoid ridgelines and provide buffer areas from residential dwellings.

Council Will

- Recognise the importance of preservation of the scenic landscape to tourism and local residents.
- Protect and enhance the unique rural and alpine landscapes of the region through appropriate planning controls.
- Minimise the impact of development on the landscape, particularly on the fringe of towns and villages.
- Support the implementation of large scale renewable energy projects outside of scenic protection areas and areas of high environmental value.
- Council will assess the biosecurity risks of new developments on agriculture.
- Council will collaborate with education facilities to provide research support to agriculture.

Actions

- 2.1 Identify significant landscape areas as scenic protection areas in the LEP and DCP.
- 2.2 Prepare a Rural Land Use Strategy which considers the visual importance of the rural landscapes throughout the region.
- 2.3 Council will implement planning controls that influence the form and scale of permissible development in rural areas.

Planning Priority 3 – Identify, protect and encourage restoration of environmental values in the Snowy Monaro Region

Rationale

The Snowy Monaro region is framed by environmental assets, including Mount Kosciuszko, Australia’s highest peak and two great Australian rivers, the Murrumbidgee and the Snowy. Biodiversity in the Snowy Monaro is highly diverse, and very significant to conservation objectives in NSW. Over the last 200 years human activities such as land clearing and the expansion of residential development has impacted on the region’s natural assets.

The region has 18 endangered ecological communities protected under state legislation, six of which are listed as nationally important and protected under federal legislation. In addition there are more than 200 threatened species found within the region, some of which face particularly unique challenges in association with the Snowy Mountains and the effects of climate change.

Ongoing human activity and climate change has the potential to further harm the region’s natural environment and at present the Snowy River, riparian areas and creek corridors, and wildlife corridors are particularly vulnerable. Demand for lifestyle/rural residential land has increased and will continue to increase into the future.

This trend has the potential to introduce more people, domesticated animals and weeds into areas of important biodiversity value.

Land use planning controls have the ability to protect and enhance the natural environment. Council will adopt an evidence based approach to land use planning in relation to areas of high environmental value. A biodiversity study of the region, focussing on growth areas will be prepared which will inform appropriate zoning and additional local provisions.

The former Cooma-Monaro Council developed a draft Koala Plan of Management (KPoM). The KPoM is designed to appropriately manage development and protect koala habitat. The koala is listed as a Vulnerable species in NSW under the *Biodiversity Conservation Act 2016* and as

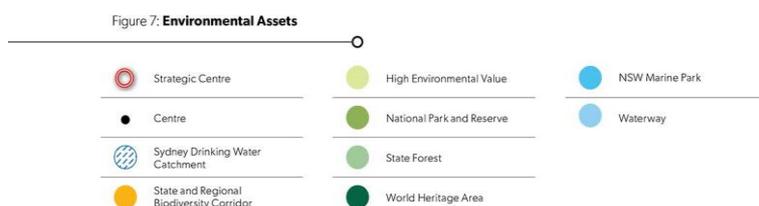
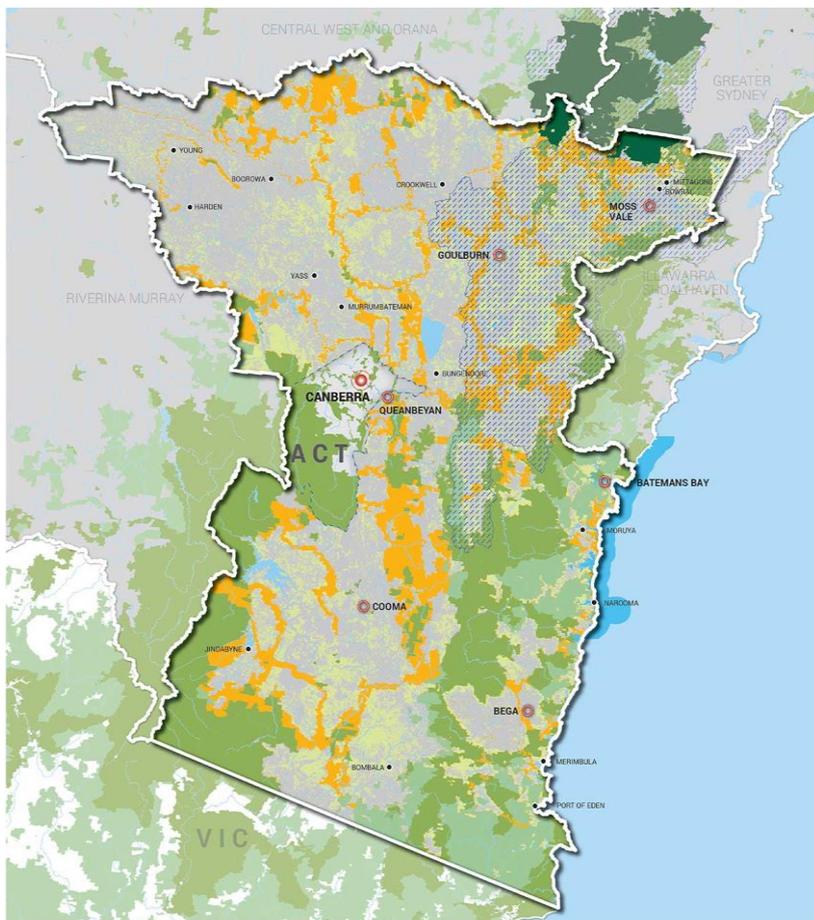


Figure 7 – South East and Tablelands Regional Plan, Environmental Assets Map (Department of Planning and Environment, 2017)

Vulnerable within south east Qld, NSW and the ACT under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC). The draft KPoM will need to be revised in relation to the recently released State Environmental Planning Policy (Koala Habitat Protection) 2019 which repeals and replaces the State Environmental Planning Policy No.44 – Koala Habitat Protection (SEPP 44).

Core Koala habitat in the region is centred on the village of Numeralla and is home to a regionally significant number of Koala's. The area of core Koala habitat follows a significant biodiversity corridor from the Tinderry Mountain range in the north to just north of Nimmitabel in the south. While this area of biodiversity is regionally significant, very little of the corridor is zoned an environmental protection zone. The majority of this corridor is zoned RU1 Primary Production and while agricultural activities do take place the vegetated areas are not of high agricultural value. The use of Environmental Protection Zones in accordance with the Rural Lands

Study and Biodiversity Study will be considered to better protect the biodiversity value and link the corridor.

Council Will

- Protect localised areas of high environmental value, scenic value and cultural heritage value.
- Maintain and provide for land uses which enhance links with the natural environment for recreational use and animal habitat and apply a zone which reflects that function.
- Recognise the need for biodiversity corridors throughout the region which facilitate the natural movement of wildlife away from areas of more intense development.
- Locate new residential and rural residential areas to avoid areas of high environmental value and important agricultural land.
- Investigate the various conservation arrangements available under the *Biodiversity Conservation Act 2016* which may be suitable for Council owned land.

Actions

- 3.1 Review the Rural Lands Study and Biodiversity Study to inform zoning and additional local provisions in preparation of LEP.
- 3.2 High value terrestrial and aquatic ecosystems are protected to enhance biodiversity and protect environmental values.
- 3.3 Finalise and implement a comprehensive Koala Plan of Management.
- 3.4 Provide planning controls to protect rivers and waterways from pollution.
- 3.5 Council will liaise with NSW Government on the delivery of a KPoM in accordance with the new Koala SEPP.

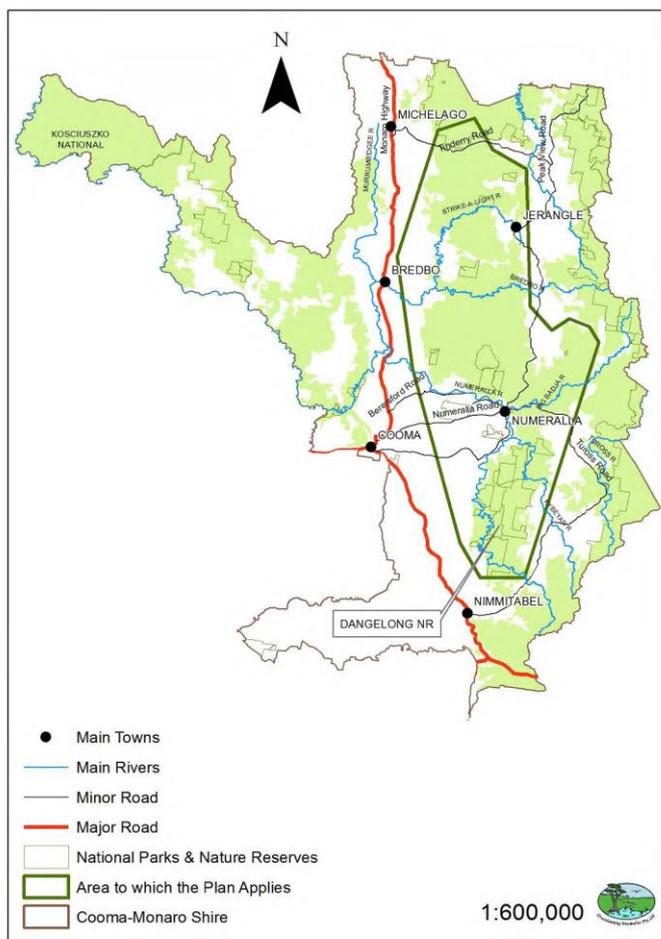


Figure 8 – Draft KPOM study area within the former Cooma-Monaro LGA

Snowy Monaro Regional Biodiversity Values

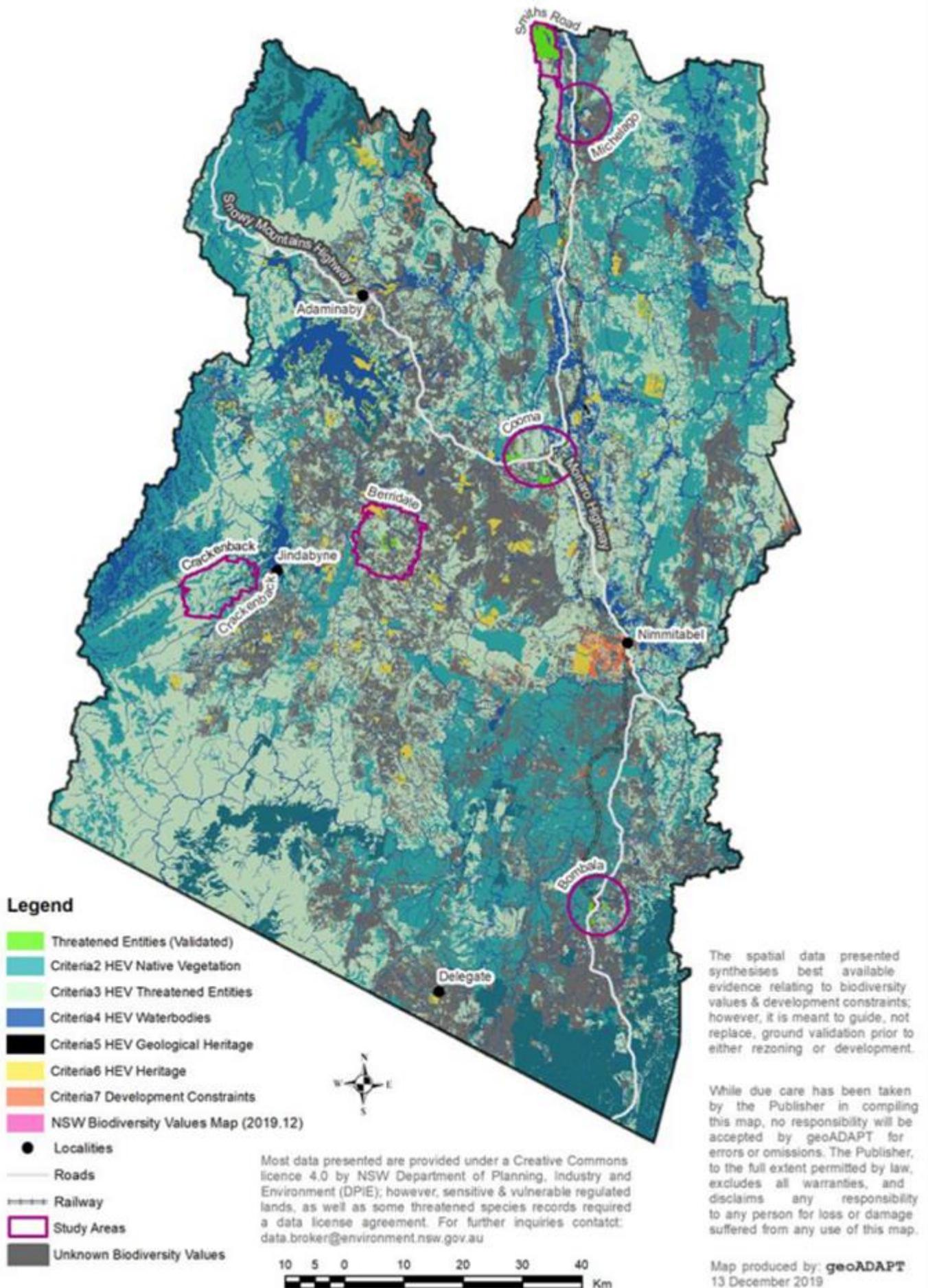


Figure 9 – Map of Snowy Monaro Environmental Values, (Gould , MacKenzie, & Lynch, 2019)

Planning Priority 4 - Move towards a carbon neutral future

Rationale

Council has a responsibility as a trusted community partner to address the cause of worsening climatic conditions due to anthropogenic climate change. Climate change and the associated effects will impact on the viability of agriculture and industry, the distinctive environment of our region and the costs associated with providing and maintaining infrastructure through extreme weather patterns such as bushfire, drought, flooding and higher temperatures.

The Australian Government has a target to reduce national emissions to 26-28% on 2005 levels by 2030. In accordance with the NSW Government's NSW Climate Change Policy Framework (2016), NSW has a target of net zero emissions by 2050 as well as planning for greater resilience to a changing climate.

The snapshot below provides a business as usual (current) carbon emissions profile for the Snowy Monaro Region, noting that methane, nitrous oxide and other contributors are not included. Council has an interest in both the waste and electricity sections of this chart. An audit of Council's total greenhouse gas emissions can be undertaken to better understand Council's contributions to emissions within the region and to take a leadership role heading towards a carbon neutral future.

Agriculture is a significant emitter and is responsible for 49.51% of the total carbon emissions within the region. Agriculture has the dual challenge of both reducing emissions while increasing production. Regenerative native agroforestry may be able to assist in achieving both of these outcomes. Where implemented appropriately, agroforestry may provide multiple benefits to mixed farming enterprises such as carbon sequestration, soil health, infiltration, biodiversity and water quality.

Snowy Monaro Regional

2017 municipal emissions snapshot

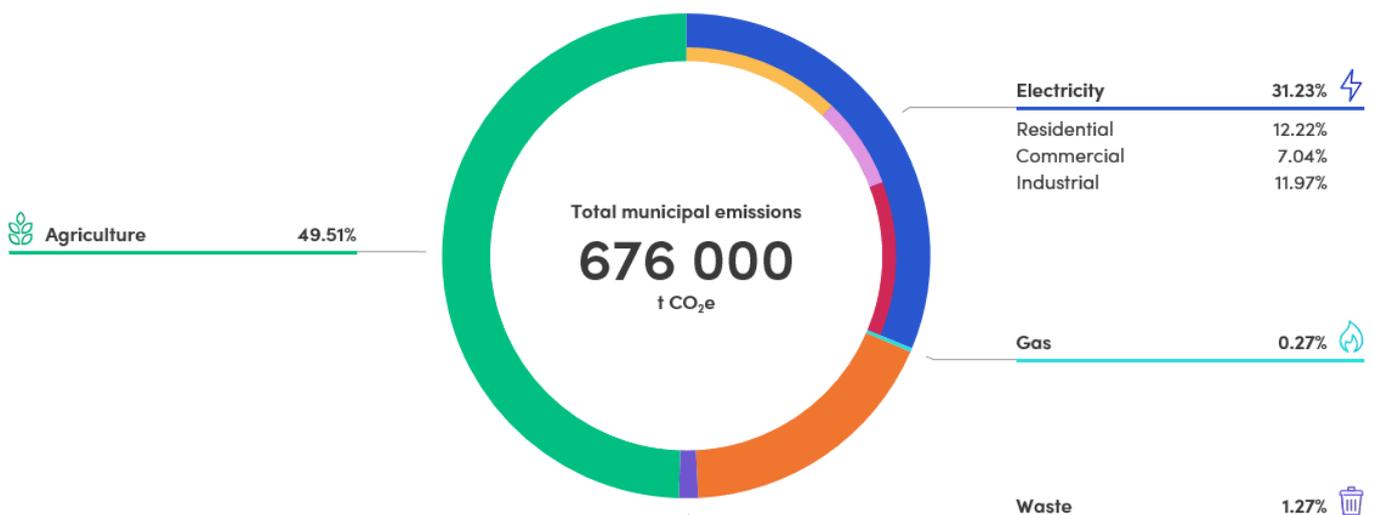


Figure 10 - Snowy Monaro Regional Council carbon emission snapshot (Ironbark Consulting, 2019)

Council is taking steps to understand the suitability of regenerative native agroforestry throughout the region.

While the Snowy Monaro is already a renewable powerhouse in terms of Snowy Hydro and Boco Rock Wind Farm, there is no major solar power generation occurring within the region. In line with Council's vision to become a centre for renewable energy, opportunities for solar power generation and other renewable energy can be investigated and supported in suitable locations.

Some areas within the LGA are likely to receive strong residential growth over the next 20 years. Within these areas Council would like to encourage sustainable, high quality design. Under the current legislative framework Council is prohibited from increasing the minimum standard performance requirements for energy and water for residential buildings. There is potential to increase BASIX energy targets to achieve more carbon neutral development outcomes and Council will actively advocate in this space. Despite the current BASIX targets Council will investigate DCP controls relating to subdivision, landscaping and stormwater management which result in more sustainable carbon neutral residential development.

Climate change has led to declining snow fall on the mountains which has been measured since the 1960s. This trend of declining snow fall is expected to continue with the climate becoming increasingly erratic and unpredictable. While improving snow making technology may make up for this at the resorts, it will likely lead to overall shorter snow seasons and a worsening snow experience. Creating more all year round tourism products will help mitigate the impacts of climate change and create a more resilient tourism economy for the region.

Snow Fall at Spencers Creek, 1954 - 2016

Chart inspired by Joy Division album cover 'Unknown Pleasures', designed by Peter Saville.

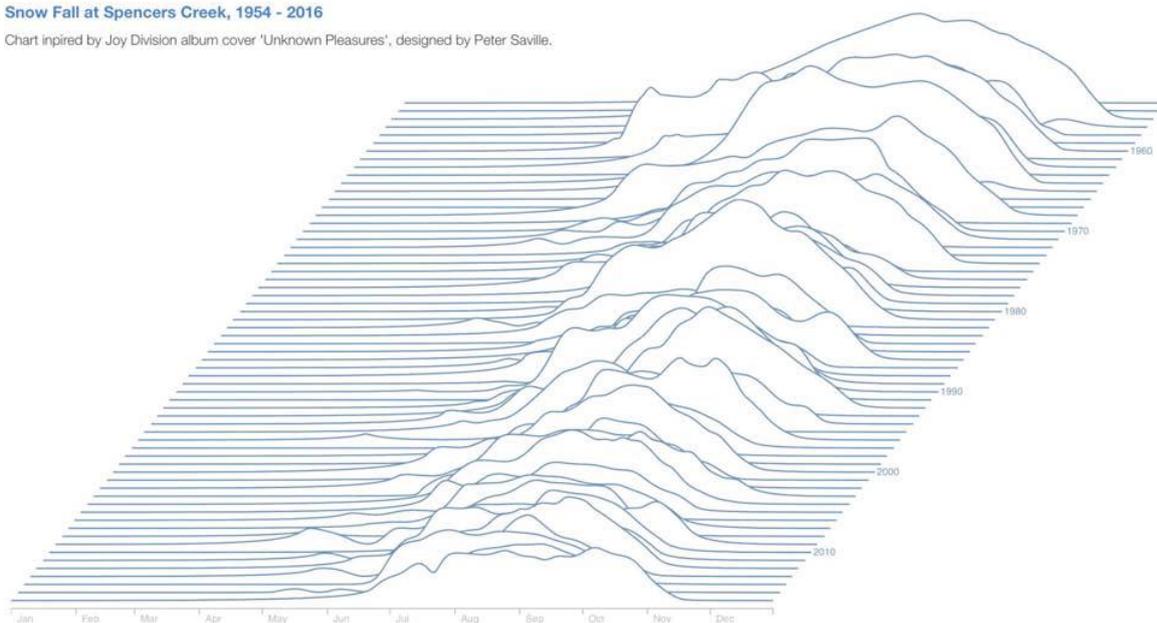


Figure 11 Declining Snow Fall at Spencers Creek, 1954 - 2016 (Macleod, 2016)

Council Will

- Work towards net zero emissions.
- Work towards improving community resilience in the face of a worsening climate.
- Support the implementation of large scale renewable energy projects outside of scenic protection areas and areas of high environmental value.
- Advocate for more sustainable housing and environmental outcomes in State planning policies, including BASIX.
- Investigate regenerative native agroforestry as a means to improve ground cover and tree cover increasing carbon storage and other sustainability and conservation outcomes.
- Continue to support the growth of year round tourism in the area to mitigate any reduction in tourism during the winter months.
- Manage the impact of natural hazards and climate change on assets and services and enable communities and individuals to be better prepared and more resilient.

Actions

- 4.1 Conduct an audit of Council greenhouse gas emissions to determine areas for improvement.
- 4.2 Review and update DCP provisions to ensure sustainability outcomes for subdivisions are improved.
- 4.3 Increase the quantity and diversity of trees and plants in public spaces, parks and streets.
- 4.4 Encourage best practice stormwater management in new developments including use of rainwater tanks for capture and use for non-potable purposes.
- 4.5 Investigate agroforestry in the region and the role it could play in offsetting carbon emissions.
- 4.6 Map areas considered not suitable for large scale renewable energy due to environmental and scenic values.

A blue logging truck is the central focus, heavily loaded with large logs. It is parked on a dirt path in a logging operation. To the right, a skid steer loader is positioned, ready to handle more logs. The background shows a dense forest of tall evergreen trees under a bright blue sky with scattered white clouds. The ground is covered with wood chips and branches, indicating active logging work.

Our Thriving Economy

Our Thriving Economy

Planning Priority 5 - Promote, grow and protect agricultural production and industry

Rationale

Agriculture is a broad and significant land use across the Snowy Monaro contributing approximately \$223million per year to gross regional product. Agriculture has been a mainstay in the economy of the region for hundreds of years and it is important that it is protected for hundreds more. It is also important we make the most from agricultural production as possible, protecting the viability of agricultural land goes a long way to achieve this. The emergence of new technologies and new production techniques are changing the paradigm in which agricultural production is undertaken and it is important to encourage and support new agricultural enterprises.

Agriculture in the Snowy Monaro region has traditionally centred on wool (\$27.5 million p.a), beef (\$24.9 million p.a) and lamb (\$19.8 million p.a) (NSW Government, 2017). Forestry is also a significant industry within the region supporting jobs with an area of about 33,000 hectares of radiata pine plantations (Forestry Corporation, 2015).

The changing climate is having a significant impact on the region. Rainfall patterns are changing, snowfall is gradually declining and the climate is on a warming trend. The increase in the longevity of low rainfall has led to prolonged drought conditions which may over time prove detrimental to the region's agricultural production. Weeds and pest animals also present a management and cost issue moving forward.

It is vital to the region's economic security that the industry is provided with the support to innovate and grow. Council's leadership is required in protecting the industry from significant threats such as land fragmentation and biosecurity risks.



The region's popularity for tourists and proximity to Canberra presents opportunities for agri-tourism and agribusiness which remain un-harvested. Capitalising on value-add opportunities around tourist routes and the tourist trade can be encouraged through planning and land use controls. Capitalising on the regions proximity to Canberra and particularly the export opportunities to Asia and the Middle East offered by Canberra International Airport should also be encouraged and supported where practicable.

The Canberra International Airport sits approximately 30km outside of the Snowy Monaro LGA and offers competitive freight access to Asia and the Middle East and has ambitious plans to expand its global reach. There is potential for agribusiness, intensive agriculture and artisan food and drink opportunities to export high quality produce from the region to the global market.

Council Will

- Identify and protect prime agricultural land from fragmentation.
- Utilise a number of land use controls to prevent potential land use conflict between agriculture and other land uses.
- Utilise land use controls which mitigate the spread of weeds.
- Protect areas that contain important resources.
- Work with DPIE to obtain and map locally significant agricultural land.
- Investigate potential intensive agricultural precincts and planning controls to facilitate productive developments.

Actions

- 5.1 Council will prepare a detailed Rural Land Use Strategy.
- 5.2 Council will prepare a consolidated LEP which prevents the fragmentation of agricultural and resource lands, but facilitates rural related development and value-add agriculture.
- 5.3 Council will investigate agri-tourism opportunities around the corridor identified in Figure 19 later in this document and recommend land uses that maximise innovation and diversification potential in local farming.
- 5.4 Council will support actions that link agriculture and appropriate forms of rural tourism.
- 5.5 Council will advise intending purchasers of rural land about the priorities for agriculture through Section 10.7 Planning Certificates.

Image: Jemalong Wool, courtesy of Suzanne Steward

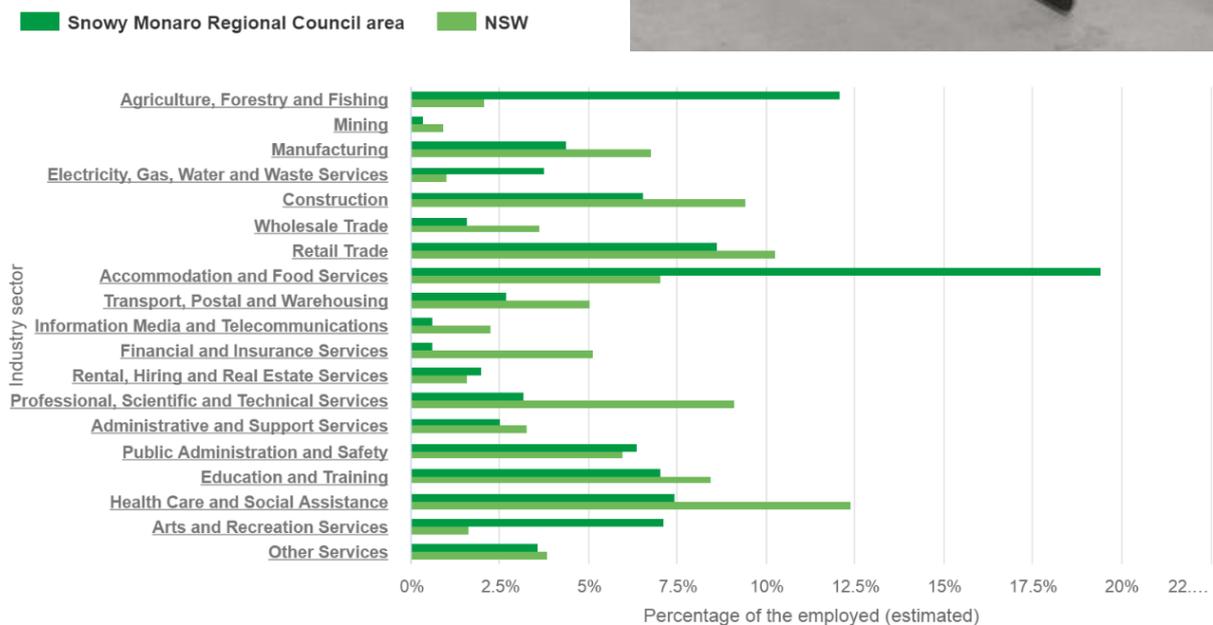


Planning Priority 6 - Maximise potential for business growth and efficiency

Rationale

The growth of business and industry throughout the region is important for securing employment opportunities and driving a diverse and prosperous local economy. Business is fuelled by a variety of factors which often contribute to opportunities and efficiencies, such as Government investment, population growth and access to vital infrastructure including transit corridors. Figure 12 below demonstrates industry sectors in the Snowy Monaro Region by employment compared to the average across NSW.

Employment (total) by industry 2018/19



Source: National Institute of Economic and Industry Research (NIEIR) ©2019 Compiled and presented in economy.id by .id the population experts.

Figure 12 – Graph, Industries in Snowy Monaro by Percentage of employment (.idCommunity, 2020)

Land use planning can be seen an impediment to business growth adding additional red tape, rather than an asset. Cutting through the bureaucratic aspects of planning can be a challenge but high quality land use planning offers big benefits to business opportunities and efficiency. Appropriate assessment and knowledge of planning constraints forming a

strong evidence base will lead to better strategic planning decisions and direction which will inform statutory planning.

Well informed statutory planning with a strong strategic direction will help streamline the development assessment process and lead to efficiency gains for business and industry alike. The Snowy Mountains Special Activation Precinct will seek to do this by

providing clear strategic planning which will help reduce the regulatory burden for development where consistent with the master planning for the area.

The Snowy Mountains Special Activation Precinct will provide a clear strategic direction for Jindabyne and the resorts in an aim to drive greater tourism into the region throughout the year. A key focus of the plan will be providing a clear strategic vision for this precinct to help drive investment and growth in a concise and considered way. It is important that the Council continue to work collaboratively with the NSW Government to ensure the delivery of this Masterplan is successful.

It is imperative for areas to play to their strengths and the unique local economy, environment and location of the Snowy Monaro Region offers a diverse base from which to capitalise on those strengths. As outlined in the Snowy Monaro story the south east and heart of the region offer an established primary production industry focused around grazing and forestry and the rich basalt soils offer abundant opportunities which will be multiplied by an upgraded Port of Eden. These areas are serviced by Cooma and Bombala which have potential to develop many supporting businesses and industries.

The Snowy Mountains and Eucumbene approach routes offer significant tourism and tourism related opportunities. The north of the region has the potential to benefit from Canberra's growth and access to Canberra International Airport. The north of the region could also leverage tourism to diversify income base of primary production through agri-tourism focusing on the day trip market from Canberra.

The Monaro Rail Trail has the potential to enhance business presence along the current disused rail corridor. The trail would offer existing business in towns and villages along the trail potential growth opportunities responding to the needs of the rail trail users.

It is expected that this trail will also provide opportunities for new businesses to open in towns and village along the route responding to the needs of the users such as accommodation, hospitality and retail businesses (Transplan Pty Ltd and Mike Halliburton Associates, 2019).

The Monaro Rail Trail could have wide ranging implications on the way that business and farms along the line operate and provides a new market. For example farms may wish to set up artisan food and drink establishments or farm stay accommodation to benefit from users. Business facing the highway in villages and towns may want to create a better interface with the rail line for rail trail users in future (Transplan Pty Ltd and Mike Halliburton Associates, 2019). DCP controls should consider this possibility and provide appropriate flexibility.

The reinstatement of trains along the disused railway line also presents commercial opportunities such as business improvements for mining and forestry. It is expected the rail will be focused around freight and could create business potential through a multimodal freight facility at Polo Flat.

Council Will

- Work with Snowy Hydro to understand the influence this project will have on the region.
- Provide industrial land in areas which support existing industries and can best accommodate emerging industries.
- Protect the unique landscape of the region by providing industrial land in locations which limit its visual impact.
- Utilise land use planning which maximises the benefits of Snowy 2.0 and encourages new industries.
- Provide for growing commercial areas in existing towns and maximise benefits from our proximity to the National Capital.
- Minimise the potential for negative impacts of industrial traffic on residential and tourism traffic and uses.
- Reinforce existing employment lands for freight and logistics, industry, warehousing and similar activities that require separation from sensitive land uses to avoid amenity impacts.
- Review planning controls which reinforce a busy commercial core and retain and encourage growth in Cooma.

Actions

- 6.1 Preparation of Employment Lands Analysis to identify quantum of industrial and employment lands required to grow.
- 6.2 Review planning controls to encourage shared office space collaboration to anticipate a more mobile and flexible workforce.
- 6.3 Prepare a detailed plan for the upgrading of Polo Flat in Cooma to encourage further industry investment.
- 6.4 Identify key government owned sites in the major towns throughout the region which could be used for new business and industry investment and ensure appropriate planning controls apply to these sites.
- 6.5 Council will develop a CBD Masterplan for Cooma to provide strategic direction to the town centre of Cooma. The Cooma CBD Masterplan will provide guidance for commercial development in the CBD and provide a plan for creating a vibrant commercial core for the Snowy Monaro Region.
- 6.6 Council will identify key sites or locations in Cooma where new business or industry with a large floor area requirement could locate.
- 6.7 Council will investigate options for Berridale highway services centre road reserve to improve amenity and aesthetics in the Settlements Strategy.

Planning Priority 7 – Support development of the Snowy Mountains as Australia’s premier year-round alpine destination

Rationale

The Snowy Mountains are a nationally iconic destination which is ever increasing in popularity with tourism. Tourism is focused on snow sports with the number of visitors on peak days in winter sometimes exceeding the capacity of infrastructure. In addition, longer term anticipated climate changes may make snow sports in the region unsustainable in the long term. At present the region’s population doubles in winter and the infrastructure struggles to keep up. The majority of this impact is felt in Jindabyne, Berridale and Adaminaby which have many businesses dependent on tourism. Tourism is also having significant negative social impacts such as a perceived increase in crime.

A solution to these issues is developing a more sustainable level of tourism all year round. Many international locations have done this successfully including Queenstown, New Zealand which now sees summer visitors exceeding the number of winter visitors. Bright in Victoria has also been successful at marketing itself outside of winter months to create a more sustainable tourism offering.

The region offers attractions suitable for use year round which could generate significant tourist numbers, including mountain biking, trails, water sports, fishing and many more. Providing for and encouraging a more sustainable tourism offering will help diversify the industry and safeguard it for the future, particularly in the face of a changing climate.

Providing for a greater range of recreation activities across the year will help to balance the tourism level across the year. A trails masterplan is needed to provide strategic direction for the continued growth of the trails industry in the region and inform future funding decisions. Recreational fishing around

Fireworks Thredbo – Courtesy Chris Rawlings



the region is a well-developed industry but growth of this sector could help to deliver greater off season tourism. Developing greater recreational and cultural establishments centred on Jindabyne as the tourism hub will see a greater influx of year round tourists to undertake these activities.

The Snowy Mountains Special Activation Precinct will provide detail about how this can be achieved. This project will also provide detail on how Jindabyne as the tourism hub can better link with the resorts and the rest of the region.

Providing a regional tourism offering is important whether mountain biking at Mt Gladstone or spotting platypuses at Bombala, it all contributes to the tourism offering of the region. Trails such as Bundian Way and the Monaro Rail Trail can help link the region along with being potential tourism attractions in themselves.

Providing for more year round and sustainable tourism models will lead to an increase in employment across the region while also driving efficient infrastructure investment in the region. Growing Jindabyne as a year round tourism hub will elevate the region to the international stage and allow for focussed infrastructure investment and upgrades all within a short drive of nationally significant tourism assets.

Council Will

- Align land use planning objectives with the Snowy Monaro Destination Management Plan.
- Ensure land uses support diverse opportunities for visitation and recreation in a changing climate.
- Balance the transport needs of new development with the need to prevent congestion on tourism routes in the region.
- Work with the NSW Government on the development of a Special Activation Precinct (SAP) in Jindabyne and KNP to balance an increased tourism profile for the region with the needs of the local community.
- Work with NSW Government to alleviate congestion issues with Jindabyne and KNP.
- Engage and work collaboratively with Canberra International Airport and the Port of Eden to determine potential future impacts on the region.
- Develop Jindabyne as a key component of the Snowy Mountains year round tourism destination.

Actions

- 7.1 Council will review the current and potential use of the Alpine Way KNP access corridor to ensure that land use planning controls are appropriate to allow tourism activity.
- 7.2 Council will investigate future tourism funding options that include tourism levies – whether accommodation or business based, regional and NSW Government investment.
- 7.3 Council will identify issues and changes that are required in planning to enable growth and diversification in tourism development and to provide a lead for planning reform across the region.
- 7.4 Council will increase year round tourism to Jindabyne and the Snowy Mountains by providing a diverse range of tourism activities.
- 7.5 Council will develop a Regional Trails Masterplan.

Vibrant Places to Live, Work and Play



Vibrant Places to Live, Work and Play

Planning Priority 8 – Use appropriate evidence based planning controls to respond to a diverse region and provide for the recreational needs of the community and tourists

Rationale

The Snowy Monaro is a diverse region with 14 unique towns and villages dependent on a number of industries spread over a vast geographical area. Given this diversity, a one size fits all approach across the Snowy Monaro is not considered conducive to good planning outcomes and instead the planning approach across the region will need to be flexible enough to respond to the character of individual areas while also allowing for easy interpretation and application.

This is not just the case in towns and villages but across the diverse rural landscapes of the region. Land use controls will need to respond to different landscapes and various rural industries which may only be viable in specific areas. This should include the identification and protection of significant agricultural lands in line with Planning Priority 1 but also utilising different/place based approaches to land use and minimum lot size for fringe agricultural land or land of varying agricultural quality.

In many ways the planning system in NSW is constrained by State Environmental Planning Policies and a Standard Instrument Local Environmental Plan which applies across the state without the flexibility to respond to unique local issues. As a result, these state wide planning controls have led to poor local outcomes across the Snowy Monaro. While steps are being taken by the NSW

Government to review and simplify state wide planning controls, further flexibility to deal with local issues is clearly necessary. In many ways more flexibility in state wide controls may allow for enhanced outcomes in a world that is changing dramatically whether through technology or climate.

One issue in rural land use planning is whether to apply to a zone and minimum lot size consistently throughout the rural parts of the region or whether to localise controls to specific parts of the region which due to their localised circumstances warrant different planning controls to other parts of the region.

Recreational Needs

The Snowy Monaro offers an attractive liveable environment of spectacular landscapes and unrivalled access to a wide range of recreational activities. Recreational facilities and infrastructure are of utmost importance to the local community and contribute to the liveability of the region.

Providing adequate recreational infrastructure for a growing and changing community must be part of Councils forward planning for the next 20 years. This will need to be done in a cohesive and strategic way by having a clear understanding of community needs into the future to provide appropriate infrastructure in the right location.

This strategic planning will complement existing recreational assets including Mt Gladstone, platypus sanctuary, existing trails in and around the national parks along with lakes and rivers just to name a few. But this planning will also compliment significant infrastructure projects in the pipeline such as the Lake Jindy trail and the Cooma Sports Hub.

Image: Cricket in Berridale, courtesy of Jim Kubacki



Council Will

- Acknowledge that the Snowy Monaro is a vast area which requires localised planning controls to respond to differences in the landscape, industries and local issues in specific areas across the region.
- Use a strong evidence base to inform land use and planning decisions.
- Ensure balance is between regional consistency and local identity.
- Ensure communities have an adequate time to comment on relevant strategic planning matters in their area.
- Work with DPIE and Snowy Hydro to improve connectivity to Lake Jindabyne Foreshore.
- Provide for the future recreational needs of the community.
- Work with the NSW Government to progress the re-use of the Bombala railway corridor as the Monaro Rail Trail.

Actions

- 8.1 Develop a Rural Land Use Strategy which identifies different rural landscapes throughout the region and considers the planning controls applicable to those individual landscapes.
- 8.2 Council will continue to review land use/environmental planning instruments proposed by State Government and provide feedback/seek exclusion where necessary.
- 8.3 Council will prepare a Settlements Strategy that provides planning direction for the unique towns and villages of the region utilising the planning priorities and objectives identified in this document.
- 8.4 Council will introduce planning controls which encourage diverse alpine architecture with best practice environmental outcomes in Jindabyne.
- 8.5 Council will review zone structure for Berridale town and surrounding growth possibilities.
- 8.6 Council will develop a Structure Plan for Michelago to provide forward planning and strategic direction for its growth.
- 8.7 Council will prepare a Rural Land Use Strategy which provides strategic direction responding to the diverse rural landscapes across the region.
- 8.8 Council will prepare site specific development control plan chapters to enhance and maintain the unique character of the Snowy Monaro Villages.
- 8.9 Council will prepare a Recreation Strategy which will include the recreation needs analysis and a framework for future planning priorities and long term management.
- 8.10 - Council will complete final stage of Stronger Communities Fund project, Therry St Pocket Park.

Planning Priority 9 - Provide a variety of housing options throughout the Snowy Monaro

Rationale

The Snowy Monaro is a diverse region with many great towns and villages to live in. These towns and villages must respond to a variety of societal and other changes which will affect the provision of housing over the next 20 years. The region is anticipated to grow in population and our population is expected to get older and the decrease in average household size is set to continue, with an increase in lone person households. At the same time, it is likely that many people/families will move to the region for the lifestyle and the desire for larger land sizes than Capital cities can offer.

A wide variety of housing options will be needed to address the aspirations of new residents along with providing the housing needed for changing demographics.

A significant increase in the population of people aged over 65 from approximately 18 % of the population in 2016 to potentially 26% of the population in 2036 is expected (.idcommunity, 2020). This will involve smaller dwellings which meet Australian Standard 4299-1995 Adaptable Housing to allow for downsizing and ageing in place. Providing for housing stock which allows for ageing in place is likely to lead to social benefits for individuals and communities as long standing members of local communities have options to stay within their community rather than needing to relocate for aged care facilities.

While all new housing stock does not have to be adaptable housing, development controls can incentivise a percentage of dwellings provided in medium to large developments as being for adaptable housing. Retrofitting existing housing stock to meet AS4299 should also be encouraged particularly in areas which don't see a lot of new development.

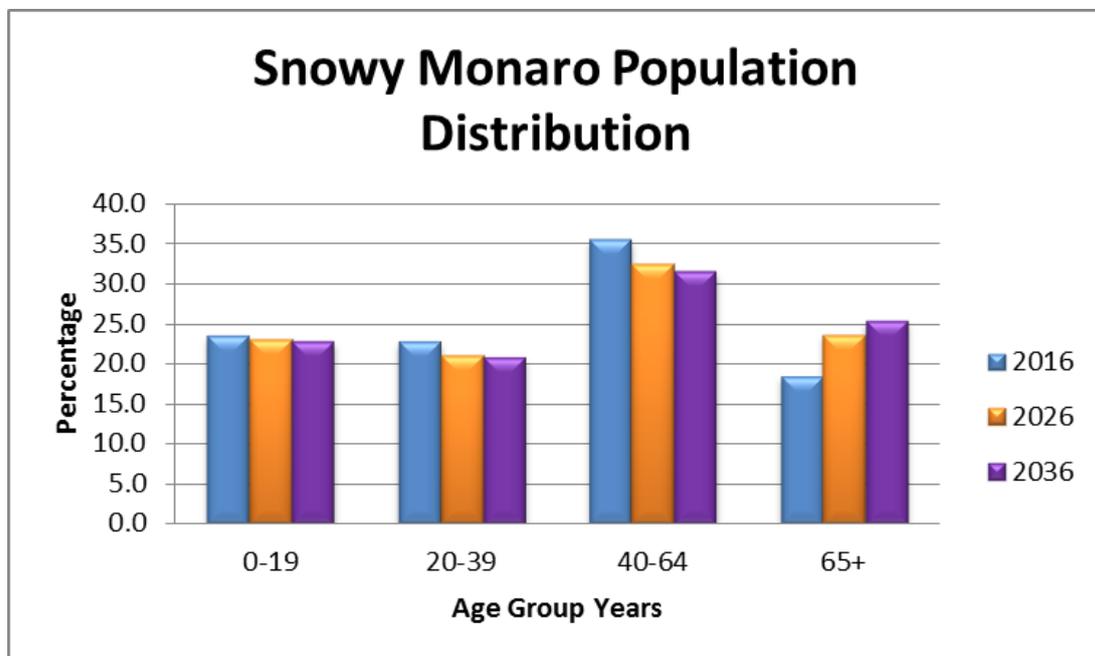


Figure 13 – Snowy Monaro Population Projections by age groups

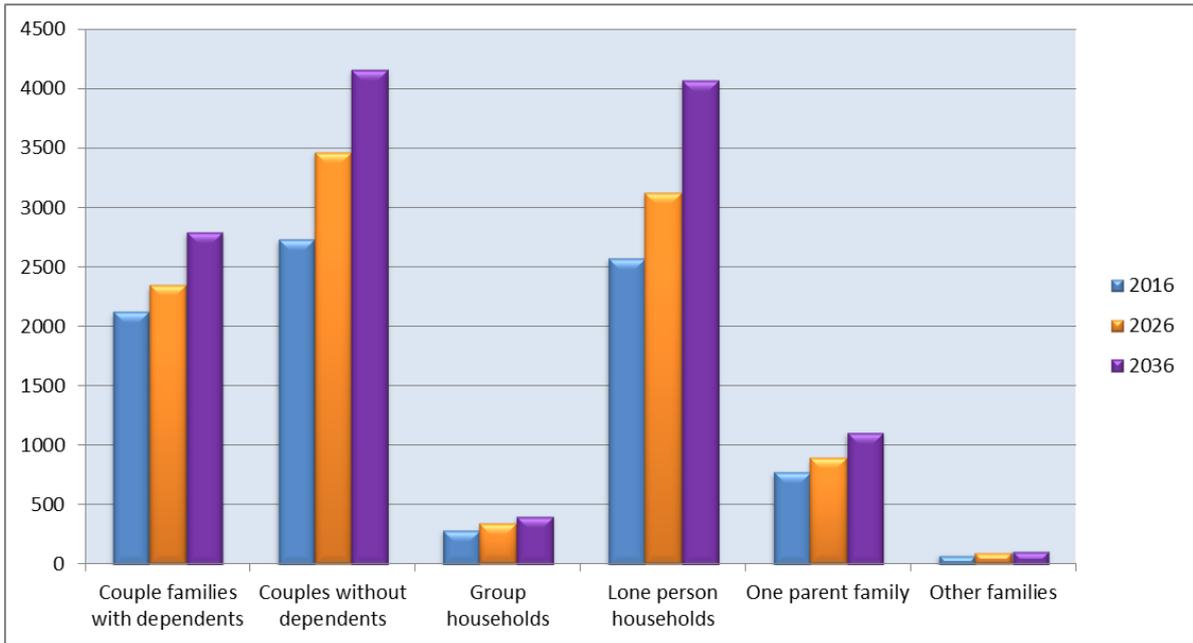


Figure 14 – Projected change in household types 2016-2036 across the Snowy Monaro Region.

The trend to more lone person and couple only households indicates that the need for large detached dwellings may ease into the future. This trend is anticipated to continue as shown in Figure 14 above with lone person households and couples without dependents making up approximately 65% of all households by 2036. More one and two bedroom dwellings are likely to be in demand and maintenance of larger properties is unlikely to be a priority for a big portion of this population.

While it is anticipated that all household types will increase in number from 2016 to 2036 the majority of this growth will occur in the ‘lone person households’ and the ‘couples without dependents’ which will both grow by about 1,400 households respectively in the high growth scenario (Snowy Monaro Regional Council, 2020). All other household types combined are expected to grow by only around 1,100 households.

Figure 15 – Dwelling types in the Snowy Monaro as at the 2016 census

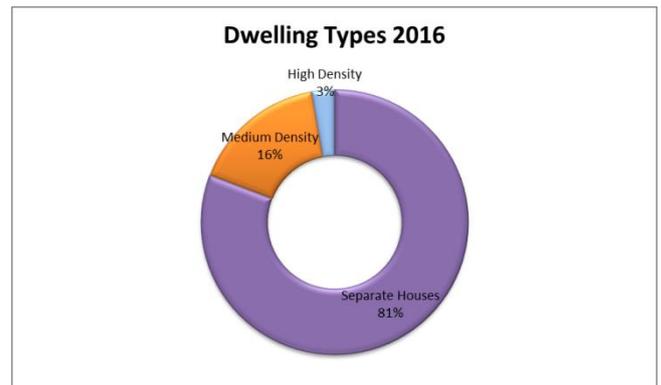
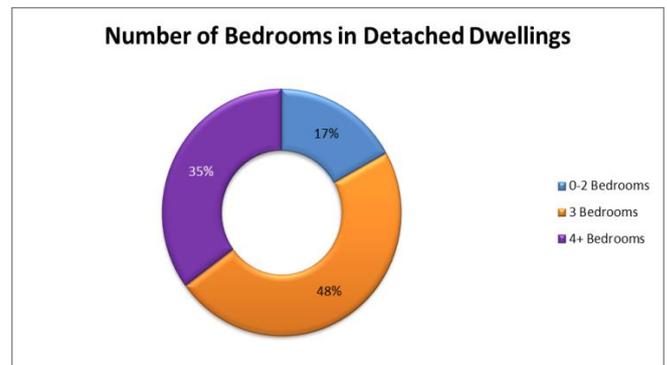


Figure 16 – Number of bedrooms per dwelling as per the 2016 census



Rural Residential

The Snowy Monaro is experiencing a significant increase in residents seeking a more relaxed lifestyle from the larger capital cities. Rural residential housing is a popular housing choice in the LGA. However, increasing rural residential development may lead to conflict with valuable agricultural or environmental land and requires new or improved access to services and infrastructure.

To manage potential land use conflict and the timely delivery of infrastructure, Council will investigate opportunities for new rural residential housing as part of its Rural Land Use and Settlements Strategies. Initial investigations suggest that new rural residential areas could be located to the south of Cooma, east of Berridale and the in the north of the region at Smiths Road and Michelago.

These locations were identified for consideration in the land use strategies because they support little agricultural value and have regard to environmental and scenic impacts. New housing in rural residential areas must demonstrate high-quality design and promote sustainability.

Council will consider notifying potential rural land purchases by issuing a series of fact sheets along with planning certificates on living in rural or semi-rural areas. Fact sheets will outline the right to farm concept and legitimate and compliant rural activities in rural zones to better manage land use conflicts.

Council Will

- Facilitate affordable housing opportunities in Towns and Villages that respond to demographic change.
- Provide for housing on a variety of lot sizes to complement the rural character of the region.
- Provide for housing in a variety of different densities to respond to lifestyle and demographic demands.
- Promote compact medium-density residential forms between 3 and 4 storey heights adjacent to Cooma's Main Street.
- Apply design excellence to medium density and multi-dwelling housing opportunities.
- Provide a mix of housing sizes in medium density multi-dwelling developments.
- Design new neighbourhoods so they are environmentally sustainable, socially inclusive, easy access, healthy and safe.
- Support land use planning outcomes for rural residential development through appropriate buffers and setbacks from agricultural activities.
- Promote high-quality design and sustainability in new rural residential housing.
- Support community awareness of potential land use conflicts from living in or near agricultural land.

Actions

- 9.1 Council will rezone land in the greenfield development areas in accordance with the Staging and Sequencing Plan identified in the Settlements Strategy.
- 9.2 Council will monitor, review and update the Settlements Strategy to ensure sufficient housing is delivered to meet community needs and demand.
- 9.3 Council will consider the final Snowy Mountains Special Activation Precinct and work with the Community and NSW Government.
- 9.4 Council will encourage the development of adaptable housing through relevant planning policies and controls.
- 9.5 Council will provide well planned rural residential sites in appropriate locations in accordance with Land Use Strategies and the Regional Plan
- 9.6 Council will implement planning controls which limit potential land use conflict.

Infrastructure to Support Growth and Change



Infrastructure to Support Growth and Change

Planning Priority 10 - Identify and integrate transport corridors and connections with the right types and levels of development

Rationale

Transport corridors and connections are integral to the success of the region into the future. Transport corridors form the backbone of the region connecting parts of our region and connecting our region to the rest of Australia and internationally.

The Snowy Monaro is serviced by four classified roads which act as the spine of the transport network moving people and goods north-south and east-west across the region and connecting into a wider national road network. These include the Monaro Highway which stretches from the far north of the Snowy Monaro at the ACT to the far south east to Victoria. The Snowy Mountains Highway acts as the core east-west arterial road connecting from the Princes Highway on the South Coast to the Hume Highway west of Tumut.

Kosciuszko Road and Alpine Way also play an important arterial role in connecting to Jindabyne and to the various snow resorts. There are a number of other significant regional roads linking the region and beyond including; Delegate Road, Imlay Road, Mt Darragh Road, Snowy River Way, Dalgety Road, Barry Way, Middlingbank Road, Polo Flat Road, Numeralla Road, Jerangle Road and Bobeyan Road. Bobeyan Road once sealed could play an important role in linking Canberra and Adaminaby and increasing tourism and day trips from Canberra to the Adaminaby region for recreational activities.

It is important to consider in a land use context the potential infrastructure needs of the Snowy Monaro communities and visitors into the future. It is likely the region will be

heavily dependent on roads to move and connect over the next 20 years. As the population and industry grows in the region stress will be placed on the existing road infrastructure. This is already seen via the influx of tourists over the winter months which clogs an already congested traffic network particularly in the north and west of the region. With a move to increasing all year round tourism on top of an increasing population and industry related vehicle movements, it is vital that the planning is in place for the infrastructure to keep the region moving forward.

Transport isn't just roads and the Snowy Monaro has a significant disused railway line connecting from Queanbeyan to Bombala. This railway line could form a significant transport link either for rail purposes or as a rail trail. The NSW Government has invested \$1 million in investigating the feasibility of connecting the international hubs of Canberra Airport and the Port of Eden with rail utilising (where possible) the Bombala railway line. This could transform the region allowing freight and passenger trains to pass through the region connecting towns and villages of the Snowy Monaro with popular destinations and global gateways.

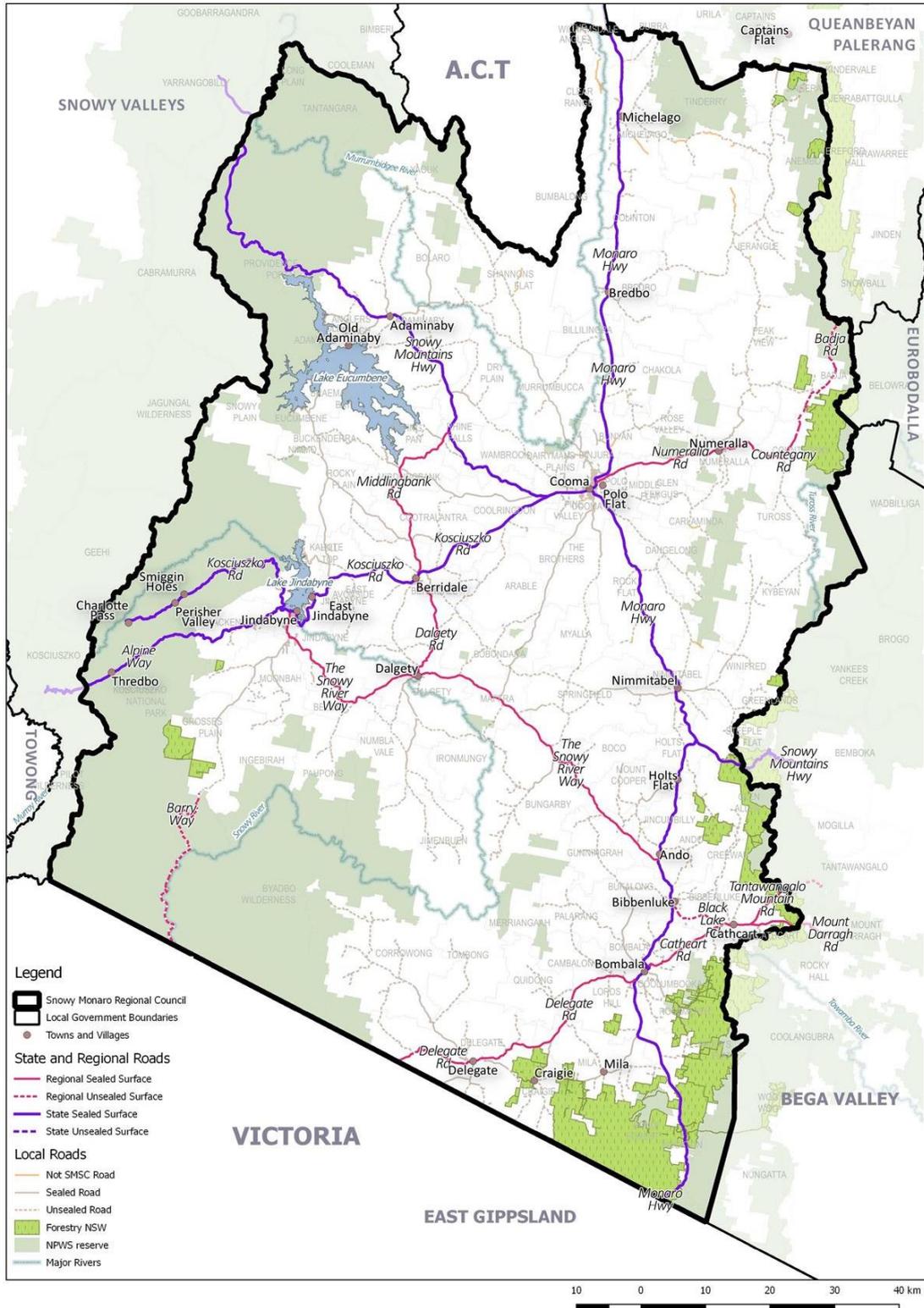
Council is also investigating the use of the railway as a rail trail, opening up the region for an all year round tourist activity. The rail trail is likely to offer a similar experience to the Central Otago Rail Trail. It will likely attract cycling enthusiasts from Canberra and nationally/internationally via Canberra International Airport.

The Snowy Monaro Region offers a number of different transport options and is bookended by two international gateways, by sea via the Port of Eden and air through the Canberra International Airport. Snowy Mountains Airport also offers significant opportunities with potential to link the Snowy Monaro Region with more domestic or international destinations. Council supports and

encourages the growth of Snowy Mountains Airport; this may include extensions to the runway, new or upgraded facilities including a new terminal to service more destinations.

Figure 17 – State and Regional Classified Roads

State and Regional Classified Roads in Snowy Monaro Region



At a local scale, active transport including walking and cycling is an important way for members of the community and tourists to move around towns and villages across the region. Active transport includes many health benefits as well as being an efficient and cost effective way to move. A lack of walking and cycling infrastructure often makes this a challenge in many of our communities. It is important that towns comprise an active transport network to move people around and offer an alternative to motor vehicle travel. It is also important that active transport networks are accessible to provide an alternative transit option for those in which mobility is a challenge.

The local road network should also be improved, with improved connections. Specific areas include improving access to East Jindabyne, improving access between Ryrie St and Micalago Rd and providing relevant local road infrastructure for new development.

Providing for permeable and efficient freight movements through our settlements is also extremely important along with changes in freight delivery technology. An integrated transport strategy is required to investigate these factors in more detail and provide recommendations on the heavy vehicle alternative route options for Jindabyne, Bombala, Berridale and Cooma.

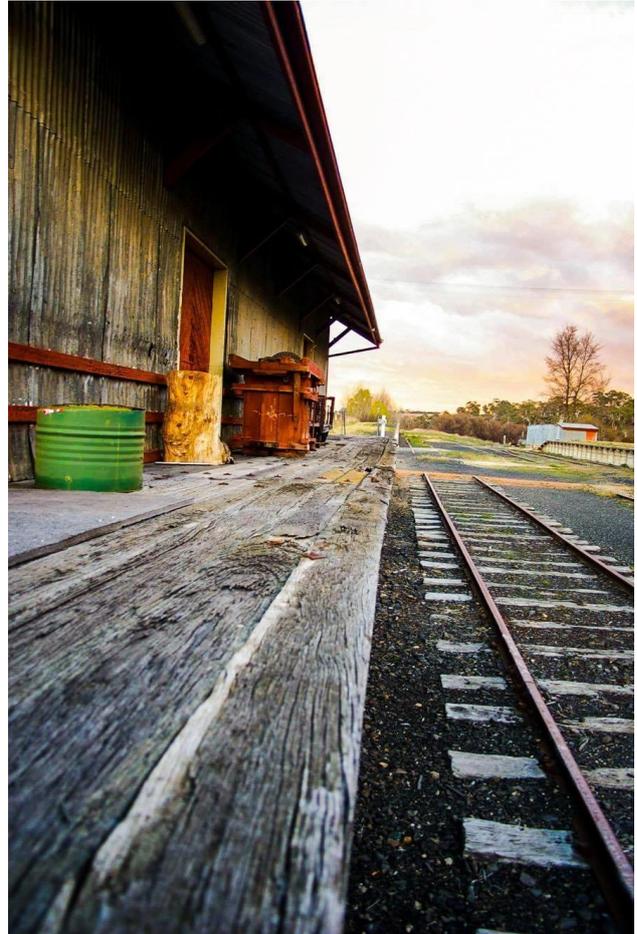


Image: Bombala Railway, courtesy of Genevieve Albert

Council Will

- Minimise ribbon development on the fringes of settlements along classified roads.
- Develop a clear road hierarchy around which to focus on future developments.
- Develop active transport corridors in all townships which acknowledge and integrate the different modes of transport available.
- Promote the integration of transport with land use in the region via the use of appropriate land use controls.
- Capitalise on access to international gateways such as Canberra International Airport and Port of Eden as corridors for tourism and freight transport.
- Support land uses which improve access and regional transport links to the Snowy Mountains.
- Promote active transport as an important transit means for getting around the region's towns and villages.

- Work with the NSW Government and Snowy Mountains SAP team on improving access to East Jindabyne.
- Support engagement with airlines to assist with identifying opportunities to improve passenger services to the region.
- Support the implementation of the following initiatives from the Regional Services Infrastructure Plan:
 - Public Transport for isolated communities
 - Kosciusko Road overtaking lanes and safety improvements
 - Monaro Highway overtaking lanes and safety improvements
 - Sealing of Bobeyan Road
 - Snowy Mountains Highway improvements (including Brown Mountain).
- Work with the ACT Government to improve transport connections into the ACT including:
 - Upgrades to the Monaro Highway
 - Sealing and safety improvements along Bobeyan Road
 - Sealing and safety improvements along Smiths Road
 - Upgrades to Angle Crossing and Angle Crossing Road

Actions

- 10.1 Council to develop a Regional Integrated Transport and Access Strategy.
- 10.2 Council to develop and implement a Foot and Shared Paths Strategy.
- 10.3 Council to develop and implement a Pedestrian Access and Mobility Plan.
- 10.4 Investigate and support the re-use of the Bombala Rail Way Line as the Monaro Rail Trail and/or support reinstatement of rail if viable.
- 10.5 Engage with NSW and ACT Governments to facilitate improvements for:
 - Monaro Highway
 - Kosciuszko Road
 - Delegate Road
 - Polo Flat Road
 - Bobeyan Road
 - Smiths road
 - Black Lake Road
 - Springfield Road
 - Imlay Road
- 10.6 Council will work with the NSW Government and Snowy Mountains SAP team to investigate and resolve traffic and parking issues in and around Jindabyne.
- 10.7 Investigate heavy vehicle alternative route options for Cooma, Bombala and Berridale and support the SAP team to investigate an alternative route/bypass for Jindabyne.
- 10.8 Investigate ways to make the Cooma CBD safe and accessible for pedestrians and more permeable to traffic.
- 10.9 Council will upgrade the amenity of Maybe Street.
- 10.10 Council will develop a new development contributions plan for the region to provide for improved road, recreational, active transport and community infrastructure.
- 10.11 Council will incorporate an upgrade to the causeways at Ryrie Street and Tinderry Road along with upgrades to Burra, Micalago and Tinderry Roads to be incorporated into a development contributions plan for Michelago.

Planning Priority 11 - Foster resilient, enduring and safe local communities using land use planning controls which address local and regional natural hazards

Rationale

Droughts, floods and bushfires are the most common types of natural disasters which the Snowy Monaro Region experience. Climate change will exacerbate these natural hazards by making the events more frequent and more severe. Natural disasters are devastating and costly when many of the effects can be mitigated or completely avoided by best practice land use planning.

Council will utilise planning controls to mitigate the impact of flood events on towns and villages across the region. Council has undertaken flood studies for Berridale, Bombala, Bredbo, Cooma and Michelago. The results of these flood studies will be appropriately reflected in the Local Environmental Plan through flood related clauses and controls.

A trend towards a warmer and drier climate for the region means the bushfire risk across the region will become more severe. The spread of African love grass has increased the grass fire hazard across the region. Council is working with the NSW Rural Fire Service to update its bushfire prone lands map to represent the risks posed by grasslands.

Frequent and prolonged drought will have significant impacts on agricultural production in the Monaro. The Monaro historically receives a very limited amount of rainfall, limiting the types of agricultural activities that can be undertaken. Improved farming systems that encourage moisture retention and water efficient technologies can assist in mitigating the impact of droughts; these are to be encouraged where possible.

Landslides or landslips are a less common and less discussed hazard but still an ever present hazard particularly in the steep mountainous areas in the region. When landslides occur they can threaten lives and impact on infrastructure. Having a clear understanding of this risk and planning for it is paramount to protect lives and infrastructure. Local planning controls should map risk and development within close proximity to the areas must consider risk factors and respond to controls.

In broad terms it is important for planning controls to provide for safe communities. An important element of this is crime prevention through environmental design (CPTED). This means providing controls which create a safe public realm whether through passive surveillance, lighting, sightlines or via other suitable means.

Planning also plays a role in making sure there is adequate shade in open space areas. This protects many people from the impacts of heat and UV rays protecting against heat stroke and skin cancer. Council supports and intends to implement the Cancer Councils guidelines relating to the use of shade in open spaces to prevent skin cancer.

Providing for healthy and active communities contributes significantly to the liveability of the region of which recreation and open space is so important. Future planning controls should address the threats of natural hazards and implement controls to promote safety and safe places. Future planning controls should also consider the World Health Organisation's and Heart Foundation's guidelines and themes for healthy and active communities to make sure planning controls are creating healthy, safe and liveable communities.



A tributary to the Back Cooma Creek overflows through a front yard. Image courtesy of Andrew Meares (ACT First, 2013).

Council Will

- Utilise best practice land use planning to mitigate or prevent bushfire hazards.
- Consider floodplain risk management in land use planning decisions.
- Locate development away from areas known to be impacted by natural hazards to prevent impact to life and property.
- Operate the Emergency Operations Centre at times of emergency.
- Consider the provision of well-designed shade, both natural and built, in the provision of public infrastructure.
- Encourage the provision of well-designed shade in all development.

Actions

- 11.1 Implement new Bushfire Prone Lands (BFPL) map accurately reflecting bushfire risk including the risk posed by grasslands across the Snowy Monaro.
- 11.2 Implement flood planning controls based on flood risk management plans for Berridale, Bombala, Bredbo, Cooma and Michelago.
- 11.3 Planning decisions are to consider the compatibility of land uses with natural hazards, with careful consideration given to sensitive land uses such as hospitals, schools and aged care facilities.
- 11.4 Work with Snowy Hydro to use flood data to inform planning decisions around Lake Jindabyne and Eucumbene.
- 11.5 Council to develop an Integrated Water Cycle Management Strategy.
- 11.6 Update Council's development controls, policies, guidelines and public domain projects to improve water efficiency in response to drought and water availability.
- 11.7 Council will map landslide risk and include relevant planning controls.
- 11.8 Council's Development Control Plan will be reviewed to incorporate design considerations regarding the provision of well-designed shade, with reference to the latest shade guidelines.
- 11.9 Council will review its development controls to ensure they represent the Heart Foundation themes of planning for healthy active ageing.

Planning Priority 12 - Capitalise on Growth and Change by Preparing for New Business and Population

Rationale

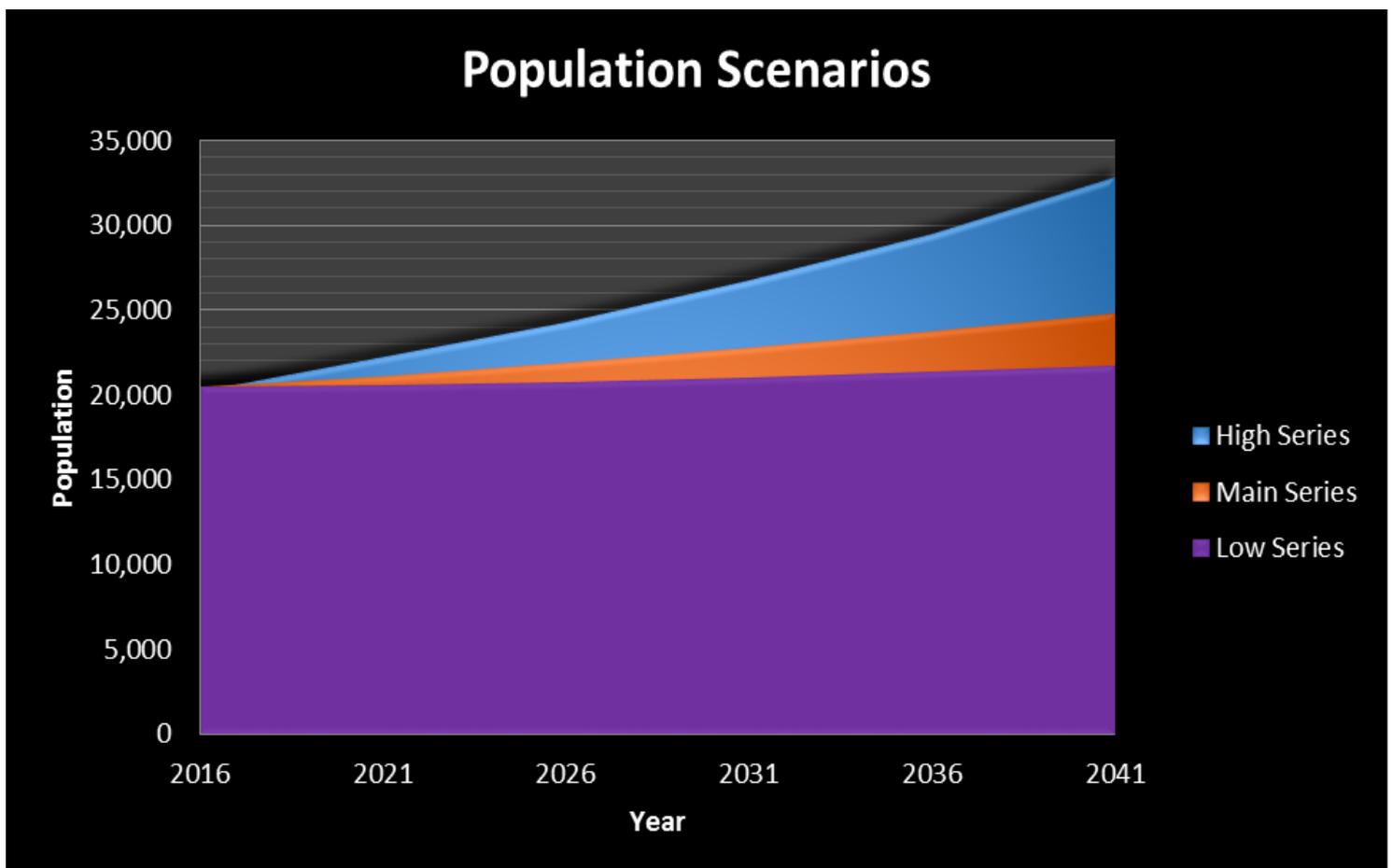
The Snowy Monaro Region is experiencing a considerable amount of change with significant investment into the resorts, education, health and renewable energy. At the same time traditional rural industries such as agriculture, forestry and mining still remain the backbone of our varied but stable economy. Agriculture in particular has been impacted by a changing climate, an increase in invasive species such as weeds and feral animals and an aging workforce. The region punches well above its weight and remains economically stable for its small population and low unemployment rate.

Parts of the region have seen industry and population decline over the years, although

recent significant public and private investment is likely to stimulate growth. Snowy Hydro 2.0 is the most significant project to influence the area although is likely to put a strain on existing infrastructure. It is important to cultivate new industries and capitalise on this extraordinary investment in the region and at the same time ensuring infrastructure is in place to support the growth.

It is difficult to predict what the future may bring as historical population growth is not a reliable indicator of future growth given the significant change this region is currently experiencing and will continue to experience. It is important that planning is in place for a number of scenarios to allow appropriate infrastructure and land provision to support residential development as well as employment lands. As such, Council has developed a development vision policy

Figure 18– Population Scenarios for the Snowy Monaro LGA (Snowy Monaro Regional Council, 2020)



document which outlines three potential future scenarios; low, main and high.

These scenarios are based on a number of factors including potential drivers and assumptions. This allows a guide for planning and monitoring of growth which will assist to determine allocation of resources as required. The low scenario will see a population increase of only 1000 people by 2041, the main scenario will see an additional 4,000 residents in the region by 2041 and the high growth scenario could see an addition 12,000 residents in the region by 2041 as shown in Figure 18 above.

These scenarios provide a realisation of what potential impact these projects could have on the region and allow for planning to be undertaken to provide for potential growth in the region. Capitalising on employment opportunities from investment is key to a prosperous region in the future.

Over the next 20 years, communications infrastructure will become increasingly important to the region. While it is noted Council only has a limited role in delivering communications infrastructure it is imperative Council has a strong policy regarding the implementation of new and improved communications technology in the region. Council must also clearly and strongly advocate for improved communications infrastructure throughout the Snowy Monaro region and provide flexibility for new innovative technologies.

The use of digital communications platforms (high speed broadband, wide telecommunications networks and micro telecommunications networks) to promote economic development and tourism and deliver education, tele-health and other services to the community will accelerate. The extensive use of digital platforms by emergency services providers and Council during recent COVID-19 pandemic, bushfire and major flooding events in the Snowy Monaro has highlighted this. The increased

application of artificial intelligence in work places over the next 20 years will also require high quality digital networks if local economies are to thrive.

The availability and use of high speed digital technology will underpin the promotion of the community's economic, social, tourism and environmental land use needs over coming decades throughout the Snowy Monaro region and be vital to future business growth.

Council Will

- Provide adequate infrastructure for a growing and changing region.
- Encourage investment to the region through a clear vision and comprehensive planning.
- Be forward thinking by providing population scenarios to plan for.
- Provide a sustainable approach to growth through well planned and environmentally sensitive developments.
- Actively pursue new business investment and population growth in the region.
- Advocate for improved communications technology in the region.
- Advocate for the implementation of new and innovative communications technology throughout the Snowy Monaro Region.

Actions

- 12.1 Create a policy document which outlines population change scenarios for the region.
- 12.2 Undertake a water options study for Michelago.
- 12.3 Evaluate infrastructure needs for growing communities such as Jindabyne and Berridale and work with the NSW Government to provide the required infrastructure for growing communities.
- 12.4 Plan for, and encourage growth in areas with infrastructure capacity through strategic planning documents such as the Settlements Strategy.
- 12.5 Develop a business investment portfolio for the region and a policy to attract long term residents.
- 12.6 Council will work with electricity providers to investigate the most effective means of increasing system capacity in Berridale.
- 12.7 Council will investigate upgrade options for Berridale's sewerage treatment plant for anticipated growth levels.
- 12.8 Council will investigate potable water options for Old Adaminaby.

A Local Perspective

What will the future look like?

The five (5) town plan is a core part of the settlements strategy. The two (2) key points which came out of the preliminary community engagement phase was the need to protect the rural landscape of the area and protect primary agricultural land. The five (5) town plan seeks to achieve this by concentrating development around five (5) urban areas in the Snowy Monaro Region as listed below:

- Cooma,
- Jindabyne,
- Bombala,
- Berridale, and
- Michelago

Detailed analysis of each town is provided in later sections of this strategy. Each town is strategically located across the region to compliment other towns and provide essential services for its section of the LGA.

Cooma is located in the centre of the LGA and is the core service centre for the region. Cooma's role as the administrative hub for the region is to be maintained and growth is to be predominantly via infill type developments. More employment land will need to be made available to capitalise on Snowy 2.0 development. This should include the provision of a mix of Business and Industrial land. As Cooma grows it is anticipated that the need for recreational facilities will grow over time. It is considered this is best left to a recreational needs strategy however this strategy does consider the need for recreational corridors connecting future developments to the CBD and in doing so allowing for active travel corridors.

Jindabyne will play a key role in delivering on Directions 3 and 9 of the South East and Tablelands Plan. The Department of

Planning, Industry and Environment (DPIE) are currently undertaking the Snowy Mountains SAP Masterplan and it is considered appropriate that Council continue to work with the DPIE to deliver the Masterplan in a timely manner and consider its contents once finalised. Jindabyne spans a wide area with many unique communities such as East Jindabyne, Tyrolean and Lakewood which have their own challenges and character.

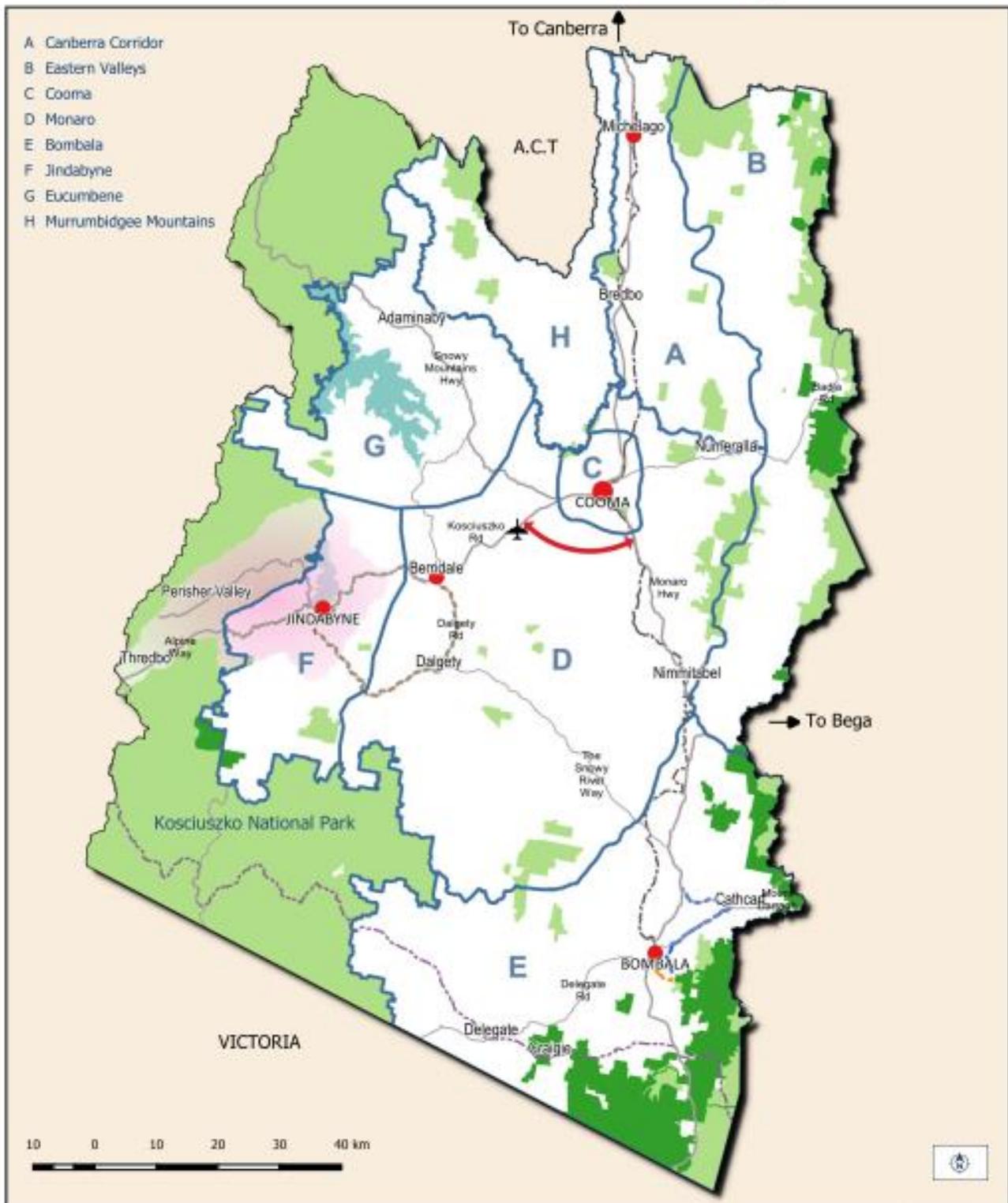
Bombala has a significant industry base with some of the most productive agricultural land in the region and a significant forestry industry. The evidence shows that there is enough capacity in existing zoning controls to support the town's growth over the next 20 years. It is considered appropriate to allow industry in the town to grow by providing more employment lands if required.

Berridale has grown steadily in recent years predominantly of the back of growth in Jindabyne. Berridale's proximity to both Cooma and Jindabyne makes it an attractive place to live. The evidence suggests that as these two centres continue to grow Berridale will also continue to grow. As Berridale grows planning should also support growing its employment base by providing more land for this purpose and providing additional health and retail services.

Michelago is currently a village of approximately 500 people. Evidence collected shows there is economic demand for Michelago to grow into a township of several thousand. This was raised in the Snowy Monaro Planning and Land Use Discussion Paper and consultation with the community was broadly supportive of this potential growth. The settlement presents a chance to provide a northern settlement to service surrounding villages and localities as such it is considered appropriate to grow Michelago into the regions fifth township.

The figure below provides a map of the region and significant aspects of the region such as important infrastructure, strategic centres, Snowy Mountains SAP investigation area and sub regions based on landscape features.

Figure 19 – Structure Map of Snowy Monaro Region showing agri-tourism routes and heavy vehicle investigation area.



- | | | | |
|---------------------|------------------------|---|------------------|
| Strategic Centres | Snowy SAP Study Area | Agri-Tourism Routes | Cooma Option |
| Rural Regions | Snowy Mts Airport | Heavy Vehicle Route Investigation Options | Classified Roads |
| State Forest | Railway / MRT Corridor | Bombala Option 3 | Regional |
| NPWS Parks Reserves | Bundian Way | Bombala Option 4 | State |

The Future Cooma

Key defining theme: Business and Services Hub

Local Narrative

Cooma is located in the centre of the Snowy Monaro Region with major highway connections to the Snowy Mountains, South Coast and Canberra. The town rapidly developed around the Snowy Mountains Hydro Electric Scheme project during the 1950s which attracted workers from all over the world creating a culturally diverse and vibrant town.

Development throughout this era also brought a distinct built form and protecting this heritage significance in Cooma while encouraging further change and evolution of the built form is something the local community encourage. Core to this is protecting significant heritage items and precincts such as the Lambie Street Heritage precinct. An important part of Cooma's character is its backdrop of woodland and grassland covered hills. Apart from their environmental significance, the protection of these hills from further development is an important aspect of the enduring landscape character of Cooma.

The future is bright for Cooma with further investment in Snowy Hydro 2.0 to bring jobs, industry and skilled workers to the region. This project has significant potential for Cooma and creating supporting industry to maximise the benefits of the project is vital to the town's economic growth. To maximise benefits from this nationally significant project the Polo Flat industrial precinct should be expanded, upgraded and enhanced.

Cooma was identified as a strategic centre in the South East and Tablelands Regional Plan. Cooma offers retail, administrative, health care and other services to the wider region. Securing Cooma CBD's role as the commercial

core for the region providing higher level commercial and retail services to the wider region is important to the overarching economic health of the region. Cooma is also strategically located along regional transport arteries connecting north, south, east and west, connecting cities and the coast to the mountains.



Image, Courtesy of Emma Malcolm

Objectives

MAINTAIN

- Cooma is to be retained as the dominant service and administration town in the region. Cooma offers essential services to the surrounding towns, villages and rural community as well as passing traffic.
- Clearly identify and protect surrounding High Environmental Value lands by encouraging infill development and controlling further expansion of residential and industrial lands.

- Clearly identify rural residential areas to avoid potential land use conflict with rural areas and protect the fragmentation of agricultural land.

ENHANCE

- Cooma's connectivity by providing for active travel and recreational infrastructure which supports the growing town.
- Protect and enhance cultural and built heritage.
- Enhance Cooma's role as the service centre for the region providing a clear commercial hierarchy which provides services to the region.
- Create further tertiary education and employment opportunities which compliment Snowy Hydro, TAFE NSW, Country University Centre, the Australian National University and Sydney University rural and agricultural research. Focus tertiary education and innovative industries in new innovation precinct adjacent to Snowy Hydro and Monaro High School.
- Enhance Cooma's CBD recognising its importance as a key location in the region and improving its permeability for traffic and pedestrians.

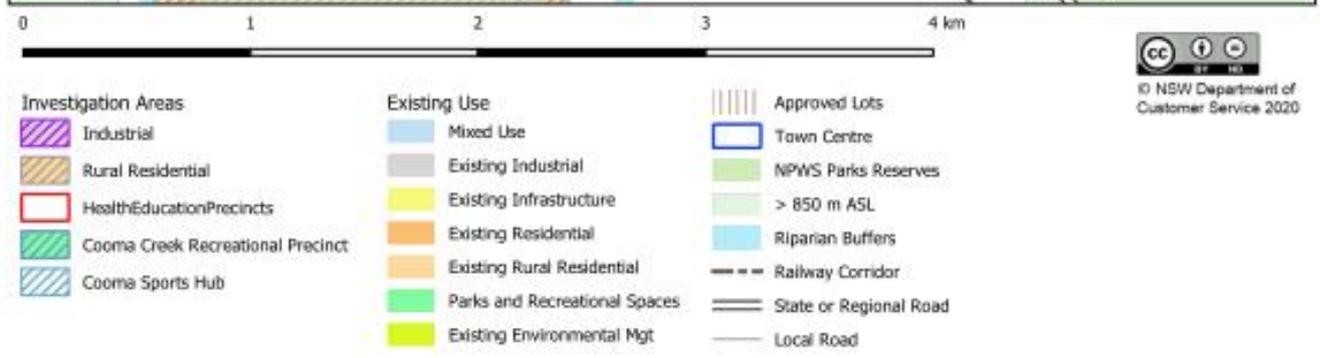
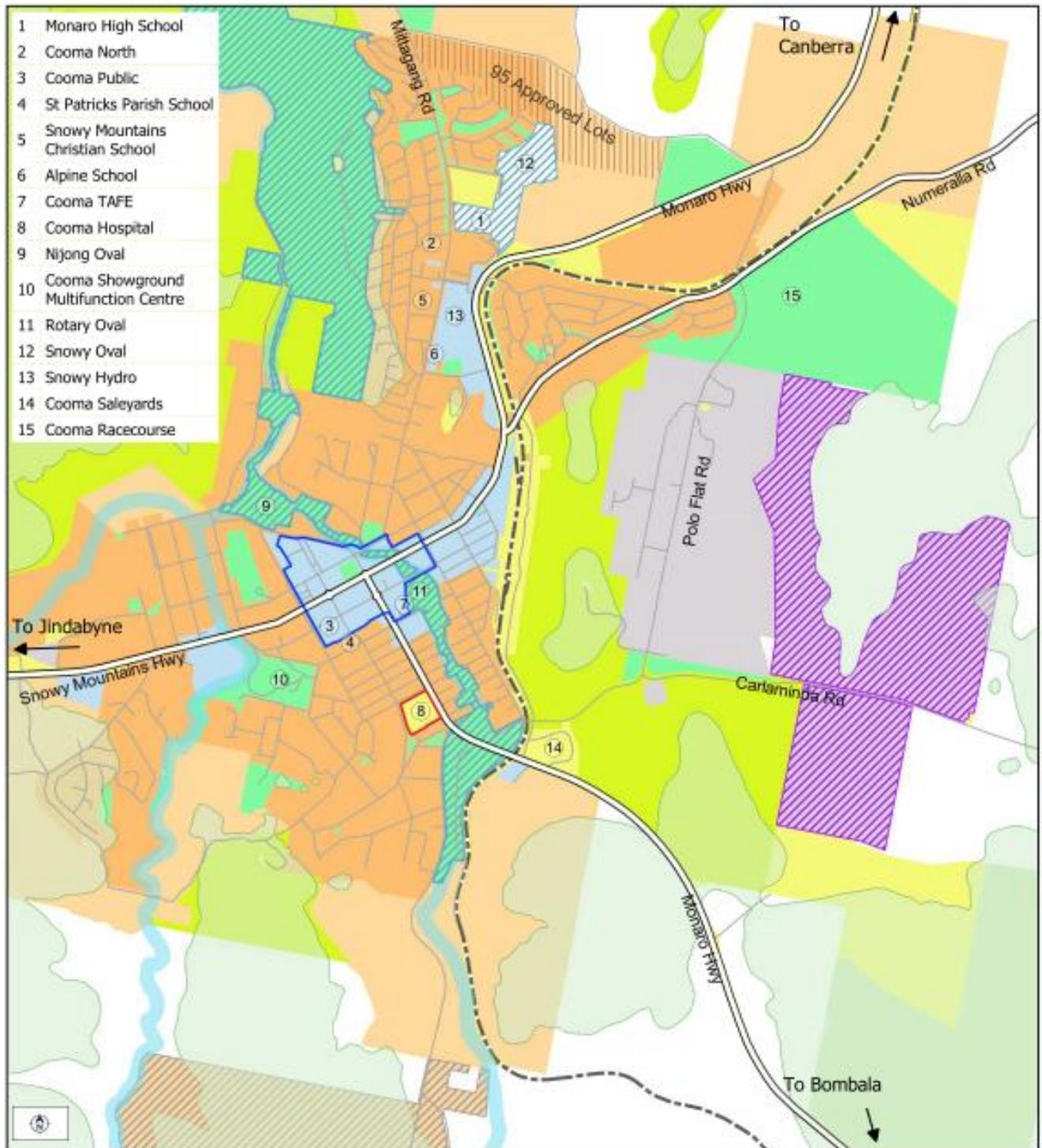
CHANGE

- Provide additional employment lands to support growth on the back of Snowy 2.0 allowing for growth in the local economy.
- Provide for future suburban land release areas to support growth.
- Provide for flexible planning controls which allow for infill development near the town centre.

Cooma Specific Actions

- 1.3 Council will review the controls relating to heritage conservation in Cooma to ensure they are suitable to protect heritage value.
- 6.4 Council will prepare a detailed plan for the upgrading of Polo Flat in Cooma to encourage further industry investment.
- 6.6 Council will develop a CBD Masterplan for Cooma to provide strategic direction to the town centre of Cooma. The Cooma CBD Masterplan will provide guidance for commercial development in the CBD and provide a plan for creating a vibrant commercial core for the Snowy Monaro Region.
- 6.7 Council will identify key sites or locations in Cooma where new business or industry with a large floor area requirement could locate.
- 10.7 Council will investigate heavy vehicle alternative route options for Cooma.
- 10.8 Council will investigate ways to make the Cooma CBD safe and accessible for pedestrians and more permeable to traffic.
- 11.2 Council will implement flood planning controls based on flood risk management plans for Cooma.

Figure 21 - Cooma Structure Plan (close view)



The Future Jindabyne

Key defining theme: Tourism and Adventure Hub

Local Narrative

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

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

widely shared view that the current lack of cultural and physical connections to Lake Jindabyne is one of the town's biggest challenges. Yet, with this challenge comes great potential.

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

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

Jindabyne's built environment is in harmony with its natural environment. The low scale of most development respects the undulating landscape and is reflective of Jindabyne's character as a small country town. However,

Jindabyne's built form has experienced challenges over the years. Locals feel that planning has been ad hoc, sporadic and not that well planned. Developments in Jindabyne must have greater regard for active transport corridors and should provide more



Image, Courtesy of Flynn Medson

open space to help improve liveability outcomes. New developments should attempt to avoid, minimise, and offset environmental impacts including those related to domestic animals and planning controls should focus on achieving better environmental and liveability outcomes.

Lakeside Villages

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

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

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

From Go Jindabyne to Snowy Mountains Special Activation Precinct (SAP)

On 5 November 2018 the NSW Government announced the Go Jindabyne Masterplan which will become an 18-year blueprint to achieve Direction 3 of the South East and Tablelands Regional Plan. The Masterplan will

build on Jindabyne's strengths, harness its opportunities and address its challenges to ensure that by 2036 the hub of the Snowies is a place that is even more of a joy for residents to live in and visitors to come to.

The masterplan process has led to the announcement of a Snowy Mountains Special Activation precinct (SAP). The SAP is intended to increase year-round tourism and make the region an unmissable place to visit any season, any time. Benefits offered by the SAP include streamlined planning, government-led developments and a business concierge service which will combine to make it easier for new businesses to set up and for existing organisations to thrive in the region.

The Snowy Mountains SAP will result in significant change to Jindabyne over the next 20 years. While change is supported, it is important it does not come at the expense of the local community. As such the SAP masterplan must consider in detail community views and provide a clear framework for future development to be in accordance with community expectations.

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

Objectives

MAINTAIN

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

ENHANCE

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

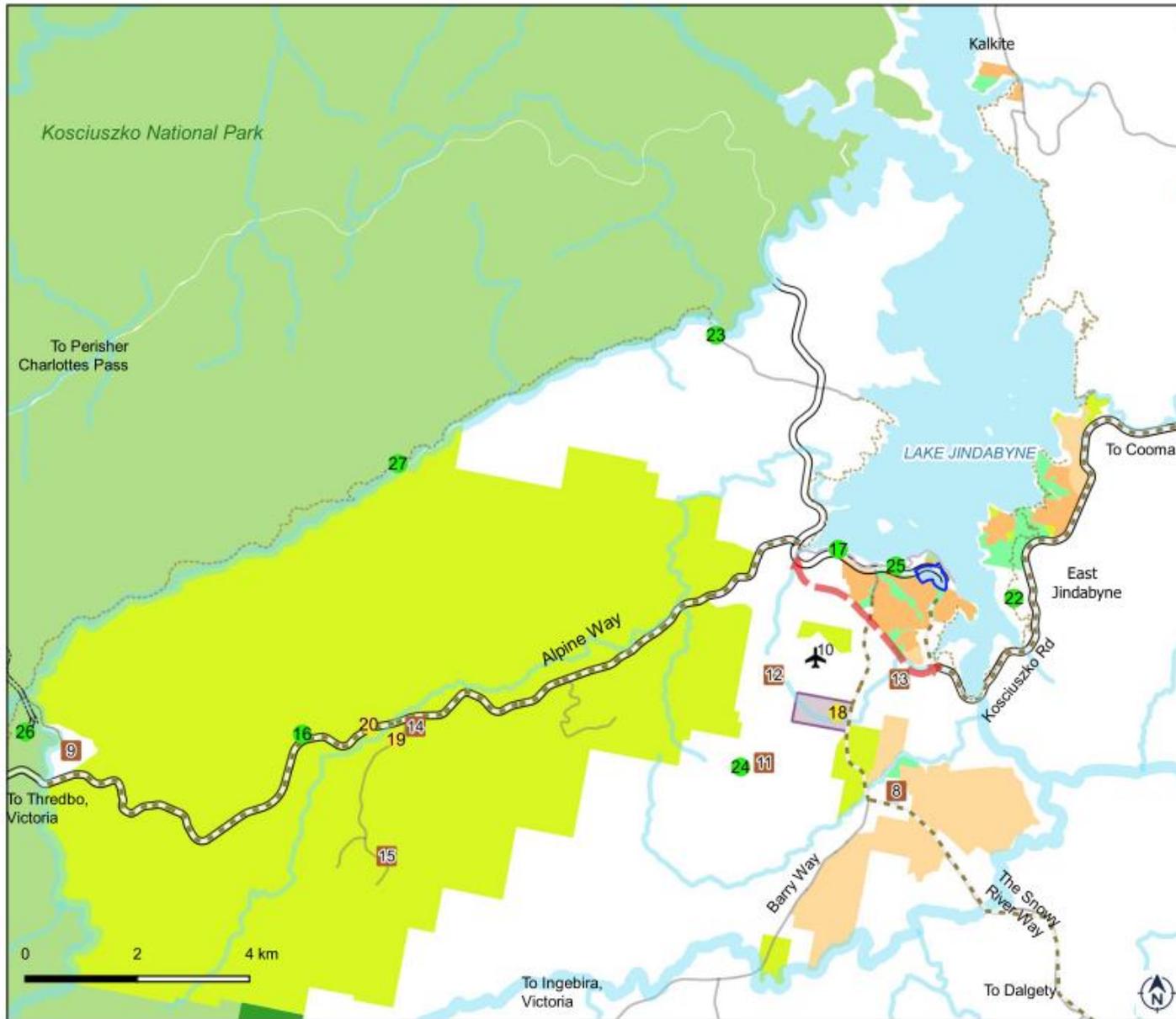
CHANGE

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

Jindabyne Specific Actions

- 3.4 Council will investigate options for domestic animal management for Jindabyne.
- 7.1 Council will work with the NSW Government to alleviate congestion issues in Jindabyne and Kosciuszko National Park (KNP).
- 7.2 Council will review the current and potential use of the Alpine Way KNP access corridor to ensure that land use planning controls are appropriate to allow tourism activity.
- 7.4 Council will increase year round tourism to Jindabyne and the Snowy Mountains by providing a diverse range of tourism activities.
- 8.5 Council will introduce planning controls which encourage diverse alpine architecture with best practice environmental outcomes in Jindabyne.
- 9.3 Council will consider the final Snowy Mountains Special Activation Precinct and work with the community and NSW Government to deliver diverse housing options for Jindabyne and surrounds.
- 10.6 Council will work with the NSW Government to develop Jindabyne and ski fields Access and Parking Strategy as part of the Snowy Mountains SAP.
- 11.4 Council will work with Snowy Hydro to use flood data to inform planning decisions around Lake Jindabyne and Eucumbene.
- 12.3 Council will evaluate infrastructure needs for growing communities such as Jindabyne and Berridale and work with the NSW Government to provide the required infrastructure for growing communities.
- 12.6 Council will work with DPIE to deliver a Masterplan and the Snowy Mountains Special Activation Precinct that benefits the local community by providing for future infrastructure needs and creates a more prosperous and connected town.

Jindabyne, East Jindabyne, Kalkite and Crackenback

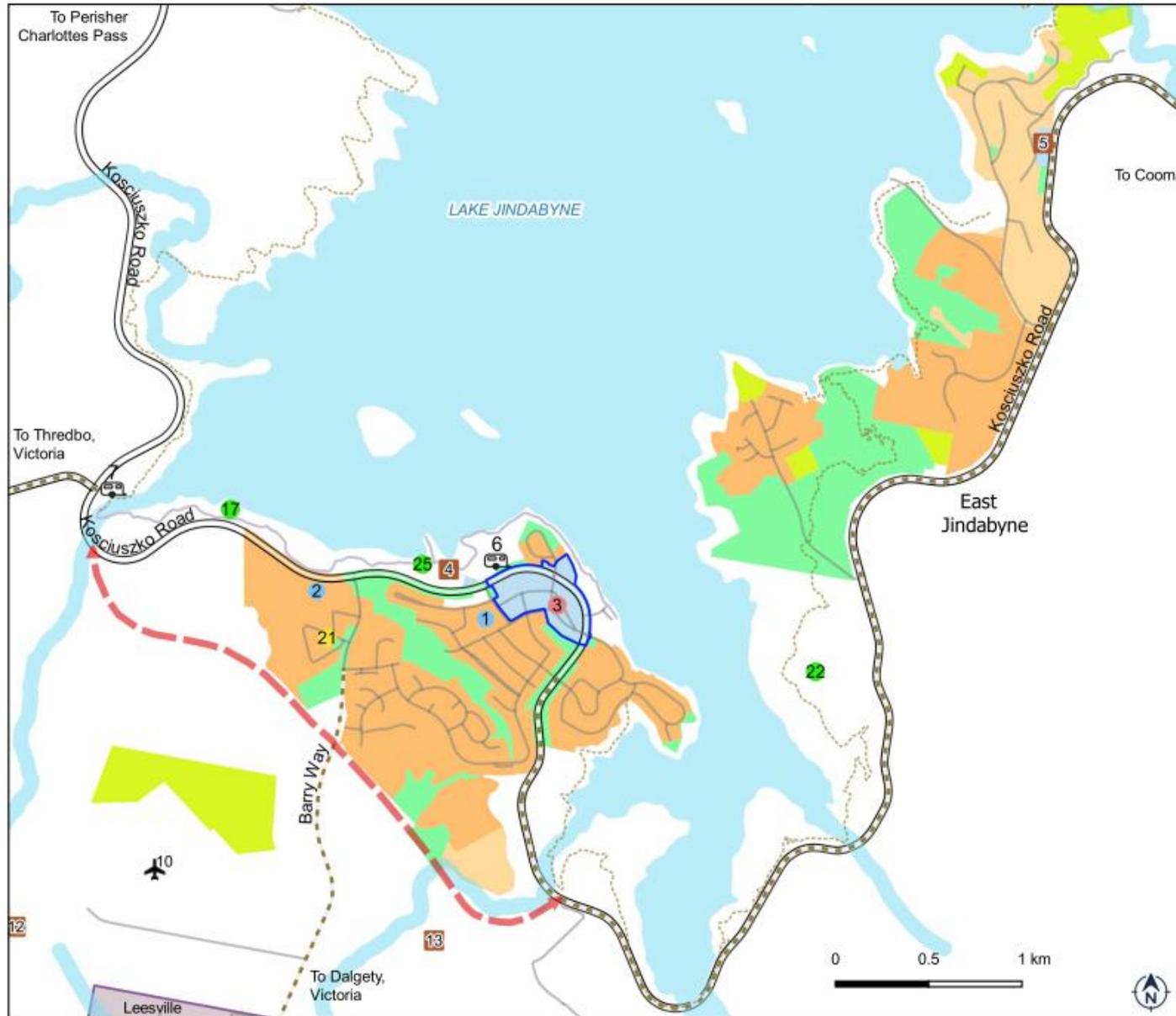


- TownCentre
- Leesville Industrial Precinct
- Existing Industrial
- Existing Residential
- Parks and Recreational Spaces
- Local Use
- Existing Rural Residential
- Existing Environmental Mgt
- State Forest
- NPWS Parks Reserves
- Agritourism Routes
- Riparian Creeks 40m Buffer
- ✈ Airfield
- Tourism Centre
- Activity
- Food & Beverage
- Alternative Route Option
- Recreational Trails
- Ski Tube

- 8 Station Resort
- 9 Lake Crackenback Resort
- 10 Jindabyne ALA
- 11 Bungarra
- 12 Alpine Adventist
- 13 Sport & Recreation
- 14 EcoCrackenback
- 15 Habitat Chalet
- 16 Thredbo Valley Horseriding
- 17 Sailing Club
- 18 Snowy Mountains Cookies
- 19 Wild Brumby Distillery
- 20 Crackenback Farm
- 22 Mill Creek Reserve
- 23 Trout Hatchery
- 24 Bungarra Bike Trails
- 25 Lake Foreshore
- 26 Ski Tube Terminal
- 27 Thredbo Valley Trail

Figure 22 – Jindabyne and Surrounds Spatial Map, showing key tourism and strategic assets in and around Jindabyne. Note: this area will undergo significant change in the next 20 years as part of the Snowy Mountains SAP

Jindabyne, East Jindabyne



- TownCentre
- Leesville Industrial Precinct
- Existing Industrial
- Existing Residential
- Parks and Recreational Spaces
- Local Use
- Existing Rural Residential
- Existing Environmental Mgt
- Agritourism Routes
- Riparian Creeks 40m Buffer
- ✈ Airfield
- Education
- Health
- Tourism Centre
- 🚐 Holiday Park
- Activity
- Food & Beverage
- Alternative Route Option

- 1 Jindabyne Central School
- 2 Snowy Mountains Grammar
- 3 Snowy River Health Centre
- 4 Rydges Resort
- 5 Snowy Valley Resort
- 6 Jindabyne Holiday Park
- 7 Discovery Park
- 10 Jindabyne ALA
- 12 Alpine Adventist
- 13 Sport & Recreation
- 17 Sailing Club
- 21 Jindabyne Brewery
- 22 Mill Creek Reserve
- 25 Lake Foreshore

0 0.5 1 km



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Figure 23 – Jindabyne, East Jindabyne and Tyrolean Village Spatial Map, showing key tourism and strategic assets in and around Jindabyne. Note: this area will undergo significant change in the next 20 years as part of the Snowy Mountains SAP

The Future Bombala

Key defining theme: Rural Industry Hub

Local Narrative

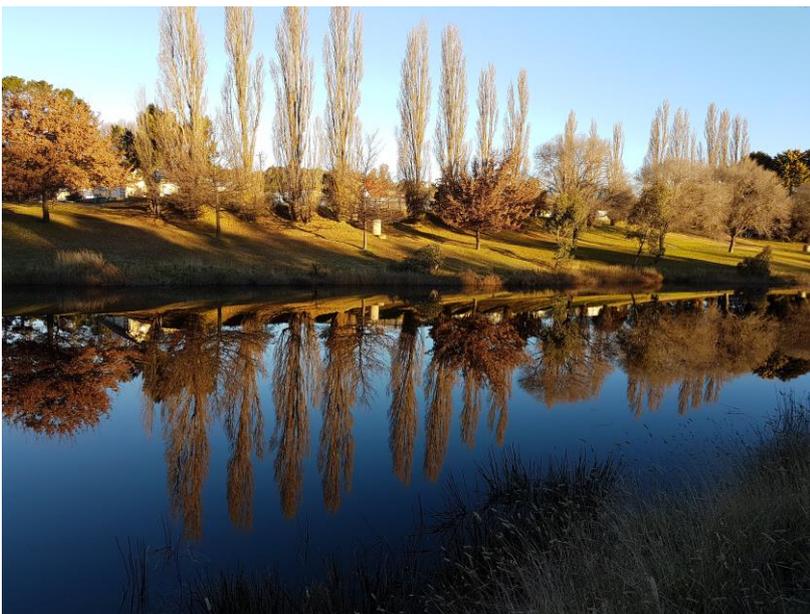
Bombala is a key regional centre which services the south east of the Snowy Monaro Region. Bombala is distinguished by its historical streetscape and its scenic rural landscape within which agriculture drives the local economy. Primary industries, including agriculture and forestry form the base of employment in Bombala and the surrounds.

In recent years, Bombala has experienced significant change including business closures impacting the atmosphere of the town. Maybe Street is the heart of the town and enhancing the amenity of Maybe Street is of significant importance to Bombala. Reducing heavy vehicle traffic through the centre of town and enhancing the heritage significance of the main street will reinforce the character which Bombala offers. Encouraging redevelopment or adaptive re-use of vacant buildings will also help improve the amenity of Maybe Street but also cater for future growth and offer flexibility to changing retail and commercial sectors.

Bombala is regarded as ‘Australia’s platypus country’ due to the high numbers of platypus found in the pristine rivers and creeks around Bombala. Bombala offers a unique opportunity to see platypus and as such this acts as a major tourist draw card to the region. The nationally renowned Platypus Reserve located approximately 4km south west of Bombala offers an unparalleled experience to see these national treasures.

Bombala has a rich agricultural history which is reflected in the significant heritage buildings in the centre of town. Unfortunately over the years many of these have fallen into disrepair contributing to an overall decline in amenity along Maybe Street. Encouraging the restoration of heritage buildings and promoting heritage sympathetic development through heritage conservation is key to invigorating Bombala’s main street. Integrating the significance of the river with the town centre presents a great opportunity for the future of Bombala as a great place to live work and visit.

Agriculture and forestry are significant industries for the whole Snowy Monaro Region and Bombala is really the engine room of both industries. Potential to capitalise on the employment that these industries offer has not been realised to date and this is due in part to a lack of strategic planning direction for such industry related investment. Expanding the industrial precincts in Bombala and investment in services is a high priority for shaping Bombala over the coming decades.



Image, Bombala River, courtesy of Jane Redmond

Objectives

MAINTAIN

- Bombala's role as a service centre for the south east of the Snowy Monaro region. Bombala offers vital and essential services to the south east of the LGA and to remote villages in the north east of Victoria.
- Bombala's picturesque rural landscape surrounds by controlling visually intrusive developments.

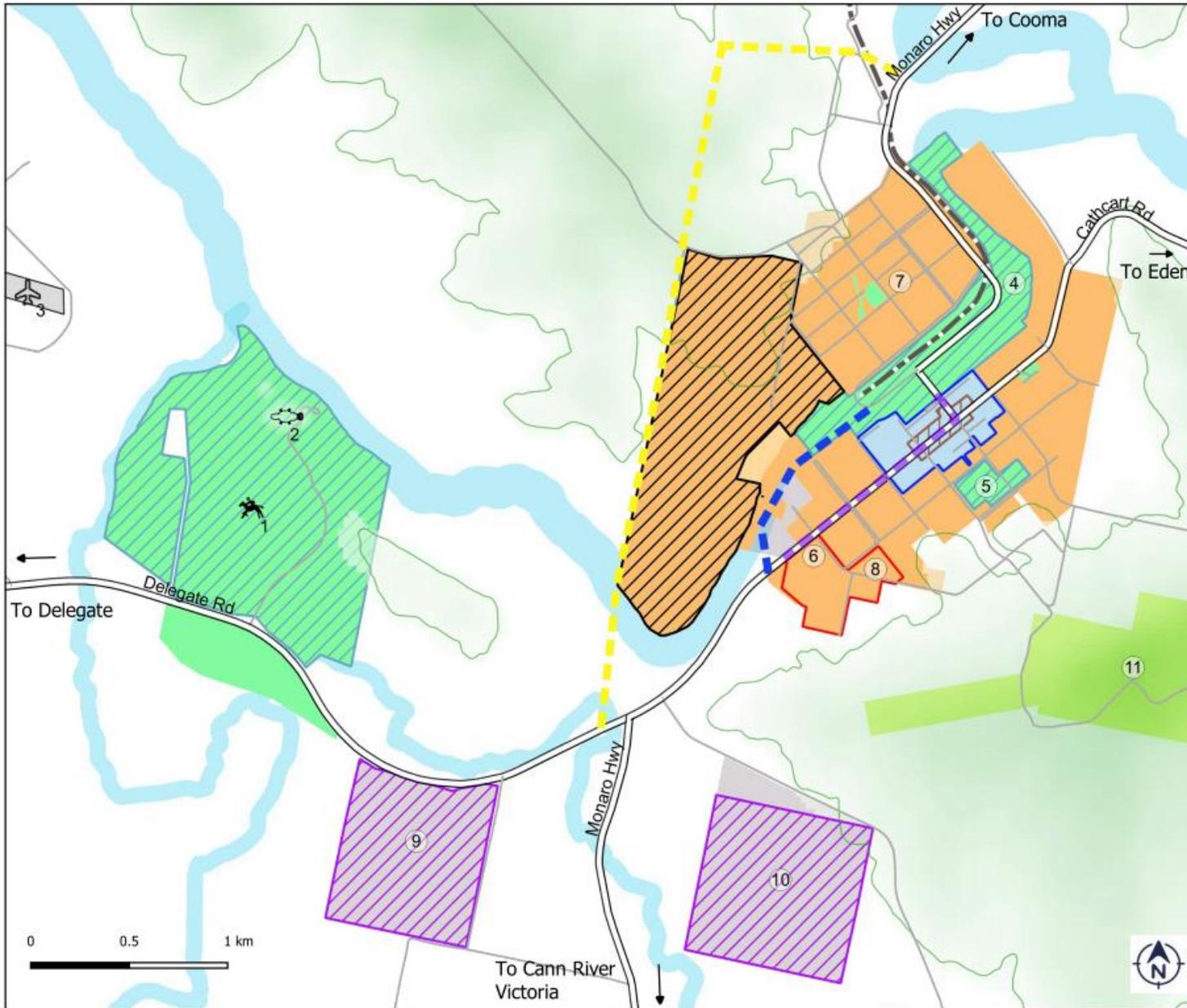
ENHANCE

- Enhance the heritage character of Bombala. Encourage the restoration and re-use of heritage buildings through appropriate planning controls.
- Build on the viable primary industries located in and around Bombala. Work with government agencies and the private sector to encourage the growth of the forestry and timber industry. Provide appropriate land use controls to promote agricultural production and enterprise.
- The connections between the River and Maybe Street.
- Promote the tourism products as part of an all year regional tourism offering.

Bombala Specific Actions

- 1.2 Council will review development controls for Bombala and Delegate with regards to streetscape amenity, built form, heritage significance, and visual amenity.
- 1.6 Council will implement a Heritage Conservation Area (HCA) over Maybe Street in line with Heritage Study.
- 8.10 - Council will complete final stage of Stronger Communities Fund project, Therry St Pocket Park.
- 10.4 Investigate and support the re-use of the Bombala Rail Way Line as the Monaro Rail Trail (biking) and/or support reinstatement of rail if viable.
- 10.7 Council will investigate heavy vehicle alternative route options for Bombala.
- 10.9 Council will upgrade amenity of Maybe Street.
- 11.2 Implement flood planning controls based on flood risk management plans for Bombala.

Figure 24 – Bombala Structure Plan



- Investigation Areas**
- Industrial
 - Residential
 - Heritage Precinct
 - Recreational Precincts
- Heavy Vehicle Investigation Routes**
- Option 1
 - Option 2
 - Option 5
- Other Features**
- Town Centre
 - Health & Education Precinct
 - Existing Industrial
 - Existing Residential
 - Parks and Recreational Spaces
 - Existing Rural Residential
 - Railway
- Elevation >750m**
- 750
 - 850
 - 950
- Other Features**
- Riparian River Creek Buffer
 - State/Regional Road
 - Local Road
- Numbered Locations**
- 1 Bombala Racecourse
 - 2 Platypus Sanctuary
 - 3 Airfield
 - 4 River and Rail Recreational Prec
 - 5 Recreational Precinct
 - 6 Primary and High School
 - 7 Primary School
 - 8 Hospital and Medical Centre
 - 9 Timber Processing Precinct
 - 10 Rosemeath Industrial Precinct Future Expansion Area
 - 11 Endeavour Reserve

The Future Berridale

Key defining theme: A base for regional agri-tourism

Local Narrative

'The Heart of the Snowies' Berridale is a town of 1,197 people (ABS, 2016) located approximately half way between Jindabyne and Cooma offering access to the services of both towns within a short commute. In recent years as property prices in Jindabyne have rapidly increased the population in Berridale has surged in part due to its more affordable housing model.

Over the past decade Berridale has grown from a rural village into a regional town. As Berridale continues to grow, it is anticipated that the population will require the retail, health, education and community services of a regional town.

Berridale's poplars are a prominent feature lining the highway through town. Berridale is characterised by attractive residential streetscapes and disjointed commercial development centred on highway services. In more residential areas consistent street setbacks, established street trees, a variety of architectural types and a mix of densities add to Berridale's character. Berridale is of a size that is easily walkable and existing trails and open spaces are well connected.

While Berridale has grown in a reasonably structured manner, ensuring a clearer delineation between land uses will avoid land use conflict and encourage investment in the future. This may include the transition from a village zone to more specific zoning based on the land uses that the community seek to promote in certain areas.

Ribbon development to a certain extent has begun to occur along Jindabyne Road in Berridale creating disjointed commercial

development. This is likely to become an increasing concern into the future if not addressed by planning and land use controls. It would be worthwhile to use land use zones to define a clear commercial precinct as Berridale's Town Centre to avoid unplanned ribbon development occurring in the future.

Berridale is surrounded by agricultural land which contributes significantly to the region's productivity predominantly based on relatively high soil fertility. Berridale receives a high number of tourists travelling through on an annual basis accessing various tourist destinations throughout the region. There is potential to combine these two industries particularly coupled with a Berridale – Dalgety –Jindabyne tourist drive loop which could promote value-add agricultural production.

Objectives

MAINTAIN

- Berridale's leafy residential streets, mix of housing types and styles.
- Protect surrounding higher quality agricultural land.

ENHANCE

- Existing commercial area on highway with beautification and landscaping.
- Trails and open spaces to improve connectivity between the existing commercial precinct and the rest of the town.
- Protect and enhance cultural and built heritage.

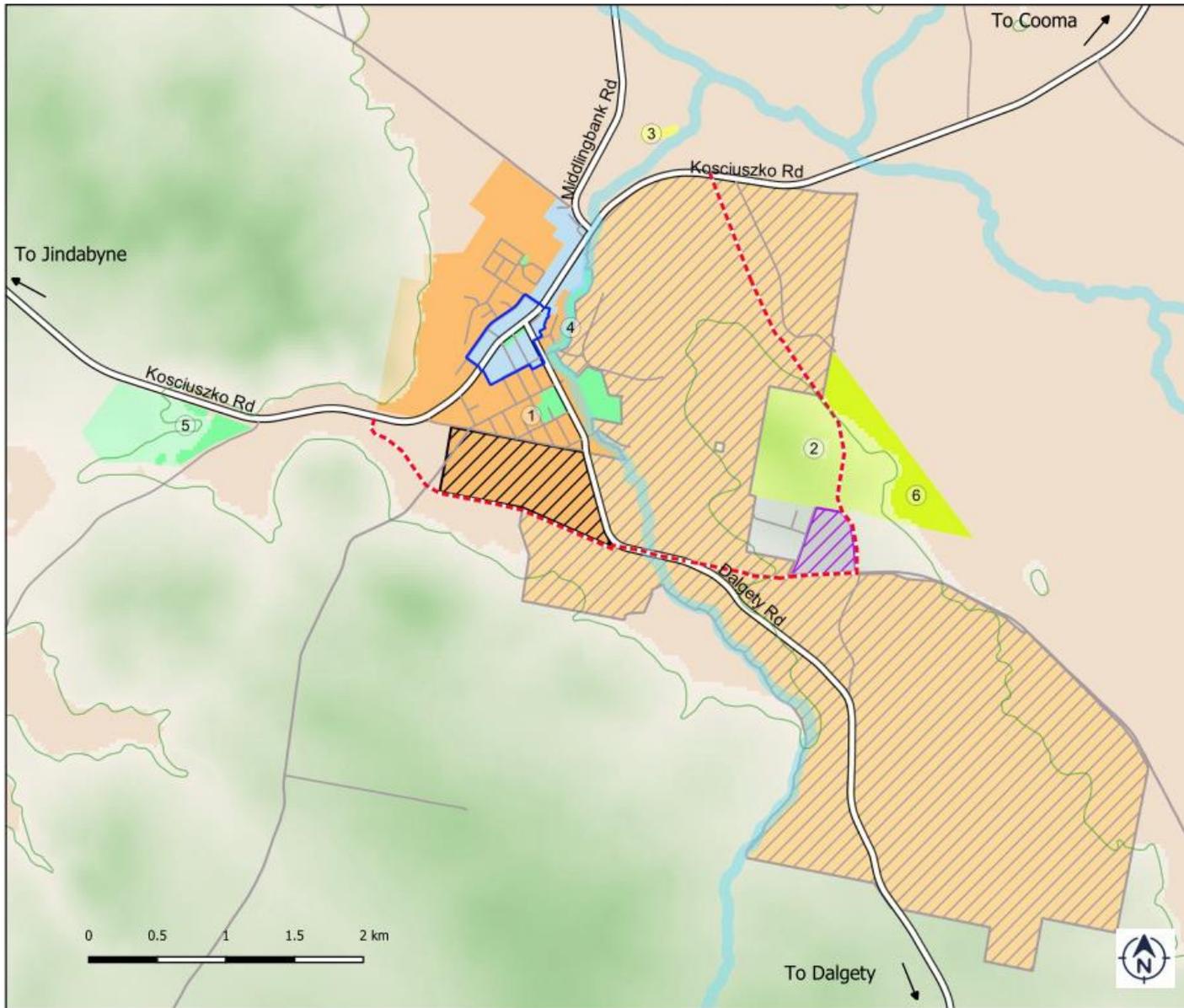
CHANGE

- Reinforce Berridale's growth towards an established regional town by considering a more structured approach to zoning of Berridale, especially around a commercial core.
- Future growth of Berridale as an affordable alternative to Jindabyne in terms of short-term accommodation and residential housing.
- Reduce R5 zone to a more suitable area with an appropriate minimum lot size.
- Infill development must be sympathetic to heritage significance of much of Jindabyne Road and adjacent heritage items.
- Planning controls should encourage flexible agri-tourism type uses. This may involve a change to the standard instrument Local Environmental Plan to allow for more tourist related uses.

Berridale Specific Actions

- 6.8 Council will investigate options for Berridale highway services centre road reserve to improve amenity and aesthetics in the Settlements Strategy.
- 8.6 Council will review zone structure for Berridale town and surrounding growth possibilities.
- 10.7 Investigate heavy vehicle alternative route options for Berridale.
- 11.2 Implement flood planning controls based on flood risk management plans for Berridale.
- 12.3 Council will evaluate infrastructure needs for growing communities such as Berridale and work with the NSW Government to provide the required infrastructure for growing communities.
- 12.6 Council will work with electricity providers to investigate the most effective means of increasing system capacity in Berridale.
- 12.7 Council will investigate upgrade options for Berridale's sewerage treatment plant for anticipated growth levels.

Figure 25 - Berridale Structure Plan



Investigation Areas

- Industrial Investigation Area
- Town Expansion Investigation Area
- Rural Residential
- Heavy Vehicle Investigation Route

Existing Land Use

- Existing Industrial
- Existing Residential
- Parks and Recreational Spaces
- Mixed Use
- Infrastructure
- Existing Environmental Mgt
- Primary Production
- TownCentre

Elevation m ASL

- 900
- 1000
- 1200
- 900m
- Riparian Creeks 40m Buffer

Roads

- State and Regional Roads
- Local Roads

Landmarks

- ① Berridale Public School
- ② Gegerderick Cemetery
- ③ Wastewater Treatment Plant
- ④ Myack Creek Reserve
- ⑤ Coolamatong Golf Club
- ⑥ Travelling Stock Reserve

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The Future Michelago

Key defining theme: A sustainable rural lifestyle hub

Local Narrative

Michelago is a village located approximately 50km south of Canberra and 60km north of Cooma. Michelago is heavily influenced by Canberra with many residents choosing to live in Michelago for a rural lifestyle in close proximity to the services and employment in Canberra. High underlying land values and a strong demand for a rural residential product has resulted in development pressures.

Michelago has an active community who enjoy the rural village nature of Michelago and the scenic views which it offers. The Michelago community do not want to see development which will negatively impact their standard of living although many residents would like to see an increase in service provision within the village itself.

Michelago could develop into a small town of a few thousand people or it could stay as a small rural village of a few hundred people. There may be many opportunities which could occur from a growing Michelago, the rail line (if re-opened) could provide a sustainable link to Canberra and the opportunity to grow Michelago in a transit orientated manner with a variety of densities.

The South East and Tablelands Plan advises against growing villages in close proximity to Canberra due to the limited benefits it will have when compared with the significant costs involved. This is a serious concern which needs to be addressed. Development for the sake of development should be avoided and the long term legacy impacts of any development must be considered.

Michelago's character is centred on being a rural village surrounded by a picturesque rural landscape. However over the years the rural

production of this northern section of the region has dwindled. This fall in production value of the agricultural land has been attributed predominantly to the spread of weeds in particular African lovegrass across the area. Increasing the productivity of the agricultural land around Michelago is vital to maintaining its character; this can only be achieved through the removal of African lovegrass across the area or by implementing new and innovative agricultural practices.

Planning controls are limited in how they can eradicate a weed infestation but in many ways land use planning does play a significant role promoting sustainable lot sizes and viable industry types that can 'fight back'. To make lasting change a whole of Council approach with assistance from State and Commonwealth Governments is required. The strategic planning for the north of Snowy Monaro cannot ignore this issue though and setting weed management as a planning priority and utilising planning controls which allow for more sustainable management practices have to be core to a planning direction for the area.

Objectives

MAINTAIN

- Maintain the village character in the growing township.
- Protect the built and cultural heritage of Michelago.
- Protect trees and allow for deeper root planting through planning controls.
- Maintain large lot sizes within and close to the existing village.

ENHANCE

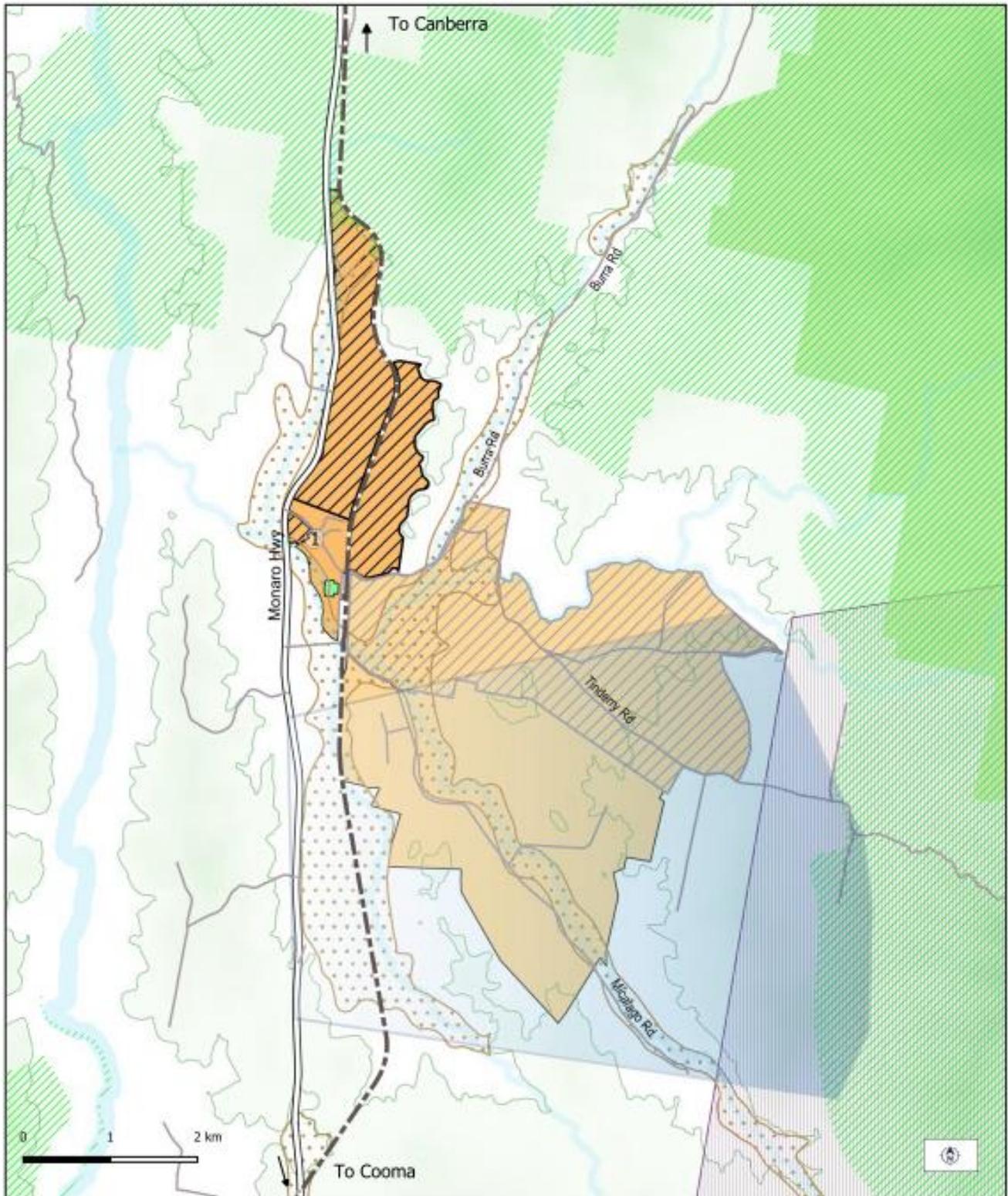
- Protect and enhance the scenic and rural nature of Michelago's landscape.
- Protect the surrounding rural landscape and scenic views to the 'Tinderry's'.
- Provide for zoning and planning controls that promote protection of the rural landscape.
- Protect ridgelines through appropriate use of land use planning.

CHANGE

- Create a sustainable, innovative and vibrant Michelago.
- Promote environmentally sustainable development through planning controls.
- Provide for flexibility in zoning controls that promotes additional service provision in Michelago.
- Encourage innovative industries to support Michelago's unique environment and progressive nature.
- Provide for recreation facilities and other community facilities that promote social cohesion and create a strong sense of community.
- Protect water quality through appropriate planning of the Michelago Creek and Murrumbidgee River.

Michelago Specific Actions

- 8.7 Council will develop a Structure Plan for Michelago to provide forward planning and strategic direction for its growth.
- 10.10 Council will incorporate an upgrade to the causeways at Ryrie Street and Tinderry road along with upgrades to Burra, Micalago and Tinderry Roads to be incorporated into a development contributions plan for Michelago.
- 11.2 Council will implement flood planning controls based on flood risk management plans for Michelago.
- 12.2 Council will undertake a water and wastewater options study for Michelago.



- | | | | | |
|----------------------------------|------------------------|-----------------------|------------------|------------------|
| Parks and Recreational Spaces | Investigation Areas | NPWS Parks Reserves | Roads | Elevation |
| Existing Rural Residential | Rural Residential | Landscape Vistas | Local Road | 770 |
| Existing Town | Town | Riparian Areas | State Road | 1113 |
| 1 Michelago Public School | Biodiversity Corridors | Soil Fertility | Railway Corridor | 1457 |
| | Koala POM | Moderately high | 770 m | 1800 |



The Village feel

Adaminaby

Image: Old Adaminaby, Courtesy of Laurie Owens

Character Statement

'Big Trout Country' is centred on Adaminaby a small town located in the Eucumbene subregion of the Snowy Monaro surrounded by core recreational infrastructure much of which is focused on fishing and related activities. Adaminaby is in close proximity of Eucumbene and Tantangara basins which are popular with fishers. Adaminaby services nearby tourist villages of Old Adaminaby and Anglers Reach along with the surrounding rural land.

The key employment sectors for Adaminaby are agriculture and tourism. The tourism in the area predominantly revolves around recreational activities such as fishing, bushwalking, water and in winter snow sports. Selwyn Snow Resort is the main snow sports facility in the area which is approximately 40 minutes from Adaminaby.

Adaminaby has a strong village structure with a clear residential area surrounding the local shops and a strip of open space fronting the highway allowing for a soft interface while also mitigating some traffic noise. The built form of Adaminaby is varied with many buildings built out of cheap lightweight materials creating a lacklustre urban form. Scenic Drive is located south of the highway disconnected from the rest of the town and provides for rural residential type living and some industrial operations, creating potential land use conflict.

Adaminaby could benefit from more formalised zoning and particularly a formalised industrial precinct to help mitigate potential future land use conflicts arising.

An industrial precinct in Adaminaby may also help the town capitalise on the opportunities from Snowy Hydro when they arise and potentially better connection to Canberra via Bobyeon Road. A sealed Bobeyan Road would likely offer an increased tourism opportunities generated by tourists visiting from Canberra.

Maintain enhance and change

- Maintain and protect viability of surrounding agricultural land.
- Enhance connections to Canberra and the surrounding region.
- Provide employment lands in well planned areas which minimise land use conflict to capitalise on Snowy 2.0 and other enterprises.
- Provide well planned and consistent rural residential areas which limit land use conflict and protect productive agricultural land and biodiversity values.

Old Adaminaby & Anglers Reach

Character Statement

Old Adaminaby was partially flooded by the creation of Lake Eucumbene however part of the town remained above the water line making it the historic centre of the subregion. While Adaminaby was moved to higher ground prior to the Eucumbene River being dammed the remnants of the old town remained on the foreshore of the lake. Old Adaminaby has since evolved into a popular tourist location particularly for recreational fishing with tourist operations and tourist and visitor accommodation. Old Adaminaby contains a number of items of historical significance including Denison Cottage, Adaminaby Methodist Church and the Old Adaminaby Caravan Park. Old Adaminaby is serviced by Adaminaby which is approximately 9km away.

Similar to Old Adaminaby, Anglers Reach is also a tourist village on the banks of Lake Eucumbene. Anglers Reach offers tourist and visitor accommodation for recreational activities including fishing and also offers a winter accommodation option for those frequenting Mt Selwyn Snow Resort. Anglers Reach is serviced by Adaminaby which is approximately 13km away.

Objectives

Maintain and enhance

- Maintain the unique and scenic nature of these villages.
- Enhance tourism opportunities and enterprises all year round.

Bibbenluke

Character Statement

Bibbenluke is a small village to the north of Bombala and has a population of approximately 87 people (ABS, 2016). While the village is located on the Bombala River, the village centre is located away from the river with a couple of private land holdings surrounding the river corridor. The village does not have reticulated services nor does it have any retail services within the village.

Bibbenluke has a rural village feel with large lots and roads with no curb and gutter. There are some community facilities in Bibbenluke including a community hall, fire shed and public school, although low enrolments has led to the decline of education services. The predominant industry surrounding the village is agriculture based. Bibbenluke is predominantly serviced by Bombala with Cooma, Bega and Canberra providing higher order services.

Objectives

- Maintain the surrounding rural landscape and agricultural productivity of the rural lands around Bibbenluke.
- Maintain and restore items of heritage significance in and around the village of Bibbenluke.

Bredbo

Character Statement

Bredbo is a village located on the Monaro Highway between Cooma and Michelago. Bredbo is nestled in the rural landscape on the banks of the Bredbo and Murrumbidgee River. Bredbo is characterised as the 'Village of the Poplar' due to a number of the trees being located in and around the village. The poplars line the Monaro Highway on entrance to the village forming an important gateway.

Bredbo has a clear grid road layout with the railway and highway located to the east of the village and the residential parts mostly nestled to the west between the transport corridor and the Murrumbidgee River. Bredbo's commercial and retail activity is focused on the Monaro Highway between vacant and residential allotments. The village zoning provides an organic nature to the village allowing flexibility as it grows.

The rivers are a significant asset to the village however the village structure currently does not allow for them to be fully utilised by residents and visitors alike. The development of a river walk would be a significant attractor to new residents.

Bredbo's surrounding agricultural land has been significantly impacted by the spread of African Lovegrass leading to a reduction in the areas agricultural productivity and landscape amenity.

Another consideration for Bredbo is the impact of the railway line (should it become operational again). This could stimulate great demand for growth particularly if commuter rail services are provided to Canberra giving an alternative to driving. Alternatively, a rail trail would also offer many tourism opportunities with the likely need for accommodation options in Bredbo to service passing visitors. Land use controls could be utilised for commercial operations between the railway and the Monaro Highway to link the village to the trail.

Objectives

Maintain and enhance

- Maintain the clear structure of Bredbo's road layout. Retain the core residential area to the west of the highway.
- Enhance the recreational and amenity values of Bredbo through public realm improvements around the river and along the highway.
- Restore agricultural productivity of surrounding rural land by combatting invasive weeds.

Cathcart

Character Statement

Cathcart is a small village approximately 16km north of Bombala. The village has a rich forestry and agricultural history and is serviced by the township of Bombala. Cathcart has a number of items of historic significance which contribute strongly to the village's character. The rural landscape along with dense surrounding vegetation creates a picturesque setting. Maintaining the heritage and agricultural connections of the village are vital to it maintaining its rural village character. Cathcart is approximately 1 hour from drive from Merimbula via Mount Darragh Road. Merimbula offers higher level services and recreational activities.

At its peak Cathcart boasted three hotels, three churches, sporting facilities, a racecourse/showground, saleyards, post office, school and police station. The village grew significantly from its establishment in 1857 to the early 20th century, the establishment of a sawmill in 1865 and the growth of the dairy farm industry including a butter factory in 1895 saw the village grow to approximately 300 people.

From the mid-20th century Cathcart experienced significant decline and the village fell on hard times. Since then Cathcart has established itself as a quaint village with a

significant surrounding agricultural industry focused on sheep and cattle grazing. The village is dependent on Bombala for services and would benefit from further service and employment growth in Bombala.



Image from Bombala Shire Area Heritage Study 2018

Objectives

Maintain

- Protect items of heritage significance such as the Cathcart War Memorial Hall.
- Maintain surrounding rural landscape and productivity of surrounding rural industries.

Dalgety

Character Statement

Dalgety is a small village of approximately 205 People (ABS, 2016). Dalgety sits 15 minutes south of Berridale, 30 minute drive from Jindabyne and 40 minutes from Cooma. There is little commercial activity in Dalgety and as such it relies on these three centres for services.

Dalgety is a significant historical settlement on the banks of the iconic Snowy River. The village is surrounded by productive agricultural land which creates a picturesque rural landscape, popular with tourists. The village is characterised by its setting in a rural landscape and has the Snowy River at its focal point with many recreational facilities adjacent. The village possess a number of significant heritage items including the Dalgety Bridge and Buckley's Crossing Hotel

which have been well maintained over the years. The village has a typically rural feel with small country cottage type homes on large lots with substantial setbacks and roads without kerb and gutter.

Dalgety, similar to many other small regional villages has an ageing population; the median age in Dalgety is 53 years. This is an important planning consideration and the type of housing provision needs to be considered to enable the population to age in place. Ageing populations similar to young demographics like a diverse housing market to choose from and smaller housing closer to services becomes more attractive as less maintenance is required.



Image, Snowy River crossing Dalgety, courtesy of Jillian Graham

Objectives

Maintain and Enhance

- Maintain the surrounding picturesque rural landscape and enhance agricultural productivity by increasing value-add opportunities from tourism.
- Encourage agricultural enterprises particularly relating to agri-tourism.
- Protect and restore heritage values and significant heritage items.

Delegate

Character Statement

Delegate is a scenic and historic town close to the New South Wales and Victoria border approximately 30 km south-west of Bombala. The town is located on the Delegate River which has always provided a vital resource to the town, never running dry. Delegate has a significant story and this is reflected in the heritage buildings which creates a vibrant and picturesque community feel.

The population of Delegate is approximately 351 people (ABS, 2016) making it the second largest settlement in the former Bombala Shire Council area. The township of Delegate is serviced by reticulated water and wastewater and also provides a number of social and commercial services to the surrounding rural lands and villages including a number in north east Victoria. This makes Delegate a significant service hub for a number of rural and remote communities.

Delegate is the only settlement located on the historic Bundian Way route, the oldest still active track dating back tens of thousands of years (Tan, 2015). The track is 265 km long and connects Targangal Australia's highest peak to Bilgalera (Fisheries Beach) in Tullemullerer (Twofold Bay) on the South Coast of NSW (Eden Aboriginal Land Council, 2019). Predating the Silk Road, the Bundian Way dates back more than 40,000 years (Tan, 2015).

While Delegate has a great history and

passionate community, unfortunately the town is experiencing a number of challenges. Approximately 40% of households in Delegate are classed as 'low income households'. The population of Delegate is ageing with the median age 58 and in the surrounding rural locality the median age is 61. This ageing population makes health services and transport vital to the Delegate community. Delegate does have a multipurpose health facility, further health services will be needed to help meet these challenges into the future.

Delegate is characterised by its rural surrounds and river setting. The town has pleasant streetscapes with a variety of established street trees. There are a number of significant heritage buildings with consistent setbacks in the centre of town and newer dwellings on the streets further back with larger land sizes and setbacks.

Community consultation held in Delegate indicated that public and community transport along with health services are of utmost importance to the community which as it ages has potential to become significantly isolated. Concerns were also raised regarding the encroachment of plantation forests into significant agricultural lands noting both industries are large employers in the area.

Delegate is a very scenic town surrounded by multiple national parks making it an attractive location for tourism and 'tree changers'. In the era of the 'grey nomads' tourism is a significant opportunity for Delegate and capitalising on its proximity to surrounding

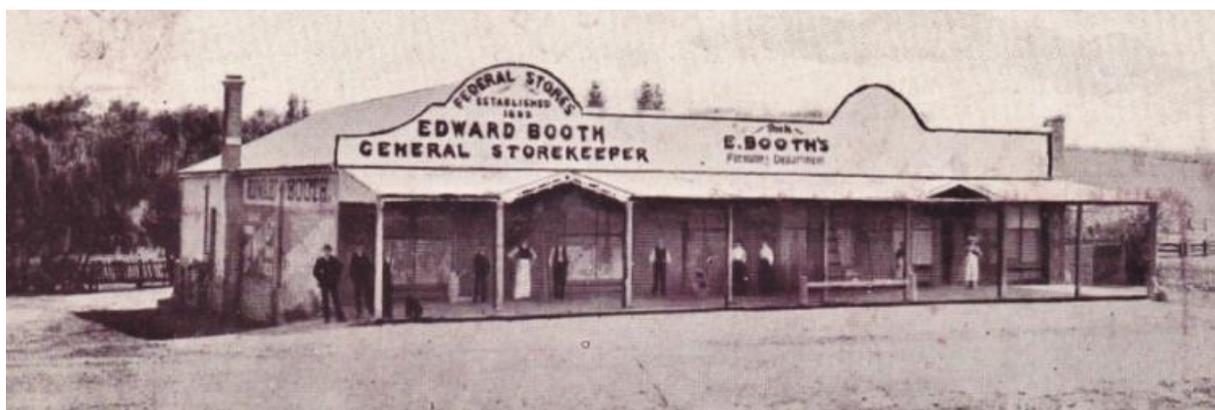


Image from Delegate Main Street Heritage Study

popular tourist destinations such as national parks is an important consideration.

Heritage

Delegate has a number of historically significant buildings, the village was established in the 1820's and grew into a significant farming community. The Bombala Shire Heritage Study recommended the creation of a heritage conservation area over the main street of Delegate to preserve the heritage significance of the village. Heritage conservation areas provide controls for new buildings to be in-keeping with current streetscape and to not detract from the heritage significance of the area.

The inclusion of a HCA along the main street along with the listing of a number of locally significant heritage items will help safeguard Delegate's heritage into the future. These controls will help encourage restoration and sympathetic designs to keep the historical character. This potentially also opens up potential grant funding sources which previously have not been obtainable for many of these properties and encourage investment in Delegate.

Objectives

Maintain and Enhance

- Maintain and enhance items of heritage significance through encouraging restoration, sympathetic development and adaptive re-use of heritage items.
- Enhance our understanding of the significance of the Delegate area to the first Australians and help work with local indigenous communities to restore the Bundian Way.
- Maintain the surrounding rural landscape and rural character of Delegate.

Nimmitabel

Character Statement



Image: Nimmitabel Mill, courtesy of Vickie Pollard

Nimmitabel is a village between Cooma and Bombala with a small but well established community and a rich history. Nimmitabel is a very historic town with many heritage items still intact and well maintained.

Nimmitabel has both a reticulated water supply and sewerage system. Its water supply has been hampered in the past by low rains and hot conditions, but the construction of the Pigring Creek Dam south of the town has alleviated many of the water supply issues for the town. The village and surrounds in 2016 had a population of 318 people and a total of 190 dwellings.

Nimmitabel has a rural village feel provided by its rural landscape surrounds, properties on large lots, large setbacks from street and neighbouring dwellings. The heritage nature of Nimmitabel is significant offering a large cluster of significant heritage in the centre of the village.

A strategic asset of Nimmitabel is its location for convenient access to both the Bombala region and the Far South Coast, being accessible via the Monaro and the Snowy Mountains Highways. It is also located on the Far South Coast route from Canberra/Queanbeyan and as such can capitalise on passing tourist trade, particularly in the summer months. Although some services are available within Nimmitabel, Cooma provides higher order services within a short commute.

Objectives

Maintain and enhance

- Maximise the amenity of the village, and an emphasis on the preservation of heritage buildings and a heritage theme, particularly along the main street.
- Protect the surrounding rural landscape from visually intrusive development.
- Encourage agricultural enterprises on strategically important agricultural land which surrounds the village.

Numeralla

Character Statement

Numeralla village and surrounds has a relatively small population and no specific commercial or retail uses. There is a strong close knit community present and the surrounds to the village offer some outstanding vistas and a thoroughly 'bushy' feel. The presence of the Numeralla River alongside the village contributes to a sense of 'place' and village identity. Many residents of Numeralla work in Cooma and rely on it closely for business and services. As such there is a close relationship between the two settlements, such that in a general sense what is good for Cooma would typically be good for Numeralla. The village lies on a regional road between Cooma and Braidwood.

Numeralla is surrounded by a distinct and well vegetated rural landscape which is home to a significant Koala population. The natural landscape surrounding Numeralla is high in biodiversity values. Numeralla is characterised by its rural and remote feel, created by surrounding vegetation and large lots. Numeralla focuses on its connections to the Numeralla and Big Badja River which creates a valley type landscape.

Objectives

- Protect and preserve the rural landscape and biodiversity values they hold.
- Maintain the village character through maintaining surrounding vegetation and large residential allotments with rural style setbacks.
- Protect surrounding environmental and biodiversity values including a significant Koala population.

Kalkite

Kalkite is a unique village located on the northern banks of Lake Jindabyne. It is a small and quiet village located less than 10 minute from Kosciuszko road and approximately 20 minute drive to Jindabyne town centre, the closest service centre. Kalkite has no specific retail or commercial uses relying heavily on Jindabyne for services.

Kalkite is focused on connectivity to the lake which also forms its focal point with Taylors Creek Arm of the lake forming an inlet in the centre of the village. A lack of fences enhances the streetscape and reticulated services allow for smaller urban scale allotments.

Extensions of trails and recreational facilities connecting Jindabyne and Kalkite could increase tourism and potentially support some small scale retail or commercial activity to support mountain biking or bush walking. Better utilisation of the lake particularly in summer months could also be explored to increase tourism in the area.

Objectives

- Maintain Kalkite's quiet and relaxed rural lifestyle and atmosphere.
- Enhance connections to Lake Jindabyne and enhance recreational activities and infrastructure.
- Provide recreational connections to encourage all year round tourism in the region.

The Village Feel Actions

- 1.2 Council will review development controls for Bombala and Delegate with regards to streetscape amenity, built form, heritage significance, and visual amenity.
- 1.5 Council will work with Eden Aboriginal Land Council and Delegate Progress Association to progress the Bundian Way project.
- 1.7 Council will implement a HCA over the main street of Delegate to maintain the heritage character of the town.
- 1.8 Council will review heritage controls in Nimmitabel to ensure they promote coherent development sympathetic to the heritage significance. Also encourage the restoration and adaptive re-use of heritage items.
- 8.3 Council will prepare a Settlements Strategy that provides planning direction for the unique towns and villages of the region utilising the planning priorities and objectives identified in this document.
- 8.9 Council will prepare site specific development control plan chapters to enhance and maintain the unique character of the Snowy Monaro Villages.
- 12.8 Council will investigate potable water options for Old Adaminaby.

Rural Lands





Rural Lands

Snowy Monaro Regional Council recognises the value of agriculture for growing food and fibre for domestic and international markets. Agriculture, Forestry and Fishing is a significant industry sector, employing 12.4% of the population and contributing \$300million (.idCommunity, 2020) to the local economy. Council is concerned about the potential loss or impaired use of agricultural land as the industry is an important contributor to Snowy Monaro region's economy and communities.

It is acknowledged that rural lands not only support the creation of food and fibre but also provides for recreation, cultural values, spiritual links, scenery and biodiversity.

The majority of land throughout the region is rural land; it brings employment and stimulates the economy. It is also critical in preserving the unique environment and landscape that the region is renowned for. As a result it is important for Council to get rural land use planning right. There are a number of different issues with the planning controls as they currently stand. The preparation of a Rural Land Use Strategy and eventually a new Local Environmental Plan necessitated by the Council merger present an opportunity to re-evaluate approaches to rural land use throughout the region. Some key issues revolve around an appropriate minimum lot size, what is primary production farming land, lot averaging provisions and preserving the rural landscape.

Areas which are most suitable for agricultural production must be identified and protected as the important production lands they are.

South East and Tablelands Regional Plan Direction 8 is to protect important agricultural land. The Regional Plan states (NSW Government - Department of Planning and Environment, 2017);

“Important agricultural land will be mapped to guide planning decisions, local environmental plans and infrastructure investment, and to provide information on important agricultural industries and resources. They may include biophysical attributes and socio-economic data.”

Significant threats to agricultural production in the Snowy Monaro Region include climate change, weeds and pest animals. Climate change is leading to higher average temperatures and less consistent rainfall resulting in extreme drought events exacerbated by the Monaro rain shadow. Invasive weeds particularly the spread of African Lovegrass and Serrated Tussock has led to a reduction in productivity of agricultural land particularly in the north of the region. The continued spread of weeds is of significant concern and further action is required to protect agricultural supply and production. Pest animals are of increasing concern, many exist across the region including feral dogs, deer and horses which can lead to loss of livestock and significantly diminished yield. Better regional management practice are required to address this issue.

The NSW Government Department of Primary Industry is currently undertaking agricultural lands mapping for the region with the intent of identifying the most productive agricultural

land (Department of Primary Industries, 2017). This will be a useful tool for Council to protect prime agricultural land through planning controls such as zoning and minimum lot size.

Figure 27 Significant role the South East Region plays in State agricultural production



(NSW Government - Department of Planning and Environment, 2017)

Murrumbidgee Mountains is the area located north of the Murrumbidgee River. This area possesses a number of sub landscapes while providing relatively high biodiversity values. The area hugs the ACT border and has many areas of high biodiversity values and corridors connecting to and from the Namadgi National Park. The north of the area is home to the rural residential community of Smiths Road which is only accessible from within the ACT. Smiths Road is mostly located on a cleared plateau between the Murrumbidgee River and the Namadgi National Park. The northern part of Smiths Road is currently in keeping with an environmental living type character. Land zoning and minimum lot size could be amended to reflect this taking into account biodiversity values, bushfire risk, access and ground water vulnerability. Council will

continue to work with the ACT Government to improve access to the Smiths Road area.

The area south of the Smiths Road community is steep and densely vegetated with high environmental values. Further south is the rural locality of Shannons Flat which holds some peri-agricultural land sparsely located between more densely vegetated areas.

Following the Murrumbidgee River northwest you head into the picturesque Yaouk Valley which provides a significant scenic landscape amongst some productive agricultural land.

The **Canberra Corridor** area possesses a picturesque rural valley landscape with large mountain ranges framing the views. The land also provides convenient access to Canberra via the Monaro Highway, this has led to higher land values from people seeking a rural lifestyle in close proximity to Canberra. At the same time the agricultural industry in this area has been decimated by weeds including African Lovegrass which has impacted the productivity of the area. Proximity to Canberra and Canberra Airport may be attractive to new agricultural production in the area such as intensive horticulture. This will need to be sympathetic to the landscape and located in areas of lower scenic value.

Eastern Valleys is an area wedged between the high biodiversity values of the Tinderry Mountain Range and the escarpment to the

South Coast. The northern end of this area falls with Canberra's drinking water catchment which does impose constraints to development. The area offers relatively productive agricultural lands with reasonable soil quality and higher rainfalls than most of the Snowy Monaro. The area includes the rural localities of Anembo, Peak View and Kybean and is relatively isolated with limited connections to major highways. The area should be reinforced as an important primary production section of the region and connections should be enhanced to encourage agricultural enterprises.

Jindabyne's rural landscape is an elevated, undulating patchwork of Tablelands Snow Gum Grassy Woodland and natural temperate grasses interspersed with cleared land sown to pasture. Due to the physical constraints of the area, including climate, soil quality and topography much of the land is not suitable for cultivation and therefore the grazing of livestock dominates the rural land use. The majority of properties do not exceed and 250 hectares. Land suitable for agriculture is limited by significant biodiversity values with the area surrounded by Kosciusko National Park on three sides.

Given the primary economic driver within this area is tourism and the shifting nature of agriculture, such as diminishing farm sizes and the motivation of owning rural land, it is considered that agri-tourism and agricultural diversification is to be encouraged.

The **Eucumbene** subregion is characterised by rolling undulating hills in the main and is rugged and hilly in the north and west of this area. Much of the Adaminaby/Eucumbene area have been previously cleared for agricultural production and now generally supports the grazing of livestock. Scattered vegetation is limited to ridgelines and steeper land. The Murrumbidgee River is an important feature of the rural landscape with adjacent river flats supporting some areas of higher

value irrigated crops. Property sizes generally exceed 400 hectares in size.

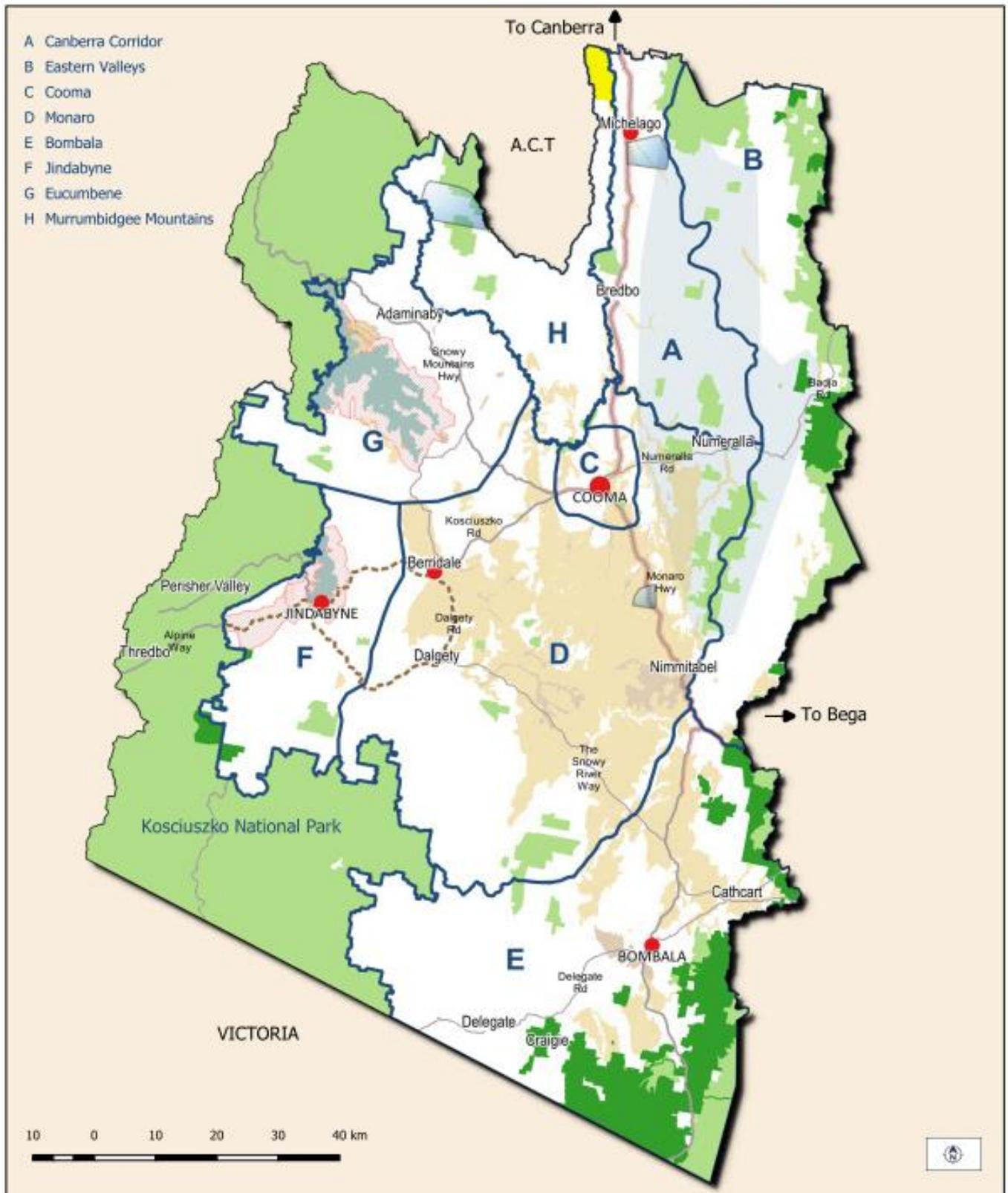
A 5km radius surrounding Adaminaby is currently zoned R5 under the Snowy River Local Environmental Plan. There is an opportunity to review this arrangement to protect productive agricultural land and biodiversity values while limiting land use conflicts.

The **Monaro** is a naturally treeless plain dominated by natural temperate grasslands at an altitude of 1000m. This area is dominated by sheep grazing, largely fine wool merinos and cross bred lambs as well as cattle grazing. The rolling hills of the Monaro supports commercial wool production via the grazing of sheep but also supports notable studs, providing genetics to the rest of Australia. Some areas are able to support cropping, although these areas are located along river and creek flats, where better quality soils are concentrated.

The **Bombala** area is located on the eastern fall with elevations within this area extending from 600m down to 100m. This area receives more rainfall than other areas in the local government area, owing to the coastal influence. Bombala's principle industries are grazing and forestry. Forestry is significant within the local economy providing \$36 million in output and occupying about 33,000 hectares, with grazing occupying the balance (Forestry Corporation, 2015). Property sizes vary in the area, those closer to Bombala are up to 100 hectares, while those beyond increase to more than 400 hectares particularly to the south.

Council is focussed on preventing the fragmentation of good quality agricultural land by reviewing the minimum lot size and to managing land use conflicts within this area (NSW Department of Primary Industries, 2015).

Figure 28 – Structure Map of Rural land Use Characteristics and sub-regions, Snowy Monaro Region



- A Canberra Corridor
- B Eastern Valleys
- C Cooma
- D Monaro
- E Bombala
- F Jindabyne
- G Eucumbene
- H Murrumbidgee Mountains

Strategic Centres	State Forest	Scenic Protection Areas	Soil Fertility
Burra Rural Residential Area	NPWS Parks Reserves	Landscape Vistas	High
Rural Residential Investigation Area	Koala POM	AgriTourismRoutes	Moderately high

Objectives

Snowy Monaro Regional Council objectives for agriculture are consistent with the South East and Tablelands Regional Plan. Council has set out the following objectives and will implement the below actions to increase local investment, provide certainty for existing and future agricultural use, protect agricultural resources and promote growth and diversity in the industry:

- Identify and protect agricultural lands best suited to support a diverse range of agricultural commodities and production systems.
- Maintaining a critical mass of industries through the retention of agricultural land and continued access to the agricultural supply chain: specific services, infrastructure, processing facilities and markets.
- Encourage diversification and value-adding in agriculture by recognising the diversity of modern agricultural enterprises and facilitate their growth through a new consolidated Snowy Monaro LEP.
- Infrastructure is provided and maintained - efficient transport, energy and water infrastructure identified and provided to critical and strategic rural enterprises.
- Avoid fragmentation of agricultural land and other pressures of urban growth by setting appropriate lot sizes in agricultural areas consistent with the economics of local and regional production systems.
- Avoid land use Conflict and provide for compatible rural uses in defined areas through planning instruments; prevent the location of incompatible land uses in and adjacent to agricultural production areas and where necessary require buffers between incompatible land uses.
- Social and ancillary services for agriculture are identified and provided in compact, self-contained rural towns and villages within clearly defined urban boundaries.
- Ecosystem services, biodiversity corridors and rural amenity provided by agricultural land are protected from incompatible land uses.

Rural Lands Actions

- 2.1 Council will identify significant landscape areas as scenic protection areas in the LEP and DCP.
- 2.3 Council will implement planning controls that influence the form and scale of permissible development in rural areas.
- 3.1 Council will review the Rural Lands Analysis and Biodiversity Study to inform zoning and additional local provisions in preparation of LEP.
- 5.1 Council will prepare a detailed Rural Land Use Strategy.
- 5.2 Council will prepare a consolidated LEP which prevents the fragmentation of agricultural and resource lands, but facilitates rural related development and value-add agriculture.
- 5.3 Council will investigate agri-tourism opportunities around the corridor identified in Figure 28 above and recommend land uses that maximise innovation and diversification potential in local farming.
- 5.4 Council will investigate potential intensive agricultural precincts and planning controls to facilitate productive developments.
- 5.5 Council will advise intending purchasers of rural land about the priorities for agriculture through Section 10.7 Planning Certificates.
- 5.7 Council will implement planning controls which limit potential land use conflict between rural residential areas and primary production lands.

Implementation, Monitoring and Review

Timeframes	
Immediate	0-1 years following the adoption of the LSPS
Short	1-5 years following the adoption of the LSPS
Medium	5-10 years following the adoption of the LSPS
Long	10-20 years following the adoption of the LSPS
Ongoing	Action required when item arises

A Sustainable Environment with a Vibrant Connection to Heritage and Culture							Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Delivery Program	DCP	LEP	CP (s7.11)	Strategy	Other	
Planning Priority 1 - Protect and enhance the cultural and built heritage of the Snowy Monaro											
1.1	Council will undertake an Aboriginal Heritage Study for the region in consultation with the Ngarigo Community and Local Aboriginal Land Councils and implement the actions of this Study.	Medium	SMRC & NSW Heritage Council	No	2.1.2				✓		
1.2	Council will review development controls for Bombala and Delegate with regards to streetscape amenity, built form, heritage significance, and visual amenity.	Short/ Medium	SMRC & NSW Heritage Council	Yes	6.2.3				✓		

A Sustainable Environment with a Vibrant Connection to Heritage and Culture						Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Delivery Program	DCP	LEP	CP (s7.11)	Strategy	Other
1.3	Council will review the planning controls relating to Heritage Conservation Areas in Cooma.	Medium	SMRC & NSW Heritage Council	Yes	6.2.2					✓
1.4	Council will develop a Heritage Strategy for the Snowy Monaro Region.	Short	SMRC & NSW Heritage Council	Yes	6.2.2				✓	
1.5	Council will work with Eden Aboriginal Land Council, local Ngarigo community and Delegate Progress Association to progress the Bundian Way project.	Ongoing	SMRC & NSW Heritage Council	Part	2.1.2					✓
1.6	Council will implement a Heritage Conservation Area (HCA) over Maybe Street in line with Heritage Study.	Medium	SMRC & NSW Heritage Council	Yes	6.2.3		✓			✓
1.7	Council will implement a HCA over the main street of Delegate to maintain the heritage character of the town.	Medium	SMRC & NSW Heritage Council	Yes	6.2.3	✓	✓			✓
1.8	Council will review heritage controls in Nimmitabel to ensure they promote coherent development sympathetic to the heritage significance. Also encourage the restoration and adaptive reuse of heritage items.	Medium	SMRC & NSW Heritage Council	Part	6.2.2	✓	✓		✓	

A Sustainable Environment with a Vibrant Connection to Heritage and Culture						Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Delivery Program	DCP	LEP	CP (s7.11)	Strategy	Other
Planning Priority 2 – Protect and enhance the scenic landscape of the Region										
2.1	Council will identify significant landscape areas as scenic protection areas in the LEP and DCP.	Medium/	SMRC	Yes	7.1.2	✓	✓		✓	
2.2	Prepare a Rural Land Use Strategy which considers the visual importance of the rural landscapes throughout the region.	Immediate	SMRC	Yes	7.1.2				✓	
2.3	Council will implement planning controls that influence the form and scale of permissible development in rural areas.	Medium	SMRC	Yes	7.1.2	✓	✓			
Planning Priority 3– Identify protect and encourage restoration of environmental values in the Snowy Monaro Region										
3.1	Council will review the Rural Land Use Strategy and Biodiversity Study to inform zoning and additional local provisions in preparation of LEP.	Short	SMRC &	Yes	7.1.2	✓	✓		✓	
3.2	Council will finalise and implement a comprehensive Koala Plan of Management.	Medium	SMRC	Yes	7.1.2					✓
3.3	Council will provide planning controls to protect rivers and waterways from pollution.	Short	SMRC	Yes	7.1.1	✓	✓			✓
3.4	Council will investigate options for domestic animal management for Jindabyne.	Medium	SMRC	Part	7.1.2	✓			✓	✓
3.5	Council will liaise with NSW Government on the delivery of a KPOM in accordance with the new Koala SEPP.	Short	SMRC & DPIE	Yes	7.1.2					✓

A Sustainable Environment with a Vibrant Connection to Heritage and Culture						Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Delivery Program	DCP	LEP	CP (s7.11)	Strategy	Other
Planning Priority 4 - Move towards a carbon neutral future										
4.1	Council will conduct an audit of Council greenhouse gas emissions to determine areas for improvement.	Short	SMRC	No	7.1.3					✓
4.2	Council will review and update DCP provisions to ensure sustainability outcomes for subdivisions are improved by considering solar orientation, active transport, stormwater management and open space.	Medium	SMRC	Yes	7.1.2	✓			✓	
4.3	Council will increase the quantity and diversity of trees and plants in public spaces, parks and streets.	Ongoing	SMRC	No	7.1.3			✓	✓	✓
4.4	Council will require best practice stormwater management in new developments including use of rainwater tanks for capture and use for non-potable purposes.	Medium	SMRC	Yes	7.2.2	✓	✓		✓	
4.5	Council will investigate agroforestry in the region and the role it could play in offsetting carbon emissions.	Short/ Medium	SMRC	Yes	7.1.1	✓			✓	✓
4.6	Map areas considered not suitable for large scale renewable energy due to environmental and scenic values.	Immediate	SMRC	Yes	8.1.1					✓

Our Thriving Economy						Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Delivery Program	DCP	LEP	CP (s7.11)	Strategy	Other
Planning Priority 5 - Promote, grow and protect agricultural production and industry										
5.1	Council will prepare a detailed Rural Land Use Strategy.	Immediate	SMRC	Yes	8.1.2				✓	
5.2	Council will prepare a consolidated LEP which prevents the fragmentation of agricultural and resource lands, but facilitates rural related development and value add agriculture.	Short	SMRC	Yes	7.1.2		✓			
5.3	Council will investigate agri-tourism opportunities around the corridor identified in figures 19 and 28 of the LSPS and recommend land uses that maximise innovation and diversification potential in local farming.	Short	SMRC	Yes	8.1.2				✓	✓
5.4	Council will investigate potential intensive agricultural precincts and planning controls to facilitate productive developments.	Short	SMRC	Yes	8.1.2	✓	✓		✓	
5.5	Council will advise intending purchasers of rural land about the priorities for agriculture through Section 10.7 Planning Certificates.	Short	SMRC	Yes	8.1.3					✓
Planning Priority 6 - Maximise potential for business growth and efficiency										
6.1	Council will prepare an Employment Lands Analysis to Identify quantum of industrial and employment lands required to grow.	Immediate	SMRC	Yes	8.1.1				✓	✓

Our Thriving Economy						Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Delivery Program	DCP	LEP	CP (s7.11)	Strategy	Other
6.2	Council will review planning controls to encourage shared office space collaboration to anticipate a more mobile and flexible workforce.	Medium	SMRC	Yes	6.3.1	✓	✓			✓
6.3	Council will prepare a detailed plan for the upgrading of Polo Flat in Cooma to encourage further industry investment.	Short	SMRC	No	8.1.1					✓
6.4	Council will identify key government owned sites in the major towns throughout the region which could be used for new business and industry investment.	Short	SMRC	Yes	8.1.1	✓			✓	✓
6.5	Council will develop a CBD Masterplan for Cooma to provide strategic direction to the town centre of Cooma.	Medium	SMRC	No	4.2.1	✓				✓
6.6	Council will identify key sites or locations in Cooma where new business or industry with a large floor area requirement could locate.	Short	SMRC	No	6.3.1					✓
6.7	Council will investigate options for Berridale town centre to improve amenity and aesthetics in the Settlements Strategy.	Immediate	SMRC	Yes	6.2.1				✓	
Planning Priority 7 – Support development of the Snowy Mountains as Australia’s premier year-round alpine destination										
7.1	Council will review the current and potential use of the Alpine Way KNP access corridor to ensure that land use planning controls are appropriate to allow	Short	SMRC & DPIE	Yes	8.1.1	✓	✓		✓	✓

Our Thriving Economy						Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Delivery Program	DCP	LEP	CP (s7.11)	Strategy	Other
	tourism activity.									
7.2	Council will investigate future tourism funding options that include tourism levies.	Short	SMRC	Part	1.3.2					✓
7.3	Council will identify issues and changes that are required in planning controls to enable growth and diversification in tourism development and to provide a lead for planning reform across the state.	Short/ Medium	SMRC & DPIE	Yes	6.1.1					✓
7.4	Council will increase year round tourism to Jindabyne and the Snowy Mountains by providing a diverse range of tourism activities.	Medium	SMRC & DPIE	Part	6.1.1				✓	✓
7.5	Council will develop a Regional Trails Masterplan	Short	SMRC, NPWS & Resorts	Yes	1.3.1			✓	✓	✓

Vibrant Places to Live Work and Play						Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Delivery Program	DCP	LEP	CP (s7.11)	Strategy	Other
Planning Priority 8 – Use appropriate evidence based planning controls to respond to a diverse region and provide for the recreational needs of the community and tourists										
8.1	Council will develop an LEP and supporting planning documents which respond to the individual needs of various communities/landscapes/localities.	Short	SMRC	Yes	8.1.1	✓	✓	✓	✓	✓
8.2	Council will continue to review land use/environmental planning instruments proposed by State Government and provide feedback/seek exclusion where necessary.	Ongoing	SMRC & DPIE	Yes	8.1.3				✓	
8.3	Council will prepare a Settlements Strategy that provides planning direction for the unique towns and villages of the region utilising the planning priorities and objectives identified in this document.	Immediate	SMRC	Yes	8.1.1				✓	
8.4	Council will introduce planning controls which encourage diverse alpine architecture with best practice environmental outcomes in Jindabyne.	Short/ Medium	SMRC & DPIE	Yes	8.1.3	✓	✓			✓
8.5	Council will review zone structure for Berridale town and surrounding growth possibilities.	Short	SMRC	Yes	8.1.1		✓		✓	
8.6	Council will develop a Structure Plan for Michelago to provide forward planning and strategic direction for its growth.	Medium	SMRC	Yes	8.1.1					✓

Vibrant Places to Live Work and Play						Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Delivery Program	DCP	LEP	CP (s7.11)	Strategy	Other
8.7	Council will prepare a Rural Land Use Strategy which provides strategic direction responding to the diverse rural landscapes across the region	Immediate	SMRC	Yes	8.2.1				✓	
8.8	Council will prepare site specific development control plan chapters to enhance and maintain the unique character of the Snowy Monaro Villages.	Medium	SMRC	Yes	6.2.3	✓				
8.9	Council will prepare a Recreation Strategy that will advise on the future recreational needs of the community.	Short	SMRC	Yes	1.3.2		✓	✓	✓	✓
8.10	Council will complete final stage of Stronger Communities Fund project, Therry St Pocket Park.	Short	SMRC	Yes	1.4.2					✓
Planning Priority 9 - Provide a variety of housing options throughout the Snowy Monaro										
9.1	Council will rezone land in the greenfield development areas in accordance with the Staging and Sequencing Plan identified in the Settlements Strategy.	Medium	SMRC	Yes	8.3.1	✓	✓		✓	
9.2	Council will monitor, review and update the Settlements Strategy to ensure sufficient housing is delivered to meet community needs and demand.	Medium /Long	SMRC	Yes	8.3.1				✓	
9.3	Council will consider the final Snowy Mountains Special Activation Precinct and work with the community and NSW Government to deliver diverse housing options for Jindabyne and	Short/ Medium	SMRC & DPIE	Yes	6.2.2					✓

Vibrant Places to Live Work and Play						Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Delivery Program	DCP	LEP	CP (s7.11)	Strategy	Other
	surrounds.									
9.4	Council will encourage the development of adaptable housing through relevant planning policies and controls.	Short/ Medium	SMRC	Yes	1.2.2	✓		✓	✓	
9.5	Council will provide well planned rural residential sites in appropriate locations in accordance with Land Use Strategies and the SETRP.	Medium	SMRC	Yes	8.1.2	✓	✓	✓	✓	
9.6	Council will implement planning controls which limit potential land use conflict between rural residential areas and primary production lands.	Medium	SMRC	Yes	8.1.3	✓	✓		✓	

Infrastructure to Support Growth and Change							Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Program	Delivery	DCP	LEP	CP (s7.11)	Strategy	Other
Planning Priority 10 - Identify and integrate transport corridors and connections with the right types and levels of development											
10.1	Council will develop a Regional Integrated Transport and Access Strategy.	Medium	SMRC	No	9.1.3					✓	
10.2	Council will develop and implement a Foot and Shared Paths Strategy.	Short/ Medium	SMRC	No	9.1.4					✓	
10.3	Council will develop and implement a Pedestrian Access and Mobility Plan.	Short	SMRC	No	9.1.4						✓
10.4	Investigate and support the re-use of the Bombala Rail Way Line as the Monaro Rail Trail and/or support reinstatement of rail if viable.	Medium/ Long	SMRC & TfNSW	Part	9.1.4						✓
10.5	Council will engage with NSW and ACT Governments to facilitate improvements for: <ul style="list-style-type: none"> ○ Monaro Hwy ○ Kosciuszko Road ○ Delegate Road ○ Polo Flat Road ○ Smiths Road ○ Bobeyan Road ○ Black Lake Road ○ Springfield Road ○ Imlay Road 	Short/ Medium /Long	SMRC, TfNSW & RMS	Part	9.1.3			✓	✓		
10.6	Council will work with the NSW Government and Snowy Mountains SAP team to investigate and resolve traffic and parking issues in and around	Short/ Medium	SMRC NPWS &	Yes	9.1.4				✓		✓

Infrastructure to Support Growth and Change							Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Program	Delivery	DCP	LEP	CP (s7.11)	Strategy	Other
10.7	Jindabyne		DPIE								
	Council will investigate heavy vehicle alternative route options for Cooma, Bombala and Berridale	Medium/ Long	SMRC, TfNSW & RMS	Part	9.1.2						✓
10.8	Council will investigate ways to make the Cooma CBD safe and accessible for pedestrians and more permeable to traffic.	Medium	SMRC	No	9.1.4						✓
10.9	Council will upgrade amenity of Maybe Street.	Short	SMRC	Part	6.2.1						✓
10.10	Council will develop a new development contributions plan for the region to provide for improved road, recreational, active transport and community infrastructure.	Short	SMRC	No	8.1.1				✓		
10.11	Council will incorporate an upgrade to the causeways at Ryrie Street and Tinderry road along with upgrades to Burra, Micalago and Tinderry Roads to be incorporated into a development contributions plan for Michelago.	Short	SMRC	No	9.1.2				✓		
Planning Priority 11 - Foster resilient, enduring and safe local communities using land use planning controls which address local and regional natural hazards											
11.1	Council will implement new Bushfire Prone Lands (BFPL) map accurately reflecting bushfire risk including the risk posed by grasslands across the Snowy Monaro.	Immediate /Short	SMRC & RFS	Yes	7.1.1		✓				✓

Infrastructure to Support Growth and Change							Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Program	Delivery	DCP	LEP	CP (s7.11)	Strategy	Other
11.2	Council will implement flood planning controls based on flood risk management plans for Berridale, Bombala, Bredbo, Cooma and Michelago.	Short/ Medium	SMRC & DPIE	Yes	7.1.1		✓	✓			✓
11.3	Planning decisions are to consider the compatibility of land uses with natural hazards, with careful consideration given to sensitive land uses such as hospitals, schools and aged care facilities.	Ongoing	SMRC & State Govt. Agencies	Yes	8.1.3		✓	✓		✓	✓
11.4	Council will work with Snowy Hydro to use flood data to inform planning decisions around Lake Jindabyne and Eucumbene.	Short	SMRC & Snowy Hydro	Yes	7.1.1		✓				✓
11.5	Council to develop an Integrated Water Cycle Management Strategy.	Medium	SMRC	Yes	7.2.2					✓	
11.6	Council will review and update its development controls, policies, guidelines and public domain projects to improve water efficiency in response to drought and water availability.	Short	SMRC	Yes	7.1.2		✓			✓	✓
11.7	Council will map landslide risk and include relevant planning controls.	Short	SMRC	Yes	8.1.1		✓	✓		✓	
11.8	Council's Development Control Plan will be reviewed to incorporate design considerations regarding the provision of well-designed shade, with reference to the latest shade guidelines.	Short	SMRC	Yes	3.2.2		✓			✓	
11.9	Council will review its development controls to ensure they represent the heart foundation themes	Short	SMRC	Yes	1.4.2		✓			✓	

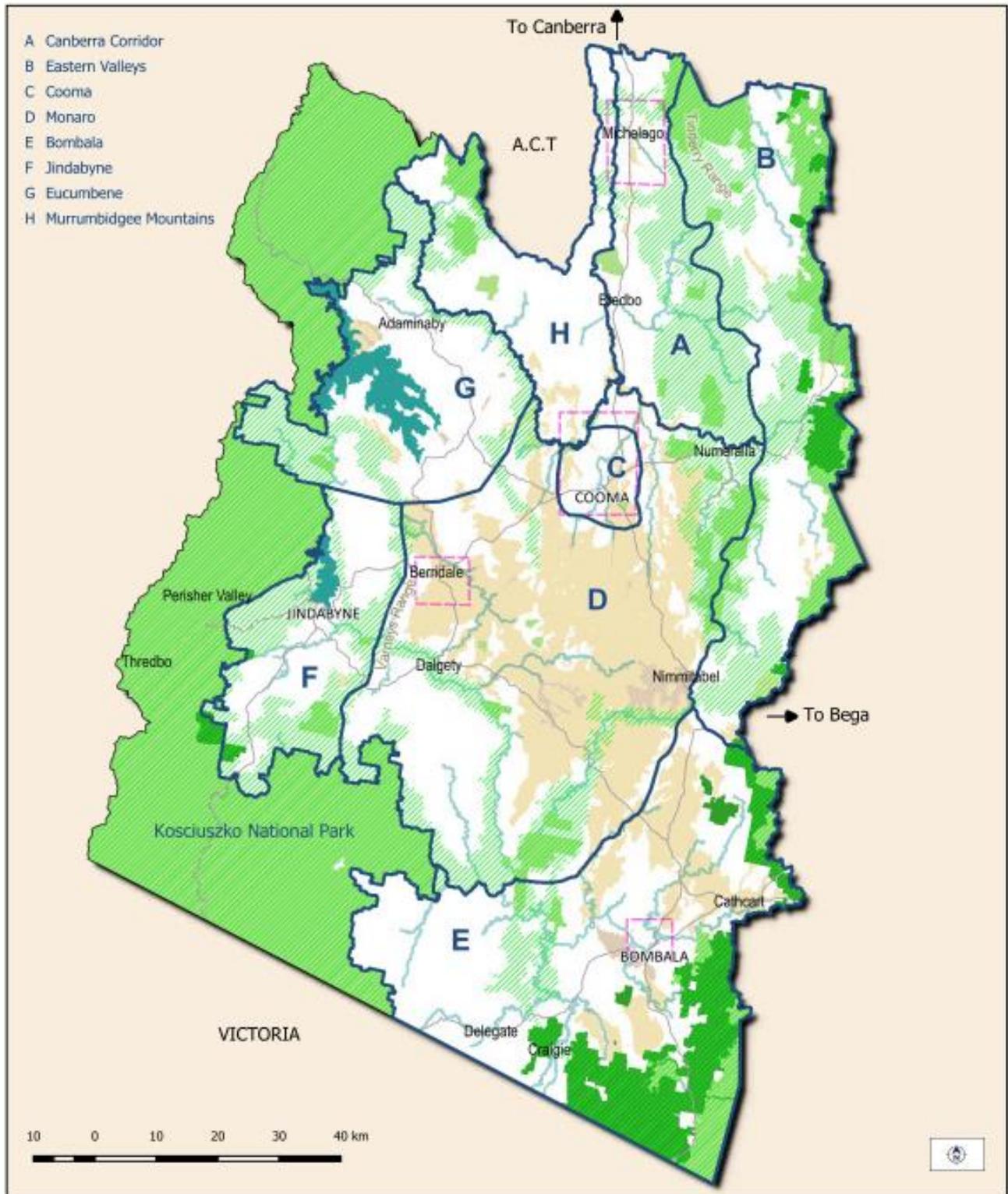
Infrastructure to Support Growth and Change							Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Program	Delivery	DCP	LEP	CP (s7.11)	Strategy	Other
	of planning for healthy active ageing.										
Planning Priority 12 - Capitalise on Growth and Change by Preparing for New Business and Population											
12.1	Council will create a policy document which outlines population change scenarios for the region.	Short	SMRC	Yes	10.1.1					✓	✓
12.2	Council will undertake a water and wastewater options study for Michelago	Short	SMRC	Yes	7.2.2			✓			✓
12.3	Council will evaluate infrastructure needs for growing communities such as Jindabyne and Berridale and work with the NSW Government to provide the required infrastructure for growing communities, creating a more prosperous and connected town.	Medium	SMRC & DPIE	Part	7.2.2			✓			✓
12.4	Council will plan for and encourage growth in areas with infrastructure capacity through strategic planning documents such as the Settlements Strategy.	Immediate	SMRC	Yes	8.1.1	✓	✓	✓	✓	✓	✓
12.5	Council will develop a business investment portfolio for the region and a policy to attract long term residents.	Medium	SMRC	Part	10.1.1					✓	✓
12.6	Council will work with electricity providers to investigate the most effective means of increasing system capacity in Berridale.	Medium	SMRC & Essential Energy	Part	6.2.2					✓	✓

Infrastructure to Support Growth and Change							Related Policy Documents				
No.	Action	Timing	Who	Funded	CSP Program	Delivery	DCP	LEP	CP (s7.11)	Strategy	Other
12.7	Council will investigate upgrade options for Berridale's sewerage treatment plant for anticipated growth levels.	Medium	SMRC	No	7.2.2						✓
12.8	Council will investigate potable water options for Old Adaminaby.	Medium	SMRC	Part	7.2.2						✓

*Please note: Government Agencies names are subject to change, agencies listed are as of 2019.

Mapping

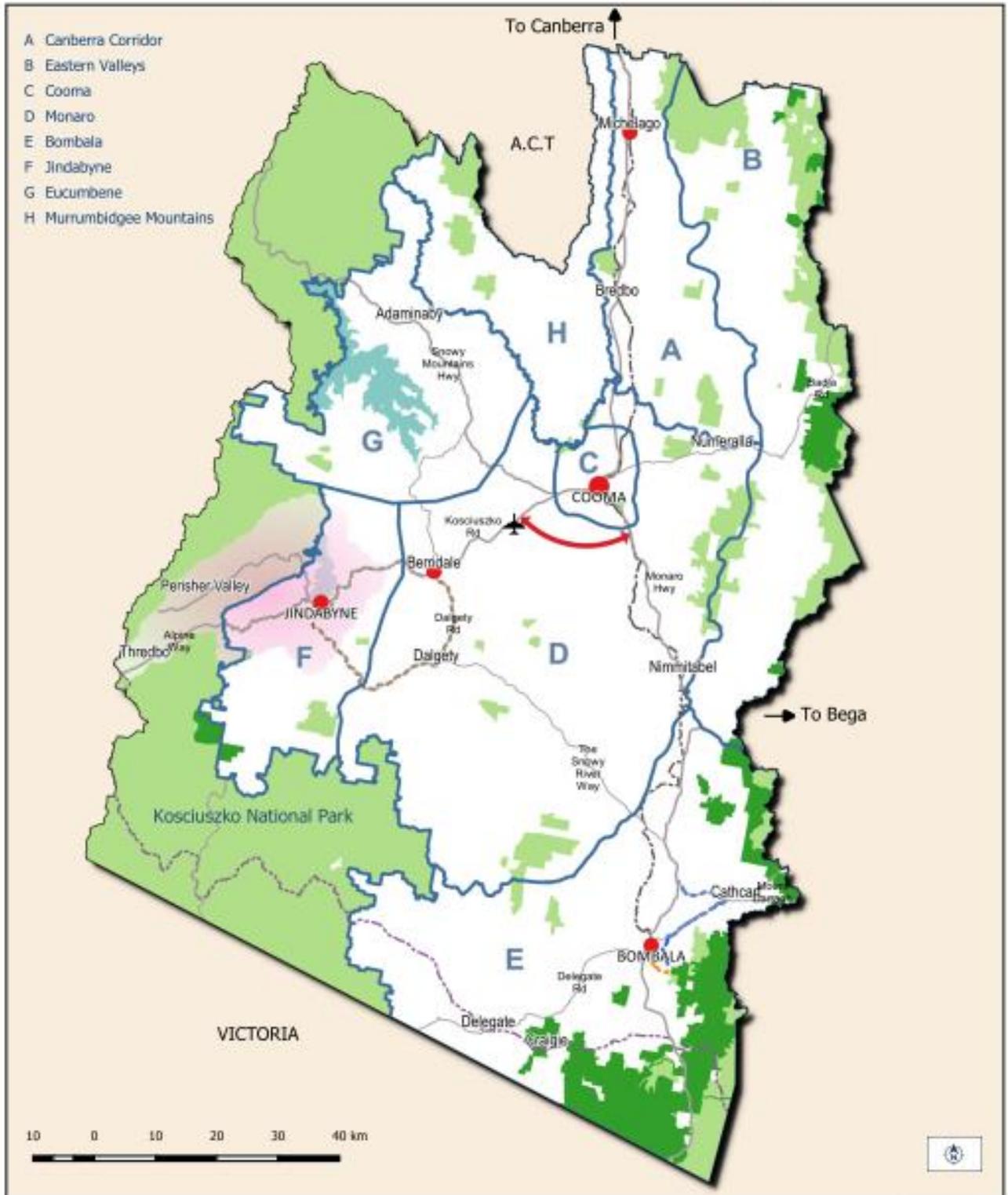
Snowy Monaro: Landscape Features Map



- LSPS Study Areas
- State Forest
- NPWS Parks Reserves
- High Soil Fertility
- Moderately high Soil Fertility
- Biodiversity Corridors

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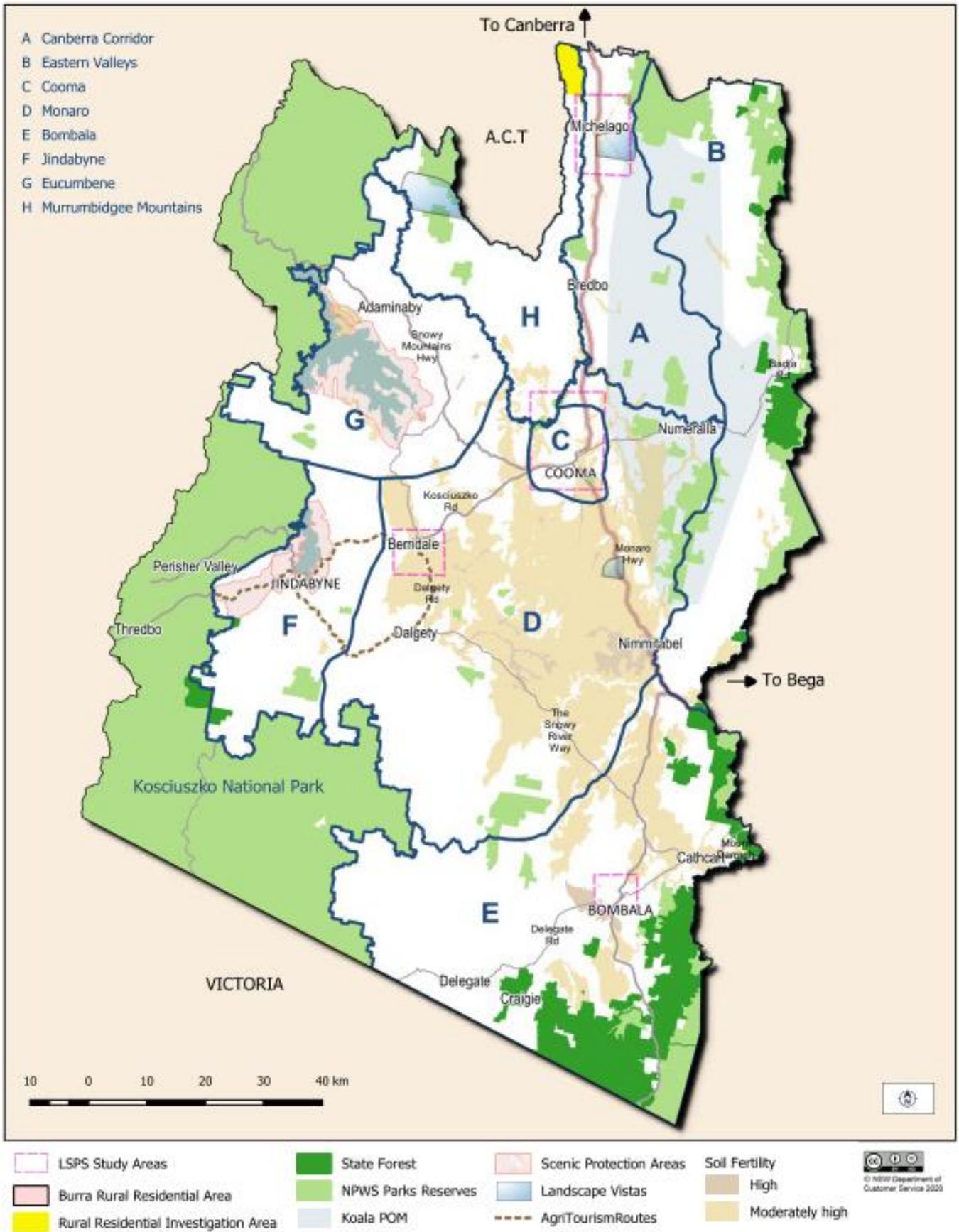
Snowy Monaro: Specific Strategic Transport and Connectivity Map



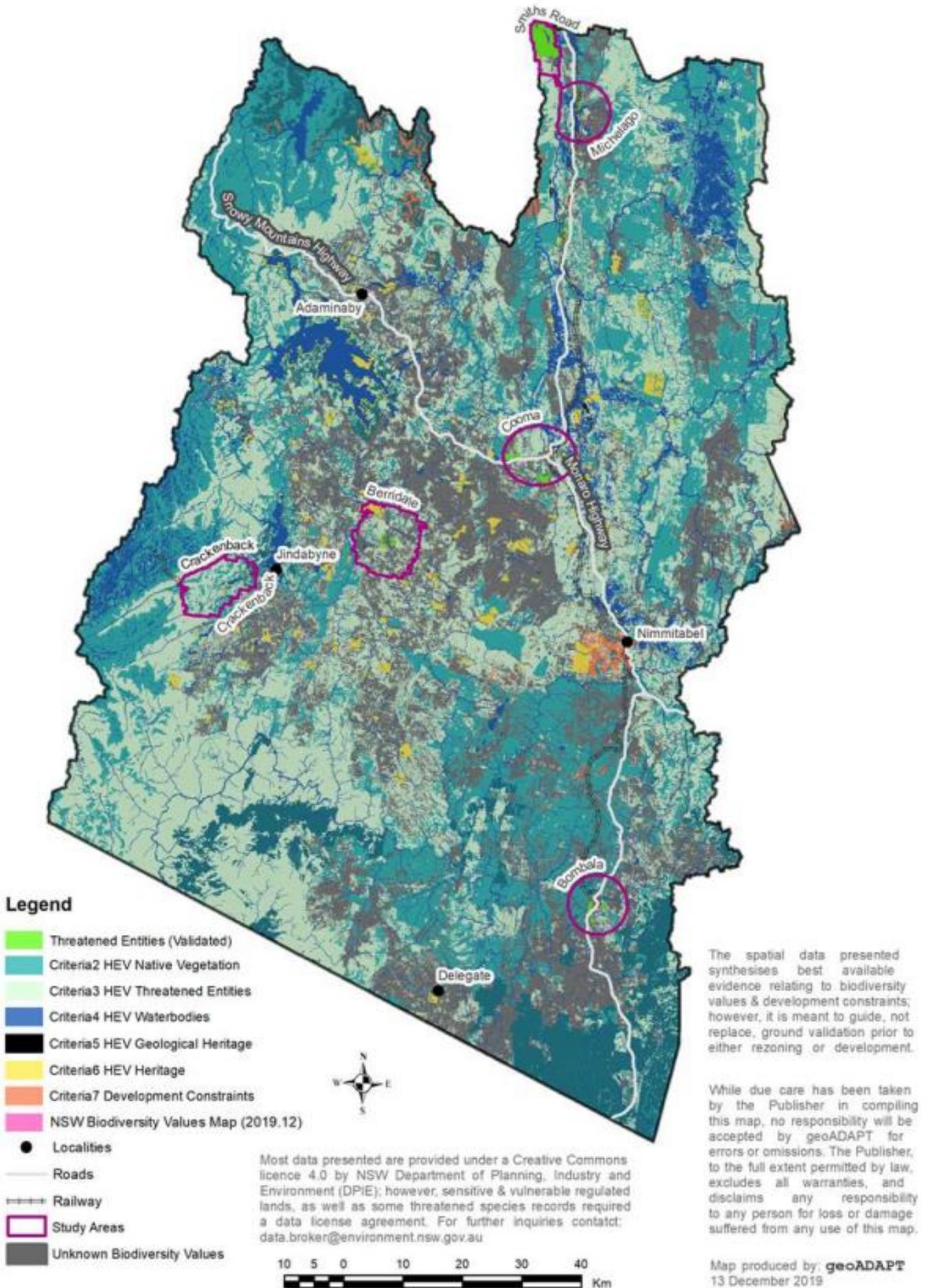
- Strategic Centres
- Rural Regions
- State Forest
- NPWS Parks Reserves
- Snowy SAP Study Area
- Snowy Mts Airport
- Railway / MRT Corridor
- Bundian Way
- Agri-Tourism Routes
- Heavy Vehicle Route Investigation Options
- Bombala Option 3
- Bombala Option 4
- ↔ Cooma Option
- Classified Roads
- Regional
- State

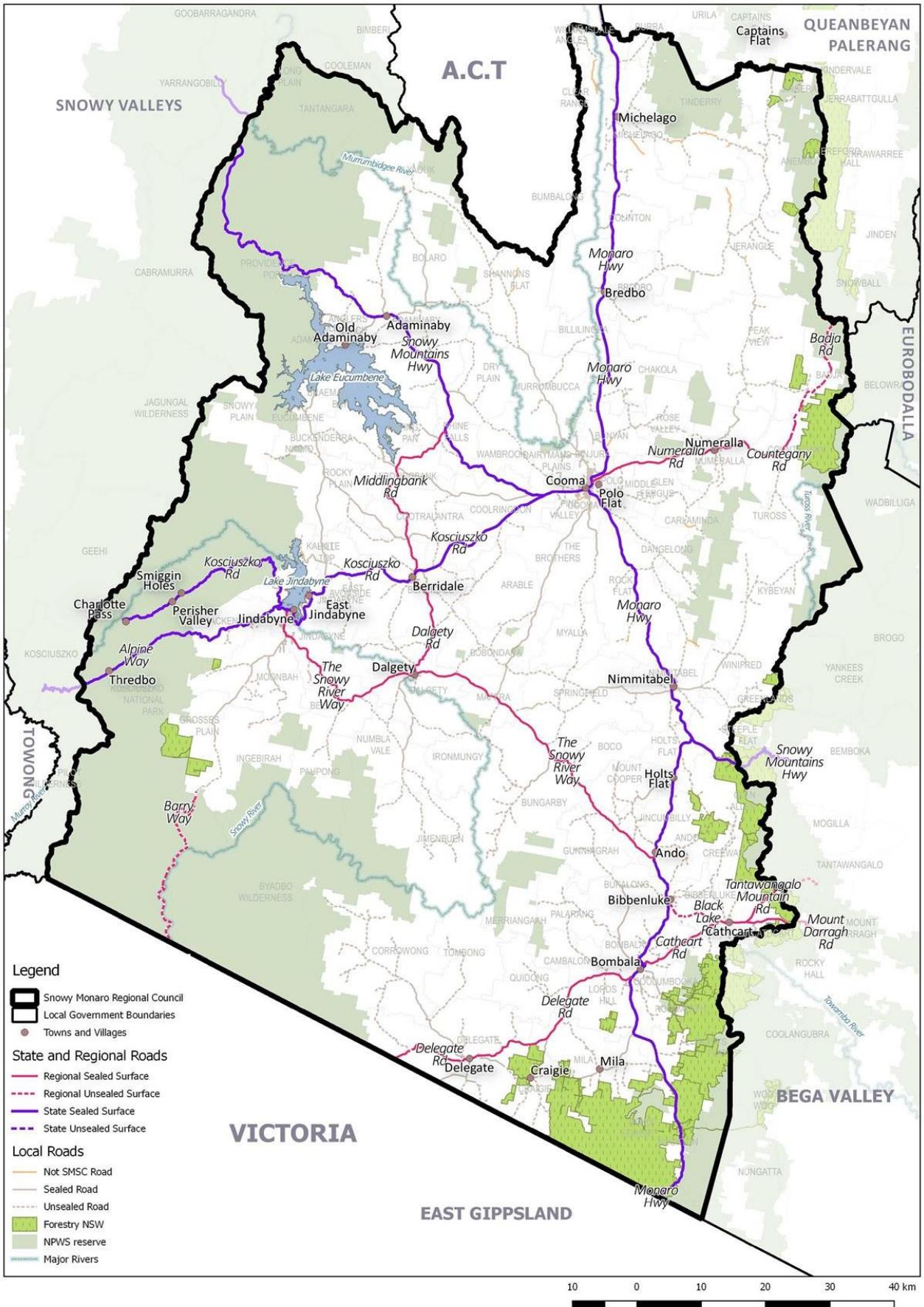
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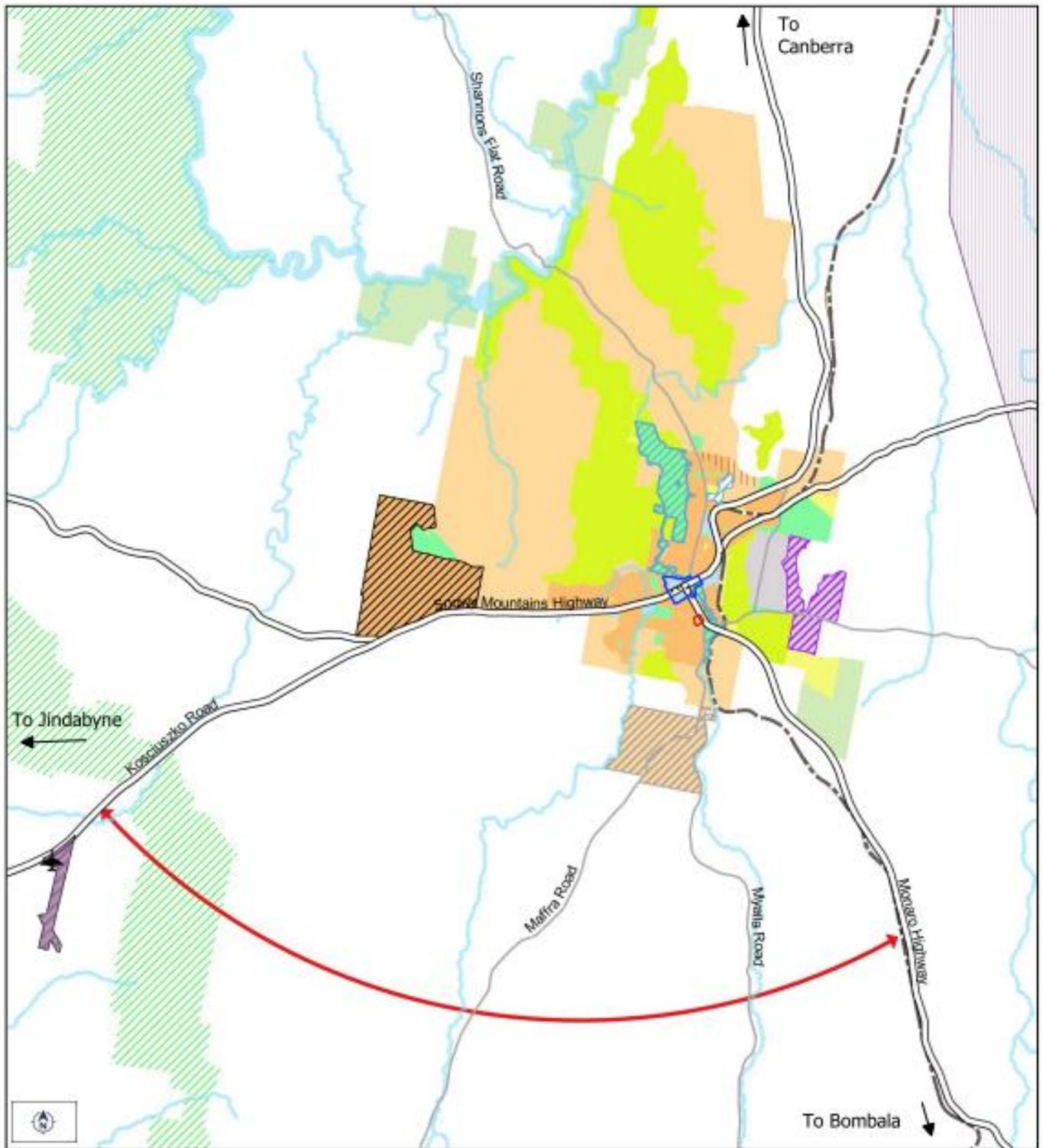
Snowy Monaro: Rural Land Use Characteristics Map



Snowy Monaro Regional Biodiversity Values







Investigation Areas

- Industrial
- Residential
- Rural Residential
- Health/Education/Precincts
- Cooma Creek Recreational Precinct
- Cooma Sports Hub
- Airport Precinct

Existing Use

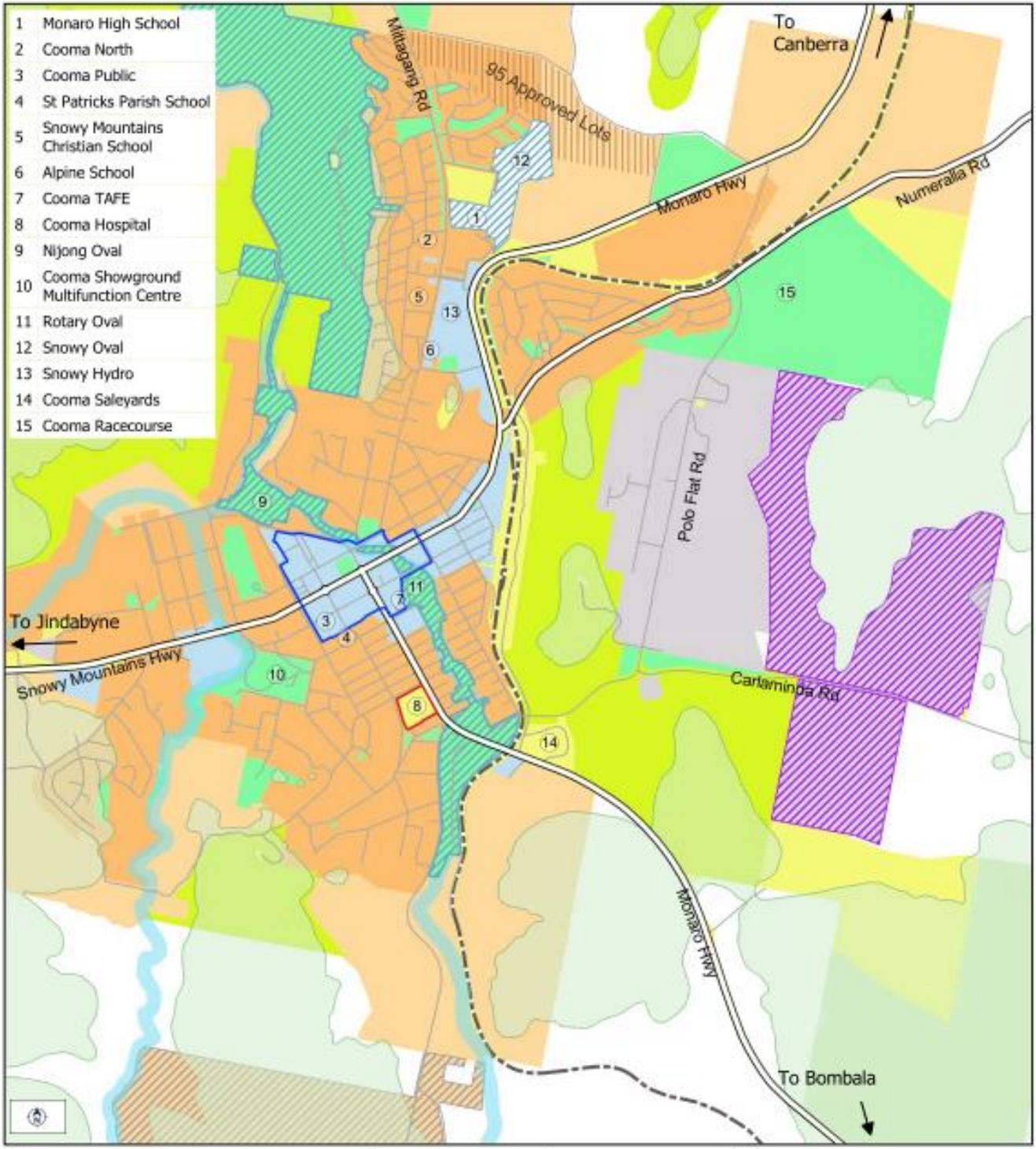
- Mixed Use
- Existing Industrial
- Existing Infrastructure
- Existing Residential
- Existing Rural Residential
- Parks and Recreational Spaces
- Existing Environmental Mgt

- Town Centre
- Approved Lots
- Biodiversity Corridors
- Koala POM
- Riparian Buffers
- NPWS Parks Reserves
- Snowy Mts Airport

- Heavy Vehicle Investigation Route
- Railway Corridor
- State or Regional Road
- Local Roads



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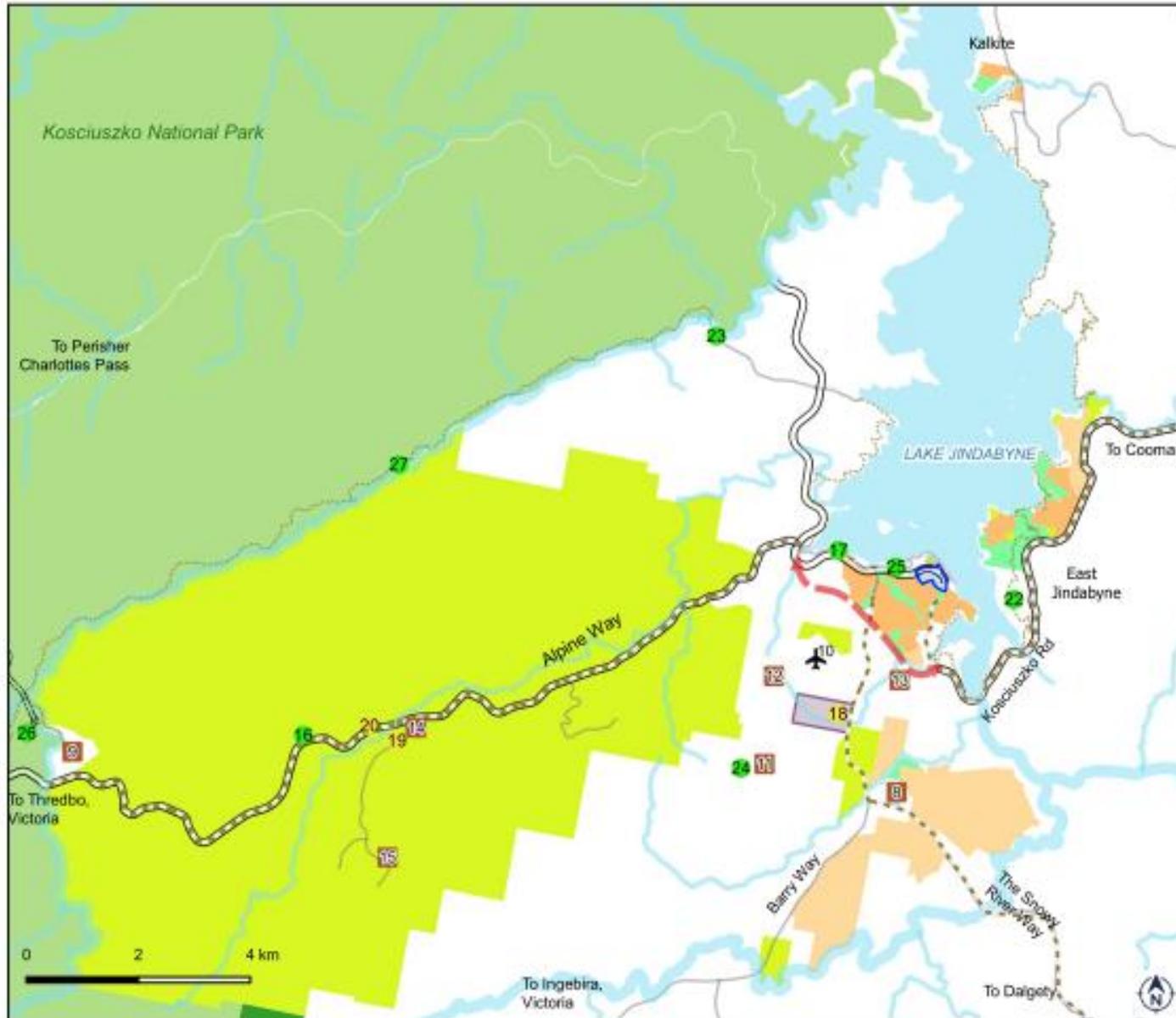
- Investigation Areas**
- Industrial
 - Rural Residential
 - Health/Education Precincts
 - Cooma Creek Recreational Precinct
 - Cooma Sports Hub

- Existing Use**
- Mixed Use
 - Existing Industrial
 - Existing Infrastructure
 - Existing Residential
 - Existing Rural Residential
 - Parks and Recreational Spaces
 - Existing Environmental Mgt

- Approved Lots
- Town Centre
- NPWS Parks Reserves
- > 850 m ASL
- Riparian Buffers
- Railway Corridor
- State or Regional Road
- Local Road

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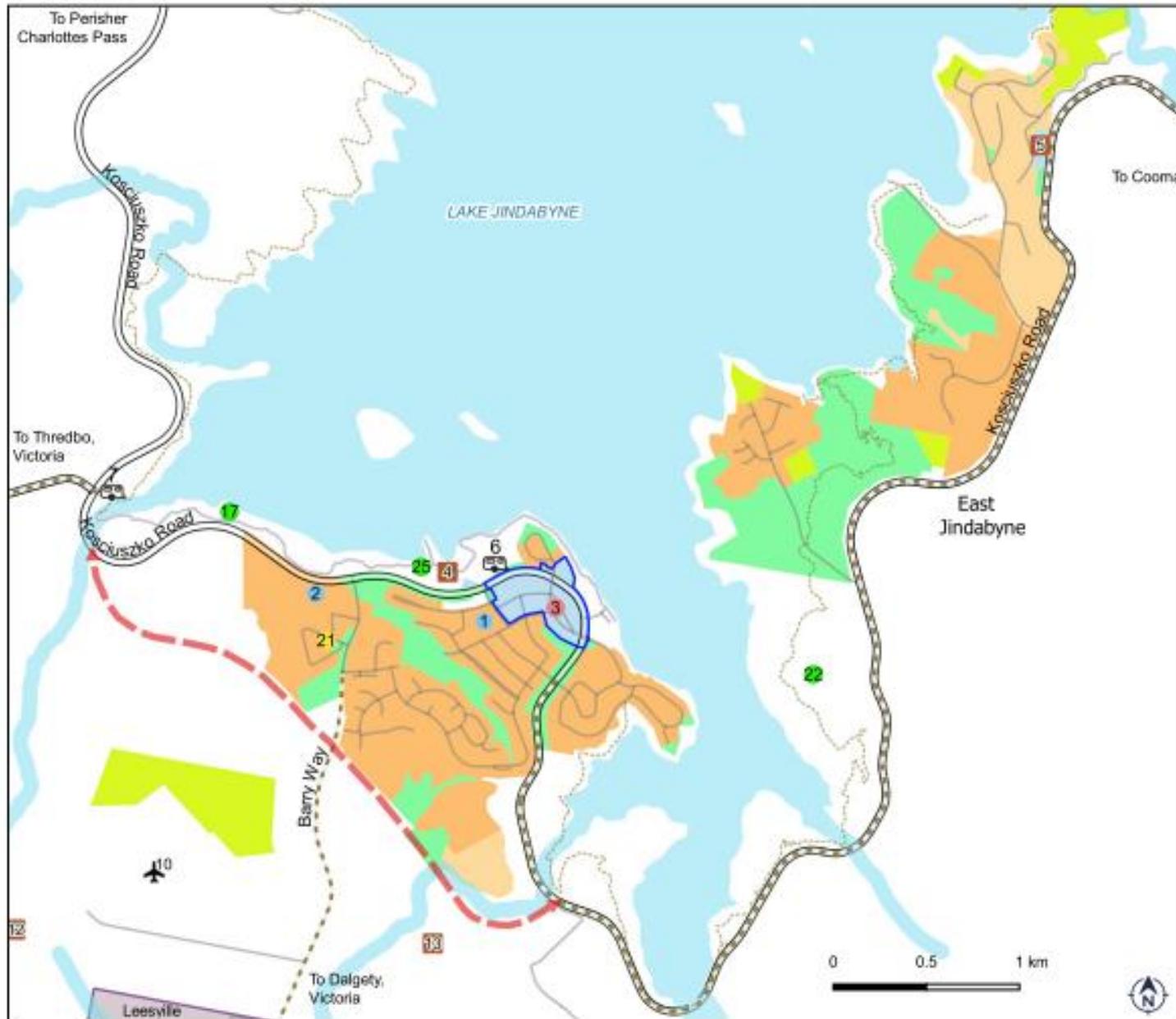
Jindabyne, East Jindabyne, Kalkite and Crackenback



- TownCentre
- Leesville Industrial Precinct
- Existing Industrial
- Existing Residential
- Parks and Recreational Spaces
- Local Use
- Existing Rural Residential
- Existing Environmental Mgt.
- State Forest
- NPWS Parks Reserves
- Agritourism Routes
- Riparian Creeks 40m Buffer
- Airfield
- Tourism Centre
- Activity
- Food & Beverage
- Alternative Route Option
- Recreational Trails
- Ski Tube

- 8 Station Resort
- 9 Lake Crackenback Resort
- 10 Jindabyne ALA
- 11 Bungarra
- 12 Alpine Adventist
- 13 Sport & Recreation
- 14 EcoCrackenback
- 15 Habitat Chalet
- 16 Thredbo Valley Horseriding
- 17 Sailing Club
- 18 Snowy Mountains Cookies
- 19 Wild Brumby Distillery
- 20 Crackenback Farm
- 22 Mill Creek Reserve
- 23 Trout Hatchery
- 24 Bungarra Bike Trails
- 25 Lake Foreshore
- 26 Ski Tube Terminal
- 27 Thredbo Valley Trail

Jindabyne, East Jindabyne

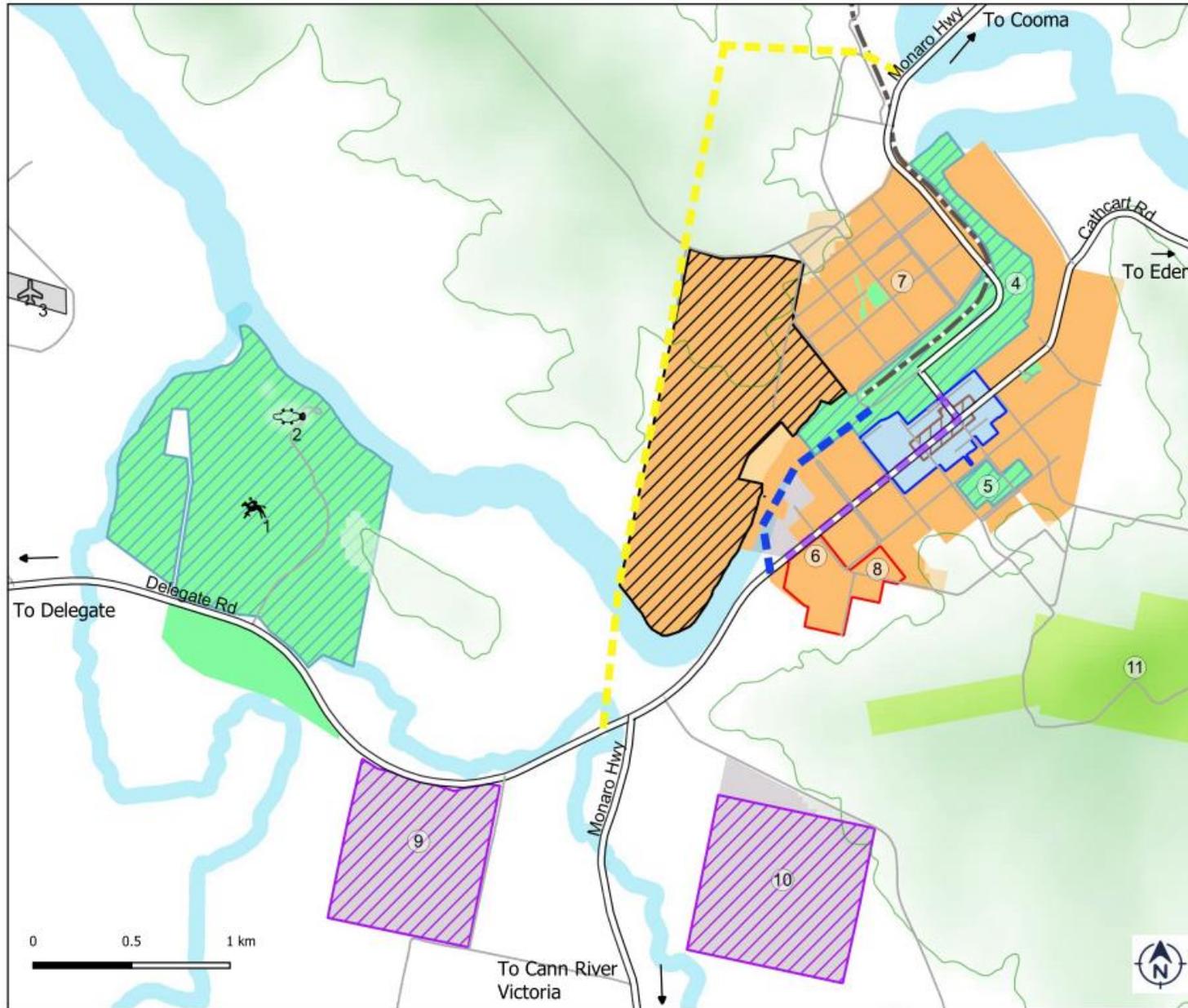


- Town Centre
- Leesville Industrial Precinct
- Existing Industrial
- Existing Residential
- Parks and Recreational Spaces
- Local Use
- Existing Rural Residential
- Existing Environmental Mgt
- Agritourism Routes
- Riparian Creeks 40m Buffer
- Airfield
- Education
- Health
- Tourism Centre
- Holiday Park
- Activity
- Food & Beverage
- Alternative Route Option

- 1 Jindabyne Central School
- 2 Snowy Mountains Grammar
- 3 Snowy River Health Centre
- 4 Rydges Resort
- 5 Snowy Valley Resort
- 6 Jindabyne Holiday Park
- 7 Discovery Park
- 10 Jindabyne ALA
- 12 Alpine Adventist
- 13 Sport & Recreation
- 17 Sailing Club
- 21 Jindabyne Brewery
- 22 Mill Creek Reserve
- 25 Lake Foreshore

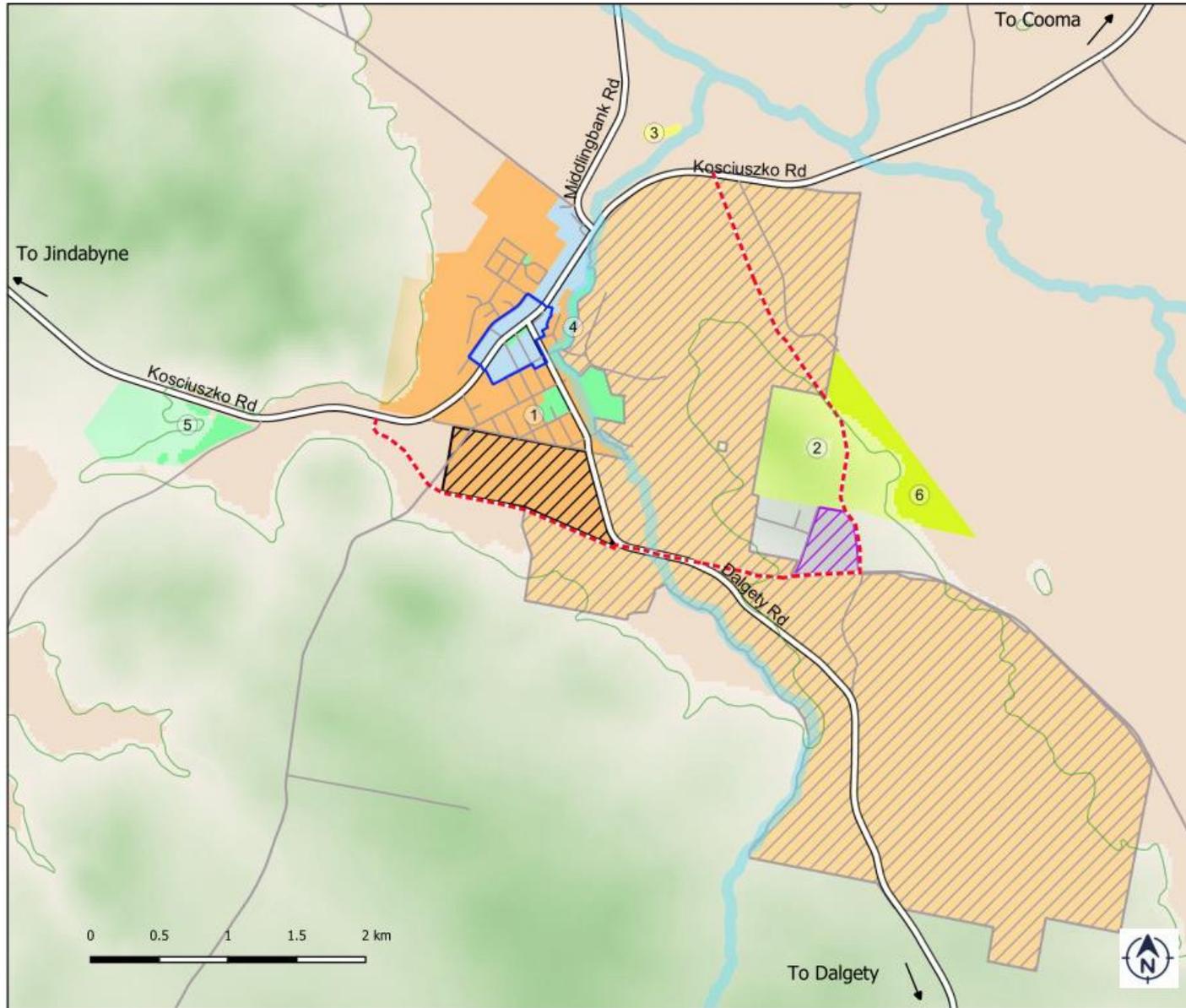


Bombala

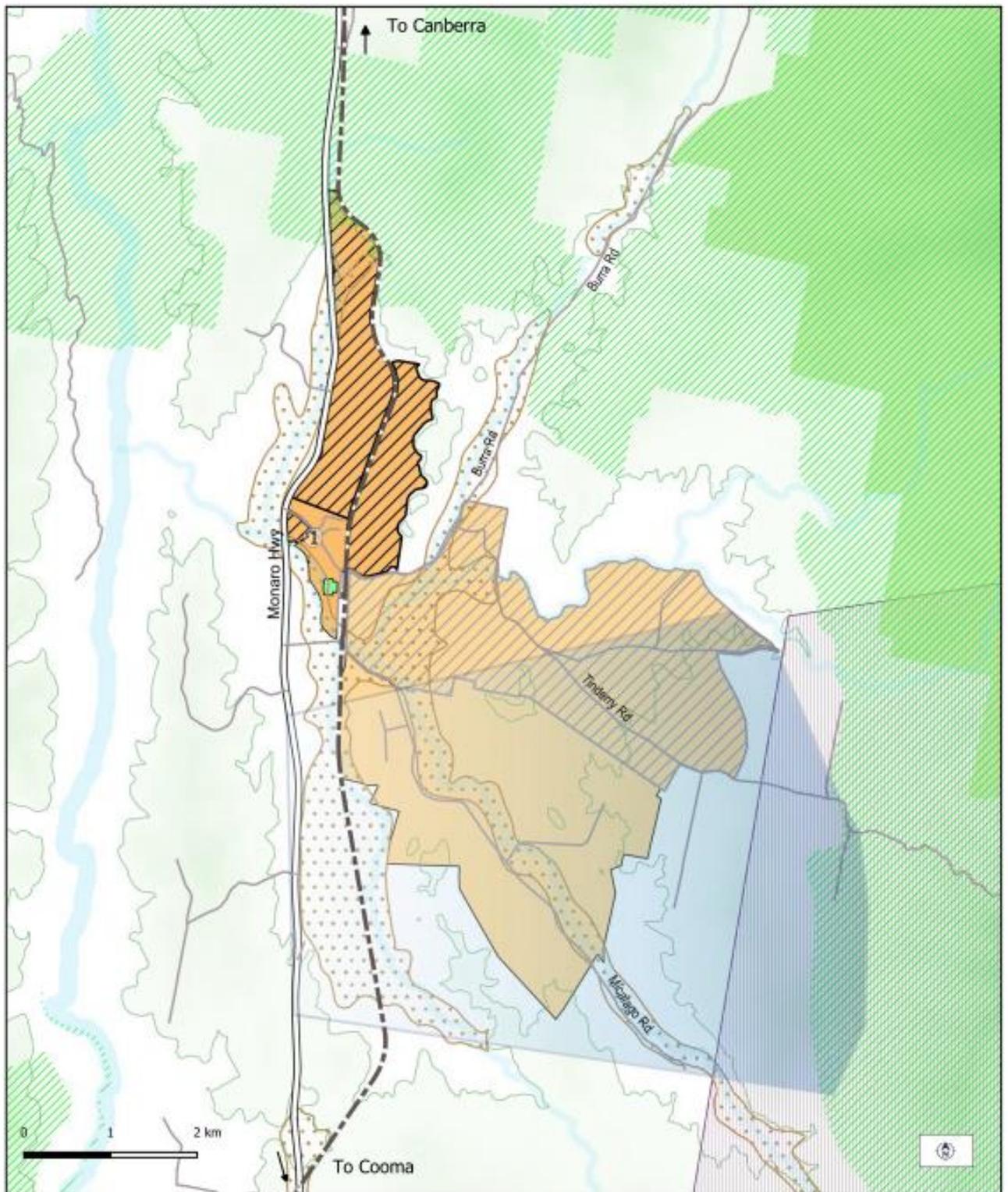


- Investigation Areas**
- Industrial
 - Residential
 - Heritage Precinct
 - Recreational Precincts
- Heavy Vehicle Investigation Routes**
- Option 1
 - Option 2
 - Option 5
 - Town Centre
 - Health & Education Precinct
- Existing Land Use**
- Existing Industrial
 - Existing Residential
 - Parks and Recreational Spaces
 - Existing Rural Residential
- Other Features**
- Railway
 - Elevation >750m**
 - 750
 - 850
 - 950
 - Riparian River Creek Buffer
 - State/Regional Road
 - Local Road
- Numbered Landmarks**
- 1 Bombala Racecourse
 - 2 Platypus Sanctuary
 - 3 Airfield
 - 4 River and Rail Recreational Precinct
 - 5 Recreational Precinct
 - 6 Primary and High School
 - 7 Primary School
 - 8 Hospital and Medical Centre
 - 9 Timber Processing Precinct
 - 10 Rosemeath Industrial Precinct Future Expansion Area
 - 11 Endeavour Reserve

Berridale



- Investigation Areas**
- Industrial Investigation Area
 - Town Expansion Investigation Area
 - Rural Residential
 - Heavy Vehicle Investigation Route
- Land Use**
- Existing Industrial
 - Existing Residential
 - Parks and Recreational Spaces
 - Mixed Use
 - Infrastructure
 - Existing Environmental Mgt
 - Primary Production
 - TownCentre
- Elevation m ASL**
- 900
 - 1000
 - 1200
 - 900m
 - Riparian Creeks 40m Buffer
- Roads**
- State and Regional Roads
 - Local Roads
- Landmarks**
- ① Berridale Public School
 - ② Gegerdzerick Cemetery
 - ③ Wastewater Treatment Plant
 - ④ Myack Creek Reserve
 - ⑤ Coolamatong Golf Club
 - ⑥ Travelling Stock Reserve
-
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- | | | | | |
|-------------------------------|------------------------|---------------------|------------------|-----------|
| Parks and Recreational Spaces | Investigation Areas | NPWS Parks Reserves | Roads | Elevation |
| Existing Rural Residential | Rural Residential | Landscape Vistas | State Road | 770 |
| Existing Town | Town | Riparian Areas | Railway Corridor | 1113 |
| 1 Michelago Public School | Biodiversity Corridors | Soil Fertility | 770 m | 1457 |
| | Koala POM | Moderately high | | 1800 |

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