



Mr Carlo Di Guilio
Level 6
120 Sussex Street
SYDNEY NSW 2000

Via email: carlod@cityplan.com.au

Dear Carlo,

Thank you for your correspondence and submission to the Department of Planning, Industry and Environment about the Snowy Mountains Special Activation Precinct and 56 Hilldowns Road, Kalkite on behalf of the owners.

Following extensive technical studies, master planning and collaboration with community and agencies the draft Master Plan is now on public exhibition.

During development of the draft Master Plan consideration was given to areas within the identified investigation area that best meet the needs and objectives of the Special Activation Precinct.

The draft Master Plan outlines two precincts in Jindabyne comprising 10-sub-precincts to achieve the 40-year vision for the Snowy Mountains as a year-round tourist destination and support the projected growth.

The draft Master Plan also identifies that to meet the projected growth over the 40-years of the Master Plan, housing demands would be met primarily through the identified sub-precincts and approximately 10% would be met through rural residential and growth in villages such as Kalkite, Berridale and Dalgety. The Department has determined that it is more appropriate for these developments to occur through the standard planning proposal pathway working with Council. This is to ensure that infrastructure delivery and community expectations are managed consistently in villages and the broader region.

In finalising the Master Plan, the Department will seek to further highlight the strategic role of surrounding villages in meeting future growth in and around the Special Activation Precinct.

If you have any more questions, please contact Tristan Kell, Director, Special Activation Precincts at the Department of Planning, Industry and Environment on 0434 883 070.

Yours sincerely

03/08/2021

Anthea Sargeant
Executive Director
Key Sites and Regions