

26.9.1960

NEW JINDABYNE TOWNSHIP  
PROPOSED LAYOUT AND DESIGN  
REPORT BY THE CONSULTANT

The site suggested for the township is on the foreshores of the new Lake Jindabyne where the land slopes towards the north, thus providing a sheltered area with magnificent views across the whole length of the lake. It is only a short distance from the present Jindabyne, and the main tourist highway to the Kosciusko area will pass through it. Its key position on the highway, in addition to the fine sites along the lake for hotels, motels, fishing lodges, camping and holiday facilities of all kinds, will give new Jindabyne the opportunity of developing as an important holiday and tourist centre as well as a desirable residential township.

The layout has been influenced by the importance of good development along the lake frontage, by consideration for the establishment of the best line for the main highway, and by the steep contours and rock outcrops which, while making development difficult in parts, give character and interest to the site. Shelter from the prevailing westerly winds was also considered to be important, and for this reason some of the more exposed slopes to the west have been left undeveloped although they provide good building land.

The proposed layout is an irregular one fitting closely the irregular nature of the site, and taking advantage wherever possible of the best aspect and outlook for the principal building areas. One advantage of the plan is that it can be extended without difficulty to provide for a larger population than is now envisaged.

1. SHOPPING CENTRE

The scheme focuses upon the main shopping area which is placed centrally on rising ground, immediately off the main highway, and looking directly across the lake in a north-easterly direction. Space has been allowed for some thirty shops with ample room for nearly 100 cars to be parked immediately in front of these: only a section of the shopping row need be built to start with. Across the highway an open area of parkland where visitors may picnic fronts directly on to the lake. For those shopkeepers who require them, home sites have been provided

beyond a service road immediately to the rear of the shops. The shop frontages have a warm sheltered position protected from westerly winds in winter and from the western sun in summer.

2. RESIDENTIAL AREAS

The three main residential areas provide approximately 150 home sites: each of these areas is capable of further expansion if needed and they are all readily accessible to the shopping centre. Generally, allotments averaging 60' x 120' are suggested for the house plots but allowance has been made for considerable variation in size to suit individual requirements, and larger sites for more expensive homes have been allowed for where absolute water frontages are available along the lake.

3. COMMUNITY CENTRE

A focal point for community activities has been provided near the shopping centre on level land suitable for bowling greens and tennis courts. A school, two churches and community centre buildings have been grouped around the open space and it is hoped that by bringing together different activities in this way a greater sense of liveliness will develop than would be the case if they were widely scattered throughout the township. It should also prove easier to maintain in good order one central open space of this kind than several separate areas.

4. CHURCH SITES

Three church sites have been provided, each on prominent high points where the buildings could be designed to give special interest to the appearance of the township. One site is larger than the others in case one of the churches requires additional teaching or residential accommodation.

5. HOTEL, MOTEL, AND DEVELOPMENTAL SITES

Adjacent to the Central Park, between the lake and the shops, sites have been provided for two hotels or motels in key positions with water frontages: there is also a spectacular location for a lakeside restaurant. It is felt that there may be such demand for developments of this kind that an additional large site has been reserved on the lakeside to the north of the boat harbour: this site, marked "Sports Club" on the plan, might be used for a Fishing Lodge or Sailing Club, or it might be subdivided into sites for several uses. A third motel site has been reserved at the north-western entrance to the township.

6. CAMPING AND CARAVAN SITE

It is expected that, as at old Jindabyne, the camping and caravan site will be an important element in the township. A well laid out site in a desirable location with good facilities would be a major tourist attraction bringing business to the township. For this reason a location has been chosen in a most desirable position overlooking the lake: this camping site is within easy reach of the shops and yet has a certain degree of isolation and privacy; it is conveniently placed and yet away from the main road and out of sight from the town centre.

7. SERVICE STATIONS

Sites for two Service Stations have been provided in the best location at the main road junctions at each end of the shopping centre. The area allocated for shops is large enough to allow for one or more "petrol only" service stations in the central shopping group.

8. INDUSTRIAL SITES

An area of some five acres of fairly level land in an accessible but inconspicuous position has been reserved for such industrial activities as may be required.

9. OPEN SPACES, TREE PLANTING etc.

Knowing the difficulty and cost of maintaining public garden areas and establishing trees, three areas only have been included where the Authority, and later the Shire Council, would be involved in this expense, but each of these areas is of great importance for the success of the scheme.

(a) Shopping Centre and Lake Park

This is the heart of the township, of first importance as a tourist attraction, it should be the show piece of new Jindabyne.

(b) The Pine Plantation

A feature of the site is the elevated rocky ridge running from north-west to south-east near the centre of the area. This land could only be developed with considerable difficulty and expense; it has therefore been used for the main scenic feature of the township - a plantation of Radiata Pine. These pine trees are known to grow well in the locality and would stand out on this elevated ridge, providing an easily recognizable landmark which would become as the years go by

a well known feature of the township. The plantation has been continued on to the lower ground to the north-west to give the school site protection from the westerly winds.

(c) The Community Park

This is located and designed as an attractive area in the centre of the township which should encourage the maximum number of people to use it and thus foster the building up of a good spirit in the township. If Bowling and Tennis Clubs established themselves here, part of the maintenance of the area would devolve upon them, while the care of those parts of the church, school and public buildings sites fronting the park would be in the hands of these different occupiers, and should add to its appearance without involving the Authority or the Shire in maintenance charges.

Detailed schemes for the planting and layout of the above areas will be submitted at a later stage if the present proposals for the new township are approved.

10. SPORTS AND SHOW GROUND AREA

A suitable area of nearly level land, overlooking the township, is suggested as a main sports and recreation area close at hand on the western boundary of the scheme.

11. HARBOUR AND QUAY

No detailed proposals can be made for these until the exact limits of high and low water are known, but it is certain that the new Jindabyne Lake will be a main centre of interest for residents and visitors alike. Boulders cleared from nearby building sites could be used to form a ramped landing quay, and a relatively small amount of earth moving would ensure permanent water deep enough for small boats to approach at all times.

12. PROBLEM OF THE LAKE LEVELS

A major consideration in the development of the plan was the estimated level of the lake and the likely rise and fall of the water at different seasons. No final figures for these levels are available at this stage, but it was considered that R.L.3000 should be taken as a safe lower limit for building.

All development sites fronting the lake allow for buildings well above any likely high water mark. The line of the main highway, which is very closely governed by the contours and the natural valley approaches, is fixed so that its lowest level nearest the

lake in front of the shops would keep it above the highest likely water level: a minor embanking of the highway would be necessary over a short distance near its north-western approach to the township.

It was equally important to ensure that the minimum area of "tidal" land would be exposed to view in front of the township at lowest lake level: this was one reason why it was not located on the easier slopes to the west, where a large area of mud-flats might be visible under certain conditions.

The proposed plan ensures that nearly all foreshore land in the vicinity of the township slopes fairly steeply to the lake, thus minimising the area uncovered at periods of low water. An exception is the small central park area where a level site is desirable: when the final lake levels are known it is suggested that, if necessary, the lake bank should be raised for the short distance between the boat landing quay and the high ground of the restaurant site to ensure that the park remains unflooded at all times. The exact location and the extent of such an embankment - if necessary at all - will only be known later.

### 13. WATER SUPPLY AND SEWERAGE

An approximate location for a water intake from the lake is suggested near the Camping Reserve: the water tank is located at level 3250', well above the highest proposed development. A sewage outfall and treatment plant could be appropriately located on the lake, over the hill, to the south of the township. Consultation with the Shire Engineer is necessary before details of the water supply and sewerage systems are finalised.

### 14. ARCHITECTURAL CONSIDERATIONS

To ensure a good start for the new township, it is hoped that the main shopping group will be constructed as a unit so as to ensure a coherence and quality appropriate to what could become one of the main tourist centres in the region: if a firm control is then maintained by the Authority and later by the Shire over the construction and design of new buildings, so as to add to the natural beauty of the site the further advantage of interesting and characteristic architecture, new Jindabyne should have every prospect of becoming one of Australia's most attractive holiday towns.

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