

MOUNTAINSIDE

Taking The Snowies
to New Heights



Photo: Thredbo Resort

New Land Release
Jindabyne NSW

Mountainside Jindabyne, at the base of the NSW *Snowy Mountains*, is a unique opportunity to reside in the heart of one of the state's most-loved year-round alpine destinations that offers everything from *skiing and snowboarding* to stunning hikes, scenic *mountain biking trails* and boutique distilleries and breweries.

This is your chance to own a slice of the action in a *thoroughly considered neighbourhood* that puts community and an active lifestyle above all else.

MOUNTAINSIDE

A Master Planned Development

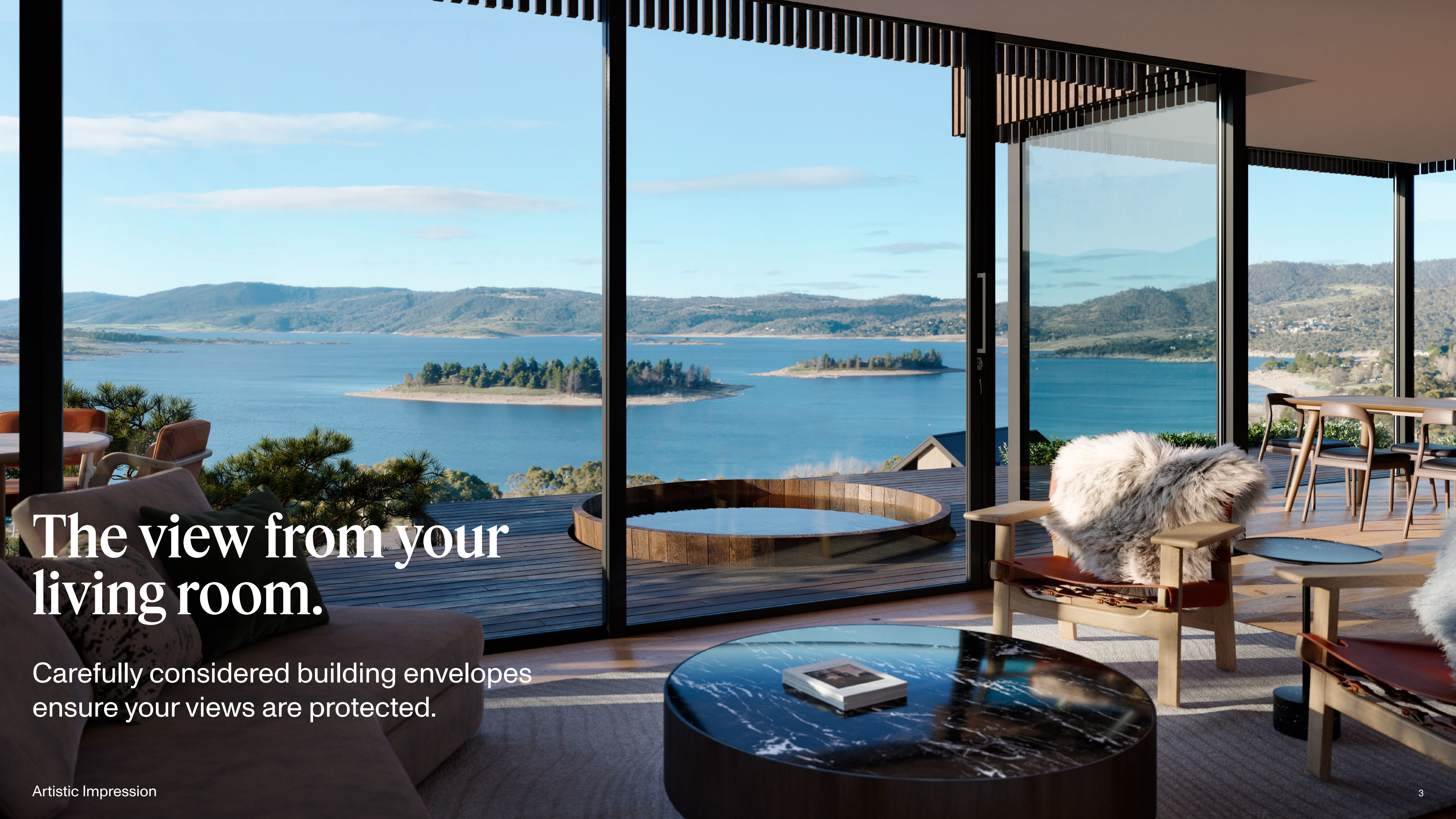
About Mountainside

The latest release from Australian Land Co., Mountainside, NSW, is taking The Snowies to new heights with an alpine neighbourhood unlike any you've ever seen before. With holistically designed precincts that respond to the natural landscape, this is an opportunity to collaborate with your architect on a bespoke home design that perfectly complements your lifestyle and enhances this stunning location.

The views are breath-taking, with a 180-degree vista of the Main Range, Lake Jindabyne and rolling hillside. Mountainside has been designed to make the most of its surroundings, with view corridors that ensure beautiful vistas can be seen in every direction.

With a practical movement network through the site and to the lake foreshore, as well as integrated green spaces and recreational amenities, Mountainside is first and foremost a livable precinct that encourages a healthy lifestyle, which is central to the Snowy Mountains region. Conveniently located on the mountainside of town means you're still within easy reach of the town centre, Mountain Bike and Adventure Park, Lake Jindabyne and schools (Snowy Mountains Grammar School is right next door).





The view from your living room.

Carefully considered building envelopes ensure your views are protected.

Is it time for a ~~tree~~ ski change?

This is a unique opportunity to be part of an exciting, sustainable, and thoughtfully designed precinct. Enjoy this community-focused alpine destination that feels worlds away but sits right on the doorstep of everything you could ever need.



Skiing at Thredbo Resort

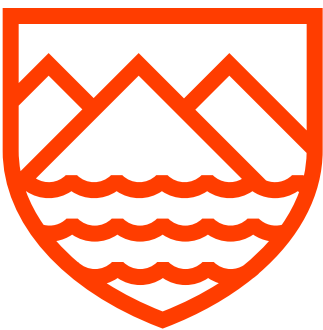
Views

The site’s stunning position ensures jaw-dropping vistas from every direction thanks to carefully considered view corridors and optimised building envelopes.



Location

On the mountainside of Jindabyne, you’re as close as possible to the region’s famous ski resorts and mountains while still being close to the town centre and schools.



Lifestyle

The movement network and recreational green spaces connect the development through a network of mountain biking and hiking trails. This promotes an active lifestyle that the Snowy Mountains have become renowned for.



Design

Mountainside’s architectural vision reflects contemporary architecture that positively responds to the alpine environment. The design guidelines provide recommendations for high-quality materials and cohesive designs, but also encourage individuality.



“I’ve known for some time that if the opportunity to develop the land on the west of Jindabyne became available, I would take it. The hilly nature of the site allows for an interesting lot configuration that will capitalise on the land’s geographic features. The site has a *great northern aspect with spectacular views* in every direction.

Being on the western side of town, it is the obvious choice for the *future growth of Jindabyne*. A development like this will help Jindabyne transition from a seasonal ski town to an all-year-round destination, similar to *Queenstown, New Zealand*.”

Bruce Marshall
Chairman
Australian Land Co. Pty Ltd



Stilt foundations to respond to sloped land

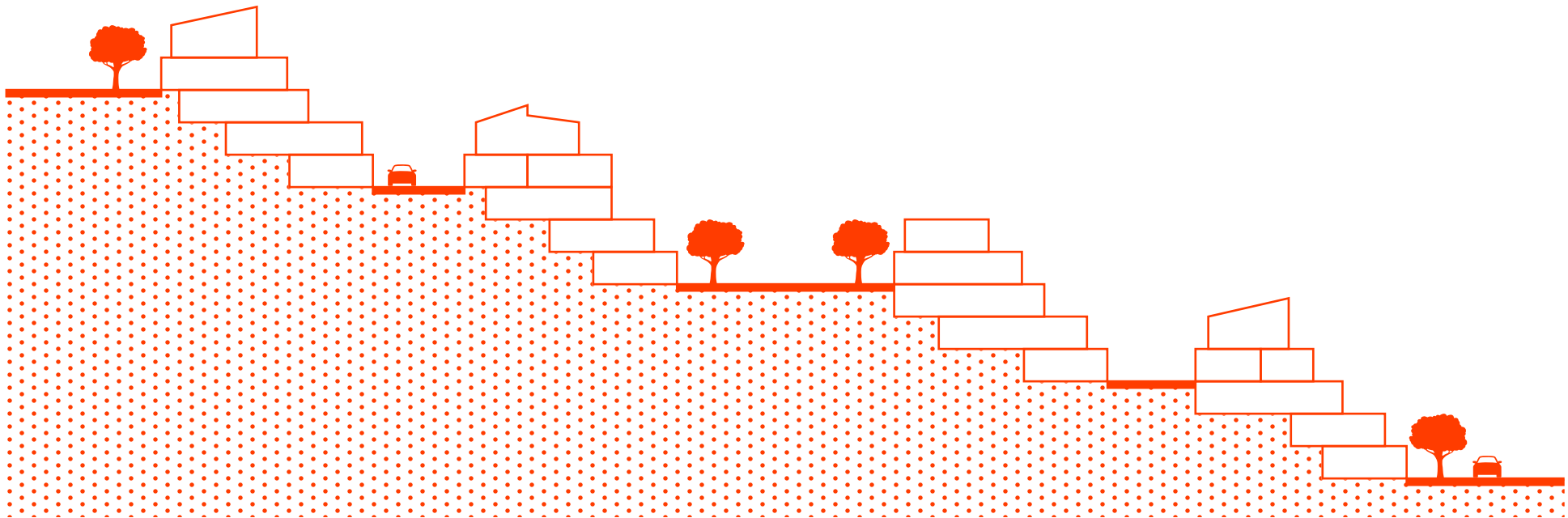
The Design Guidelines

Carefully considered

The overarching vision for Mountainside is contemporary architecture that positively responds to the site’s Australian alpine environment.

Mountainside’s topography provides an exciting opportunity to design a home that responds to and embraces the landscape, with natural slope, rocky outcrops, existing vegetation and lake and mountain views, while also taking into consideration the micro-climate, water quality and privacy. Each dwelling should enhance rather than dominate or compete with the natural environment.

The design guidelines also cover the design and submission process, development control plans (DCP) and council provisions, and compliance and bond completion. These provisions provide reassurance that your investment and your vision are well managed.



A thoroughly considered neighbourhood
from a trusted local developer.



Artistic Impression

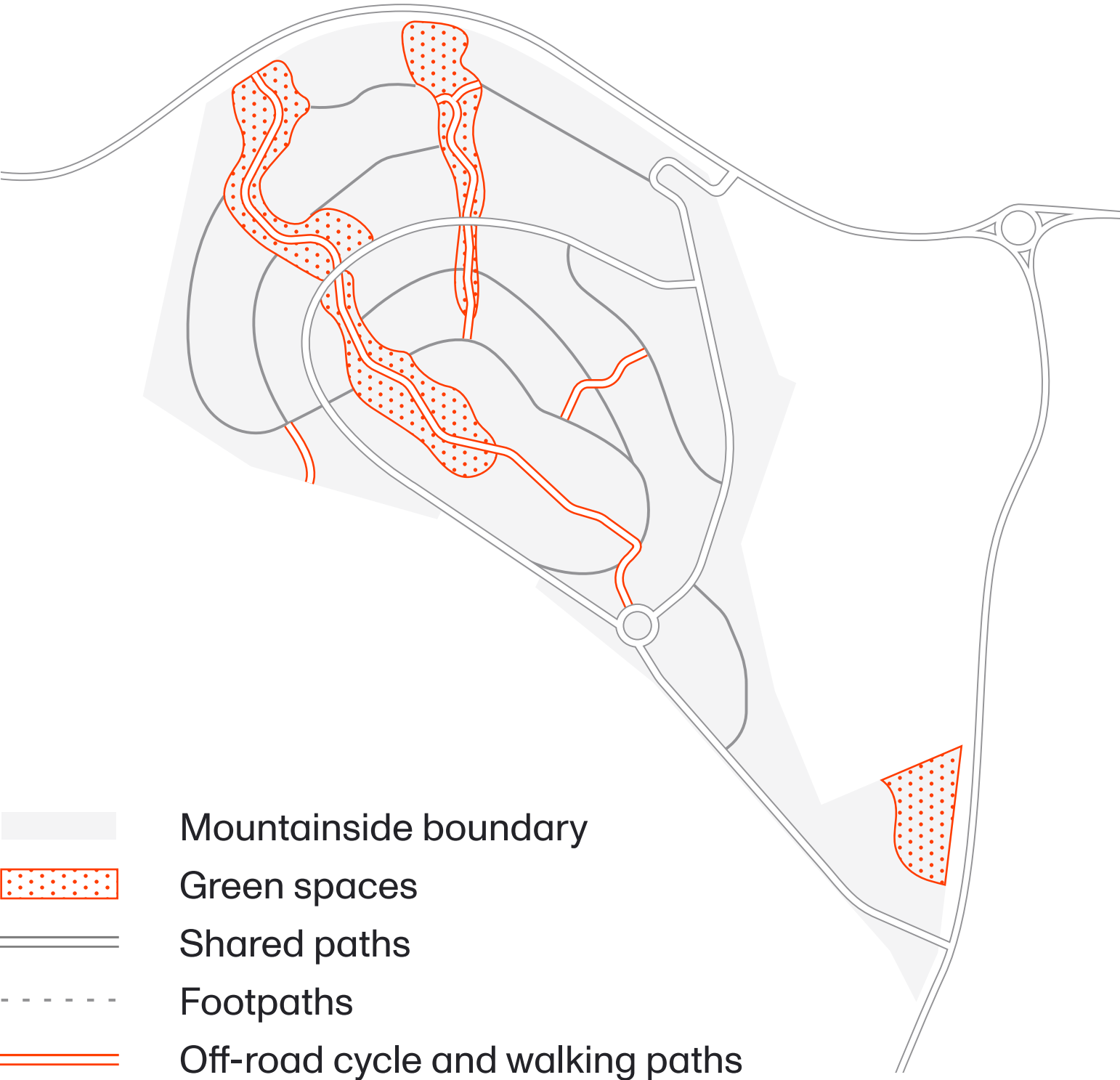


Timber and metal sheeting to celebrate raw, earthy colour palette

The site’s designers and architects have recommended appropriate materials and colours for a cohesive neighbourhood, but owners are encouraged to be innovative within those guidelines. Think stepped or tiered rock retaining walls and planting beds to break up the visual impact; high-quality and recycled or local materials for character and individuality; and well-defined street-front entries.

The movement network

Mountainside has been designed in response to the site’s natural topography and will be developed with an integrated off-road movement network that makes getting around as simple as possible, while also being functional, safe and enjoyable. The strategy involves a designated shared path connecting to the lake shore and Barry Way, footpaths on access streets, and cycle and walking tracks that weave through the open spaces.



The Heart of The Snowies



Snowy Mountains Grammar School students

About Jindabyne

It may be known as “the adventure base camp for the Snowy Mountains”, but Jindabyne is so much more than a mecca for action-sport enthusiasts and adrenaline junkies. The postcard-perfect country town, with its expansive lake, is a place of constant reinvention, and has been at the forefront of major change throughout its history.

A five-hour drive from Sydney’s CBD and two hours from Canberra or the Sapphire Coast, Jindabyne thrives in winter with snow enthusiasts flocking to the town for long weekends or weeks on the slopes. It also has plenty to offer in the warmer months, with its rugged mountainside terrain perfect for hikes and mountain biking, and the lake primed for fishing and boating. Even those who would rather not break a sweat on holiday love it here, with plenty of quaint cafes, wineries (or, rather, schnapperies) and shops to explore, and a vibrant and welcoming community to enjoy.



2hrs

Drive to
Canberra



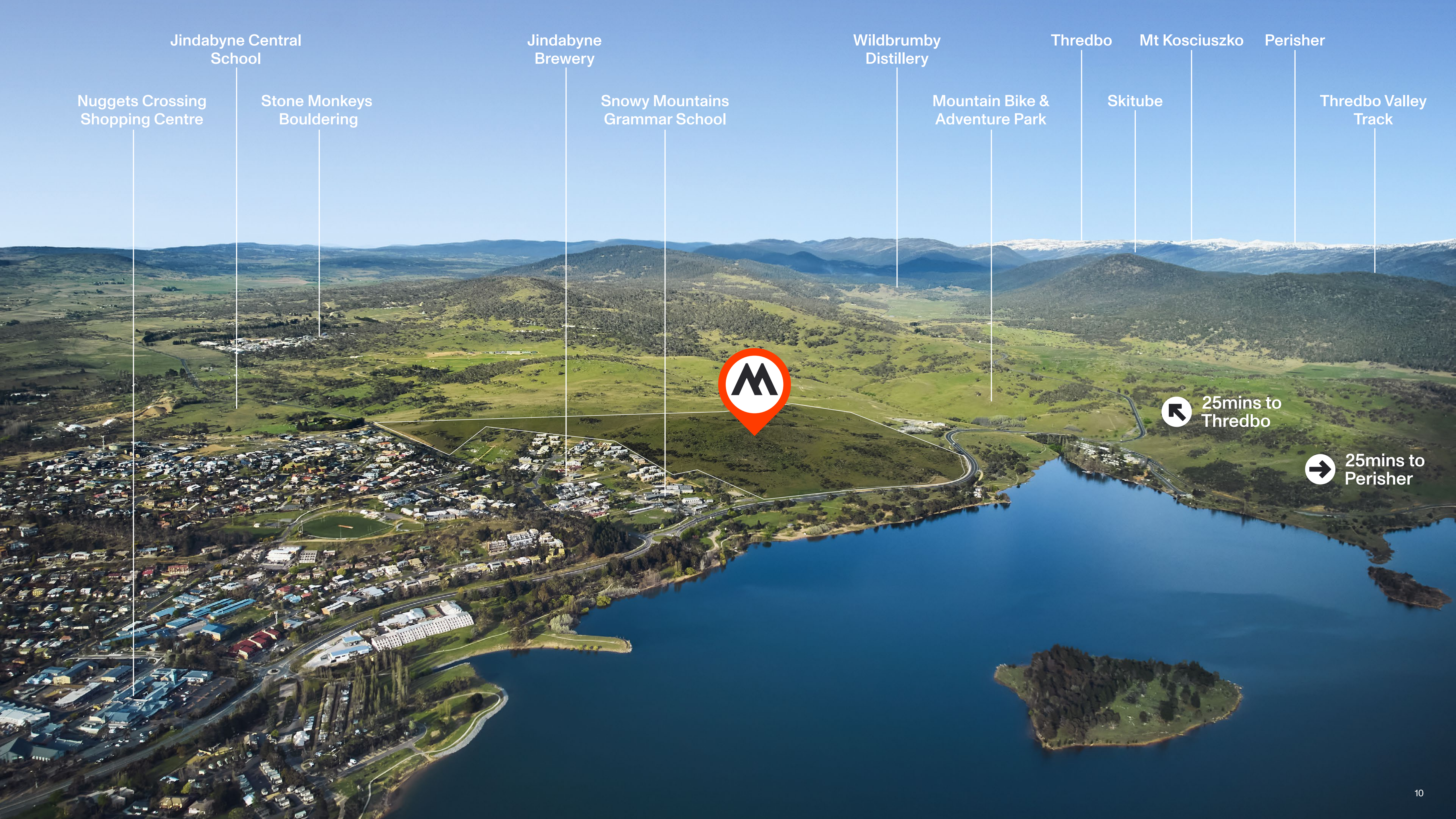
2hrs

Drive to the
Sapphire Coast



5hrs

Drive to
Sydney CBD



Nuggets Crossing
Shopping Centre

Jindabyne Central
School

Stone Monkeys
Bouldering

Jindabyne
Brewery

Snowy Mountains
Grammar School

Wildbrumby
Distillery

Mountain Bike &
Adventure Park

Thredbo

Skitube

Mt Kosciuszko

Perisher

Thredbo Valley
Track



25mins to
Thredbo



25mins to
Perisher

A Thriving Community



\$130m

\$130 million on the Jindabyne Education Campus



\$14m

\$14 million on a new police station



\$12.7m

\$12.7 million on the National Snowsports Training Centre



\$8.6m

\$8.6 million on the Gaden Trout Hatchery Expansion



\$3.3m

\$3.3 million on a new library



\$1.5m

\$1.5 million on a new skatepark

Jindabyne's prosperity

Jindabyne has been going through yet another process of rejuvenation lately, with recent upgrades to essential services making it even more liveable and inviting. These include a new central school and upgrades to the grammar school, a new police station, a new ambulance site, a new skatepark, and a new library.


The Snowy Monaro Regional Economic Development Strategy (REDS) has recognised Jindabyne as the fastest-growing centre in the region. Its population has increased by 12 percent compared to 2001 levels, and unemployment rates have dropped to as low as 2.1 percent.



Hot air ballooning over Jindabyne

The NSW Government’s Special Activation Precinct (SAP) has recognised Jindabyne as an unparalleled location for outdoor adventure, and is encouraging new business opportunities and making plans to support more visitors.

 **\$198m** \$198 million on the Special Activation Precinct

 Special Activation Precinct
Mountain Bike and Adventure Park



Stone Monkeys Bouldering



Mountain biking on Lake Jindabyne Shared Trail

Live less than 30mins away from two of Australia's biggest ski resorts.



The Snowy Mountains



Hiking at Thredbo Resort

Australia's high country

In the southeastern corner of New South Wales is a landscape unlike any other. The Snowy Mountains — aka “The Snowies” — region encompasses the mainland’s tallest mountain, Mount Kosciuszko, and the state’s most famous ski fields: Perisher and Thredbo. Even in summer, Thredbo village is vibrant and humming with activity.

Perhaps you can still recite passages of Banjo Paterson’s famous poem “The Man From Snowy River” after learning it in school. When it was published in 1895, the poem cemented the Snowy Mountains in the country’s cultural consciousness and had a major influence on how people thought about high-country stockmen. The poem was also the basis for several films, a television series and even a stage play, all highlighting and celebrating the stunning region.

While Kosciuszko National Park makes up much of this region, it’s not all rugged terrain and adventure sports. There are plenty of breweries, wineries and distilleries, mountainside yoga classes, and Lake Crackenback Resort and Spa provides a stunning opportunity for some R&R.



Horse Riding in the Kosciuszko National Park. Photo: Murray Vanderveer/DCCEEW



Corroboree Frog, Kosciuszko National Park
Photo: John Spencer/DCCEEW

Kosciuszko National Park – Australia’s Highest Playground



Ramshead, Kosciuszko National Park

A Year-round Lifestyle



Summer

This is the time to hit the lakes and crystal-clear streams for picnicking, swimming, canoeing, water skiing and wakeboarding, and fly fishing.



Autumn

As the weather cools, take the opportunity to grab that mountain bike and head out on the trails. Quench that well-earned thirst at one of the region's historic pubs or boutique wineries.



Winter

This is what The Snowies are famous for. Hit the slopes with a snowboard or skis, or simply enjoy après in Thredbo village while the kids snow play.



Spring

The region comes alive with colourful flora. It's a fantastic time to explore the park, with the weather being mild and the landscape coming alive after the winter snow has melted.



This region is famous for its action-packed winters, but is truly a **year-round destination**, with plenty to do once the snow melts.

The National Parks and NSW Government have made **large investments** in the Snowy Mountains in recent years to encourage **tourism and business opportunities**.



\$27m

\$27 million on a the
Snowies Alpine Walks



\$11.8m

\$11.8 million on the Lake Jindabyne
Shared Trail project



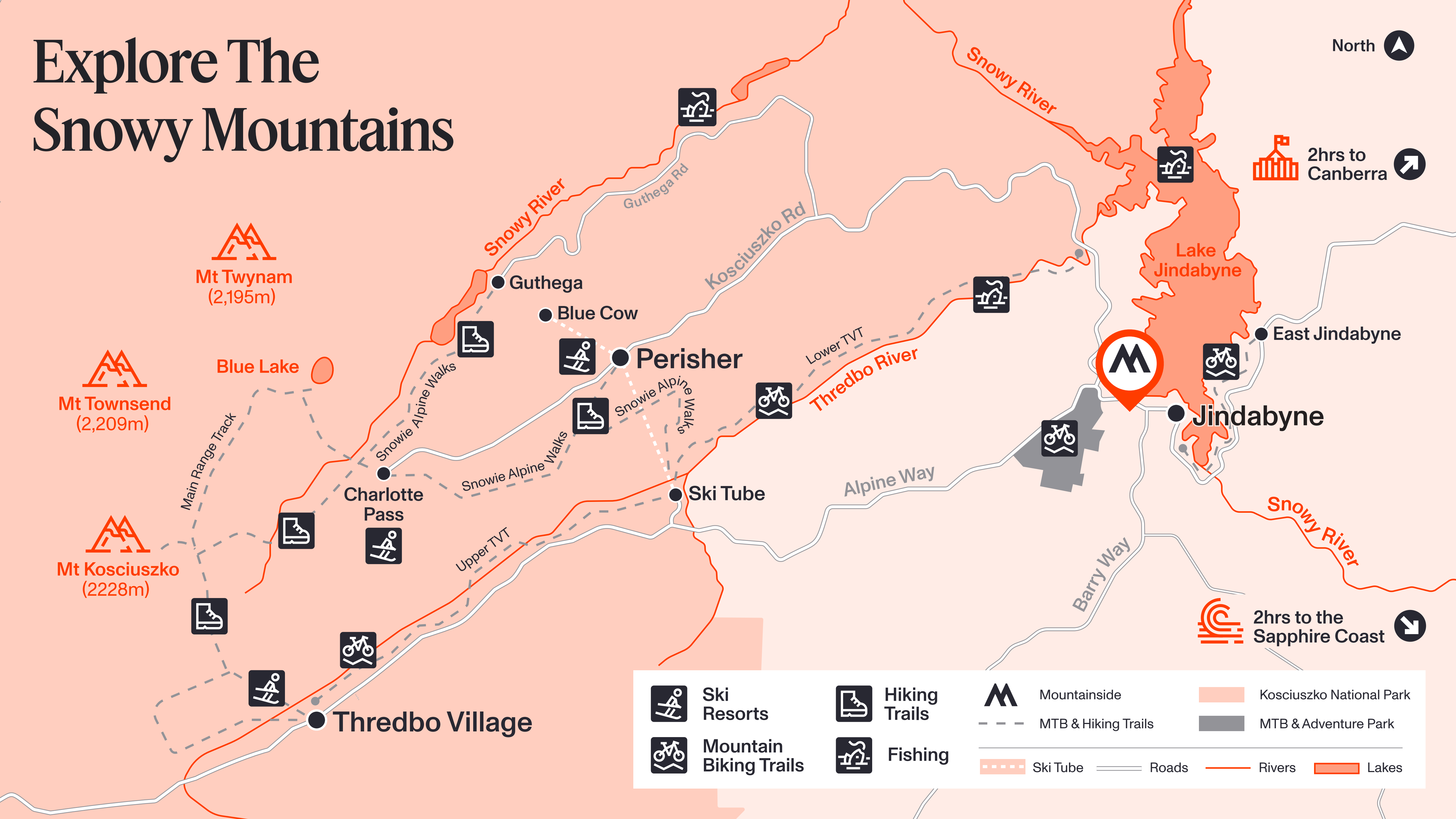
\$9.7m

\$9.7 million to extend the
Thredbo Valley Track



Mountain Biking at Thredbo Resort

Explore The Snowy Mountains



Over 40 Years Experience

www.australianlandco.com.au



Lake Crackenback Resort & Spa, Crackenback NSW

About Australian Land Co. Pty Ltd

Australian Land Co. Pty Ltd brings over 40 years experience to Australia's development landscape; creating high quality, liveable neighbourhoods for residents to enjoy now and into the future. With a focus on emerging destinations, Australian Land Co. is passionate about identifying and investing in regions with positive growth potential. By creating high quality, liveable developments alongside local infrastructure and amenities, we are able to facilitate meaningful and long-lasting community engagement.

Inspired by the inimitable beauty of the country's remote and natural environment, Australian Land Co.'s vision is shaped by a commitment to investing in local communities, building infrastructure and generating jobs that work in tandem with the environment and its people.

Australian Land Co. supports a number of organisations and not-for-profit initiatives, including sport event sponsorships and arts and culture festivals. We have engaged with state and local councils, and have ongoing involvement with a number of tourism boards.

Exclusive Agents

Belle Property Snowy Mountains
02 6457 2504
belleproperty.com/snowy-mountains



Michael Henley
Director
0403 165 563
michael.henley@belleproperty.com

Sales Office
Shop 5, 1 Gippsland Street,
Jindabyne NSW 2627

Visit the website

www.mountainside.com.au

Location

50 Barry Way,
Jindabyne NSW 2627

Disclaimer

While this brochure reflects the proposed development at the time this brochure was created, the information it contains should be used as a general guide only. The representations of the development are artistic impressions only. In particular, the designs, plans, images, view lines, dimensions, layout, sizes and areas, facilities, amenities, infrastructure, number of lots, the configuration of these and other information contained in this brochure, internet site, videos, computer applications and all plans and schedules are indicative only (Property Information) and may change without notice depending on a range of variable factors including, but not limited to, council building approvals and planning consents, market conditions, finance and government and municipal requirements. This brochure does not constitute part of an offer or contract. We recommend that you undertake your own enquiries, obtain independent legal advice and confirm the current Property Information at the time you enter into any purchase contract. Australian Land Co. Pty Ltd ACN 010 484 705 and their associated entities do not make any representations or give any warranties that the information set out in this brochure is or will remain accurate or complete at all times and disclaim all liability for harm, loss, costs or damage which arises in connection with any use or reliance on the information.

