

Summary of the Housing and Accommodation report

Prepared by Ethos Urban for the Snowy Mountains Special Activation Precinct.

The Snowy Mountains Special Activation Precinct (Precinct) aims to grow a strong one-season visitor economy into a successful four-season destination by stimulating economic development and investment and increasing year-round jobs in supporting industries.

We are creating a Master Plan that outlines the 40-year vision for the Snowy Mountains, using insights from the community, stakeholders and findings from a range of reports and technical studies.

Prior to public exhibition of the draft Master Plan in mid-2021, a range of reports have been released in advance, including the Housing and Accommodation report, to provide additional time to review these to help inform submissions.

The Housing and Accommodation report outlines a range of factors that have informed the draft Master Plan, however they may not all be reflected in the draft Master Plan, as the draft Master Plan also considers the vision for the Precinct, community and stakeholder feedback, available funding for government infrastructure and protection of environmental values.

This report summary provides a high-level overview of the Housing and Accommodation report. More details can be found in the full [Housing and Accommodation report](#). If you have any comments in relation to these reports, please address them in your submission when the draft Master Plan goes on exhibition.

Overview of the Housing and Accommodation report

- The Housing and Accommodation report was prepared by Ethos Urban and provides:
 - profiles of existing housing supply and market context
 - forecasts of housing and accommodation demand
 - assessment for new dwellings and accommodation for permanent residents, visitors and season workers.

Key findings from the Housing and Accommodation report

- In 2016, there were approximately 4,500 dwellings in the study area. Of these, 2,984 (68.8%) were privately occupied, with the remaining unoccupied.
- Housing and accommodation for tourists is currently the dominant influence on the local housing market and reflects the importance of tourism to the local economy. Visitation and seasonal employment places demand on the short term and permanent accommodation markets with housing stock being made available for tourist use, reducing the availability and increasing the price of private dwellings for the permanent population.
- Housing diversity is an issue with current housing supply. There are also issues with deteriorating quality of housing stock and some forms of tourist accommodation.

- The seasonality of peak tourism times are a key influence on housing and accommodation demand. Due to the high pricing of housing and accommodation in peak tourism season, this presents the biggest problem for seasonal workers. In times of peak demand, visitors will pay high prices for accommodation regardless of value for money or condition
- With the increase in population from the Precinct (resident, visitor and seasonal workers), additional housing and accommodation will need to be provided through the delivery of new dwellings and upgrade of older housing stock.
- Housing affordability is a significant issue for the permanent population as increasing competition for housing from visitors and seasonal workers is pricing residents out of Jindabyne. Ensuring a supply of suitable and affordable housing is a critical outcome as these issues will remain barriers to home ownership or rental as the permanent population grows.
- At 2019-20 the median sales value of a house in the Jindabyne market was \$750,000 and \$377,500 for a unit. In Jindabyne, the current median weekly rental value for a house is \$660 and \$425 for a flat. East Jindabyne is more expensive in both the sales and rental markets.
- The variance in rental values across the area indicates strong competition driven by seasonal workers and short-term accommodation seekers. Jindabyne market has a high proportion of households in the rental market and there is increasing pressure for housing from both permanent residents and seasonal workers.
- By 2026, the population is forecast to reach 7,688. The short (2020-26) and medium term (2031-36) periods are expected to experience the greatest annual average growth rates, achieving growth rates of 2.7% and 3.2%. Over the forecast period to 2061 the forecasts indicate the population will have increased by 4,110 people (from 2020), to 10,668.
- The Precinct will need an additional 1,868 dwellings to meet demand for permanent residents by 2061. The demand for new dwellings is proportionally greater for detached dwellings or 3-4 bedroom size.
- The highest peak in projected overnight visitation occurs in the winter of 2041. Peak demand (measured in terms of visitor nights) then reduces from 2041 to 2061 due to reduced seasonality and increasing visitation in the summer months.
- By 2061, an additional 5,116 visitors are forecast, reaching a total of 21,332 peak visitors in 2061. This represents peak overnight visitors calculated at the month of August. There is a total additional need of 2,238 accommodation units to meet the forecast peak visitor needs by 2061.
- Hotels have significant medium-term demand, with an additional 1,200 hotel units required at the absolute peak in 2041, yet this demand drops off to an additional 744 units in need by 2061.
- By 2061, the number of seasonal workers at the peak period is expected to be 2,271, less than current estimated seasonal worker numbers. This is because the seasonality of visitors and economic activity is forecast to reduce, meaning that there are more opportunities for permanent employment.
- Forecast growth in the number of seasonal workers peaks at 3,562 workers at the year 2036. This translates to a need for an additional 451 units by 2036 to meet the forecast seasonal worker population.
- Return to Country is an identified priority for the Monero-Ngarigo people. There are currently no state owned or managed social/affordable housing in the areas provided for Aboriginal people. Ongoing consultation with the Monero-Ngarigo people is recommended to quantify the demand and type of housing required.

- Aged care living options are required in the study area to enable those over the age of 65 who require this type of housing to remain in the area rather than relocate. The demand for housing for older people is forecast to grow as the population grows and ages.

Recommendations from the Housing and Accommodation report that are considered in the draft Master Plan

Population	Recommendations
Resident population	<ul style="list-style-type: none"> • Provide areas for new dwellings as infill in and near Jindabyne town centre, dwellings on greenfield land as an extension to Jindabyne urban area and as rural residential • Incentivise urban renewal in Jindabyne • Introduce planning controls that permit diverse housing options • Provide facilities for aged care • Provide places and spaces to encourage Return to Country
Visitors	<ul style="list-style-type: none"> • Provide for short term accommodation units to meet the forecast visitor needs by 2061. • Increase bed capacity in Kosciusko National Park to meet short to medium term demand • Upgrade existing accommodation at the Sport and Recreation Centre. • Incentivise landowners to develop in Jindabyne infill sites • Provide high quality tourist accommodation • Provide places and spaces to encourage Return to Country
Seasonal workers	<ul style="list-style-type: none"> • Provide additional units for seasonal workers to meet peak demand in 2036, with flexible accommodation that can be re-purposed or removed as seasonal worker demand declines from 2036 to 2061 to a more permanent workforce. • Introduce planning controls that permit diverse housing options

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