

Data projections fact sheet

Technical studies for the Snowy Mountains Special Activation Precinct Master Plan

The Snowy Mountains Special Activation Precinct Master Plan is supported by a suite of technical studies. These have tested and refined scenarios and development opportunities to support the planning process and subsequent development in the precinct. These studies use a range of data inputs across the master planning process.

This fact sheet discusses how the NSW Department of Planning and Environment has used key data sets across the relevant studies and development scenarios. For more detail on how we have applied the data to each study, please refer to the [NSW Planning Portal](#), where all studies are provided in full. Page 4 of this fact sheet also gives a select number of key projection statistics.

Scenario testing

Through a series of workshops and associated analysis, we developed a suite of population, employment, visitation and development projections to support the draft master plan. We refer to these as the original scenario.

After reviewing submissions we received during the public exhibition of the master plan, and the results of additional biodiversity and heritage surveys, we revisited the projections. We considered 2 scenarios in addition to the original scenario, which formed the basis for public exhibition of the draft master plan.

These include:

- **feedback scenario** — responds to issues raised in submissions we received during exhibition. This scenario is based on adjustments to tourism and other proposed economic activity. It often adopts the development of fewer dwellings, less commercial space and a smaller sub-precinct area. It includes fewer tourist attractions and activities compared to those in the original scenario.
- **enhanced scenario** — represents an adapted scenario that aims to bridge some of the gaps in the feedback scenario. This scenario includes more tourist activities and attractions, which have been modified, based on consultation responses. It seeks to strike a balance between the outcomes of feedback on the draft master plan, and the vision and objectives for the precinct.

We tested these scenarios in a series of workshops with NSW Government agency stakeholders. Stakeholders considered structure plans for each potential growth area, based on development outcomes that would support each of the scenarios outlined above.

The workshops resulted in a mixture of assumptions that feed into each scenario, sitting somewhere between the original and enhanced scenarios. None of the projections align completely with the final master plan, but the structure plans have adopted the enhanced scenario projections for the purposes of determining how many dwellings and how much commercial space could be developed.

Visitation and population projections

The Centre for International Economics prepared updated visitation and population projections (March 2022) for the precinct in response to the scenario testing.

Updated projections have been prepared for the following:

- winter visitation
- non-winter visitation
- total visitation
- resident population
- seasonal workforce
- peak visitors.

We have applied these updated projections to the suite of technical studies, where relevant.

Housing and accommodation projections

The Snowy Mountains Special Activation Precinct Housing and Accommodation Study prepared by Ethos Urban (June 2022) profiles the existing housing supply and market context. It identifies issues and opportunities to inform future growth.

The geography of the precinct does not accurately match Statistical Areas defined by the Australian Bureau of Statistics, so we have used Statistical Area Level 1 (SA1) geographies to approximate the special activation precinct study area.

The housing and accommodation study forecasts demand and assesses potential supply for new dwellings and accommodation to meet the needs of permanent residents, visitors and seasonal workers. The forecast housing and accommodation demand we have used for master planning is based on the Ethos Urban demand model, which determines need based on population, visitor and worker forecasts prepared by the Centre for International Economics.

The capacity for new housing and accommodation is based on the Structure Plan Report prepared by Jensen PLUS (refer to projected development in Table 1 and Table 2). We have completed high-level analysis of factors that might restrict development of each key site and its capacity for new housing and

accommodation. The actual capacity of catalyst sites to accommodate growth may change as we complete more detailed planning.

Actual delivery of new dwellings and accommodation will also be dependent on market conditions and viability, and the willingness of landowners to develop land.

Development yield

The structure plans included within the Snowy Mountains Special Activation Precinct Master Plan illustrate the strategic planning intent for the precinct and guide future development, land uses, and supporting infrastructure.

When projecting how much development is possible, we have considered key design principles that aim to preserve the environmental, heritage and amenity values of the precinct. The tables below summarise how many dwellings and how much commercial floor space development could generate (that is, the development yield).

Snowy Mountains Special Activation Precinct



Table 1. Jindabyne Catalyst Precinct

Sub-precinct	Tourist accommodation dwellings	Seasonal worker dwellings	Residential dwellings	Additional commercial floor space (m ²)
Jindabyne Town Centre	412	59	118	88,750
Western Lake Jindabyne	689	36	0	1,200

Table 2. Jindabyne Growth Precinct

Sub-precinct	Tourist accommodation dwellings	Seasonal worker dwellings	Residential dwellings	Additional commercial floor space (m ²)
Jindabyne Town Centre Growth	153	31	123	0
Jindabyne West	130	43	693	30,000
Jindabyne South	21	0	186	10,000
East Jindabyne	47	0	264	5,000
Barry Way South	200	100	180	0

Quantified development yields

For this yield analysis, dwellings can be quantified as follows:

1. Tourist and accommodation dwellings: 2.3 bedrooms per dwelling **and** 2 people per bedroom
2. Season worker dwellings: 2.5 beds per dwelling
3. Residential dwellings: 2.2 people per dwelling.

Sports and Education Sub-precinct

We propose an additional 690 beds for the Sports and Education Sub-precinct, which would be used for athletes, and coaching and support staff, but could also provide accommodation for tourists and/or seasonal workers.

Additional residential yield

Rural residential development or residential development outside the precinct is expected to meet 20% of the demand for residential dwellings.

Key statistics

Data source: The CIE, 2022



Total visitors

1.35 million

by the year 2061
(711,000 in 2020)



Resident population

11,828

by the year 2061
(7,287 in 2020)



Non-winter visitors

829,000

by the year 2061
(301,000 in 2020)



Winter visitors

522,000

by the year 2061
(410,000 in 2020)



Annual visitor expenditure

\$1.37 billion

by the year 2061
(\$510 million in 2020)



Precinct area

**4,879
hectares**

More information

Visit the [Snowy Mountains Special Activation Precinct webpage](#) to find out more.

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