



Precinct Planning Kosciuszko National Park

Draft Currango Precinct Plan | June 2021



NPWS acknowledges the traditional owners of the land at and surrounding this precinct in the traditional Country of the Bidawal, Ngarigo, Wolgolu, Ngunawal and Wiradjari People and pays its respects to elders past, present and future.

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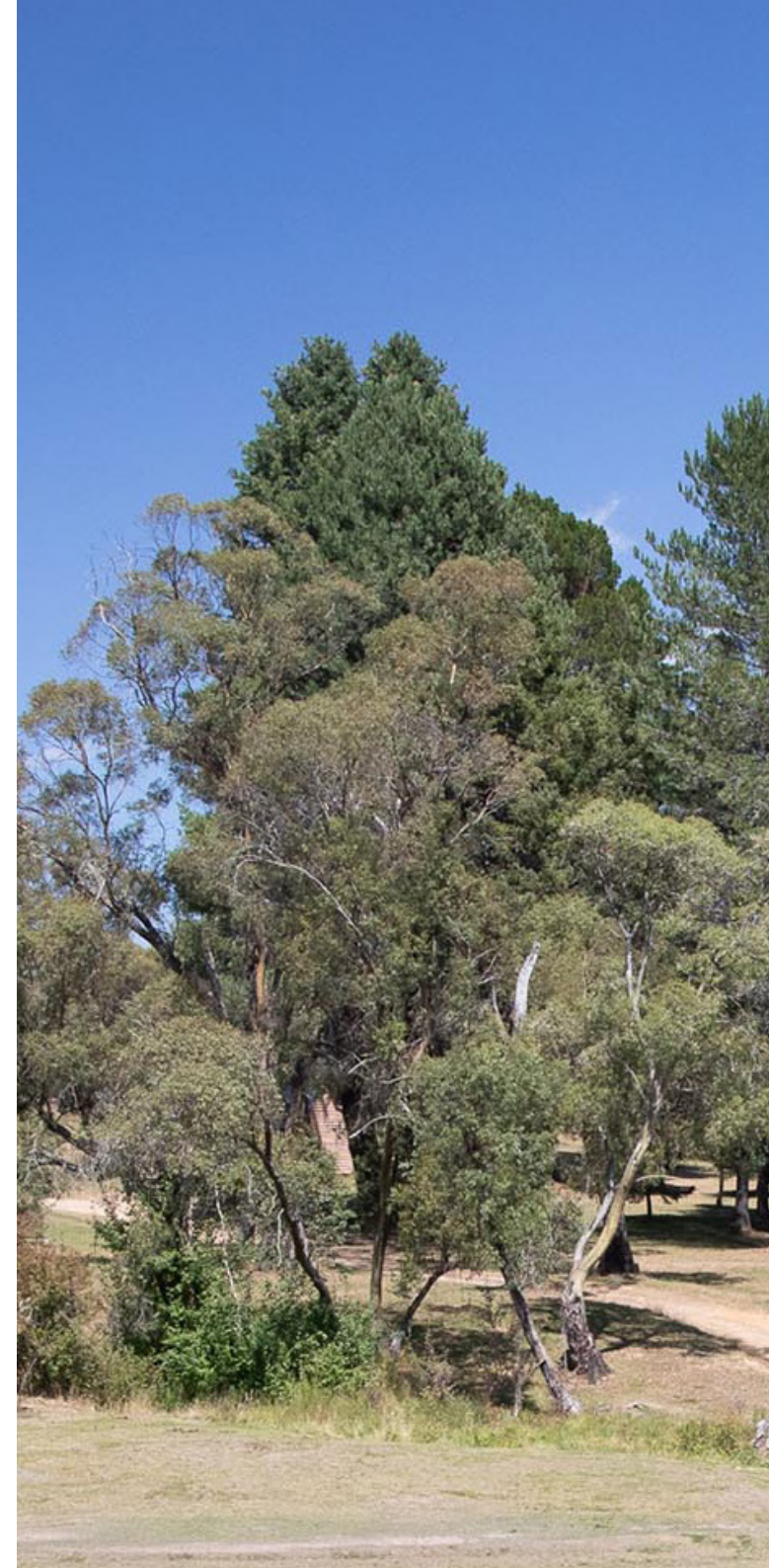
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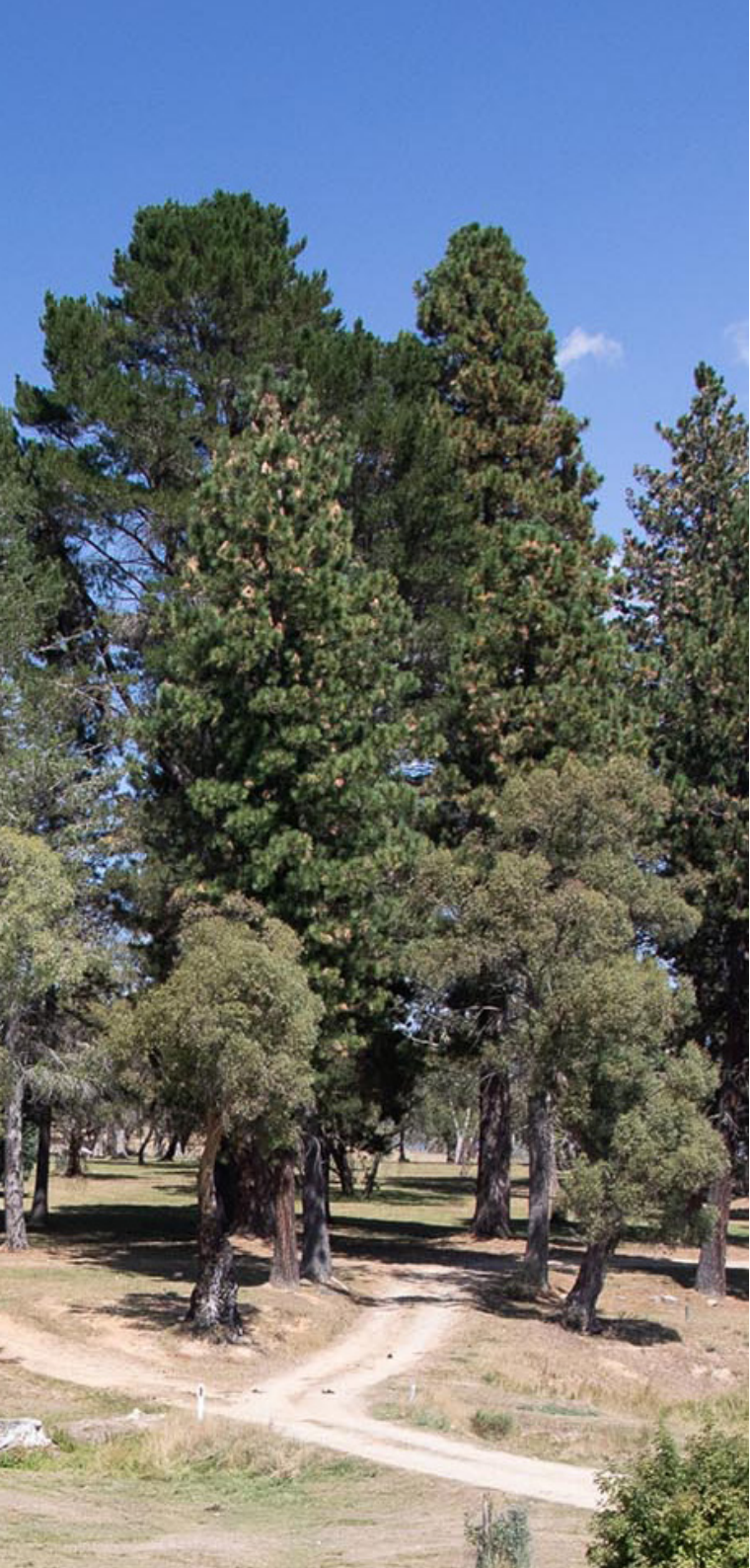
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**The Currango Precinct
is a historic homestead
of state significance. it
is the only continuously
seasonally occupied
station of the snow belt
stations.**



Introduction

Background

JPW, SGS Economics and WT Partnership have been engaged by NPWS to develop precinct plans for sites within Northern Kosciuszko National Park.

This precinct plan covers the Currango Homestead and includes deliverables outlined within the scope of services for the project including;

- Site analysis
- Site values
- Activity package describing proposed visitor experiences, activities and facilities which includes;
 - Design capacities
 - Accommodation opportunities
 - New visitor facility opportunities
 - New visitor products/experiences
 - A review of interior and exterior design, furniture & fittings for existing buildings
 - A review of service delivery options
- Visitation analysis, current and potential markets and visitor capacities
- Initial proposals for new or enhanced visitor services/ experiences and capital infrastructure development

The Brief

National Parks and Wildlife Service has outlined several overarching requirements to be targeted in the precinct plans which include;

- Enhancing visitor experiences
- Protect and conserve the site's natural and cultural heritage values
- Increase visitation across the year
- Broaden revenue streams
- Increase revenue and maximise net revenue
- Increase, develop and maximise regional tourism/ commercial partnerships
- Improve efficiency of managing and maintaining the sites

A detailed brief developed with NPWS for Currango is discussed within this report.

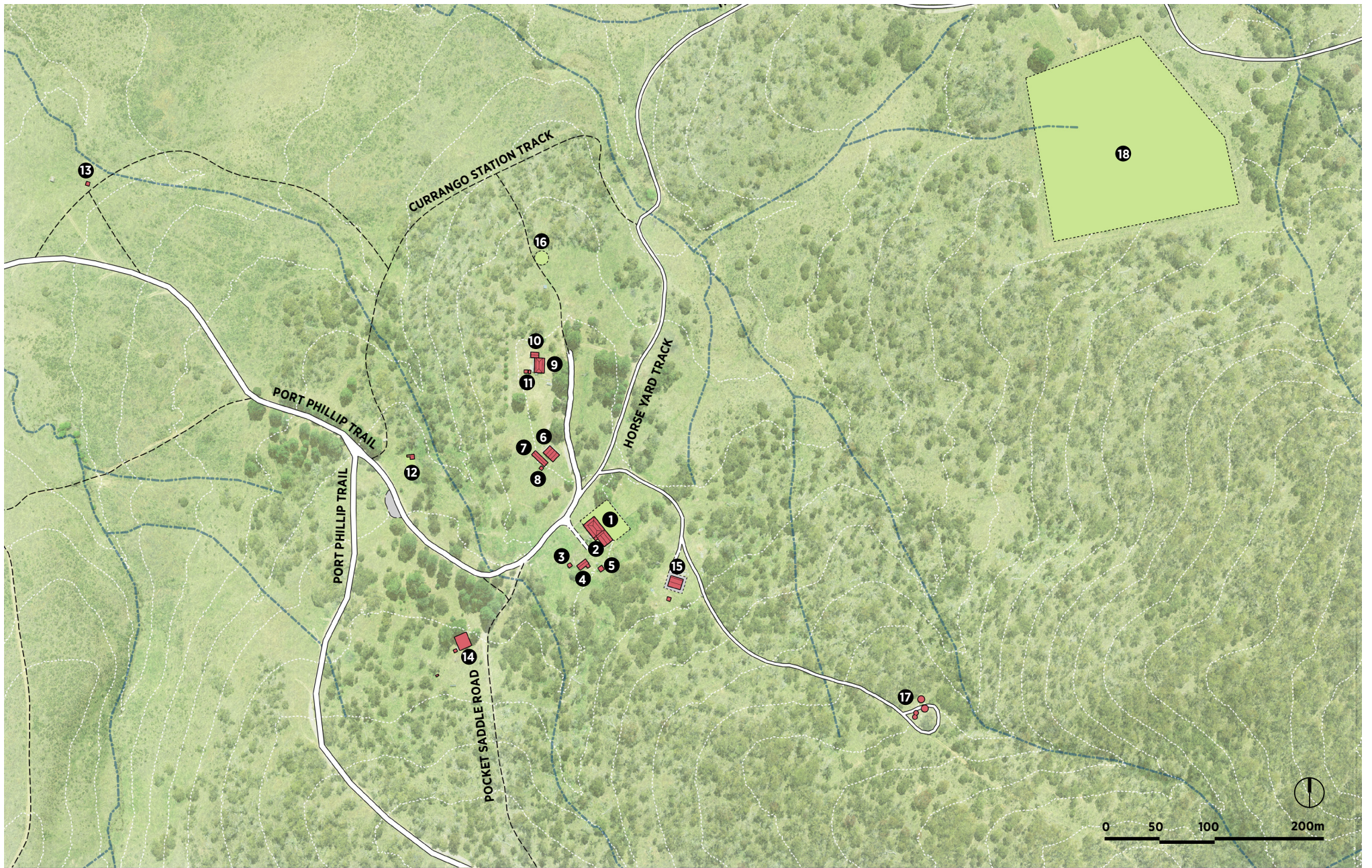


Figure 1.1 Currango Historic Precinct Existing Site Plan (JPW)

Currango Precinct Site Analysis

Currango Precinct Overview

The Currango Precinct is a historic homestead of state significance. The homestead was established in the late 1830's as a result of highland pastoral expansion. Multiple families have lived and managed the homestead since then, and it is the only continuously seasonally occupied station of the snow belt stations.

The area is significant to the local Walgalu and Wiradjuri Aboriginal communities as a demonstration of their past presence in the high plains and the Currango Historic Precinct has an ongoing association with local Aboriginal people.

The precinct includes a number of accommodation options, including Currango Homestead, Daffodil Cottage and The Pines Cottage. The site is powered by solar power, and has no mobile phone access. All guests must be self-sufficient.

The Brief & Current Issues

The Currango Precinct currently functions as accommodation options for self-sufficient guests, with the option of staying in one of three of the original cottages. The site is managed by NPWS, with caretakers living on site seasonally. The site is closed in winter between the June and October long weekends.

The three cottages offer rustic accommodation. Guests are required to light their own fires for cooking, heating and hot water for showers. The

caretakers are available to assist with any issues that may arise.

Many of the guests bring their horses to stay on the property. Guests are often repeat visitors who return for annual holidays.

Site issues discussed with NPWS during the initial February site visit include;

- Due to the remote location, guests need to be aware of the accommodation offering. Fuel and food supplies are more than an hour away.
- The current caretakers have been returning seasonally to the property for many years. It is a possibility that they may not wish to continue in the near future and will need to be replaced. Whilst this creates an opportunity for revising how the property should be managed, it may be difficult to entice new caretakers due to the remote location. The current caretakers have a significant amount of local knowledge and expertise which may be difficult to replace.
- Currently solar panels generate energy for the site, as well as wood fired cooking and heating. Power supply would need to be considered with any future development proposals.
- Water is currently sourced from a bore. The availability of water will need to be considered in future proposals.
- Road access can be affected due to weather conditions.

1. Currango Homestead
2. Toilet Block
3. Meat Store
4. Bacardi (Office/Store)
5. Shed/ Wood Store
6. Stage & Harness Shed
7. Main Storage Shed
8. Grain (Poison) Shed
9. The Pines Cottage
10. Snow Gum Lodge
11. Shower Shed
12. Slaughter Shed
13. Engine Shed
14. Daffodil Cottage
15. Solar Shed
16. Ring Yard
17. Tank
18. Horse Paddock

Options to be explored in the precinct plans include;

- Revision and recommendation for room layouts and upgrading of furniture
- Proposals to manage the property, including where the caretakers should live on site
- Sites for potential new buildings which could house either guests or caretakers. Options for sites were viewed on site and will be explored within this report
- A review of the cost of accommodation

Points of distinction

- Authentic heritage experience
- Unique experience of experiencing life in a High Plains station
- Remote, 'get away from it all'
- Guests have the option to bring their own horses which can be housed in the precinct paddocks
- Perfect for larger group bookings
- Eco accommodation

Current activities

- Horse riding
- Fishing/ lake
- Experience staying in a heritage precinct
- Hiking
- Mountain bike riding



1. Currango Homestead (JPW)
2. Views over Tantangara Reservoir (JPW)



Daffodil Cottage
(JPW)



Figure 1.2 Currango Historic Precinct Detail Plan. (JPW)

Site Overview

The Currango Precinct is located in the Northern part of Kosciuszko National Park, and is accessed via the Tantangara and Pocket Saddle roads, both of which are 2WD gravel roads although 4WD vehicles may be required in wet weather. Access during winter is limited, especially during snow.

Currango is 91km from Tumut and 49.8km from Cooma.

Previously a loop was possible along the Port Phillip trail, across a causeway at the Tantangara Reservoir which was a popular route with the locals and also significantly shorter if coming from Tumut. However, the Snowy 2.0 project is likely to keep the Tantangara dam levels at a higher level thus making parts of Port Phillip Trail inaccessible. Alternative access options are currently being considered.

Access to the precinct is currently closed through winter between the long weekends in June and October.

Topography & Landscape features

The Currango precinct is located in the South Eastern Highlands Bioregion of the Kosciuszko National Park. The area is characterised by sub-alpine forests and woodlands, with open grassy valleys. The precinct is surrounded by open forest, with views opening out over the Tantangara Reservoir to the west.

Currango is situated at an elevation of roughly 1300m, with the landscape gradually rising in the east towards a ridge on Pocket Saddle road of 1500m. The site is divided by a small creek running in a north south direction between

Daffodil Cottage and Currango Homestead.

It is approximately 2.5km as the crow flies, or 3.3km via the Port Phillip Trail to access Tantangara Lake from the Homestead.

Climate

Summers at Currango can be mild with an average maximum of 20.2°C and minimum of 10.5°C, although temperatures can reach 35°C.

In winter there is a maximum average of 4.6 °C and minimum of -.03°C.

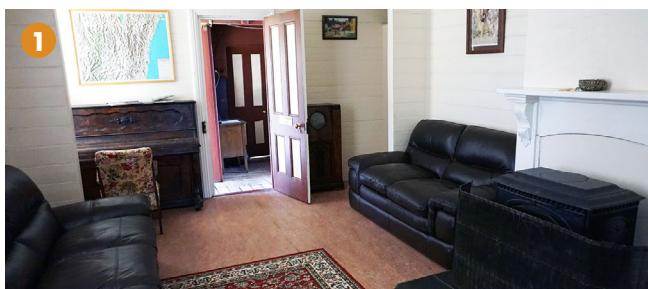
Precipitation is highest in winter and spring, with monthly averages over 100mm from June to November, and an annual precipitation average of over 1100mm.

Vegetation

The surrounding landscapes of Currango feature varying landscapes including;

- Treeless plains (particularly to the west) featuring snow grasses, annual herbs and shrubs.
- Forested hillside to the east and south, including varieties of Snow Gums, Manna and Mountain Gum, Candle bark and Alpine Ash
- Cultural plantings are located around the historic precinct including landmark Monterey Pines (*Pinus radiata*).

1. Currango Homestead
2. Toilet Block
3. Meat Store
4. Bacardi (Office/Store)
5. Shed/ Wood Store
6. Stage & Harness Shed
7. Main Storage Shed
8. Grain (Poison) Shed
9. The Pines Cottage
10. Snow Gum Lodge
11. Shower Shed
12. Slaughter Shed
13. Engine Shed
14. Daffodil Cottage
15. Solar Shed
16. Stock Yard



1. Currango homestead lounge room, Currango Precinct (JPW)
2. External toilets, Currango Homestead (JPW)
3. Guest bedrooms, The Pines Cottage (JPW)
4. Guest kitchen, Currango Homestead (JPW)

Site Assets & Current Condition

Currango Homestead

Refer to Fig 1.3 for room and furniture layout. The homestead site includes the original cottage, tennis court and gardens surrounded by a fenced area of both picket and post and wire fencing.

Current rooms include;

- Caretakers kitchen and guest kitchen
- Caretakers bedroom and storage areas
- One internal bathroom and two external toilets
- Lounge room
- Dining room
- 4 guest bedrooms
- Gallery space
- Enclosed verandah spaces with dining tables and seating

Current Condition:

The cottage itself is in relatively good condition. Upgrades could be carried out to improve bathroom and kitchens.

Furniture within the homestead is a combination of heritage items and other items donated by groups such as Friends of Currango.

Internally the cottage has been recently repainted in heritage colours, however new furnishings should be considered to present the cottage to a higher standard.

The Pines Cottage

Refer to Fig 1.4 for room and furniture layout.

The Pines Cottage is an original weatherboard cottage, constructed for workers of the property. The cottage has 6 bedrooms for up to 18 guests.

Solar lighting was installed at the Pines in October 2001.

Kitchen & communal areas;

- Old, rustic kitchen with timber built in cupboards and shelves, light shades, fridge, wood fired stove, timber benches, sink & fireplace

Bedrooms

- Combination of double bed and single beds with mismatched bed frames. Very basic room quality
- Snow Gum Cottage with two bedrooms is located externally to the main cottage

Externally

- Various mismatched timber benches and seats

Shower room

- Corrugated iron shed with concrete floor. Bucket shower with rope pulley system

Current Condition:

Generally all furniture within The Pines Cottage is quite old and well worn. It is unknown which items are of heritage significance. Beds are generally old cast iron frames with springs and



1. The Pines Cottage, Currango Precinct (JPW)
2. Guest bedrooms, The Pines Cottage (JPW)
3. Guest kitchen, The Pines Cottage (JPW)
4. Shower Room, The Pines Cottage (JPW)

old mattresses. Furniture is a collection of rustic elements, which add to the heritage character of the cottage.

A survey should be undertaken to establish which elements are of heritage significance (such as wood fired stoves, bucket and pulley showers etc.) and which could be replaced to create a more comfortable yet still authentic heritage experience for guests.

Daffodil Cottage

Refer to Fig 1.5 for room and furniture layout. Daffodil is the smallest of the three main cottages in the precinct and offers bookings for the entire cottage, which has 2 bedrooms and can sleep up to 6 guests.

Current Condition:

JPW were unable to enter Daffodil Cottage during the February site visit, but it is understood that the condition of the cottage and offering of accommodation style is to a similar standard as The Pines Cottage.

Other site assets

Stage & Harness Shed/ Main Storage Shed

Currently used as part of museum display featuring historic homestead items. Open only occasionally to guests

Solar Shed

New shed housing solar panels and general maintenance equipment

Bacardi Shed

Not currently used for accommodation but potential to be converted. Storage of spare beds, blanket etc.

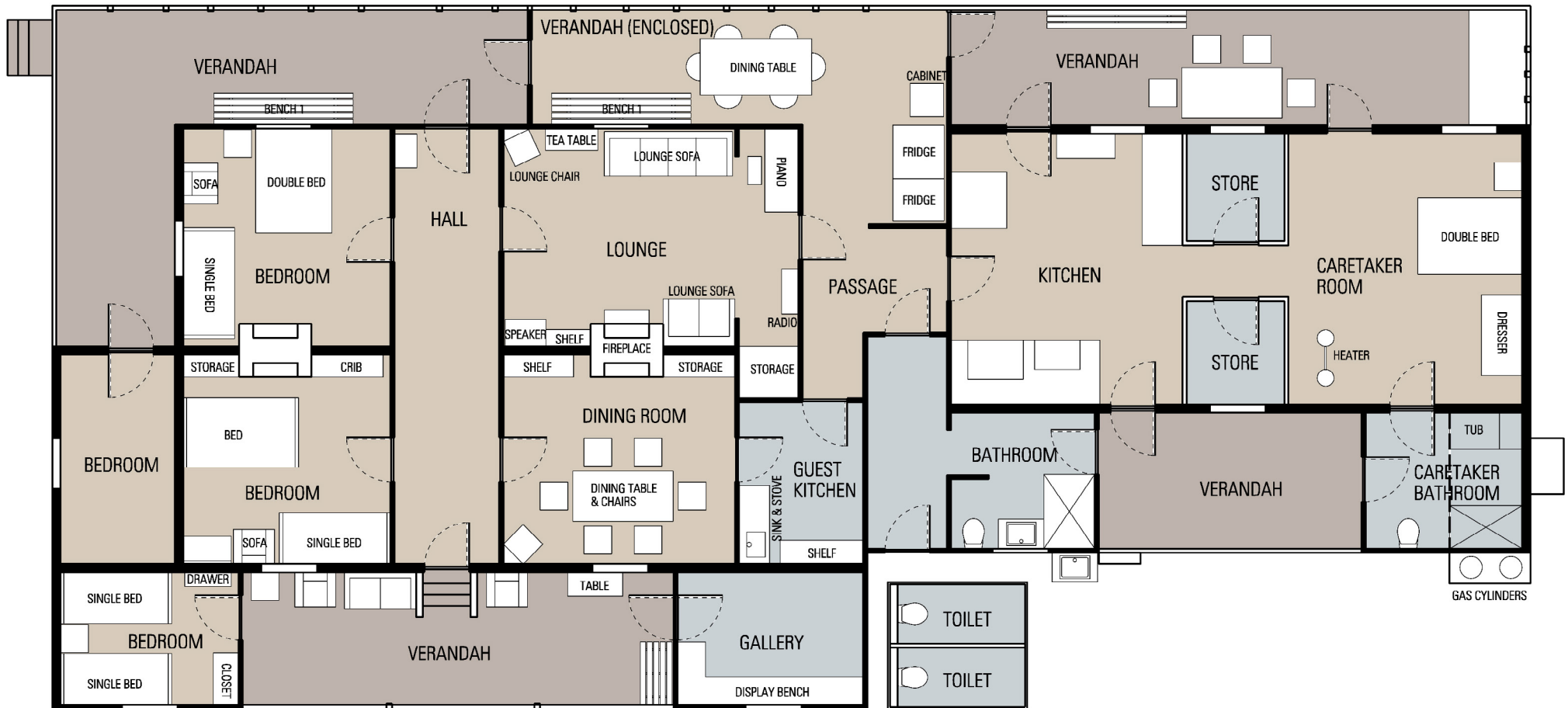


Figure 1.3 Currango Homestead existing layout plan (JPW)



1. Currango homestead lounge room
Currango Homestead (JPW)



2. External toilets
Currango Homestead(JPW)



3. Guest bedroom
Currango Homestead(JPW)



Currango Homestead gardens
(JPW)



Figure 1.4 The Pines Cottage and the Snow Gum Cottage Plan (JPW)



1. The Pines Cottage
Currango Precinct (JPW)



2. Guest bedrooms
The Pines Cottage (JPW)



3. Guest kitchen
The Pines Cottage (JPW)



Barbecue Area
The Pines Cottage (JPW)

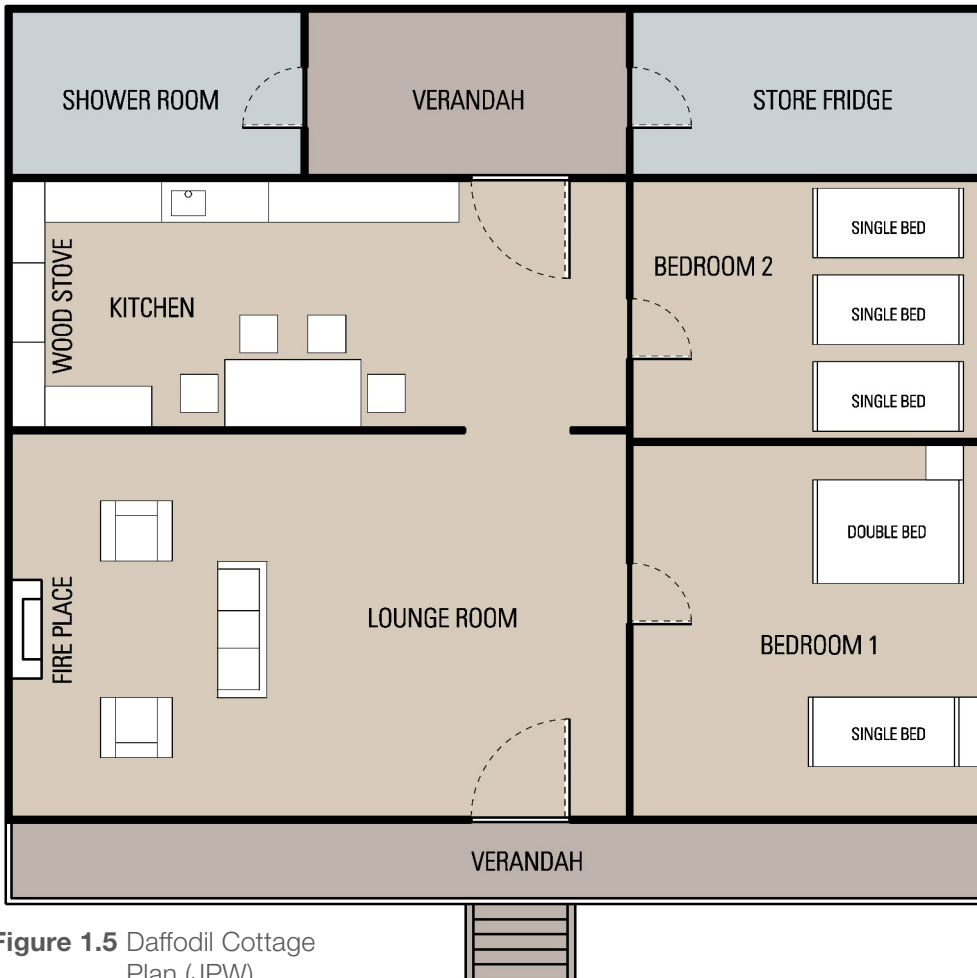


Figure 1.5 Daffodil Cottage Plan (JPW)



- 1. External verandah, Daffodil Cottage(NPWS)
- 2. Kitchen, Daffodil Cottage(NPWS)
- 3. Bedroom, Daffodil Cottage(NPWS)



Daffodil Cottage
Currango Precinct (NPWS)

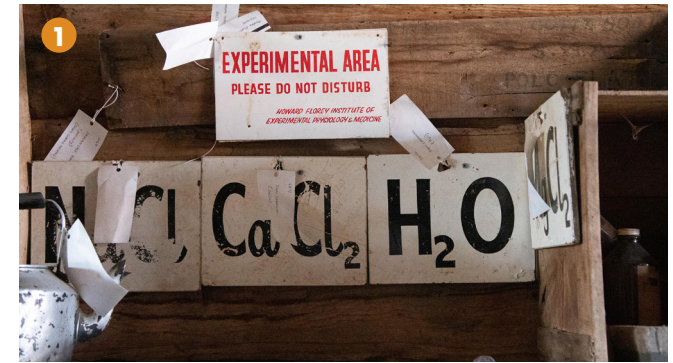
Natural, Cultural & Heritage Values

Natural Values

- Kosciuszko National Park is a Biosphere Reserve and is recognised internationally for the biological diversity of its flora, fauna and geology, alpine ecosystems and aesthetic qualities.
- Currango is listed on the State Heritage Register, the site complex having been gazetted in April 1999.
- Significant landmark cultural plantings.

Cultural & Heritage Values

- Long history of Aboriginal use of the area prior to European settlement including the Bidawal, Ngarigo, Wolgolu, Ngunawal and Wiradjari
- Connection to early highland grazing in the Snowy Mountains
- Significant connections to families and groups who have been involved with the homestead
- Currango is a rare place in the mountains that has become a symbol within the region for mountain hardiness and past living conditions
- Low-key weatherboard accommodation buildings and vernacular drop log and slab outbuildings have created a culturally significant, landmark site
- The cultural landscape as a whole is of greater value than it's individual built or planted elements
- National historic significance as the largest and most intact example of a pastoral settlement above the snowline in Australia



1. Heritage items in the museum collection, Currango Homestead (JPW)
2. Storage shed and grain store, Currango Homestead (JPW)
3. Wood stockpile for the homestead kitchen, Currango Homestead (JPW)



Stage and Harness Shed
Currango Precinct (JPW)

Proposed Masterplan



The Pine's Cottage

1. Approximate new site for 3 bed visitor accommodation
2. Approximate new site for 3 bed visitor accommodation
3. Upgrade Currango Homestead to convert to two separate units for group bookings
4. Approximate location of new building for caretakers accommodation
5. Refurbish Bacardi Lodge for additional staff accommodation
6. Kitchen Garden
7. Upgrade Pines Cottage interiors and kitchen
8. Upgrade Daffodil Cottage interiors and kitchen
9. Upgrade museum display and interpretive signage
10. Potential new solar array



Figure 1.6 Preliminary Currango Masterplan (JPW)

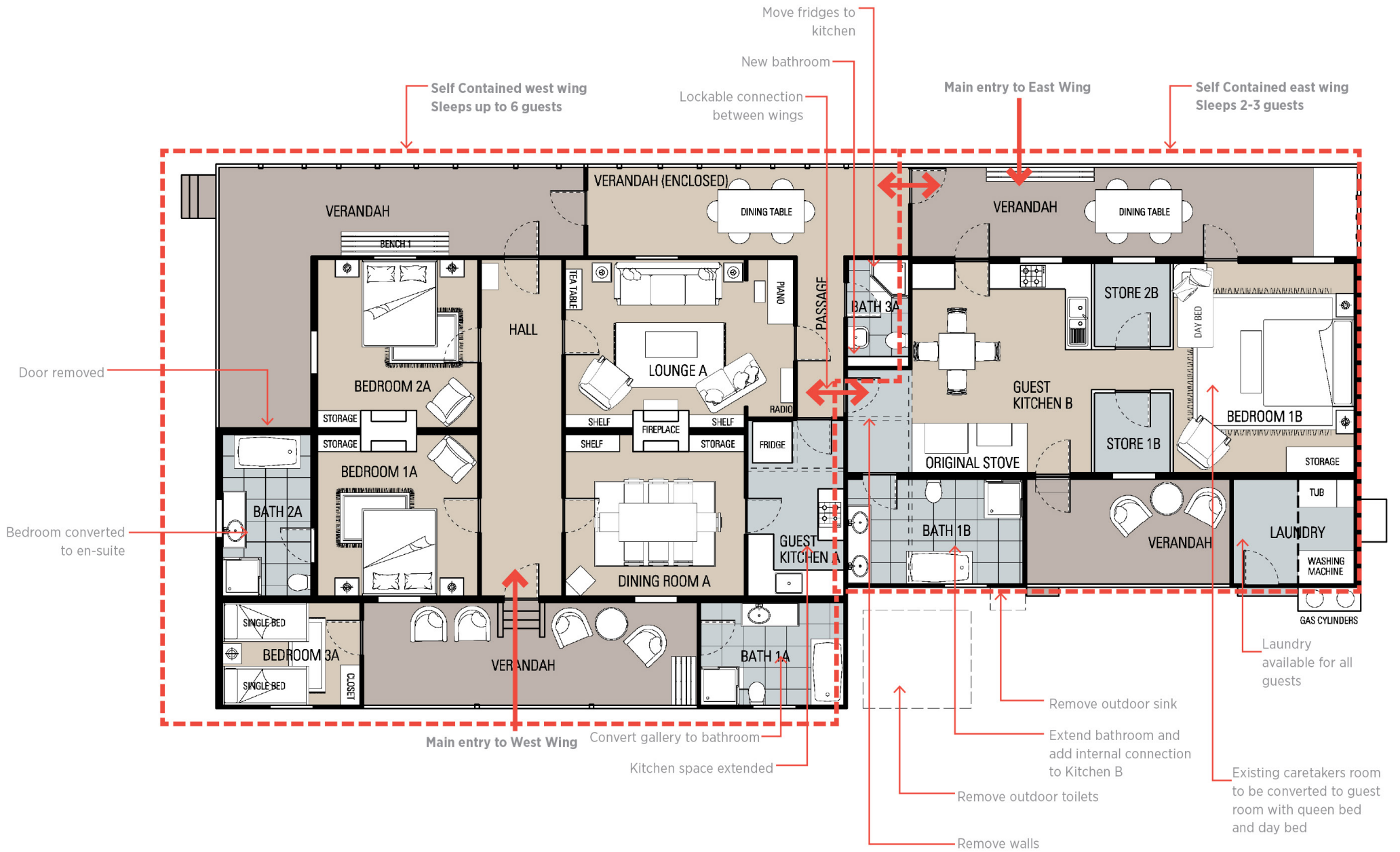


Figure 1.7 Preliminary plan for upgrades to Currango Cottage (JPW)



Accommodation Opportunities

Currango Homestead Proposed Upgrades

Upgrades are proposed to the homestead, including dividing the space into two main areas that can be separately booked. A lockable door is proposed to connect the two wings which can be opened to connect the two wings if required by a larger party.

The caretakers would be moved into a new cottage to provide them with their own space and privacy to free up the eastern part of the cottage. The new homestead configuration would allow for bookings of parties of up to 6 in the west wing of the homestead and 2-3 in the east wing.

Room arrangements have been modified slightly to increase the size of the kitchen in the west wing and add two new bathrooms and an en-suite.

Furniture is proposed to be upgraded throughout all of the cottages to provide a more comfortable experience for guests, whilst still maintaining the heritage qualities of the precinct and any heritage items should be reused or repurposed.

The existing bathroom in the east wing has been enlarged, and a connection to the kitchen had been created to allow guests to access the bathroom from the kitchen, rather than the verandah.



1. Green Cape Lightstation Keepers' Cottages Bedroom
Precedent image (NPWS)
2. Arkaba Homestead guest bathroom
Flinders Ranges (Wild Bush Luxury)
3. St Bernard's Presbytery guest dining room
Precedent image (NPWS)
4. Arkaba Homestead guest bedroom
Flinders Ranges (Wild Bush Luxury)

Room	Proposed upgrades	Proposed	Existing	Heritage furniture to be retained
Guest Kitchen A	New cabinets, bench-tops, fridge, gas stove, sink, microwave Realign wall to passage/ lounge	-		
Lounge A	New 2 seater/ 3 seater couch New armchair New artwork/ interpretative elements on walls	6 seats	6 seats	Fireplace, piano, radio, selected paintings, gramophone box, red chair, wood stove
Dining Room A	New artwork/ interpretative display elements	8-9 seats	6-7 seats	Dining table and chairs, buffet table,
Bedroom 1A	New queen bed, bedside tables, lamp, armchair, rug, curtains, linen New door to en-suite New wardrobe New artwork/ interpretative elements on walls	Sleeps 2	Sleeps 3	Cot (can be moved)
Bedroom 2A	New queen bed, bedside tables, lamp, armchair, rug, curtains, linen New wardrobe New artwork/ interpretative elements on walls	Sleeps 2	Sleeps 3	Dressing table (can be moved)
Bedroom 3A	New single beds x 2, bedside table, lamp, rug, linen New artwork/ interpretative elements on walls	Sleeps 2	Sleeps 2	Dressing table (can be moved)
Bath 1A	Convert existing gallery to bathroom New tiling & plumbing, ventilation New shower, toilet, basin, vanity, bath			Old plumbing/ pipework
Bath 2A	Convert existing bedroom to en-suite bathroom New tiling & plumbing, ventilation New shower, toilet, basin, vanity, bath 1 New door to bedroom 1A			

Table 1.1 Self Contained Cottage (north-west wing) proposed upgrades

Room	Proposed upgrades	Proposed	Existing	Heritage furniture to be retained
Bath 3A	New partition walls, door New tiling & plumbing, ventilation New shower, toilet, basin, vanity, bath 1			
Verandahs (Open & enclosed)	New outdoor seats and tables, dining table, benches, bbq			
Hall	New artwork/ interpretative elements on walls			

Table 1.2 Self Contained Cottage (north-west wing) proposed upgrades continued.

Room	Proposed upgrades	Proposed	Existing	Heritage furniture to be retained (to be confirmed by NPWS)
Guest Kitchen B	New cabinets, bench-tops, fridge, gas stove, sink, range-hood, microwave New table and chairs Remove wall to existing store room New door to bath 1B	4 seats	0 seats	Slow combustion stove
Store rooms 1B and 2B	New cabinetry			
Bedroom 1B	New queen bed, bedside tables, lamp, armchair, rug, curtains, linen New daybed New wardrobe New artwork/ interpretative elements on walls	Sleeps 2-3	Sleeps 2	
Bath 1B	New tiling & plumbing, ventilation New shower, toilet, basin, vanity, bath Remove existing wall to storeroom			
Verandahs	New outdoor seats and tables, dining table, benches, bbq			
Laundry	Remove door to bedroom New laundry tub and washing machine New tiling			

Table 1.3 Self Contained Cottage (south-east wing) proposed upgrades



Currango Homestead
Currango Precinct (JPW)

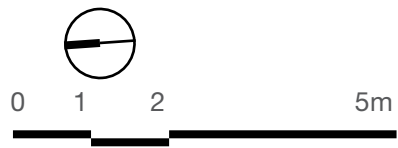


Figure 1.8 Preliminary plan for upgrades to The Pines Cottage (JPW)

The Pines Cottage Proposed Upgrades

The main upgrades proposed in the Pines Cottage include an update to rooms and bedding, with slight modification to the room layouts.

The cottage is popular for its rustic appeal, and this should be maintained as much as possible, through retention of heritage elements such as the bucket shower and wood fired stove.

Room	Proposed upgrades	Proposed No.	Existing no.	Heritage furniture to be retained
Dining Room	New cabinets, bench-tops, fridge, gas stove, sink, 12 seater dining table, restore timber floor	12 seats	10 seats	Fire place, Beacon light stove, timber benches, beacon light, meat safe, crockery, cupboard
Bed 1	New queen bed, bedside tables, rug, linen New wardrobe/ hanging rack New artwork/ interpretative elements on walls	Sleeps 3	Sleeps 2	
Bed 2	New queen bed (or 2 singles), bedside tables, rug, linen, armchair, wardrobe/storage New artwork/ interpretative elements on walls	Sleeps 2	Sleeps 3	
Bed 3	New queen bed (or 2 singles), bedside tables, rug, linen, wardrobe/storage New artwork/ interpretative elements on walls	Sleeps 2	Sleeps 2	Dressing table (can be moved)
Bed 4	New single beds (3), bedside tables, linen, wardrobe/storage New artwork/ interpretative elements on walls	Sleeps 3	Sleeps 4	
Bed 5	New queen bed, single bed, bedside tables, lamp, rug, linen New artwork/ interpretative elements on walls	Sleeps 3	Sleeps 3	
Bed 6	New queen bed, bedside tables, lamp, rug, linen, armchair, storage/ wardrobe	Sleeps 2	Sleeps 4	
External	2 x new outdoor dining tables Painting internal and external New picnic table			
Shower Room	New solar hot water supply for filling of bucket shower			

Table 1.4 The Pines Cottage proposed upgrades



Figure 1.9 Preliminary plan for upgrades to Daffodil Cottage (JPW)

Daffodil Cottage Proposed Upgrades

The main upgrades proposed in Daffodil Cottage include an update to rooms and bedding and new furniture including lounge and dining table in the lounge room.

Similar to the Pines Cottage, the rustic appeal and heritage elements should be retained. Minor upgrades are proposed to the kitchen, including repainting and restoring timber floor, but retaining the cabinets and wood fired stove.

Room	Proposed upgrades	Proposed No.	Existing no.	Heritage furniture to be retained
Lounge Room	2 seater/ 3 seater couch / armchair New artwork/ interpretative elements on walls Rug, side tables, curtains 8 seater dining table	6 lounge/ 8 dining	5 lounge	Fire place
Bed 1	New queen bed, single bed, bedside tables, rug, linen, lamps New wardrobe/ storage New artwork/ interpretative elements on walls	Sleeps 3	Sleeps 3	
Bed 2	New single beds (3), bedside tables, lamp, rug, linen New artwork/ interpretative elements on walls New wardrobes/storage	Sleeps 3	Sleeps 3	
Kitchen	Retain and repaint cabinets Consider restoring timber flooring New solar hot water supply			Bega wood stove oven, cabinets, meat safe
Shower Room	Retain heritage shower New solar hot water supply			Bucket shower
Store/ Fridge	Retain			
Verandah	New outdoor seats and table			
Toilets	Convert pit toilet to flushing toilets. Consider locating closer to or within building			

Table 1.5 Daffodil Cottage proposed upgrades

Additional Accommodation Options

Additional accommodating have been developed based on options explored in the site analysis document. Refer to masterplan Fig. 1.6 for location of new buildings.

2 x 3 Bedroom Cottages

Two new 3 bedroom cottage are proposed to be located north of the Pines cottage, with associated access and utilities.

These sites have been selected on the base that they are located far enough away from the existing heritage cottages as not to impose on the character of the site. The most northern of the new buildings also maximises views across the Currango Plains towards Tantangara Reservoir. The locations are approximate and will be finalised after further design development.

For planning purposes, the WABI 10 x 10m cabin, including 3 beds, a kitchen, bathroom and lounge area has been used. The character of the new buildings should be sympathetic to the heritage of the existing buildings in the precinct.

The WABI is used as an example of prefabricated cottages only- further development will be required to determine the most appropriate style for the precinct and to ensure all necessary standards are met.

Caretakers Cottage

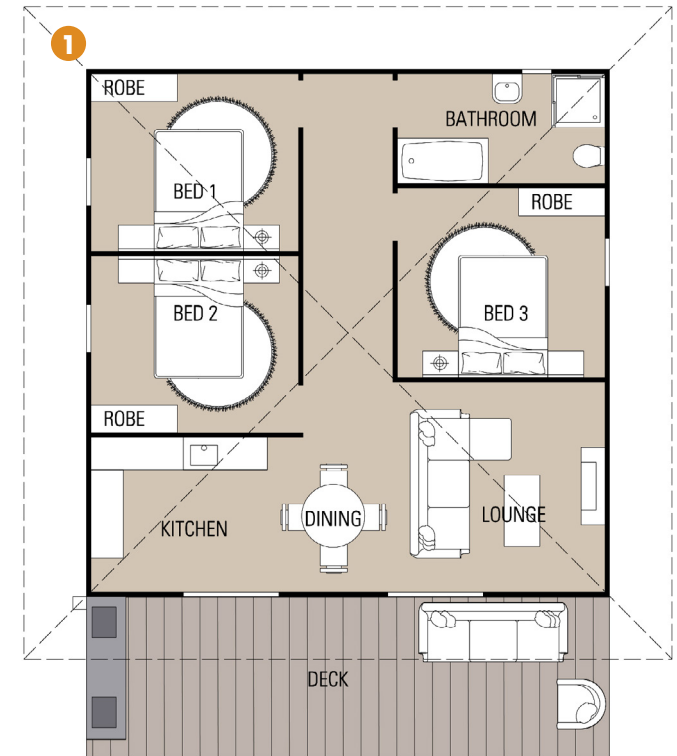
A new caretakers cottage is proposed west of Currango Cottage, and for planning purposes is also proposed as the WABI 10 x 10m cabin.

This site has been selected for it's closer proximity to the heart of the precinct, and assess to the more functional zone of the property including the solar shed. The positioning of the new building has minimal impact on the views of Currango Homestead.

The location is approximate and will be finalised after further design development. An additional condiseration could be locating the caretaker cottage closer to the main entrance for enhanced security and check in procedures.

Note:

The Master Plan/Precinct Plan is conceptual and proposes a range of future developments that would require detailed design and environmental assessments. All development is subject to permissibility under the Kosciuszko National Park Plan of Management. During the detailed design phase, Master Plan/Precinct Plan proposals will be subject to rigorous environmental and heritage impact assessment and approvals prior to works commencing. This includes assessment under the NSW Environmental Planning and Assessment Act 1979 and the NSW Heritage Act 1977.



1. WABI 10 x 10m 3 bedroom cabin (WABI Ecostructures)
2. WABI Cabin (WABI Ecostructures)

Building	Proposed no.	Location	No. of beds	Max. No. of Guests	\$ per night	Target audience	Requirements/ notes
Currango Homestead west wing	-	Existing (north-west side)	4	6		Friends & relatives with/without children	Minor modifications to original layout of cottage, upgrading bathrooms and kitchens
Currango Homestead east wing	-	Existing (south- east side)	2	3		Couples, family with one child	
The Pines Cottage	-	Existing	9	14		Large family groups, friends and relatives, sport/community groups	
Daffodil Cottage	-	Existing	5	6		Family groups, Friends and relatives with children, Non sport community groups, Sporting groups	
3 Bedroom guest Cottage (new)	2	North of Pines Cottage	3	12		Family groups, Friends and relatives with/ without children	
Total beds/guests				50			

Table 1.6 Summary of guests accommodation options

Type	Proposed no.	Location	No. of beds	Max no. of staff	\$ per night	Target audience	Requirements/ notes
New 3 bed cottage	-	East of Currango Cottage	3-6	3-6		-	
Renovate Bacardi Cottage	-	Existing	2	2		-	
Total number staff / caretaker beds				8			

Table 1.7 Summary of caretakers accommodation options

Design Capacities

The suggested carrying capacity is based on a number of factors including:

- Proposed Currango Homestead modification
- The Pines Cottage upgrade
- Daffodil Cottage upgrade
- New accommodation cottage
- Staff/caretaker availability
- Staff accommodation and capacity
- Noise and other environmental constraints
- Power and water supply and availability

Currango Homestead Modification

The precinct plan proposes to modify and upgrade the existing Currango Homestead into two separate accommodation offerings.

The existing west wing will be converted to a self-contained cottage with a total of 3 bedrooms and 3 bathrooms for up to 6 guests.

The existing caretakers wing will be modified into a 1 bedroom cottage with kitchen and bathroom.

The modifications will allow families or groups of friends to live in a self-contained setting with more privacy, convenience and modern facilities.

The Pines Cottage upgrade

The precinct plan proposes upgrading the existing furniture of the Pines Cottage, but reduces the number of guests from 19 to 14. As the kitchen is

only able to sit 12 guests at the dining table, and the shower rooms are basic, this slight reduction in guest capacity should allow for a more comfortable experience whilst still maintaining facilities for large group bookings.

Daffodil Cottage upgrade

As the cottage with highest occupancy rate, Daffodil Cottage is the go-to option for families or group of friends who want to enjoy a traditional homestead experience.

The precinct plan recommends the upgrade of outdated furniture in order to not only offer a better overall experience but also generate opportunities to review its current rate. The current room configuration is popular with families, therefore the capacity has been left at a maximum of 6 guests.

New accommodation cottage

The precinct plan proposes two additional cottages to be added to the site to offer more accommodation opportunities.

2 new 3 bedroom cottages are proposed, increasing the number of beds in the precinct by 6, or 12 guests.

New staff cottage

The precinct plan allows the caretakers to move out from the Homestead to a dedicated new accommodation cottage. The cottage is a 3

bedroom cottage, which will allow for caretakers to stay, and additional staff beds if required. Bacardi Lodge also offers the options for further staff accommodation when necessary. The size of the cottage allows for growth in the number of caretakers living on site if necessary in the future.

Environmental Impact

- Currango Precinct shuts down during winter season from July to September. The high season normally occurs during December and Easter holiday, however the occupancy is relatively low through out rest of the year
- Snowy Hydro 2.0 may result the causeway closure at Tantangara. It may affect the overall access to the precinct
- Bush fire season may have an impact on overall visitation

Operation Parameters

- New accommodations will require additional services such as power and water supply, which will likely need to be upgraded
- The total number of caretakers and staff should be reviewed based on demand, ability of caretakers duration of opening season.

Designed capacities summary

The precinct plan proposes a 50% increase in accommodation capacity. The upgrades to existing cottages will improve offering to guests whilst still balancing the remoteness and heritage aspects of the site. If the targeted 65.6% occupancy is achieved, the precinct could allow for 5934 guest nights and carry approx. 2875 guests per annum, which is a 78% increase.

Type Name	Max no. of guests per stay	No. of beds	Target Occupancy (Based on SGS Scenario 3; excluding closing months)	Average Length of stay	Total guest nights (projection based on SGS Scenario 3)	Total carrying capacity (projection based on SGS Scenario 3)
Currango Precinct	50	27	65.6%	3.12	5934	2875
Currango Homestead - west wing	6	4	63%	-	570	441
Currango Homestead - east wing	3	2	63%	-	423	165
The Pines Cottage	14	9	66% (per current)	-	2628	1097
Daffodil Cottage	6	5	73% (per current)	-	933	511
New accommodation cottage	12	6	63%	-	1380	661

Table 1.8 Proposed overnight carrying capacity

Potential New Visitor Products and Experiences

The following page assesses the various potential new visitor products and experiences that could be considered and given further investigation:

Upgrade Museum & displays

There is an impressive collection of heritage items at Currango, many of which are on display in the site sheds. This is only open occasionally to visitors.

An option for displaying heritage items more effectively could be to selectively display throughout the rooms of the cottages. Furniture and rooms could be refurbished to be more comfortable, and the heritage items would retain the history of the site for all to enjoy.

Expand Operational Offering

Exclusive tour and accommodation packages could be offered, which would include accommodation, meals, activities and transport. This option could extend the opening season of the homestead by removing transport difficulties for guests during the winter months, and would provide exclusive, iconic experiences.

Tour packages

Third party operators could be engaged to offer tour packages such as horse riding or hiking trips. Having horses on site which could be ridden by guests who don't have their own would be an attractive option for those wishing to experience life in the historic precinct.

Kitchen Garden/ Chickens

The addition of things such as heritage kitchen gardens or chicken could add to the experience of staying in the heritage precinct, allowing guests to pick their own food from the vegetable garden, or collect their own eggs for breakfast in the mornings. Plantings could be themed around varieties that were commonly planted in the days of the operational homestead.

Museum displays

The interpretation at Currango Homestead should use a variety of techniques to communicate the history and importance of the site, and should challenge and provoke the visitor whilst allowing for discovery of heritage values and cultural significance. The interpretation should be more than just an overlay, it should invoke a richness of experience and enhance the understanding of place for the visitors.

Interpretation displays should build on the current collection of heritage items around the site, to provide a cohesive and engaging interpretation strategy. Items could create a heritage trail throughout the site, including internal and external displays, with key items incorporated into the interior design of the cottages, or displayed on a short walking trail throughout the site.

Digital apps could be developed along the heritage interpretation trail to allow guests to explore the areas on self guided tours.



1. Heritage items on display in site museum, Currango Homestead (JPW)
2. Example of augmented reality interpretation displays (Calvium)
3. Historic kitchen garden (Sydney Living Museums)

Option	Required facilities	Target Audience	Potential Issues
Upgrade museum and displays	Selection of items to be displayed throughout site	All visitors	Theft or damage
Offer tour packages: Horse riding, fishing, heritage tour, and accommodation package (1 night at Currango, 2 nights at Yarrangobilly) etc.	Third party operators and facilities	Friend and family groups, sporting and community groups	Sourcing third party operators, attracting enough demand, someone on site to maintain and do pickups for groups, risk insurance issues.
Kitchen garden/ chickens	Vegetable gardens, chicken coop, caretaker to care for and manage, water, location on site, potential to run educational programs	All visitors	Water supply, care of livestock, consideration of chickens as feral animals in national park.
Extend season so guests can stay over winter	Upgrade roads and heating, plumbing, power and water	All visitors	Managing road access during winter, power requirements, additional/ extended caretaker duration
Camping	Site, management, booking facilities, toilet and facilities	Couples, friend and family groups, sporting and community groups	Management, impact on site
Change caretaker approach to NPWS staff management or commercial operator	Additional staff or commercial operator to manage site		Remoteness of site for staff, accommodation options for staff, increased risk of damage to site, loss of welcoming presence of caretakers and loss of welcome around traditional kitchen hearth (by caretakers cooking etc.)
Provision of linen and meals	Adequate kitchen facilities for caretakers to prepare meals, review number of caretakers required to provide additional services.	All visitors	Capacity of caretakers to manage food, linen washing services, food supply
Walking and mountain bike trails close to homestead	Extension/ creation additional trails	All visitors	Expansion of existing trails

Table 1.9 New visitor products and experiences

Review of Service Delivery Options

Current delivery model

Currently, the Currango Precinct is managed by caretakers who live in the managers wing of Currango Homestead throughout the season, and take care of all maintenance requirements and needs of guests.

The current caretakers have a long history with the homestead, and also bring a wealth of knowledge to the property through their particular skills with repair of the heritage buildings. The authenticity they bring to the experience of the guests is unique, whether it's through home cooking offered over a wood fired stove, or conversations about the history of the property over a cup of tea- it's clear that they have become an important piece in maintaining the character of Currango.

The current caretakers have been working seasonally at the homestead for the past 15 years, and it's likely that either new caretakers will takeover, or an alternative service delivery model will need to be considered.

Future service delivery options

The following table assesses the various options that could be implemented, in considering the proposed upgrades and potential increase guest capacity at the property.



Character of the Homestead,
Currango Homestead (JPW)

Option	Requirements	Pros	Cons
Continue current model with seasonal caretakers	Current caretakers continue or new caretakers required to be taken on	Current caretakers have huge wealth of knowledge of homestead, maintenance and local knowledge Current caretakers add greatly to character of Currango Constant on-site presence	Difficult to replace current caretakers If offerings are expanded (such as tour packages, increased guest numbers or on site catering) two caretakers may not be sufficient to manage
Create EOI for leasing of entire property	Third party operators, lease and run entire property as independent business Leasing of the homestead is not currently an option within the Plan of Management, and will be subject to permissibility	Operator will have opportunity to expand on operations such as offering tour packages, offering food on-site, horse or mountain bike tours Potential to increase number of staff living on site to manage guests Consistent revenue income for NPWS	Less control for NPWS Potentially less authentic experience for guests Heritage constraints
Continue caretaker model but supplement with additional NPWS staff	Current caretakers continue or new caretakers required to be taken on Additional NPWS staff to travel/ stay at property when required	Allows flexibility to manage homestead depending on number of guests	Remoteness will make it difficult and less desirable for additional NPWS staff to travel to homestead Difficult to manage staff requirements if not needed full time.
Linking management with Yarrangobilly Caves	Current caretakers continue or new caretakers required to be taken on Yarrangobilly Caves to provide guests supplies including linen, food and fuel Yarrangobilly Caves staff to travel/ stay at property when required	Allows flexibility to manage homestead depending on number and type of guests Potential to improve visitor experience as guests would not need to be fully self sufficient Potential to provide combined accommodation package	Distance and road access between Currango and Yarrangobilly Operational/management cost may overweight feasibility of the option

Table 1.10 Review of service delivery options