

5 Master Plan for Smiggin Holes

This section presents the Master Plan concept and supporting analysis for the Smiggin Holes resort village. Detailed development guidelines and controls for Smiggin Holes are contained in [Schedule One](#) and [Two](#) attached.

5.1 Existing Conditions

[Figure 5.1](#) shows existing conditions at Smiggin Holes.

The resort is located in a small valley that contains one hotel, 7 commercial lodges, 14 ski club lodges and 5 staff lodges, as well as downhill ski slopes, a large carpark and machinery storage and repair sheds. It contains a total of 886 beds.

Access to Smiggin Holes is via Kosciuszko Road. Immediate road access into the resort is via a central road that connects all main land uses, and extends (as the Link Road) to Guthega (closed during winter). The southern group of lodges and hotels currently have direct access off Kosciuszko Road.

The existing carpark in the central valley has a capacity of 430 vehicles and 60 buses for day parking, with an extra 36 overnight or authorised car spaces. A secondary carpark together with a pumping station and comfort building is located on the southern side of Kosciuszko Road facing the resort.

Most of the resort has views enclosed within the immediate valley but not distant views.

A substantial native tree cover has been maintained in the eastern and southern part of the resort with individual lodges scattered throughout the area. The main ski area to the north west of the carpark has been cleared for groomed slopes.

A small perennial creek runs along the western edge of the carpark, and is piped under Kosciuszko Road. This creek contains a small patch of protected flora near the northern end of the carpark.

Effluent from the resort is pumped to North Perisher Sewage Treatment Plant for treatment.

A flood analysis for Smiggins Creek is currently being undertaken to confirm suitability of development in this part of Smiggin Holes.

Further details of the existing natural environment including flora and fauna, geotechnical conditions and heritage relevant to the existing conditions and site analysis can be found in the Perisher Range Resorts Environmental Study (Connell Wagner, 2000).

5.2 Area Objectives and Principles

The Master Plan for Smiggin Holes Resort is based on the following planning principles and objectives:

- Retain the existing character of Smiggin Holes whilst allowing minor increase in bed accommodation;
- Encourage the upgrading of existing accommodation and improve the quality of design;
- Ensure that new structures or alterations and additions to existing structures complement their natural and built setting and are designed to minimise environmental impacts;
- Make provision for a maximum increase of 150 new beds. Where bed limits are not taken up then all unallocated bed quotients will revert to the Perisher Valley Central Precinct;
- Allow the redevelopment of the current PBPL workshop site with a new gateway building;
- Improve the gateway entrance to Smiggin Holes;
- Improve the ski assembly area;
- Expand day visitor commercial facilities as part of the Wattle building;
- Improve pedestrian/skier access to the ski slopes;
- Improve traffic circulation and safety;
- Make provision for two new waste transfer stations in the resort area; and
- Create a new workshop and utilities site between Smiggin Holes and Perisher Valley with access off Kosciuszko Road.

Development will occur as replacement, extension or refurbishment of existing premises. Buildings will be of small scale and fit within the tree canopy. They will be designed to blend with the natural environment.

There will be no additional development on ridges, in open valley areas, or in places that will disrupt the skyline when viewed from the Central Valley at Smiggin Holes and the approach to the resort.

The public realm will be improved through repair of past disturbance to the natural environment and provision of properly designed and constructed facilities for access and servicing of premises. The natural landscape including landforms and vegetation will be protected and, where possible, enhanced.

The Smiggin Holes central area will be developed to provide a secondary skier access point to the slopes and maintain its role as an alternate small-scale village. Development will be confined to replacement, extension or refurbishment of the workshop site and Wattle building and the existing accommodation premises.

It is also intended to create a new gateway to the resort by encouraging the redevelopment of the PBPL workshop site for accommodation, visitor information, administration and parking, as well as new landscaping.

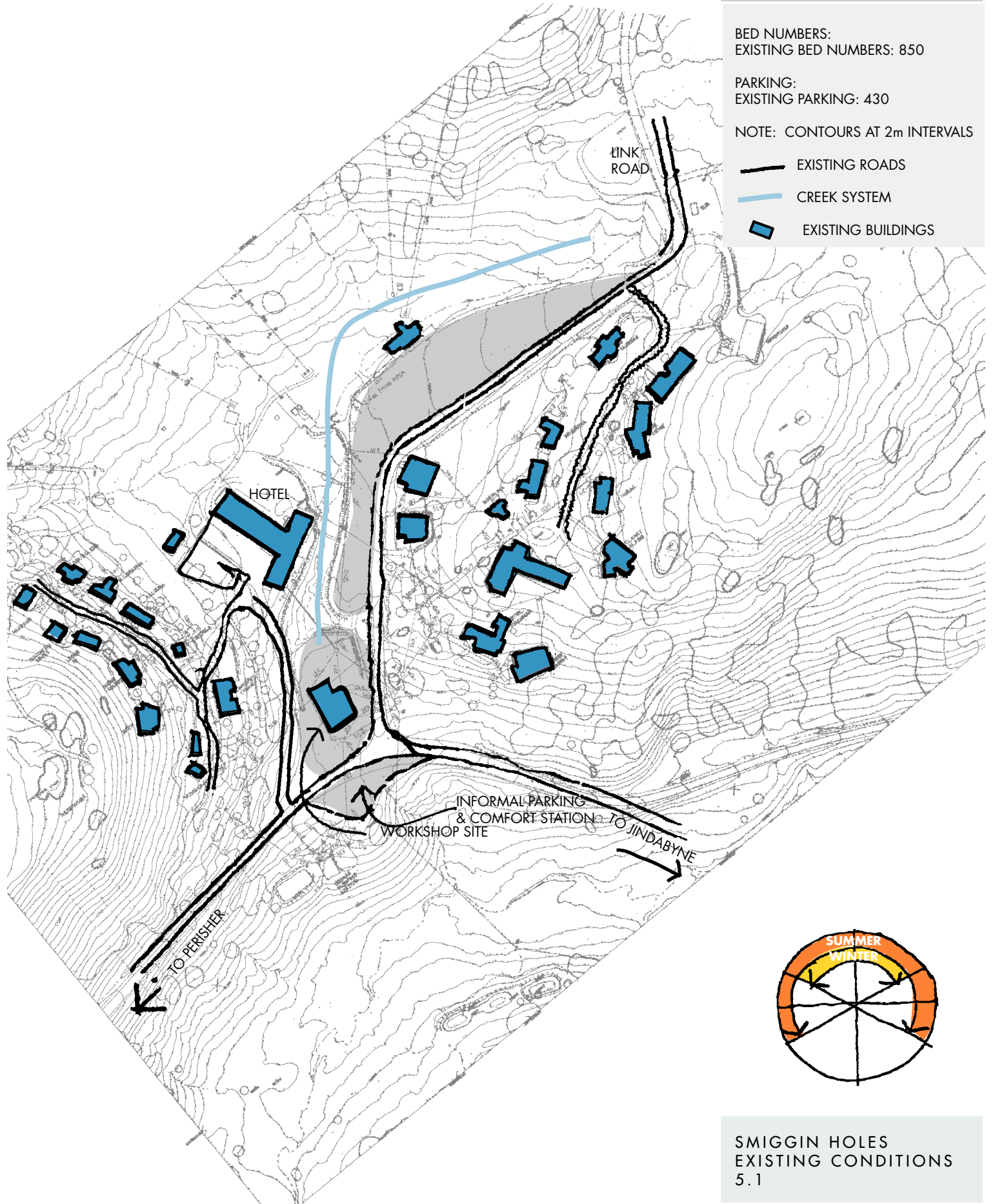
Existing Parking

BED NUMBERS:
EXISTING BED NUMBERS: 850

PARKING:
EXISTING PARKING: 430

NOTE: CONTOURS AT 2m INTERVALS

- EXISTING ROADS
- CREEK SYSTEM
- EXISTING BUILDINGS



SMIGGIN HOLES
EXISTING CONDITIONS
5.1



5.3 Character Statement

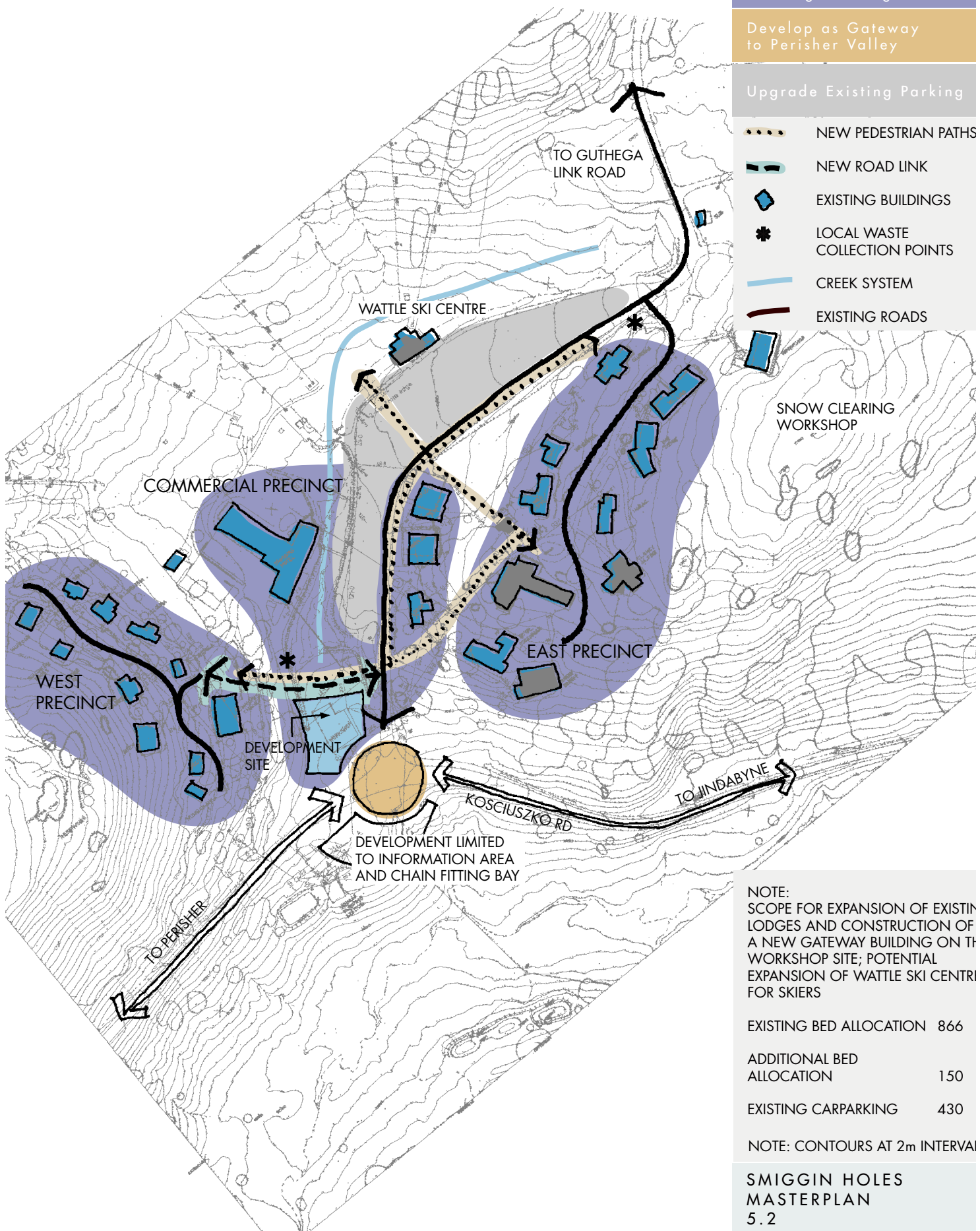
The character of Smiggin Holes is considered to be a low-density village with dispersed small scale family orientated lodge accommodation in a woodland setting.

5.4 Master Plan Concept

The Master Plan for Smiggin Holes contains the following elements (refer [Figure 5.2](#)):

- Generally retain the existing low density landscaped character of the resort;
- Make provision for an extra 150 beds at the resort, by way of expansion of existing commercial and club accommodation, and possible construction of a new gateway building on the current PBPL workshop site;
- No new lodges will be permitted except at the gateway site;
- An expansion of space at the Wattle Day Centre for skiers;
- The PBPL workshop at the entrance to Smiggin Holes will be encouraged to relocate to an alternative less conspicuous site at either Smiggin Holes north or to an intermediate site between Smiggin Holes and Perisher Valley. If the workshop is not relocated the existing facility will require upgrading;
- Rehabilitation, redevelopment and landscaping of the gateway (workshop) site will be required to create a new attractive gateway development for the resort;
- Create a new access/egress road across Smiggins Creek from the main road to serve the hotel and lodges in the western precinct;
- Close off the existing secondary vehicular access/egress from Kosciuszko Road to the western precinct;
- Locate small waste collection sites at the entrance to local service roads;
- Improve the day parking capacity of the central carpark by possible replacement of bus bays with parking spaces, and utilize part of the workshop site (if vacated), subject to detailed assessment and consultation with stakeholders;
- As visitation to the resorts increases, the number of people travelling by coach may increase, and the number of coach parking spaces would need to be readdressed. Should coach numbers exceed available spaces, they could be parked along Kosciuszko Road or taken back to Sawpit Creek;
- Make provision for possible future above ground parking structure at the northern end of the central carpark to accommodate day parking spaces lost to development at Perisher Valley;
- Create an improved traffic entrance to Smiggin Holes at the intersection with Kosciuszko Road that will operate effectively in all seasons and provide an attractive entrance to the resort;
- Construct a new footpath network throughout the village, including new pathways on the eastern side of the main road through Smiggin Holes to improve pedestrian safety and access to the main ski assembly area;
- Clearly demarcate the boundary between the edge of the central carpark and the main access road to Guthega (Link Road);
- Minor improvements of the open area on the southern side of Kosciuszko Road for the purposes of information display and chain fitting bays.

- Scope for Expansion of Existing Buildings
- Develop as Gateway to Perisher Valley
- Upgrade Existing Parking
- NEW PEDESTRIAN PATHS
- NEW ROAD LINK
- EXISTING BUILDINGS
- LOCAL WASTE COLLECTION POINTS
- CREEK SYSTEM
- EXISTING ROADS



NOTE:
SCOPE FOR EXPANSION OF EXISTING LODGES AND CONSTRUCTION OF A NEW GATEWAY BUILDING ON THE WORKSHOP SITE; POTENTIAL EXPANSION OF WATTLE SKI CENTRE FOR SKIERS

EXISTING BED ALLOCATION	866
ADDITIONAL BED ALLOCATION	150
EXISTING CARPARKING	430

NOTE: CONTOURS AT 2m INTERVAL

SMIGGIN HOLES
MASTERPLAN
5.2



5.5 Development Guidelines & Controls

Schedule One describes a set of development guidelines and controls for Ecological Sustainability and Environmental Performance with which all development in the resort should comply.

Schedule Two provides a set of development guidelines and controls for future expansion and refurbishment of commercial and club lodge accommodation in the resort.

The application of guidelines and controls is intended to provide a clear, concise and practical framework across Perisher Range to retain the diversity and character of existing resorts.

The guidelines and controls cover key aspects of the built form including:

- Permitted Land Uses;
- Location and Building Envelope;
- Building Height, Style and Roof Form;
- Building Materials and Colours;
- Public Spaces;
- Landscaping;
- Signs and Advertising;
- Carparking Areas;
- Integration and Staging; and
- Aboriginal Cultural Heritage.