



Wombeyan Karst Conservation Reserve

Wombeyan Caves Visitor Precinct Plan



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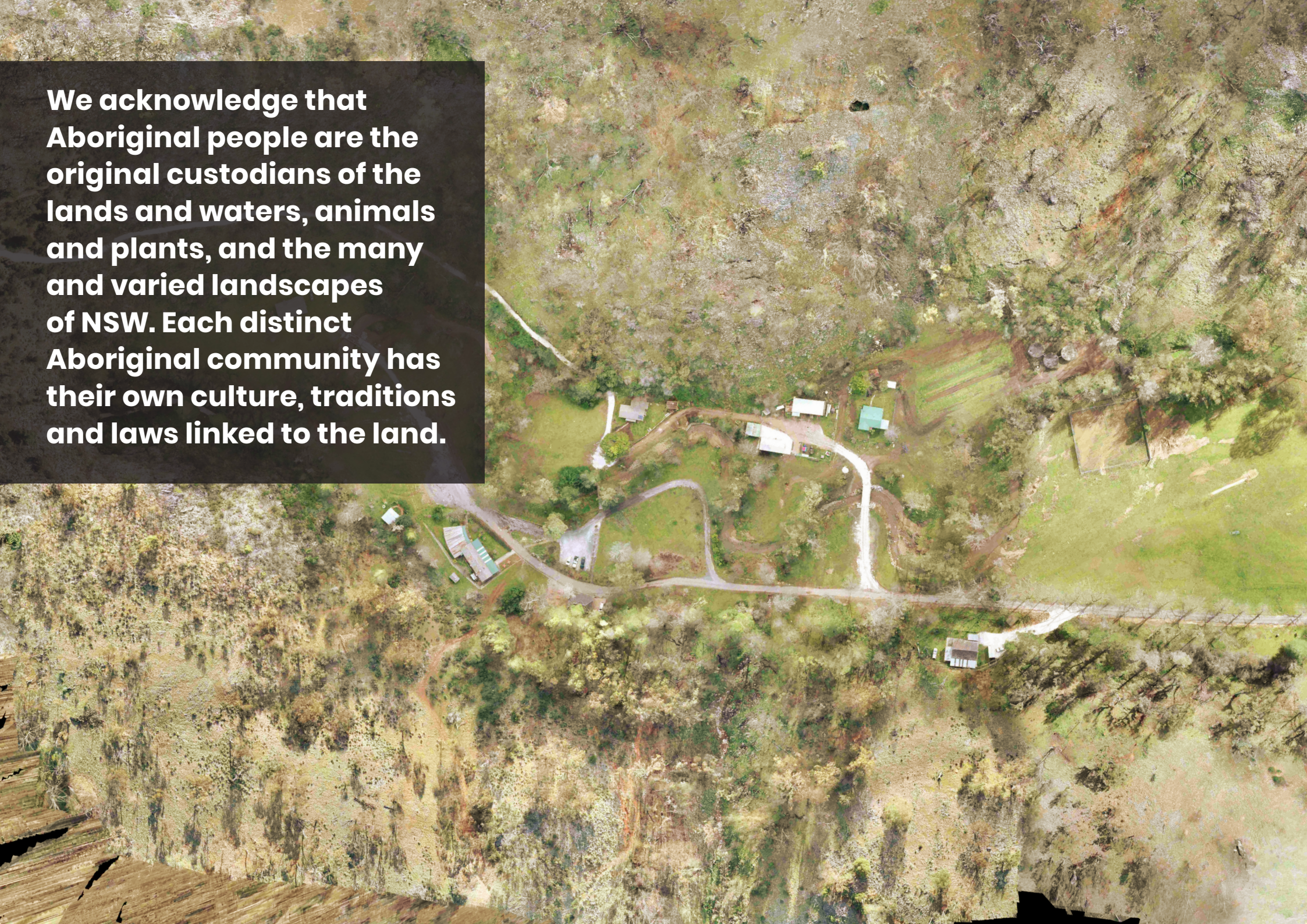
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We acknowledge that Aboriginal people are the original custodians of the lands and waters, animals and plants, and the many and varied landscapes of NSW. Each distinct Aboriginal community has their own culture, traditions and laws linked to the land.





Today, Wombeyan Karst Conservation Reserve boasts some of NSW's most impressive show caves, including Figtree Cave, widely regarded as one of the state's best self-guided cave experiences.

1 Summary

1.1 Precinct vision

Background

Wombeyan Caves is located within a picturesque valley 190 km south-west of Sydney, 77 km north of Goulburn and 63 km west of Mittagong. The Caves is seen by many as a 'hidden gem', a place that slips under the radar and whose natural beauty takes many first-time visitors by surprise.

The site is known for its remarkable karst formations and is a popular destination for family holidaymakers and day visitors. The visitor precinct offers a range of accommodation (camping and hard-roofed) and nature-based recreational activities.

At the same time the precinct is 'tired' and lacking the visitor amenity and quality that can take advantage of the area's stunning natural attractions.

As a result, visitation to Wombeyan Caves is currently under-performing compared to other regional tourism destinations. The site's ageing infrastructure is under-utilised, detracts from the spectacular setting, and no longer meets user and National Parks and Wildlife Service (NPWS) expectations.

This precinct plan identifies strategies and precinct design proposals to address these challenges. It defines a long-term direction for the visitor precinct that will inform ongoing planning, design and management and assist with future decision making.

Project aims

The key aim of the project (as defined by the Wombeyan Caves Tourism Project Business Case December 2018) included:

'To create an outstanding experience for Wombeyan Caves to act as a demand driver for the region, and increase visitation and length of dwell and stay in the region by:

- revitalising and activating an iconic tourism asset
- supporting a new tourism strategy that links Wombeyan Caves visitation to a 2-3-day nature-based tourism experience
- increasing repeat visitation
- developing improved event, recreational, and accommodation infrastructure including improved universal accessibility.'

Engagement

The precinct plan has included ongoing engagement with a project control group including area and strategic management, site management and site operational staff.

In addition, further engagement was undertaken with:

- First nations stakeholders to understand site values and establish ongoing collaboration
- event specialists to understand events potential and capacities of the site.

Setting a Vision

This project seeks to develop a precinct planning vision for Wombeyan Caves that can guide ongoing redevelopment and improvement.

This vision has regard for the existing place and its current uses and structure, as well as recognizing the site's potential to create improved and expanded experiences for a greater number of users.

Fundamentally this precinct plan is underpinned by the following 'place vision' which articulates a series of key themes and related principles which can guide ongoing planning design and management.

These are:

- **in touch with nature**
- **a place for all**
- **legible and logical**
- **people friendly**
- **memorable.**

1.1 Precinct vision

Wombeyan place vision



In touch with nature

- Healthy natural systems
- Visible presence of nature
- Immersion in nature

A place for all

- Accessible
- Room to move/ generous
- Clear definition of uses and activities
- Diversity of activities
- Diversity of accommodation opportunities
- A range of price points

Legible and logical

- Clear arrival and orientation
- Understandable clustering of uses and facilities

People friendly

- Pedestrian priority
- Accessible
- Mitigation of car circulation
- Mitigation of car parking

Memorable

- Enabling unique and special experiences
- Generating interest and intrigue (instagrammable)

1.2 Implementation scope precinct plan (ISP)

Overview

The Implementation Scope Plan (ISP) describes a targeted series of projects across the Wombeyan Caves Visitor Precinct to provide an improved day visitor experience and enhanced camping and accommodation experience.

The implementation plan targets the works identified by NPWS as the most effective and highest priority in realising the project aims of precinct revitalisation, enhanced visitor experiences, increasing dwell time and stay, improved equitable accessibility, and enhancing the quality and sustainability of the environment.

The delivery of the Implementation Scope Plan will ensure that Wombeyan Caves' reputation is refreshed, supporting increased visitation, and enabling the site to gain traction as an exciting, rejuvenated destination.

The Implementation Scope Precinct Plan seeks to provide the platform and framework for additional longer-term enhancements as outlined on the Future Scope Precinct Plan in section 1.3 should funding become available.

Proposals as highlighted on the plan are further detailed through section 3.0, Precinct Concept Recommendations.

Summary proposals ISP

1. Arrival signage on Wombeyan Caves Road

- upgrade existing identity/entry signage
- provide supplementary identity/entry signage

2. Wayfinding signage on Wombeyan Caves Rd

- provide wayfinding signage at entry points to accommodation

3. Barmah Hub

- widen building entries and targeted building upgrades
- external gathering and seating spaces
- accessible path links

4. New Barmah Hub camping amenities

- new amenities building and surrounding landscape

5. New western camping amenities

- new amenities building and surrounding landscape

6. Existing Tanderra Dormitory

- no works proposed

7. Existing northern amenities

- minor maintenance works

8. Structured camp sites including powered sites

- individual camp sites
- 17 powered sites

9. Unstructured group camping lawns

- open camping lawn areas with

defined booking capacity

10. Designated area for pre-pitch camping

- additional group camping area suitable for licensing to pre-pitch camping operator

11. RV Dump location

- as per Parks Facilities Manual

12. Cabins precinct

- selective removal of aged cabins
- selective refurbishment of family cabins
- new accessible cabin
- upgraded park setting and picnic facilities

13. Potential glamping setup lawns

- potential area for glamping operation by operator

14. Wombeyan Green

- conservation of existing open lawn
- removal of degraded courts review replacement
- improve amenity for events such as festival, markets, fairs, concerts

15. Upgraded day use parking area

- sealed parking area (17 spaces)
- grassed parking area (34 spaces)
- existing NPWS office removed

16. Kui Kiosk Hub

- new integrated kiosk and NPWS office
- landscaped forecourt

17. Kui Kiosk Lawn

- consolidate open lawn through removal of gravel roadway

18. Power House event glade

- selective upgrades to building to make suitable for event use
- seating/gathering terrace

19. Victoria Arch

- accessible path access to new Arch viewing platform

20. Wattle Hill – wayfinder landing

- rest and gathering point in sheltered location

21. New creek crossings

- new creek crossing as steppingstone fords or bridge if applicable

22. Post Office site/cottage

- no works proposed

23. NPWS operations compound

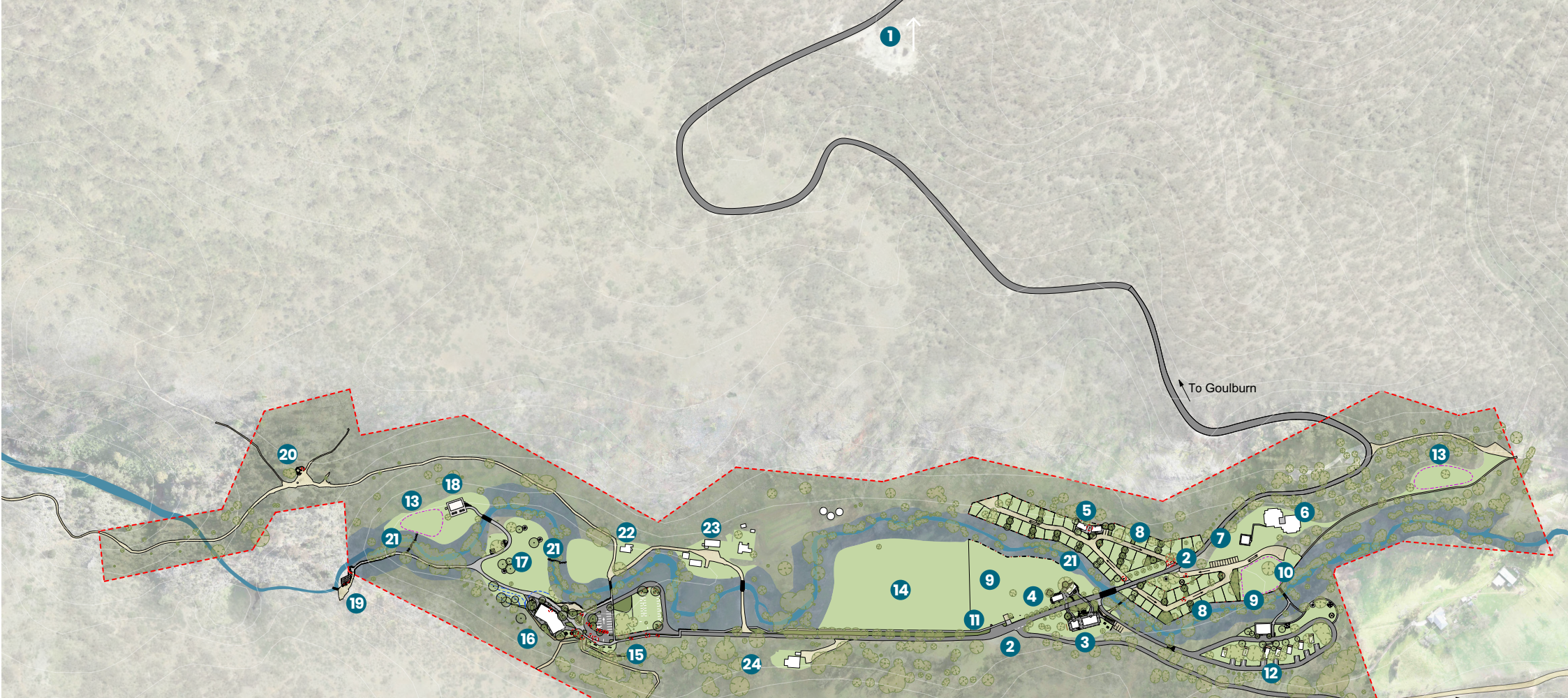
- no works proposed

24. NPWS staff housing

- no works proposed

25. Improve caves experience across all caves

- upgrade caves access
- improve caves visitor and interpretive experience
- Upgrade cave lighting (separate funding)



LEGEND

MASTERPLAN (10m CONTOURS)

- SITE BOUNDARY
- ASPHALT ROADWAY
- EXPOSED AGGREGATE CONCRETE PAVEMENT
- STONE FLAGGING
- STABILISED GRAVEL PAVEMENT
- EXPOSED AGGREGATE CONCRETE STEPS
- STONE SITTING WALL TERRACING
- STONE DRY PACK WALLING
- STONE RETAINING WALL
- EXISTING BRIDGES
- TIMBER DECK
- RV DUMP SITE
- PICNIC TABLE
- PICNIC TABLE & SHELTER
- BENCH SEAT
- BBQ/BINS & SHELTER
- INFO SIGN & SHELTER
- FIRE PIT
- 150 X 150 HARDWOOD BOLLARDS
- HARDWOOD POST & STEEL CABLE FENCE
- STONE STEPPING STONES/ CREEK CROSSINGS

- CREEK
- RIPARIAN ZONE
- MAINTAINED GRASS
- NATIVE GARDEN BED
- NATIVE VEGETATION/ REVEGETATION
- EXISTING TREES
- PROPOSED TREES
- TREES TO BE REMOVED

KEY (ISP)

- 1** ARRIVAL SIGNAGE ON WOMBEYAN CAVES ROAD
- 2** WAYFINDING SIGNAGE ON WOMBEYAN CAVES ROAD
- 3** BARMAH HUB
- 4** NEW BARMAH HUB CAMPING AMENITIES
- 5** NEW WESTERN CAMPING AMENITIES
- 6** EXISTING TANDERRA DORMITORY
- 7** EXISTING NORTHERN AMENITIES
- 8** STRUCTURED CAMP SITES INCLUDING POWERED SITES
- 9** UNSTRUCTURED GROUP CAMPING LAWNS
- 10** DESIGNATED AREA FOR PRE-PITCH CAMPING
- 11** RV DUMP LOCATION
- 12** CABINS PRECINCT
- 13** POTENTIAL GLAMPING SETUP LAWNS
- 14** WOMBEYAN GREEN
- 15** UPGRADED DAY USE PARKING AREA
- 16** KUI KIOSK HUB
- 17** KUI KIOSK LAWN
- 18** POWER HOUSE EVENT GLADE
- 19** VICTORIA ARCH
- 20** WATTLE HILL - WAYFINDER LANDING
- 21** CREEK CROSSINGS
- 22** POST OFFICE SITE/ COTTAGE
- 23** NPWS OPERATIONS COMPOUND
- 24** NPWS STAFF HOUSING
- 25** IMPROVE CAVES EXPERIENCE ACROSS ALL CAVES



1.3 Future scope precinct plan (FSP)

Overview

The Future Scope Precinct Plan (FSP) illustrates the realisation of longer-term recommendations that could be implemented in the future if funding allows.

While it would be preferable to implement these recommendations at the same time as the implementation scope for maximum benefit to the precinct and its visitors, these proposals are able to be incrementally realised over time as capital works resources become available.

The Future Scope Precinct Plan builds on the platform and framework provided by the Implementation Scope Precinct Plan in section 1.2.

Proposals as highlighted on the plan are further detailed through section 3.0, Precinct Concept Recommendations.

Summary proposals – FSP

1. Barmah Hub

- extension of external gathering and seating spaces
- rain gardens under eaves

2. Barmah Hub camping amenities

- creek front gathering spaces

3. Tanderra Lodge upgrade

- major refurbishment to create 6 suite lodge

4. New northern amenities below Tanderra

- new amenities building and surrounding landscape

5. Cabins precinct

- demolish existing amenities and replace with new Parks Facilities Manual amenities
- relocate existing Cabin 01 for better integration
- 5 new compact cabins to eastern slopes oriented to north
- additional enhancements to landscape setting of cabins

6. Western compact cabins

- 4 new compact cabins to north west of valley in elevated location

7. Power House event glade

- bathroom annex to support

event use with related storage provisions

8. Post Office site/cottage

- review potential interpretation options

9. Wombeyan Green

- potential location for new tennis court provision

10. Ongoing walking track upgrades

- upgrades of track provisions and amenity across the surround area



LEGEND

MASTERPLAN (10m CONTOURS)

- SITE BOUNDARY
- ASPHALT ROADWAY
- EXPOSED AGGREGATE CONCRETE PAVEMENT
- STONE FLAGGING
- STABILISED GRAVEL PAVEMENT
- EXPOSED AGGREGATE CONCRETE STEPS
- STONE SITTING WALL TERRACING
- STONE DRY PACK WALLING
- STONE RETAINING WALL
- EXISTING BRIDGES
- TIMBER DECK
- RV DUMP SITE
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- STONE STEPPING STONES/ CREEK CROSSINGS

- CREEK
- RIPARIAN ZONE
- MAINTAINED GRASS
- NATIVE GARDEN BED
- NATIVE VEGETATION/ REVEGETATION
- EXISTING TREES
- PROPOSED TREES
- TREES TO BE REMOVED

KEY (FSP)

- 1 BARMAH HUB
- 2 NEW BARMAH HUB CAMPING AMENITIES
- 3 TANDERRA LODGE UPGRADE
- 4 NEW NORTHERN AMENITIES BELOW TANDERRA
- 5 CABINS PRECINCT
- 6 WESTERN COMPACT CABINS
- 7 POWER HOUSE EVENT GLADE
- 8 POST OFFICE SITE / COTTAGE
- 9 WOMBEYAN GREEN
- 10 ONGOING WALKING TRACK UPGRADES



2 Precinct planning strategies

2.1 Precinct planning principles

The precinct planning principles described following establish high level guidance to planning and design and provide a foundation for the development of precinct planning strategies as outlined in section 2.2.

The strategies commencing on page 22 include referencing to the Implementation Scope Precinct Plan (ISP), and Future Scope Precinct Plan (FSP) as noted:

higher/short term priority: ISP

secondary/longer term priority: FSP

The strategies are applied and developed through the concept design proposals outlined in section 3.



Environment

- Improve where possible the hydraulic function of the creek
- Mitigate impact of flood events
- Improve creek bank and base stability
- Improve quality and resilience of riparian zone habitat
- Conserve and increase riparian vegetation
- Improve habitat links and connectivity
- Conserve and enhance creek water play
- Manage tree senescence in native trees
- Conserve localised deciduous tree character as reference to 'pleasure grounds' history

Arrival

- Build a sense of anticipation and expectation
- Provide targeted information on approach to arrival
- Provide a threshold of arrival that embodies/reflects the character of the place
- Create the arrival experience through transition through a space rather than merely a point of gateway or signage
- Establish the primacy of pedestrians over vehicles

Images: existing site conditions May 2021
Photographer Adam Hunter unless otherwise noted



Orientation

- Provide targeted information on approach to arrival
- Allocate functions and uses to logical and clear zones/areas across the site
- Provide naming identity (supporting overall site character) to the functional zones/areas
- Take advantage of nodal/focal locations to position targeted wayfinding
- Avoid over proliferation of wayfinding to maintain informal character of place



Vehicle movement

- Establish pedestrian priority through managed traffic speeds
- Limit extent of vehicular circulation to that required for reasonable access
- Provide a subtle degree of vehicle management to camping/accommodation areas to improve amenity and function
- Reduce extent of public vehicular circulation and parking in Day Use precinct to enhance character and recreational/event use
- Provide a defined and functional parking area to service day use area



Accessibility and walking

- Provide accessible all-weather movement corridor connecting two user precincts
- Provide accessible path to Victoria Arch
- Provide accessible accommodation options
- Support access spine with gravel surfaced link tracks to facilities
- Provide additional creek crossings/fords
- Explore targeted new track links beyond valley to connect existing tracks and form recreational loops
- Provide supporting wayfinding and information on available loops
- Provide connections to track heads

2.1 Precinct planning principles



Caves experience

- Improve access to caves as feasible
- Improve visitor experience within caves generally
- Improve interpretation and information for visitors
- Integrate caves experiences with other activities/experiences on site and within district

Photo: 'Wollondilly Cave'
Photographer: Kevin McGrath DPIE



Recreation/activation

- Facilitate experiences that enable visitors contact with and experience of the natural environment
- Maintain and enhance role of 'Wombeyan Green' grassed area as multi-purpose space
- Remove degraded tennis courts structure – review future potential for replacement in an appropriate location
- Create 'chain of parks' suitable for picnics and other informal uses within day use area by reducing impacts of car access and better linking spaces



Events

- Develop flexible potential for events able to be hosted within the Day Use precinct and that complement site character
- Enable flexible locations for concerts and performances
- Provide an effective balance between permanent and 'bump in' infrastructure to Victoria Arch, Power House Event Glade, Kui Kiosk Lawn, Wombeyan Green and other supporting locations
- Ensure event infrastructure is multipurpose where possible and does not adversely impact character or day to day use of spaces



Visitor services

- Provide visitor hubs to serve Accommodation and Day Use precincts
- Improve visitor amenities
- Redevelop Kui Kiosk as NPWS office and service desk with adaptable cafe/kiosk capacity
- Explore potential for access to basic items (e.g. milk) from vending machines within accommodation precinct (at Barmah)
- Provide amenities at sufficient capacity to serve camping and RV/Van accommodation
- Provide amenities buildings that respond to and contribute to site character and identity



Camping

- Maximise capacity of camping as the focal site accommodation offering
- Increase availability of camping adjoining creek corridor
- Increase availability of tree shade to camping areas
- Provide a balance between unstructured camping zones providing high degree of flexibility and more structured camping offering definition and certainty
- Provide a fixed proportion of camp sites with power provision
- Integrate potential for pre-pitch camping offering



Other accommodation

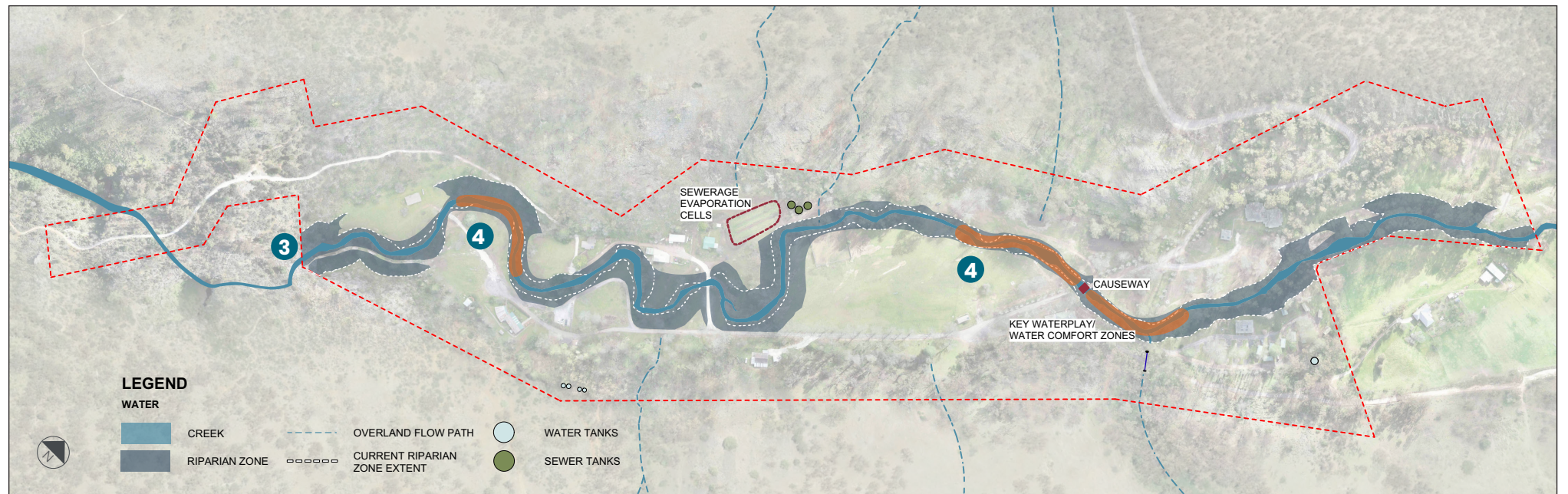
- Expand the range of accommodation options on offer
- Provide a range of price points that maintain a high degree of affordability
- Provide innovative accommodation options that leverage the site qualities and build site identity and reputation
- Integrate flexibility and adaptability into all accommodation options

2.2 Precinct planning strategies: environment

2.2.1 Water management

Objectives	Influences	Strategies
<ul style="list-style-type: none"> • Improve where possible the hydraulic function of the creek • Mitigate impact of flood events • Improve creek bank and base stability • Improve quality and resilience of riparian zone habitat • Conserve and enhance water play role of creek 	<ul style="list-style-type: none"> • Valley is fed by a wide catchment • The creek is not permanently flowing with sections that remain dry majority of the time while there is flowing/ standing water in other sections • Creek channel would naturally be ephemeral/evolving • Erosive conditions to banks and riparian trees under flood conditions • Victoria Arch is a key 'pinch point' – constrained further by built structures 	<p>Implement in short term (ISP) and longer term (FSP) as noted:</p> <ol style="list-style-type: none"> 1. Improve where possible the hydraulic function of the creek (FSP) 2. Mitigate impact of flood events along the creek corridor (ISP and FSP) 3. Mitigate impact of flood events within Victoria Arch – consider modifications to extent of built intrusions into flow path (FSP) 4. Maintain areas where water play access is sustainable with subtle deployment of additional bank armouring and integration of vegetation pockets (ISP and FSP)

Figure 2.1 Water management strategies

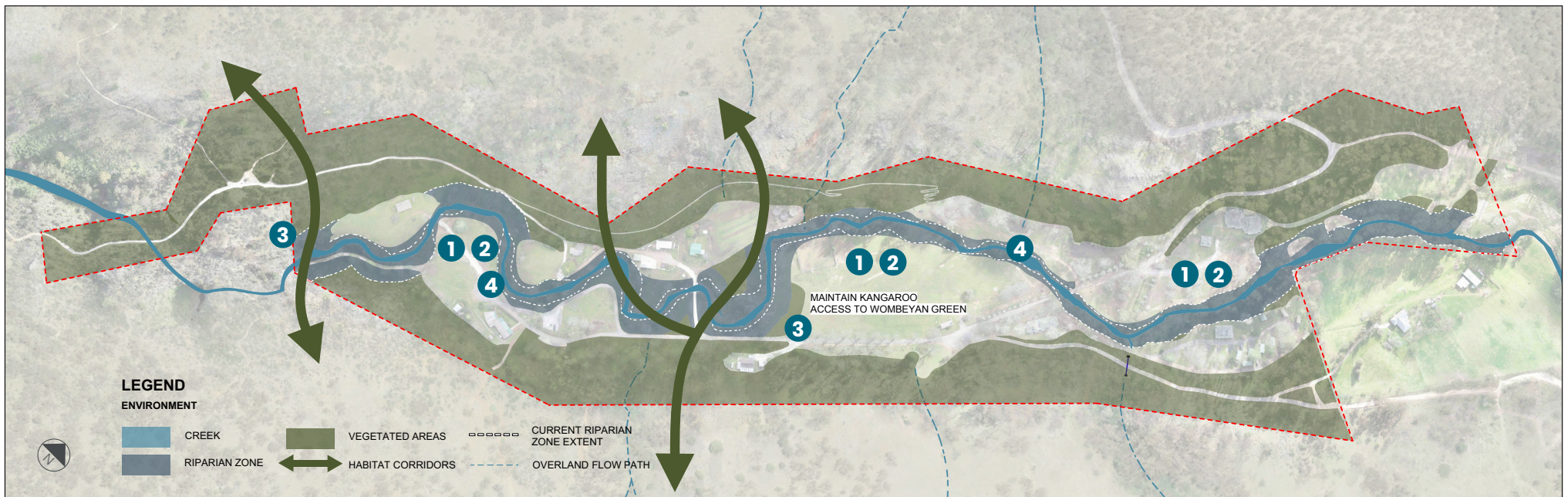


2.2 Precinct planning strategies: environment

2.2.2 Habitat management

Objectives	Influences	Strategies
<ul style="list-style-type: none"> • Improve creek bank and base stability • Improve quality and resilience of riparian zone habitat • Conserve and increase riparian vegetation • Improve habitat links and connectivity • Conserve and enhance water play role of creek 	<ul style="list-style-type: none"> • Limited width of existing riparian zone reducing resilience and habitat quality • Extensive weed encroachment • Impacts of bushfires and flooding • Lack of habitat connections for fauna movement across valley (east to west) 	<p>Implement in short term (ISP) and longer term (FSP) as noted:</p> <ol style="list-style-type: none"> 1. Widen the 'riparian' management zone of the creek where possible to provide greater resilience and habitat quality (ISP and FSP) 2. Implement improvements to the riparian zone including: <ul style="list-style-type: none"> • bank stabilisation ((ISP and FSP) • weed management (Maintenance and FSP) • native revegetation ((ISP and FSP) 3. Consolidate the riparian zone at key locations to create functional habitat linkages across the valley ((ISP and FSP) 4. Maintain areas where water play access is sustainable with subtle deployment of additional bank armouring and integration of vegetation pockets ((ISP and FSP)

Figure 2.2 Habitat management strategies

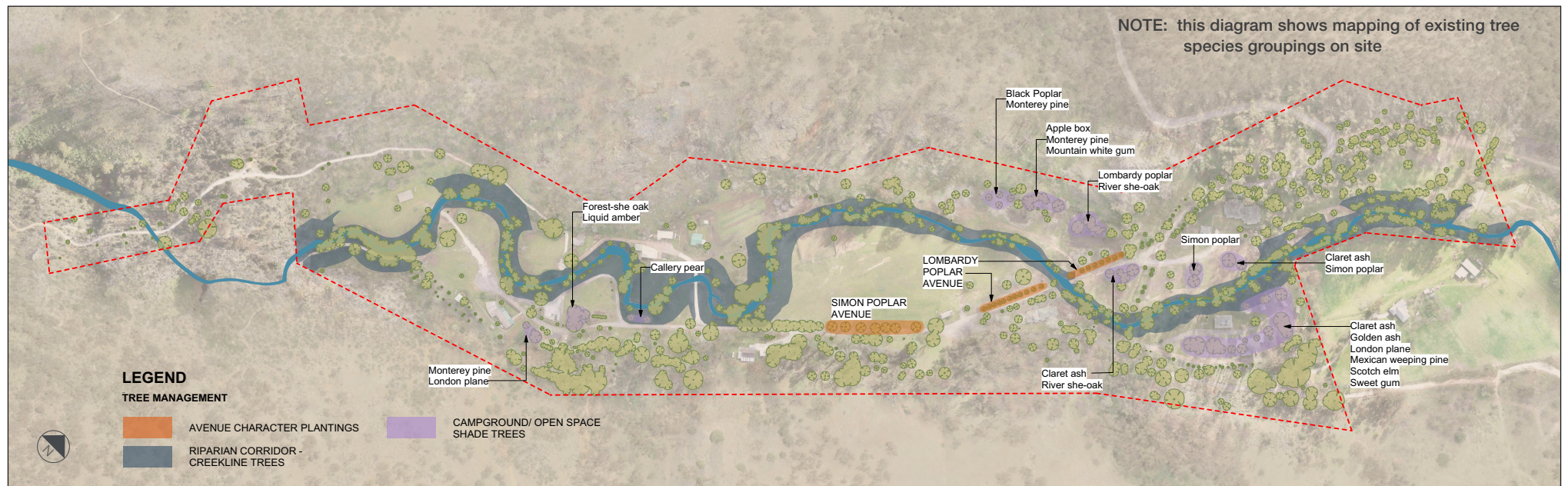


2.2 Precinct planning strategies: environment

2.2.3 Tree management

Objectives	Influences	Strategies
<ul style="list-style-type: none"> • Manage tree senescence in native tree stock • Conserve localised deciduous tree character as reference to 'pleasure grounds' history 	<ul style="list-style-type: none"> • Cumulative impacts of 2019-2020 bushfires and 2021 floods on already poor tree health in particularly in flood way • Undercutting of Casuarinas within creek and along banks • Senescence of many deciduous trees • Importance of deciduous plantings and character to the sense of place of the Wombeyan Valley 	<p>Implement in short term (ISP) and longer term (FSP) as noted:</p> <ol style="list-style-type: none"> 1. Remove high risk trees that pose a possible public safety risk as identified in 2021 Arborists Report (Maintenance) 2. Undertake planting program through the riparian corridor to assist natural regeneration within the creek zone (ISP and FSP) 3. Maintain the presence and use of deciduous plantings on site as a link to the past 'pleasure grounds' destination role of Wombeyan Caves 4. Plan and implement shade tree succession planting through recreational areas to replace and supplement existing native and deciduous trees that have limited lifespans based on Arborist's advice (ISP and FSP) 5. For new plantings (other than replacement of deciduous plantings) use site indigenous native species.

Figure 2.3 Existing tree groupings in landscape





Trees adjoining Wombeyan Creek near the Barmah Hub Photographer Adam Hunter

2.2 Precinct planning strategies: environment

2.2.4 Cultural heritage management

Objectives	Influences	Strategies
<ul style="list-style-type: none"> • Conserve and protect identified Aboriginal sites • Recognise identified Aboriginal potential across valley in ongoing planning and design • Consult with First Nations stakeholders in development of precinct recommendations • Integrate First Nations creation mythology, occupation history and living cultural narratives into design, interpretation, and management of the place • Integrate historical heritage narratives into design, interpretation and management of the place 	<ul style="list-style-type: none"> • Limited information on past First Nations occupation and communities in area • Desirability to integrate perspectives of First Nations Stakeholders in the future of the valley • Varied degrees of heritage significance of existing buildings • Slab Hut is located within Operations area and of limited access to public 	<p>Implement in short term (ISP) and longer term (FSP) as noted:</p> <ol style="list-style-type: none"> 1. Protect identified Aboriginal sites in accordance with policy and legislative requirements and to best conservation practice (ongoing) 2. Implement Archaeological investigations to areas of Aboriginal Archaeological potential as part of ongoing assessment of proposals – implement required mitigation strategies to design (Note: generally new works will avoid the PAD areas or if unavoidable further investigations and mitigation measures will be implemented) (ISP and FSP) 3. Power House building: plan for adaptive re-use of building and adjoining areas that will contribute to site understanding, experiences, and activation, and facilitate ongoing conservation and maintenance of building (ISP and FSP) 4. Slab Hut: stabilise and conserve in accordance with Heritage Report (Maintenance and FSP) 5. The Cottage/Post Office consider longer term options for adaptive use: (FSP) <ul style="list-style-type: none"> • consolidate short stay accommodation use, and enhance potential through targeted upgrades • adapt to provide self-guided interpretations/display at Caves Track Head • demolish building and interpret site of former building – provide external interpretive displays at path head 6. Barmah: Adapt Kitchen and Hall in accordance with preferred use option (ISP and FSP) 7. Site Wide Interpretive Strategy and Implementation: Develop Site Wide Interpretive Strategy to inform ongoing design – integrate interpretive themes into landscape and architectural design as applicable (ISP and FSP) 8. Implement interpretive mediums across site (ISP and FSP) 9. Carry out tree succession planting to maintain deciduous avenues as site character element (ISP and FSP) – all other new tree planting should be site indigenous native species.

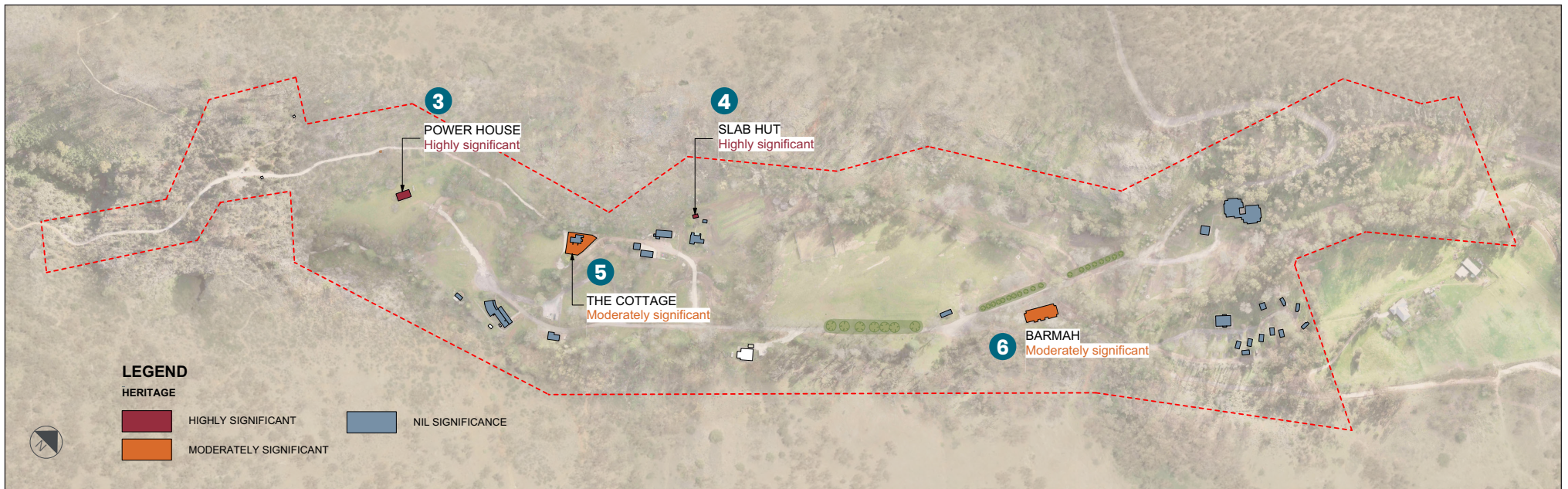


Figure 2.4 Heritage management



View from Wattle Hill over Power House towards Kui Kiosk

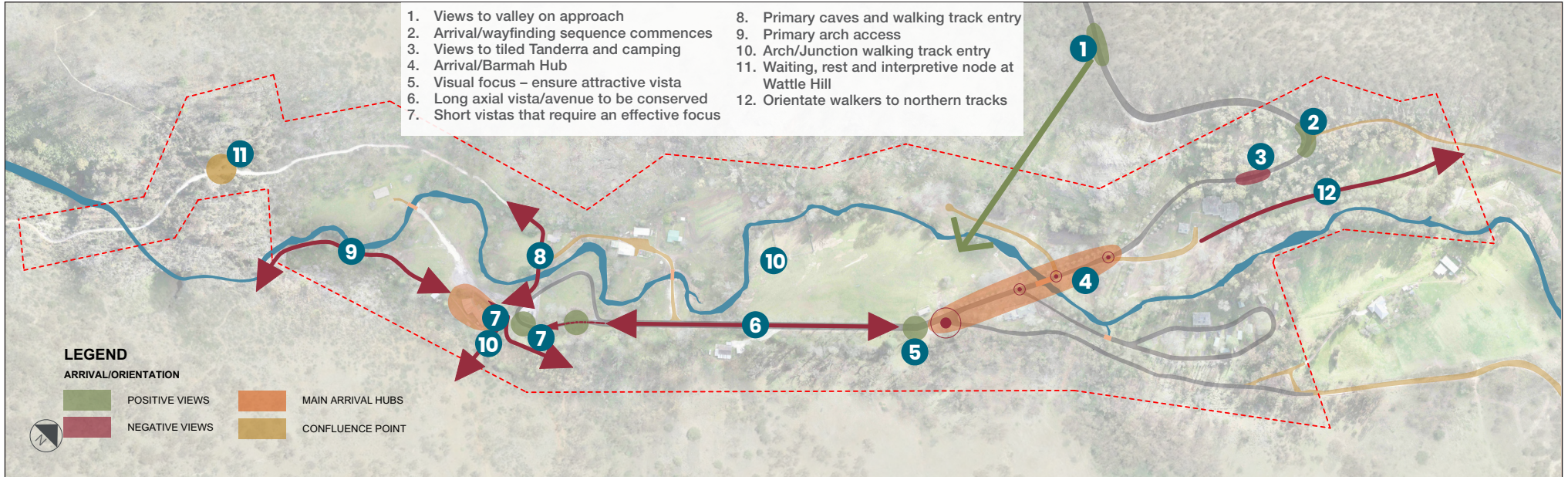
Photographer Andrew Burns

2.3 Precinct planning strategies: use, activation and built form

2.3.1 Arrival and orientation

Objectives	Influences	Strategies
<ul style="list-style-type: none"> • Build a sense of anticipation and expectation • Provide targeted information on approach to arrival • Provide a threshold of arrival that embodies/reflects the character of the place • Create the arrival experience of transition through a space rather than merely a point of gateway or signage • Establish the primacy of pedestrians over vehicles • Provide targeted information on approach to arrival • Allocate functions and uses to logical and clear zones/areas across the site • Develop northern and southern hubs reflecting use • Provide naming identity (supporting overall site character) to the functional zones/areas • Take advantage of nodal/focal locations to position targeted wayfinding • Avoid over proliferation of wayfinding to maintain informal character of place 	<ul style="list-style-type: none"> • Two relatively distinct usage precincts – north and south • Minimal signage/wayfinding currently • Informal and casual character is a positive quality 	<p>Implement in short term (ISP) and longer term (FSP) as noted:</p> <ol style="list-style-type: none"> 1. Recognise fleeting views to site on approach – consider how to optimise (FSP) 2. Set-up arrival/wayfinding sequence from hairpin bend (ISP and FSP) 3. Recognise views to tiled rooftops (ongoing) 4. Arrival/village square – consolidate and enhance shared space to roadway integrated with improved spaces adjoining Barmah as focal heart/hub to accommodation precinct (ISP and FSP) 5. Visual focus – opportunity for orientation, feature, use, event day traffic management to be reviewed – also review road configuration to reduce pavement where possible (ISP and FSP) 6. Long axial vista/avenue to be conserved – transition between precincts (ongoing) 7. Short vistas that require an effective focus (ISP and FSP) 8. Primary caves and walking track entry to be emphasised 9. Primary arch access to be made accessible and emphasised 10. Arch/Junction walking track entry to be emphasised 11. Provide waiting, rest, and interpretive node at Wattle Hill 12. Orientate walkers to northern track access to waterfall and others

Figure 2.5 Arrival and orientation



Views along Wombeyan Caves Road at proposed Barmah Hub arrival 'square'

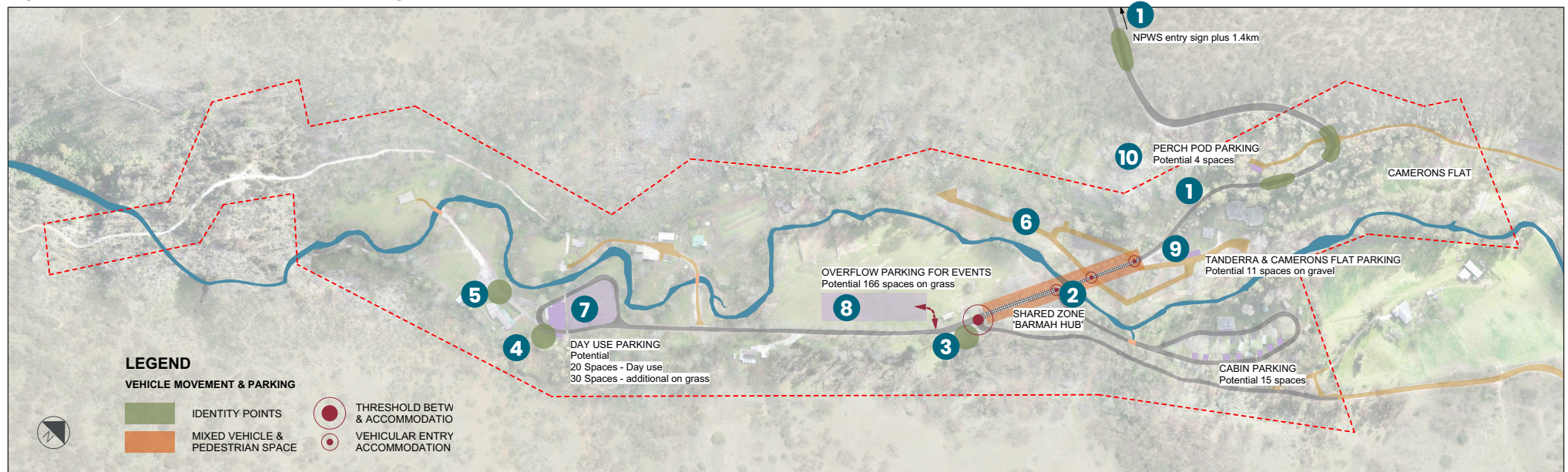
Photographer Adam Hunter

2.3 Precinct planning strategies: use, activation and built form

2.3.2 Vehicular movement and parking

Objectives	Influences	Strategies
<ul style="list-style-type: none"> Establish pedestrian priority through managed traffic speeds Limit extent of vehicular circulation to that required for reasonable access Provide a subtle degree of vehicle management to camping/accommodation areas to improve amenity and function Reduce extent of public vehicular circulation and parking in Day Use precinct to enhance character and recreational/event use Provide a defined and functional parking area to service day use area 	<ul style="list-style-type: none"> Simple and limited extent of formal roadways adds to character of place Formal avenues with deciduous trees are connection to past Impact of roads and tracks on visual and recreational amenity at Kui Kiosk and adjoining creek and green Limited formalised parking 	<p>Implement in short term (ISP) and longer term (FSP) as noted:</p> <ol style="list-style-type: none"> Provide arrival identity and wayfinding at key locations (ISP) Shared zone/village square – mixed use pedestrian and vehicular space orienting arriving vehicles to accommodation zones (ISP and FSP) Major node – potential information / orientation point to Day Use precinct in south (ISP and FSP) Visual foci (at existing office) requires appropriate termination and consideration of view (ISP) and FSP Visual foci (at Kui Kiosk and onwards to green) that can be improved with reduction in extent of roadway and parking (ISP) Provide limited RV and van parking to camping areas with power supply (ISP) Provide formalised day use parking with overflow capacity Potential use of Village Green for event parking Provide gravel access and parking to service Tanderra and Camerons Flat Potential access road and parking for Perch Pods

Figure 2.6 Vehicular movement and parking

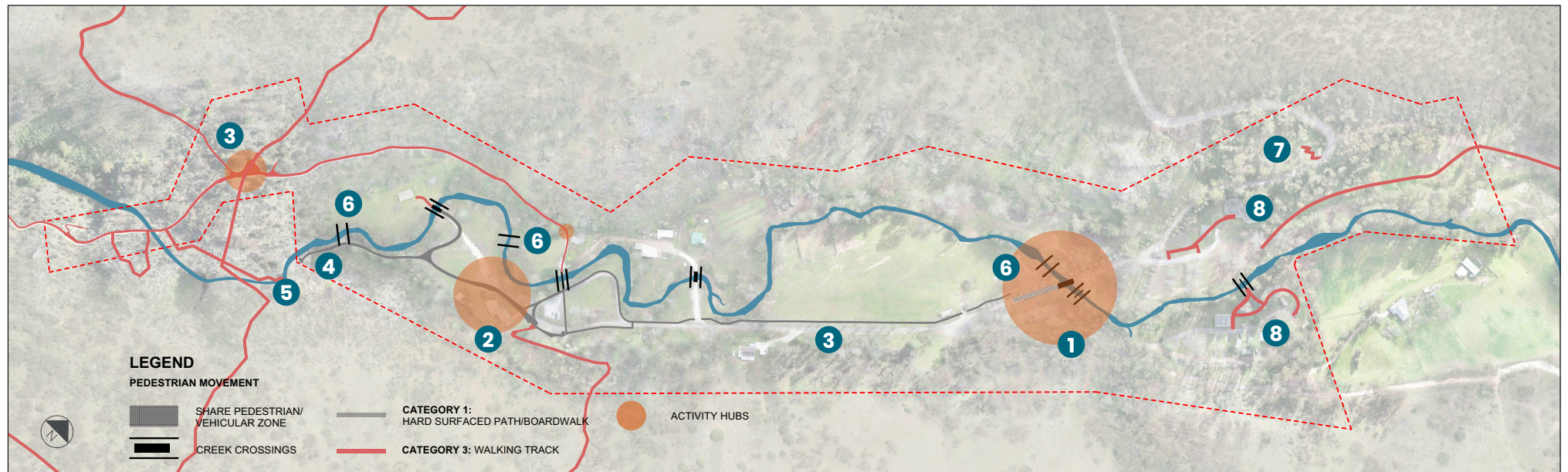


2.3 Precinct planning strategies: use, activation and built form

2.3.3 Pedestrian access

Objectives	Influences	Strategies
<ul style="list-style-type: none"> Provide an accessible all-weather movement corridor along the length of the site connecting the two user precincts Provide accessible all-weather access to Victoria Arch Provide additional creek crossings as bridges or steppingstone crossings Support access spine with gravel surfaced link tracks to facilities Provide connections to track heads 	<ul style="list-style-type: none"> Limited defined pedestrian access through valley (other than walking tracks from the valley) Extensive formalised/hard surfaced tracks could impact the character of the place Stromatolites at Victoria Arch exposed adjoining pedestrian path/steps – important fossil relics 	<p>Implement in short term (ISP) and longer term (FSP) as noted:</p> <p>Recognise key activity hubs across site:</p> <ol style="list-style-type: none"> 1. Arrival/village square at Barmah (ISP and FSP) 2. Kui Kiosk day use hub (ISP) 3. Wattle Hill Caves and walking hub (ISP and FSP) 4. Provide accessible all-weather path from the Arrival/ Barmah Hub to the Kui Kiosk Hub and onwards to Victoria Arch (ISP) 5. Explore options for enhanced accessibility into Victoria Arch to enable all access cave experience – raised access could provide potential for reduced flood impacts and better visual and interpretational experience (ISP) 6. Additional creek crossings to enhance activation between grassed spaces and improve access from camping to facilities (FSP) 7. New track access to proposed Perch Pods site (FSP) 8. Path access to accommodation areas (ISP and FSP)

Figure 2.7 Pedestrian access

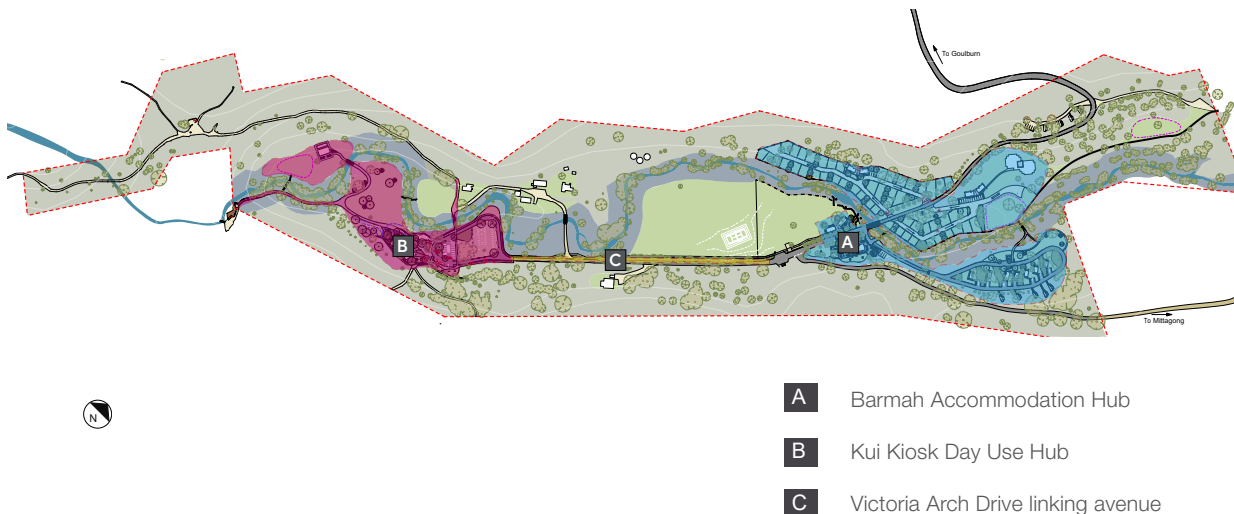


2.3 Precinct planning strategies: use, activation and built form

2.3.4 Wayfinding

Objectives	Influences	Strategies
<ul style="list-style-type: none"> Clarify orientation for visitors across the site Use landscape prompts to support wayfinding 	<ul style="list-style-type: none"> Wayfinding signage is a mix of different signage types and ad hoc additions: <ul style="list-style-type: none"> signage from the latest NPWS Signage Manual major track head, gateway park entry and blade signs signage, form before the site was administered by NPWS Council signage JCRT signage from previous eras of site management regulatory signage of different types and styles Existing signage messages and directions have become redundant due to changes on site, and have been taped over and added to over the years This makes for an inconsistent and non-cohesive wayfinding layer However, the collection of signage from different periods is quirky in character 	<p>Implement in short term (ISP) and longer term (FSP) as noted:</p> <ol style="list-style-type: none"> Apply the NSW National Parks and Wildlife Service, Park Signage Manual 2017 (ongoing) Enhance a sense of arrival at main entries, precincts and sub precincts (ISP and FSP) Communicate upon entry to the valley that travel inside the precinct travel is pedestrian centric (ISP and FSP) Separation of signage for vehicles and pedestrians for safety (ISP and FSP) Provide clear pedestrian focused wayfinding elements (ISP and FSP) Provide a clear vehicular signage that clarifies routes to precincts, parking, and attractions Enhance track heads and track signage Utilise key hub and decision-making locations, with dwell facilities, through the creation of site directories. 4 places are identified: (ISP) <ul style="list-style-type: none"> Barmah Accommodation Hub Kui Kiosk Day Use Hub Post Office Cottage – caves walks gateway Wattle Hill – caves walks gathering place Enhance the legibility of precincts, through use of NPWS signage combined with bespoke, crafted, earthy outcomes that take cues from the history and natural elements of the site (ISP) Avoid over proliferation and visual clutter (ongoing) Implement a workable temporary signage layer across the site to address ad hoc signage additions (prior to ISP implementation) Be sensitive to, embrace and enhance the eclectic, ‘villagey’ and quirky character of the place (ongoing) Research and develop first nations values and stories and integrate through collaboration with stakeholders into interpretive mediums on site (FSP) Further develop and research historical heritage and integrate into interpretive mediums on site (FSP)

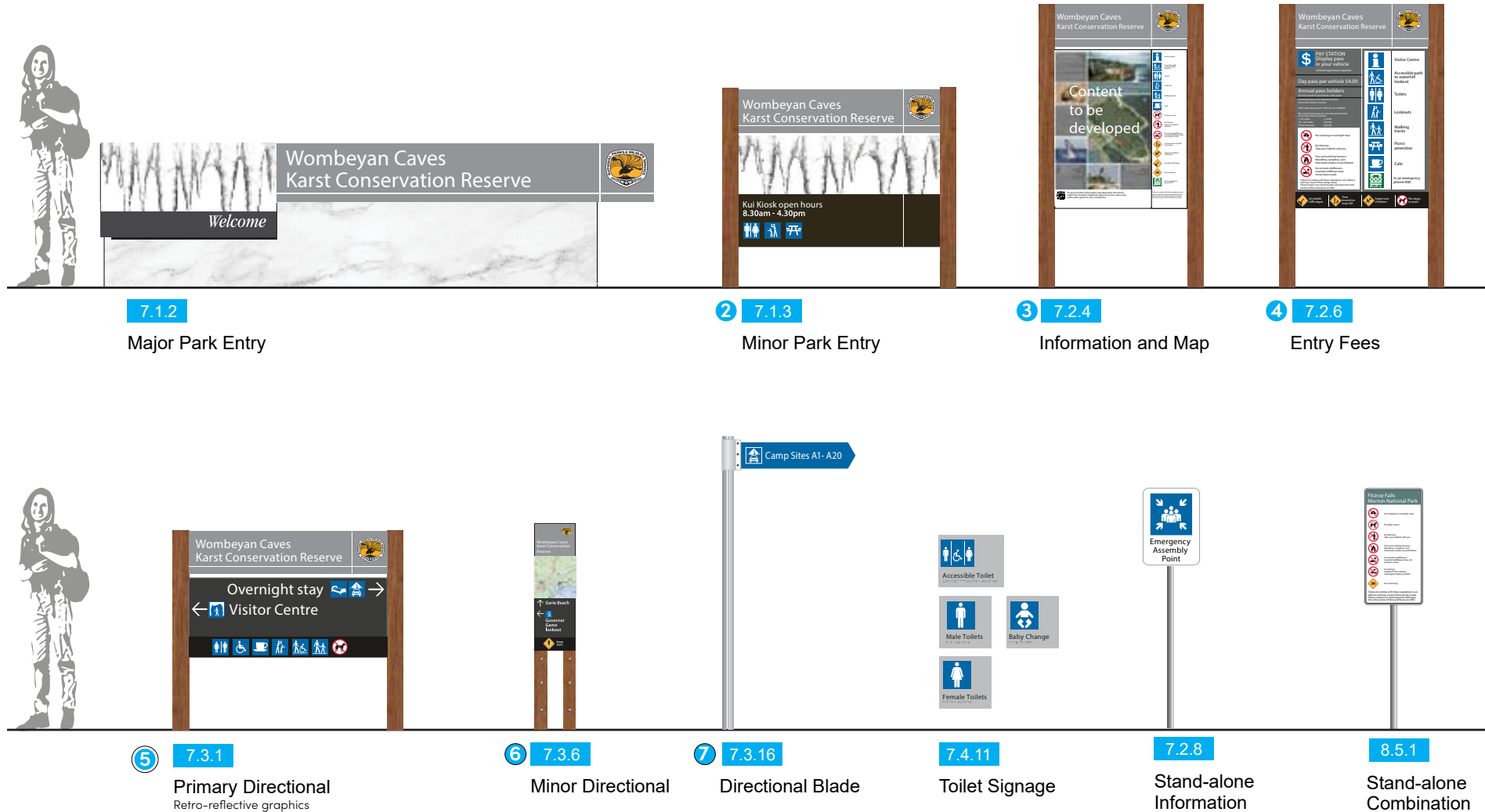
Figure 2.8 Wayfinding strategies will reflect the two Wombeyan Hubs



2.3 Precinct planning strategies: use, activation and built form

2.3.4 Wayfinding

Figure 2.9 Applicable wayfinding signage NSW NPWS Park Signage Manual 2017



2.3 Precinct planning strategies: use, activation and built form

2.3.5 Walking tracks

Objectives	Influences	Strategies
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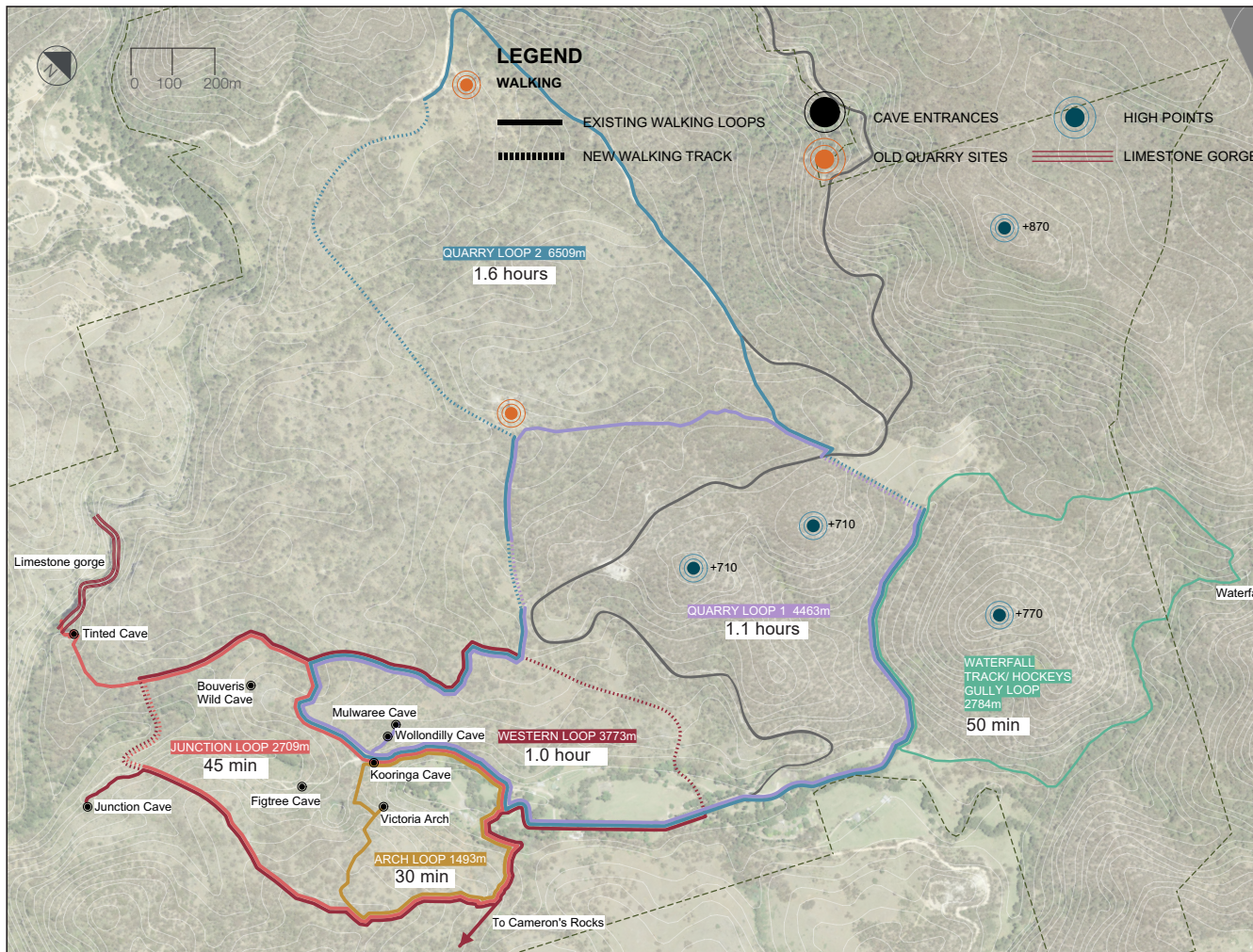
- Ensure the walking experiences are well defined and communicated
- Recognise main visitor interest will be in one 2-hour loop walks – up to half day walks for smaller cohort

- Limited existing track network available to users
- Most of existing track links are short in duration

Implement in short term (ISP) and longer term (FSP) as noted:

1. Upgrade existing track infrastructure to improve quality of experience (FSP)
2. Extend and connect existing tracks where possible to create loop connections (FSP)
3. Integrate existing bush tracks and other access (maintenance, fire trails) where suitable to expand the track network (FSP)
4. Provide suitable wayfinding and interpretation (ISP and FSP)

Figure 2.12 Potential track enhancement



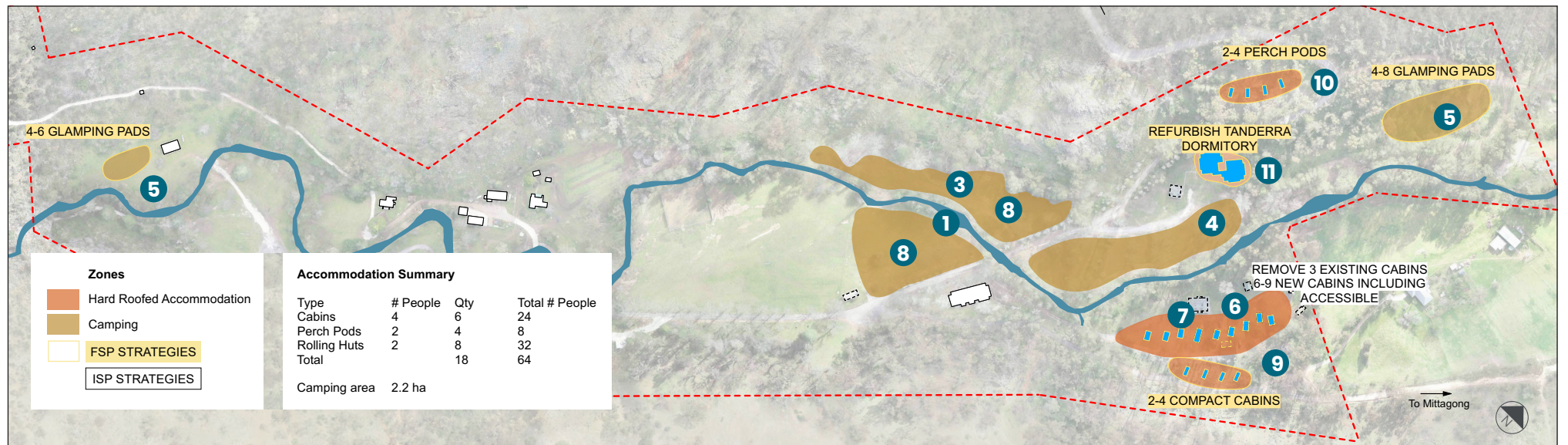
The Limestone Gorge (Mares Forest Creek Canyon)

2.3 Precinct planning strategies: use, activation and built form

2.3.6 Accommodation

Objectives	Influences	Strategies
<ul style="list-style-type: none"> Maximise the use of existing accommodation assets, repurposing where possible Increase availability of camping adjoining creek corridor Increase availability of planted shade and/or lower level planting to camping areas Provide a balance between unstructured camping zones providing high degree of flexibility and more structured camping offering definition and certainty Provide a proportion of camp sites with power/water provision Expand the range of accommodation options on offer Provide a range of price points that maintain a high degree of affordability Provide innovative accommodation options that leverage the site qualities and build site identity and reputation Integrate flexibility and adaptability into all accommodation options 	<ul style="list-style-type: none"> What is most effective balance of hard-roofed accommodation types Potential for cabin approach to be refreshed/updated through new designs Tanderra dormitory style accommodation may have limited market potential 	<p>Implement in short term (ISP) and longer term (FSP) as noted:</p> <ol style="list-style-type: none"> Consolidate camping through existing areas adjoining Wombeyan Creek including improved amenities for camp site users (ISP) Develop a balance of structured and unstructured camping sites (ISP) (not shown on plan) Provide power to selected sites (ISP) Provide a designated zone for potential 'pre pitch' camping operation (ISP) Facilitate glamping to potential sites adjoining Power House and Camerons Flat (ISP) Consolidate cabins accommodation on the eastern side of the creek building on the existing cabin facilities (ISP) Provide suitable proportion of accessible cabin accommodation (ISP) Provide for a limited number of (larger size) van camping within camping zones (ISP). Future implementation Plan (highlighted in yellow) Integrate compact cabin accommodation to expand the site offering—taking advantage of existing slopes and views (FSP) Develop 'perch pods' to elevated site on north west slopes as a future initiative (FSP) Refurbish Tanderra as a six-suite lodge as a future initiative (FSP)

Figure 2.13 Accommodation strategies

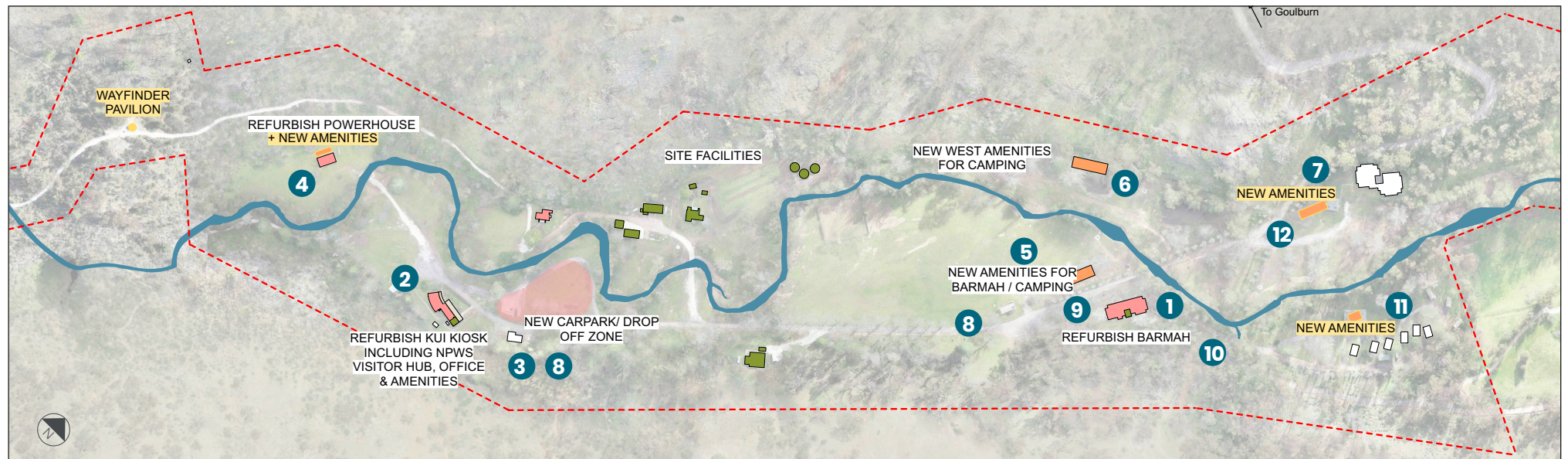


2.3 Precinct planning strategies: use, activation and built form

2.3.7 Visitor services and facilities

Objectives	Influences	Strategies
<ul style="list-style-type: none"> Provide visitor hubs to serve accommodation and Day Use precincts Where commercially viable provide NPWS presence and camping essentials within accommodation precinct Provide amenities at sufficient capacity to serve camping and RV/ Van accommodation Provide amenities buildings that respond to and contribute to site character and identity 	<ul style="list-style-type: none"> Reconciliation of costs priorities for refurbished buildings vs replacement buildings Commercial viability of camping provisions shop at northern hub (i.e. split from southern hub) 	<p>Implement in short term (ISP) and longer term (FSP) as noted:</p> <ol style="list-style-type: none"> Undertake upgrade of Barmah buildings to enhance entry spaces and increase covered area (ISP) Redevelop Kui Kiosk site as Day Use Hub integrating NPWS Office and toilet amenities (ISP) Demolish existing office building (ISP) Refurbish Power House as events space and add amenities (ISP) Provide new amenities for eastern camping area in new location opposite Barmah (ISP) Provide new amenities for western camping area (ISP) Undertake minor refurbishment to Tanderra (northern) Camping amenities (ISP) Provide RV/ Van dump node (ISP) with possible future strategies (highlighted in yellow) Refurbish Barmah kitchen to enhance function and communal character as future works (FSP) Refurbish Barmah Building to provide internal seating/dining space adjoining fireplace (FSP) Remove amenities to Cabin precinct – replace with Parks Facilities Manual toilet (FSP) Replace Tanderra amenities with new amenities (FSP)

Figure 2.14 Visitor services strategy



2.3 Precinct planning strategies: use, activation and built form

2.3.8 Commercial opportunities

The site presents a range of opportunities for hosting of events. A range of spaces offer potential for smaller scale standalone events or for integrated events undertaken across multiple spaces. Provisions will include:

- power provisions for small- and large-scale events
- food preparation and storage areas for small scale events (e.g. weddings)
- vehicle access/secure parking locations for event vehicles and equipment

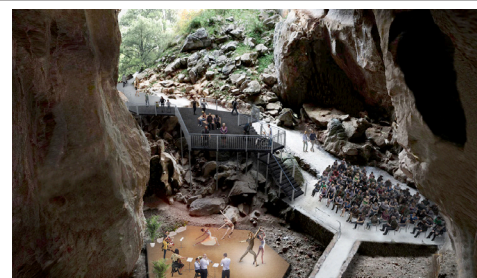
Building / Location	Commercial Opportunity	Type of Operator
Kiosk (Day Use precinct)	The redeveloped kiosk contains a compact kiosk adjoining a generous covered deck. This provides an opportunity for commercial operation of the kiosk, including flexible modes of operation such as weekends and public holidays only. The design of the kiosk integrates the opportunity to infill a glazed front of house kiosk area, creating an indoor dining area and enlarged kiosk presence.	Cafe/hospitality operator
Power House (Day Use precinct)	The refurbished Power House building can accommodate a range of activities; weddings, group events, performances, and meetings. These can potentially be coordinated by event managers or directly undertaken as a private booking.	Event manager/private bookings.
Power House lawn (Day Use precinct)	The lawn adjacent to the Power House provides opportunity for spill-out events associated with the Power House Building, or standalone events. The lawn can accommodate a marquee or glamping tents, utilised in conjunction with the Power House to provide a setting for large weddings or retreats. (1900m2 area total north and south)	Event manager
Kui Kiosk lawn (Day Use precinct)	Lawn area encircled by creek and addressing Kui Kiosk. The area is suitable for festivals and events. The lawn can accommodate marquees and shelters and would be suitable for performance, fair or market. (1200m2 area)	Event manager/NPWS
Wombeyan Green (open field between precincts)	Expansive lawn area on former cricket field. The area is suitable for major festivals and events and for event support (e.g. parking). The lawn would be suitable for performances, fairs, or markets. (11,700m2 area)	Event manager/NPWS
Victoria Arch (Day Use Precinct)	Victoria Arch presents an opportunity to accommodate events in a dramatic natural setting. Permanent infrastructure of power, lighting and viewing platform can be supplemented by additional infrastructure as required.	Event manager
Cameron's Flat (Accommodation Precinct)	Cameron's Flat presents a secluded area well suited to glamping or portable tiny house type accommodation.	Private accommodation provider
Perch pods (Accommodation Precinct)	The Perch Pods can potentially be delivered and operated by a private accommodation provider, offering a premium accommodation model.	Private accommodation provider
Tanderra (Accommodation Precinct)	The Tanderra building presents an opportunity for future refurbishment by a private accommodation provider or could alternatively be refurbished and operated by NPWS directly.	Private accommodation provider
Pre-pitched Tents (Accommodation Precinct)	A proportion of campsites can potentially be managed as pre-pitch sites, able to be booked directly from NPWS as a premium camping option and operated by a private provider or booked in groups by an event manager for retreats and other activities.	Private accommodation provider, event manager



Example: Cafe operation



Example: Small events at Power House



Example: Events at Victoria Arch



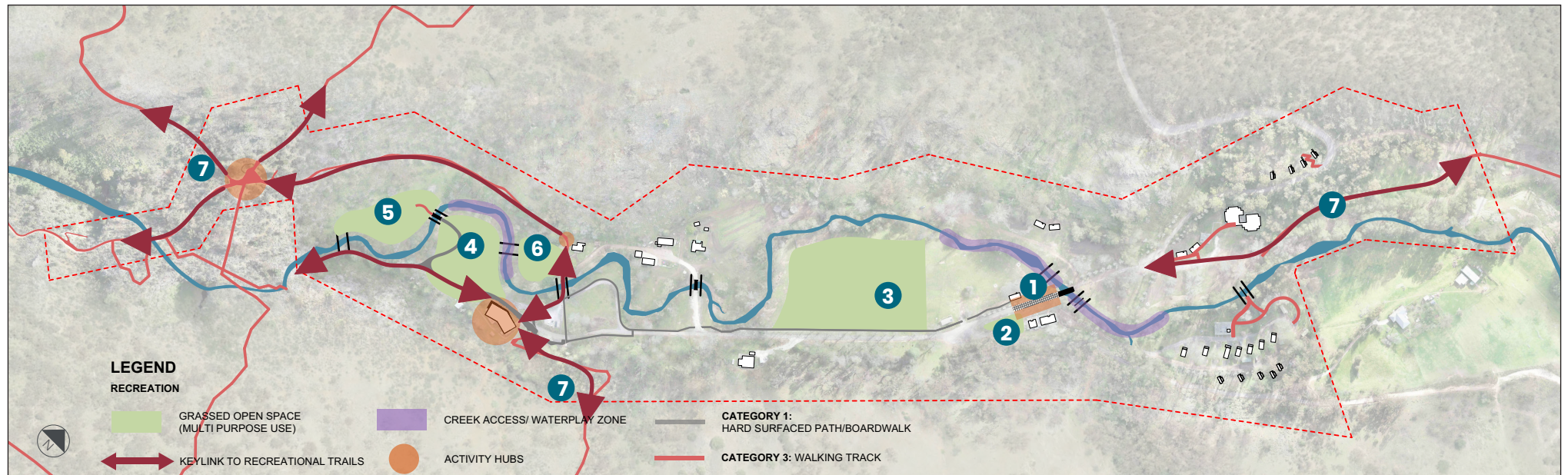
Example: Glamping at Power House lawn or Camerons Flat

2.3 Precinct planning strategies: use, activation and built form

2.3.9 Recreation

Objectives	Influences	Strategies
<ul style="list-style-type: none"> Facilitate experiences that enable visitors contact with and experience of the natural environment Maintain and enhance role of 'Wombeyan green' grassed area as multipurpose space Remove tennis courts as defunct site use and spatially/visually intrusive facility Create 'chain of parks' suitable for picnics and other informal uses within day use area by reducing impacts of car access and better linking spaces 	<ul style="list-style-type: none"> Extensive areas of maintained grassed area Limited recreational usage of some grassed areas 	<p>Implement in short term (ISP) and longer term (FSP) as noted:</p> <ol style="list-style-type: none"> Consolidate a northern accommodation hub at Barmah Hub. Integrate outdoor spaces with a variety of seating options and potential for movable furniture. Include outdoor fireplaces at Barmah (ISP and FSP) Maintain a grassed space adjoining Barmah for informal games (e.g. Badminton) (ISP and FSP) Wombeyan Green multi-purpose space: <ul style="list-style-type: none"> gently sloping multipurpose grassed space for games (ISP) helicopter operational area for NPWS and corporate events (ISP) events Parking and Events Support (ISP) replacement of tennis court if deemed appropriate (FSP) Kui Kiosk lawn: (ISP) <ul style="list-style-type: none"> deck and seating areas adjoining kiosk – fronting lawn and creek consolidated and improved lawn area with removal of dissecting track and parking mix of fixed and movable seating support events space Power House lawn: informal recreation space and support events space (ISP) Cottage lawn: informal recreation space at path head (FSP) Access to walking track network (ISP and FSP)

Figure 2.15 Recreation strategies

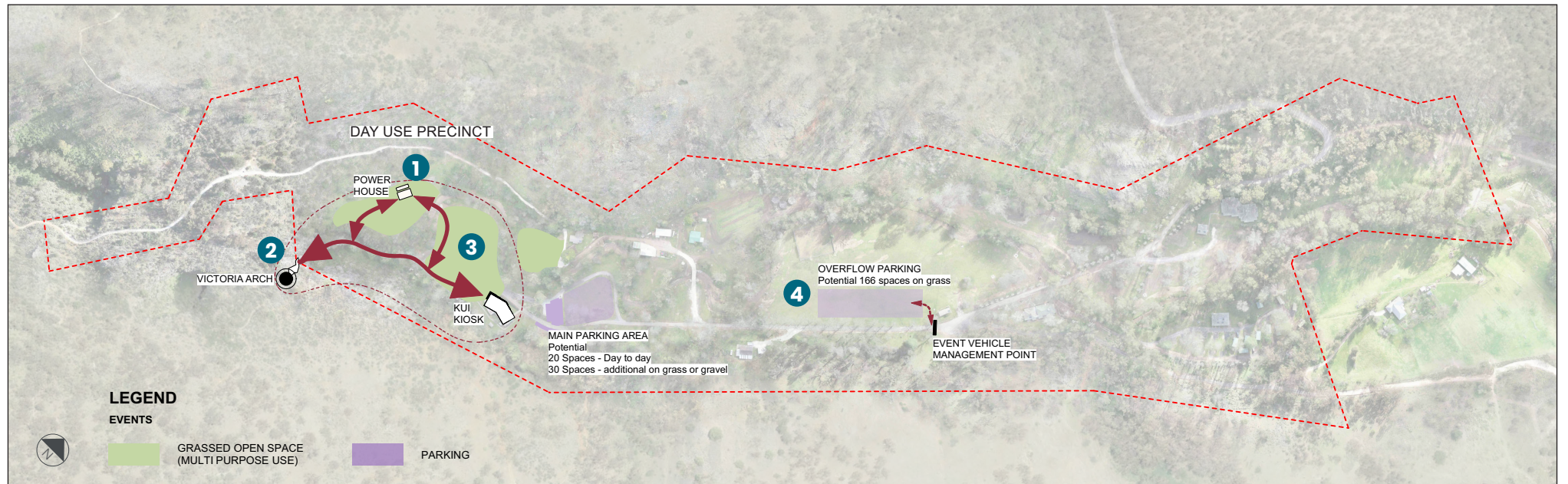


2.3 Precinct planning strategies: use, activation and built form

2.3.10 Events

Objectives	Influences	Strategies
<ul style="list-style-type: none"> Develop flexible potential for events able to be hosted within the Day Use precinct and that complement site character Provide an effective balance between permanent and 'bump in' infrastructure to Victoria Arch and Power House lawn and other supporting locations Ensure event infrastructure is multipurpose where possible and does not adversely impact character or day to day use of spaces 	<ul style="list-style-type: none"> Event organiser preference for maximum flexibility 	<p>Implement in short term (ISP) and longer term (FSP) as noted:</p> <ol style="list-style-type: none"> Refurbish Power House building to provide flexible event venue for a diverse range of events. Potential to provide sensitive extension to rear/south-west of building: <ul style="list-style-type: none"> quality toilet amenities preparation kitchen enhanced access to outdoor spaces adjoining deck/paved areas creating indoor/outdoor integration provide 3-phase power and single-phase power to lawn area to enable event use As part of investigating options for enhanced accessibility into Victoria Arch consider potential for events usage integrated with access solution: <ul style="list-style-type: none"> provide potential for event framing/staging to integrate with upgraded access provide 3 phase power provide bump in access route Kui Kiosk lawn: small events space for festivals and gatherings adjoining Kiosk – provide power and access Wombeyan Green: large events space for festivals and concerts – provide power and access. Also use for potential overflow parking to service events in day use area.

Figure 2.16 Events strategies

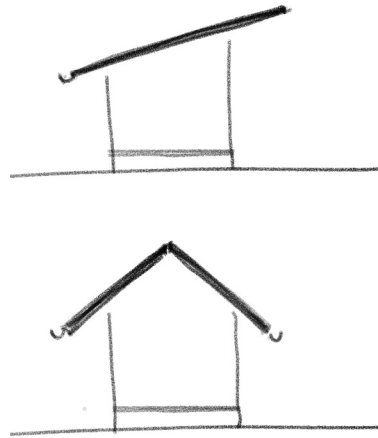
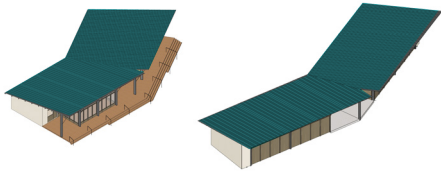


2.3 Precinct planning strategies: use, activation and built form

2.3.11 Built form management

Simple roof forms

Roof forms of proposed shared facilities buildings comprise a subtle skillion to unify the new works across the site. The proposed accommodation buildings have a simple gable form to integrate with existing accommodation structures.



Articulated linear planning

Linear planning is transformed through cranked forms responding to site specific views and primary approaches. The linear form is articulated in plan in response to the site specificity of each building.

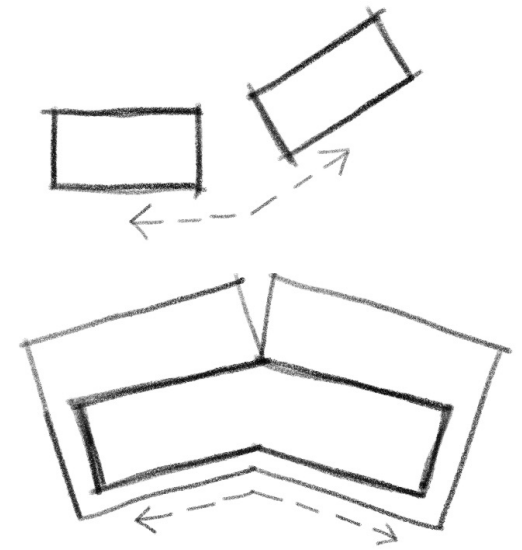
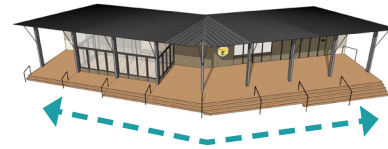


Figure 2.17 Diagrams highlighting roof forms of proposed buildings

Figure 2.18 Diagrams of cranked kiosk and amenities plans

Proposed building	Simple roof form	Cranked form
Kui Kiosk	A large skillion roof defines a generous outdoor area, opening the building up to the landscape by addressing both the creek and the western ridgeline. The linear form and expressed steel structure enables visibility across the depth of the built form. Passive design outcomes are achieved through maximising sun in the winter and minimising direct exposure in the summer months.	The kiosk's linear form is articulated in plan to directly address the primary access way from the north and the Victoria Arch Cave to the south. Each wing has the potential to function independently or collectively. The interpretation space is defined by glazed infill on the northern wing while the southern wing has the potential to be infilled as a cafe front of house in future.
Amenities buildings	The skillion form rises to address the Barmah building, creating the Barmah precinct held between. The skillion extends to create a covered courtyard through which each wing of the amenities is accessed.	Cranked to address both the road and the creek, the amenities are intended to be approached both from the campground and Barmah with the covered breezeway allowing a direct sightline between both.
Power House	The FSP addition is designed to recede behind the Power House to not compete with the heritage expression of the existing. A low covered link delicately connects the two forms.	NA – this building contains a simple linear skillion roof form.
Cabin accommodation	Both accessible and compact cabin gable roof forms are intended to respect the existing accommodation structures on the site. Eaves are kept short and compact to allow for potential offsite fabrication and transportation.	NA – these buildings contain a simple linear gable roof form.

2.3 Precinct planning strategies: use, activation and built form

2.3.11 Built form management

Generous shared edges

Generous shared spaces are held between the building form and landscape to efficiently create inviting soft edges for occupation.

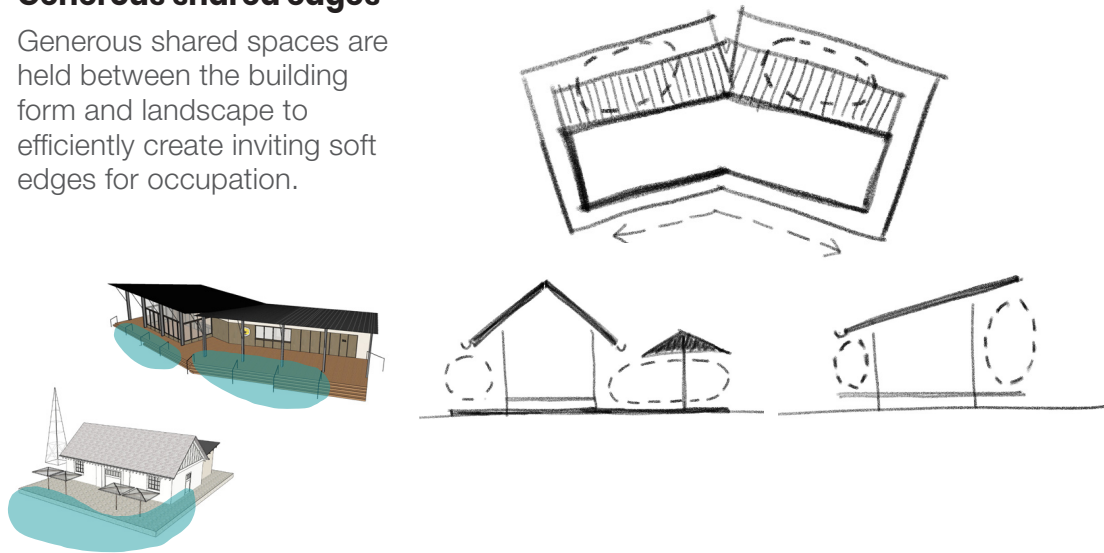


Figure 2.19 Diagram highlighting edge zones across the precinct

Site specific materiality

Building material palettes are drawn from unique elements of the site and create a unifying language across the new site elements.



Figure 2.20 Diagram of materiality across the precinct

Proposed building	Simple roof form	Cranked form
Kui Kiosk	A generous deck creates a spine of sheltered shared space from which to prospect across the valley and behind which the service spaces recede. The deck and stone terrace together increases the area of usable space in all seasons, benefiting from both summer shade and winter sun. The stepped edge is intended to be occupied from both the landscape and the deck with the slight elevation helping to address the adjacent greenspace whilst maintaining accessibility.	The material logic is clearly defined by heavy materials on the rear service spaces and lightweight materials towards the front to create a sense of opening out to the landscape. The lightly toned masonry recalls the limestone for which the region is renowned and serves to ground the building in the landscape. The expressed steel structure draws upon the working history of the site while the lightweight painted FC infill walls accommodate potential future design modifications.
Amenities buildings	The covered breezeway between the two volumes of the amenities creates a generous all-weather waiting area through which each wing is accessed. The ground plane is at a continuous grade through the breezeway joining the sheltered courtyard to the west of the amenities to the paving to the east that defines the Barmah precinct.	A combination of applied battens and expressed studs between openings creates a layered rhythm across the facade, referencing the building logic of the adjacent Barmah building. The stone paving of the courtyard references the use of limestone in Barmah's walls.
Power House	The proposed stone terrace around the existing Powerhouse creates a usable event space with flexible umbrella shading options. This subtle intervention responds to the existing natural sense of place between the Power House and the river.	The rear addition references the original timber detailing of the Power House with blockwork end walls resonating with the materiality of the proposed kiosk and amenities.
Cabin accommodation	The compact living spaces of the cabins are efficiently extended by north facing balconies with retractable shade awnings.	Corrugated cladding draws upon the language of existing auxiliary structures found across the site

**“Wombeyan Caves
campground is the
perfect place to set
up camp with all the
amenities you need.
Bring your tent, caravan,
or camper trailer
and enjoy a weekend
exploring.”**

- NPWS website

www.nationalparks.nsw.gov.au



3 Precinct concept recommendations

3.1 Accommodation (northern) precinct

Accommodation (northern) precinct

Located at the head (north) of the valley the accommodation precinct is also the main point of arrival for visitors on both the Taralga and Mittagong Roads.

The precinct is to be consolidated for its accommodation role providing camping, cabin, and group accommodation, while also enhancing its arrival and orientation role for the Caves.

At the heart of the precinct is the Barmah Hub. The existing camp kitchen and hall will be consolidated with a new amenity building to create a threshold to the visitor precinct and a 'village' square for the visitor 'community'.

Guests will be oriented to the various accommodation options leading off the central road while day visitors will be directed through the square and onwards to the Day Use precinct.

Environment

The riparian corridor of Wombeyan Creek will be selectively widened/consolidated to improve the resilience of the creek system and habitat values. Creek banks will be naturally armoured in places to improve their capacity to floods and for the wild play potential the creek system provides for children.

Selective tree removal of high risk and unhealthy trees will be undertaken based on arborist's advice with compensatory replanting.

Heritage

First Nations associations with the valley will be protected and interpreted in the landscape and wayfinding. Deciduous planting themes will be maintained integrated with native planting reflecting the please grounds history of the site.

Arrival and wayfinding

The Barmah Square will create a visible and focal threshold to the valley for visitors. The road will provide orientation to the various accommodation zones from camping to cabins.

Entry points and vehicular circulation are simplified and highlighted.

Access

The Barmah Square will be a slow traffic zone promoting shared vehicular and pedestrian movement. At grade pathways link the camp kitchen and hall to the new Barmah amenities and to the cabins zone. A paved pedestrian pathway will link pedestrians from the Barmah Square to the Day Use precinct and Kui Kiosk.

Accommodation and facilities

The precinct plan consolidates the north eastern zone of the valley floor for cabins providing upgraded family cabins and accessible cabin and additional contemporary cabins. The proposals create flexibility to retain and gradually replace and/or construct new cabins.

Camping is consolidated through the popular areas adjoining the creek with a bit over half the area dedicated to defined camp sites with a loop gravel access road.

The plan also considers the potential for innovative accommodation types to create awareness and drive visitation of Wombeyan Caves, identifying sites for potential 'perch pods' elevated above the valley floor.

Recreation and events

The Wombeyan Green is a large informal grassed space to the south of the Barmah Hub which provides for multiple uses including recreation. The northern precinct also has access to the bushwalking track networks to the south and north, and key walking destinations such as the Limestone gorge.

3.1 Accommodation (northern) precinct

Table 3.1 A Summary of the existing buildings in the Accommodation (northern) precinct is as follows.

Map number	Building	Existing use	Potential use	Notes
11	Amenities 1	Amenities	Demolition	Poorly sited, non-ideal impression on arrival.
12	Amenities 2	Amenities	Demolition	Internalised hand washing, compromised visitor experience.
13	Amenities 3	Amenities	Demolition	Internalised model, compromised visitor experience.
6	Barmah Dining Hall and Kitchen	Communal, kitchen	Upgrade	Architecturally distinctive character building. Improve connection to exterior. Provide additional covered area deck.
7	Tanderra Dormitory	Dormitory	Private rooms	Architecturally distinctive building. Face brick creates sport and rec tone at present and requires upgrade. Private bathrooms can be readily provided. Courtyard offers excellent potential as a gathering space with landscape elements.
8	Cabins 1980s x3	Small group accommodation	Demolition	Significantly deteriorated.
9	Cabins 1990s x6	Small group accommodation	Demolition/ upgrade	Consider retaining existing in situ.
16	Shelter BBQ Area	BBQ	Demolition	Consider relocating, retaining existing in situ.

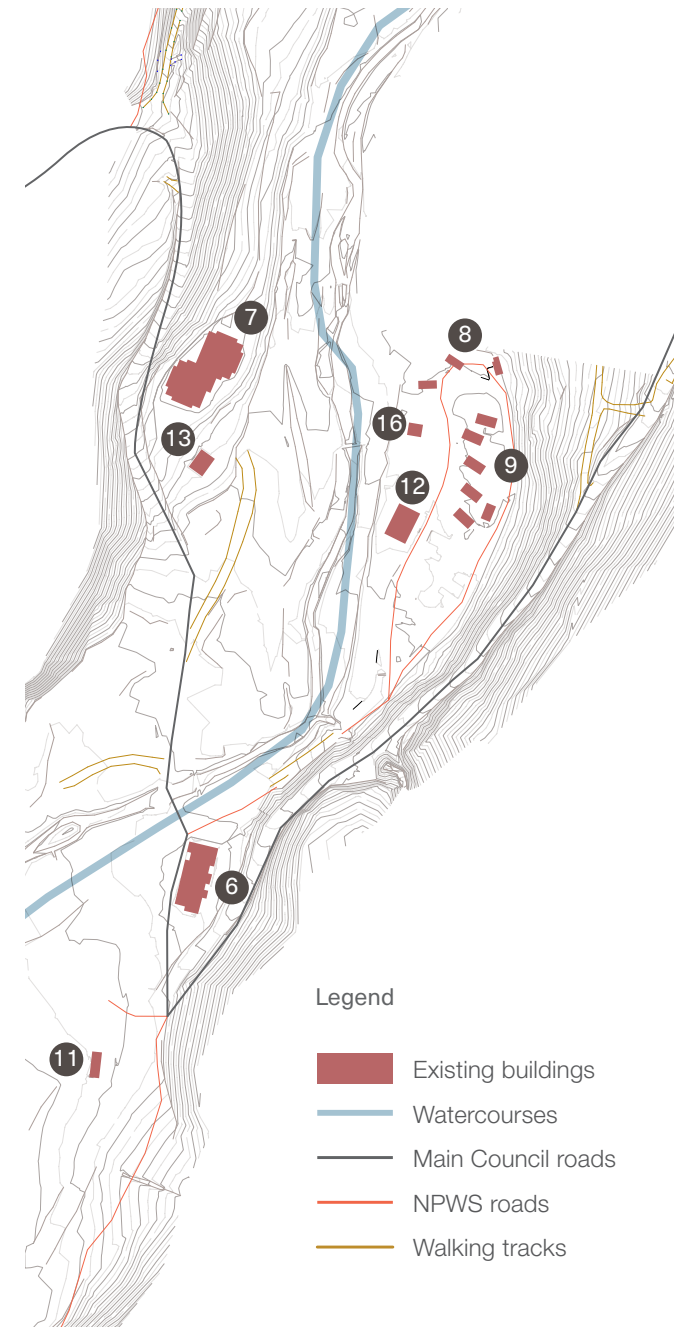


Figure 3.1 Northern precinct existing audit plan

3.1 Accommodation (northern) precinct

Implementation scope plan

Refurbished buildings:

1. Cabin accommodation – upgrade to existing cabins # 4, 5, 6, 7, 8, 9)
2. Barmah minor refurbishment – refer documentation

Demolished buildings:

3. Cabin accommodation – demolish existing cabins # 1,2,3

New Buildings:

4. Barmah amenities – refer documentation
5. West camping amenities – refer documentation
6. Accessible cabin accommodation – refer documentation

Landscape:

7. Barmah Hub – refer landscape concepts
8. Cabin precinct landscaping – refer landscape concepts
9. Camping (mix of structured and unstructured camping and supporting roads and facilities) – refer landscape concepts
10. Wayfinding/signage – refer separate wayfinding strategy
11. Consolidate/expand riparian zone habitat



Figure 3.2 Northern precinct implementation scope plan

0 10 20 50m 100m N

3.1 Accommodation (northern) precinct

Future scope plan

As per Implementation Scope Plan with the following in addition:

Refurbished buildings:

1. Barmah upgrade – refer documentation

Demolished buildings:

2. Demolish existing cabins amenities
3. Demolish existing Tanderra amenities

New buildings:

4. New Tanderra amenities (based on similar new west camping amenities)
5. 9 x new compact cabins for accommodation
6. New PFM amenities block near cabin accommodation

Landscape:

7. Enhanced landscape setting for the Barmah Square
8. Landscape setting for cabin upgrades and development
9. Wild play to creek corridor
10. Upgraded creek bank stability

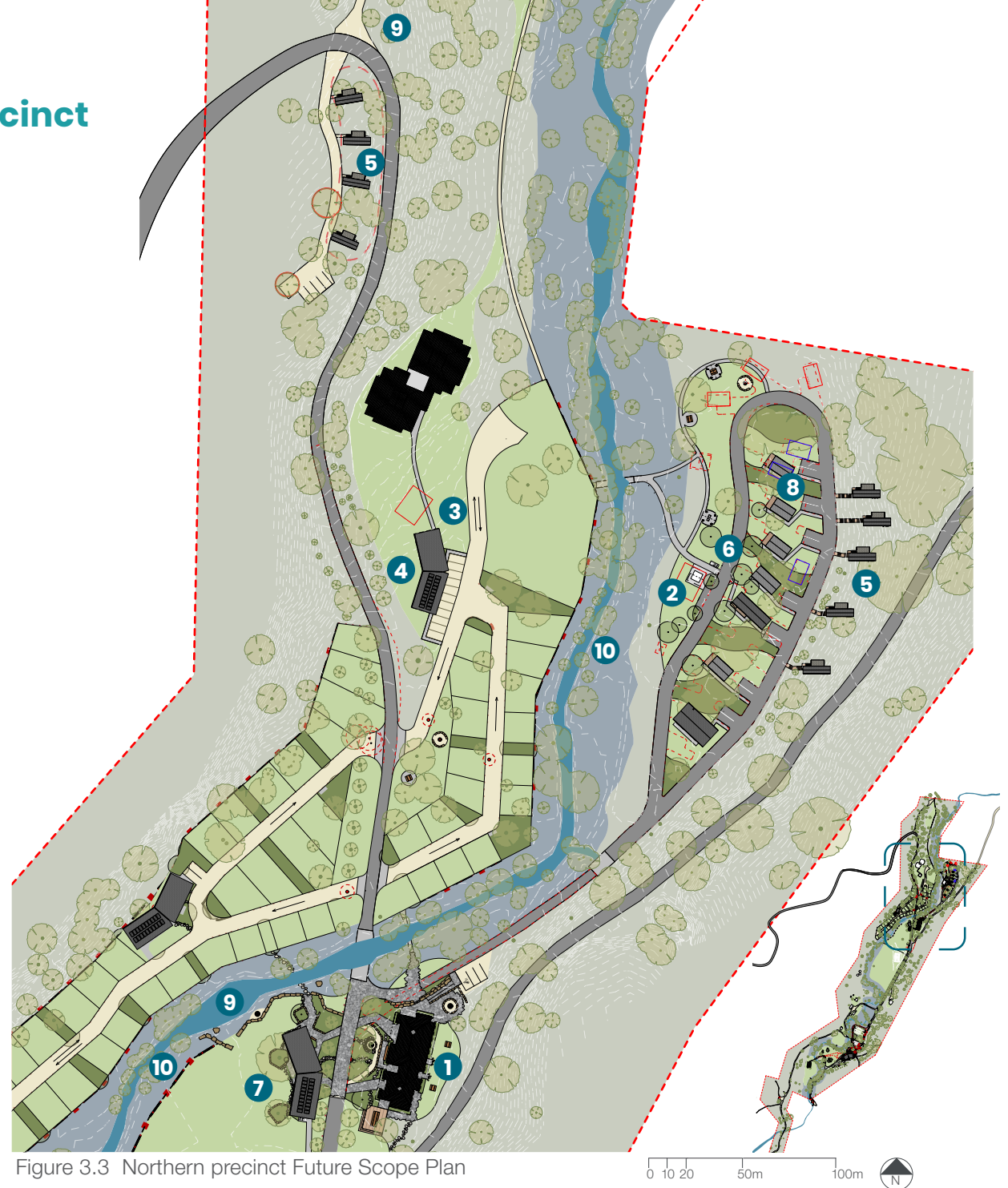


Figure 3.3 Northern precinct Future Scope Plan

3.1 Accommodation (northern) precinct

3.1.1 Barmah Hub

The Barmah Square

The Barmah kitchen and hall is a landmark at the entry to Wombeyan. The location of the new amenities building opposite creates a built 'gateway' that is emphasised by the new pathways that connect the two buildings across the proposed slow traffic zone. These define a landscaped square containing seating and planting making pleasant spaces for visitors to congregate.

Implementation scope plan

1. Slow traffic zone
2. Exposed aggregate concrete threshold entry to cabins road
3. Planting under existing/new trees with low stone sitting wall
4. Stone paving surrounds to amenities block
5. Path access with 'wait till road is clear' signage
6. Landscaped sitting/gathering space with fire pit
7. Crushed rock parking spaces for maintenance/other uses
8. Paved ramp up to Barmah
9. Steps up to Barmah
10. Gardens to west side to enable removal of barriers
11. Vegetated embankment
12. Creek-line riparian zone

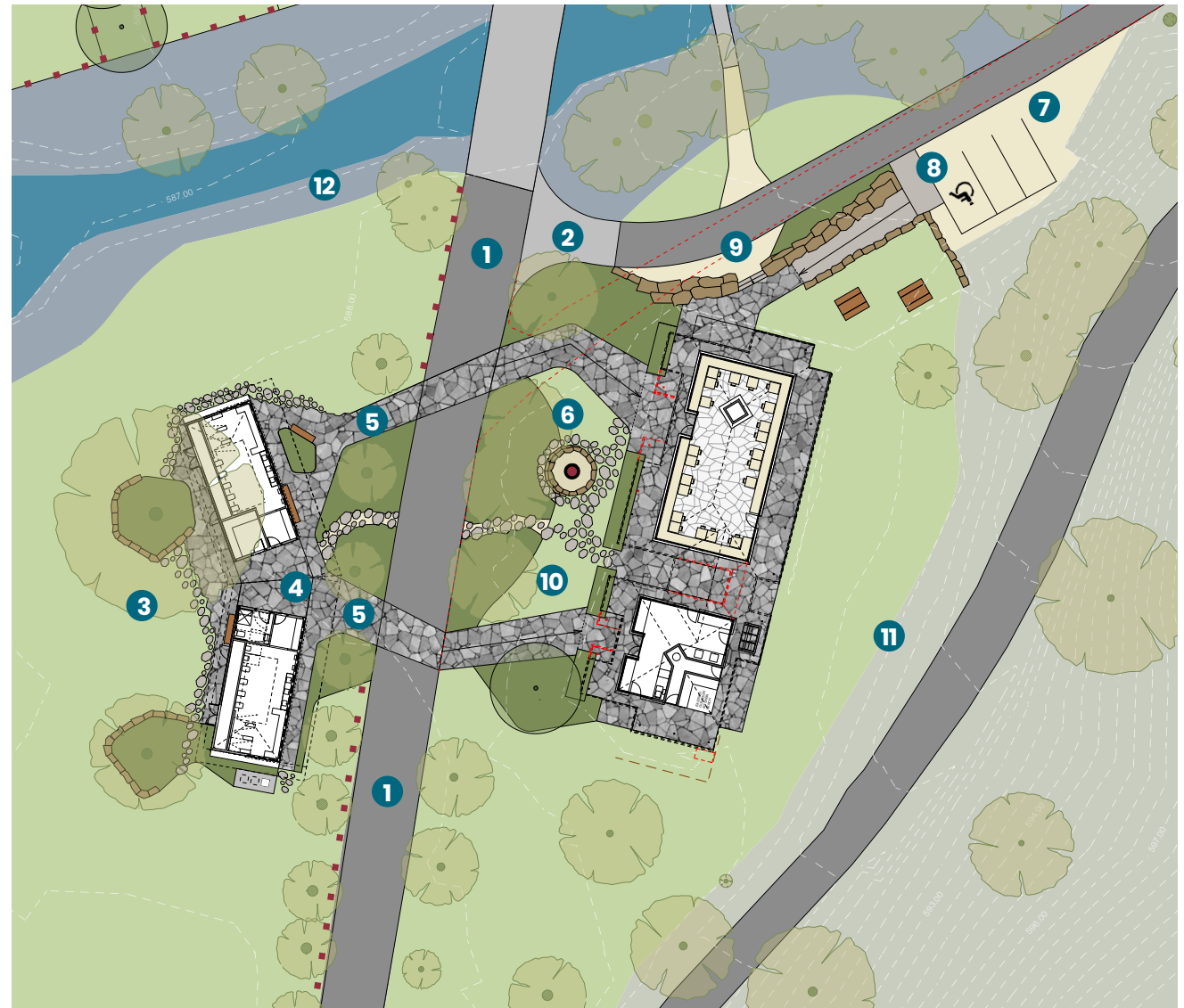


Figure 3.4 Barmah Implementation Scope Plan

3.1 Accommodation (northern) precinct

3.1.1 Barmah Hub



Example: Low stone wall/sitting edge



Figure 3.5 Barmah Hub ISP – view north along signposted slow traffic zone



Figure 3.6 Barmah Hub ISP – view west from cabins access road up new ramp access to Barmah

3.1 Accommodation (northern) precinct

3.1.1 Barmah Hub



Figure 3.7 Barmah Hub ISP – view east through amenities breezeway to kitchen

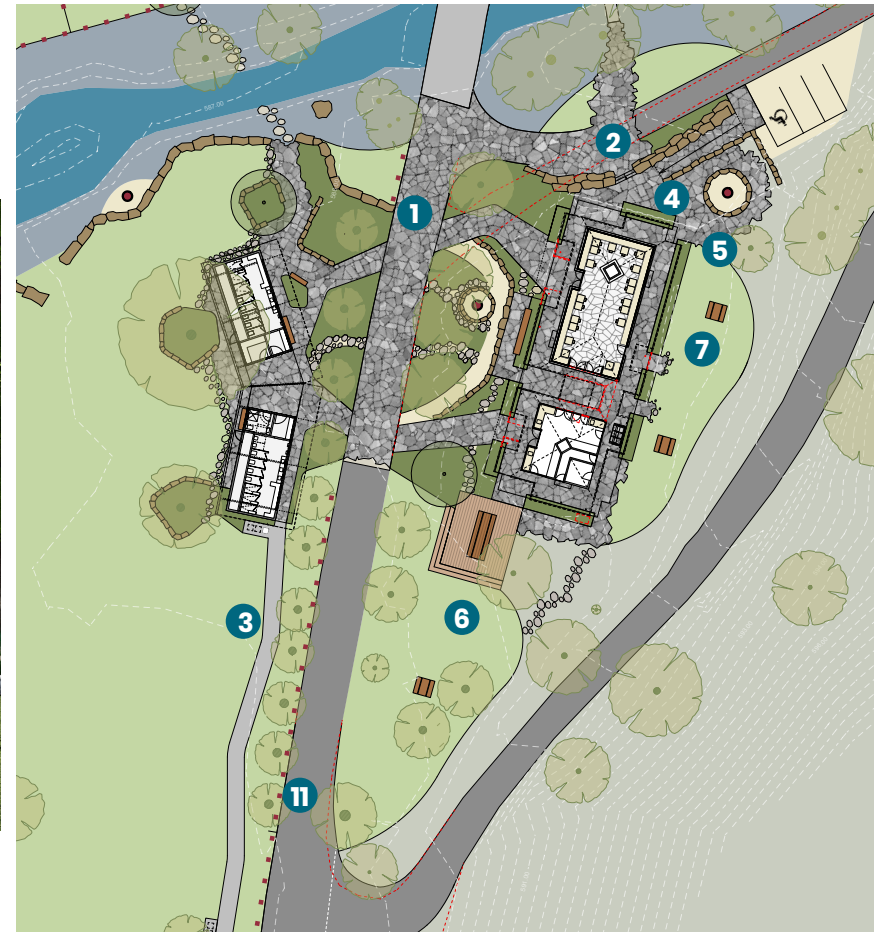


Figure 3.8 Barmah Hub future scope plan



Future scope plan

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Paved roadway threshold 2. Paved entry to cabins road and link to creek ford 3. Path link to Day Use precinct and Victoria Arch | <ol style="list-style-type: none"> 4. Sitting/gathering area and creek crossing 5. Main fire pit adjoining Barmah 6. Decked area to south of Barmah for outdoor dining/sitting 7. Rain gardens to replace barriers and downpipes |
|--|--|



Example: Fire pit gathering area



Example: Low native garden planting

3.1 Accommodation (northern) precinct

3.1.2 Barmah building

Barmah building

Barmah is a distinctive character building that will benefit from minor upgrade, improving the connection between interior and exterior through additional doors and opening the low-lying roofline, enhancing visitor amenity.



Figure 3.9 Barmah ISP refurbishment front view – roofline opened up at primary entries.

Objectives/targets	Numeric/spatial factors	Characteristics/challenges/observations	Siting and design principles/alternatives	Rationale
<ul style="list-style-type: none"> To provide a central arrival building and a clear relationship with the arrival precinct. To retain and refresh the existing character. To remove unsympathetic modifications e.g. PVC downpipes. To improve the permeability of the building, ease of movement between interior and exterior. 	<ul style="list-style-type: none"> Internal floor area 152m² (dining hall 102m², kitchen 50m²). Covered external area 330m². 	<ul style="list-style-type: none"> Low eave line. Highly internalised plan-limited connection between interior and exterior. Building divided into two sections, with limited covered connection. Heritage advice required to locate additions to rear (if any). Potential impact on limestone floor for services reticulation. Building is largely in the round, therefore potential challenges in creating back of house area. No toilets provided within building. Provision would require significant modifications. Potential displacement of existing group gathering capacity. 	<ul style="list-style-type: none"> Provide clear view-lines into interior. Provide clear, legible entry. Retain existing materiality. 	<ul style="list-style-type: none"> The building is in a central arrival point on the site at junction of Wombeyan Caves Road approaches.

3.1 Accommodation (northern) precinct

3.1.2 Barmah building

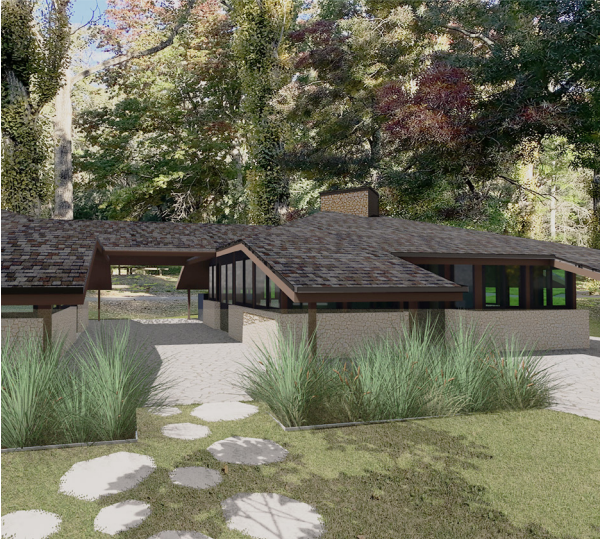


Figure 3.10 Barmah ISP refurbishment

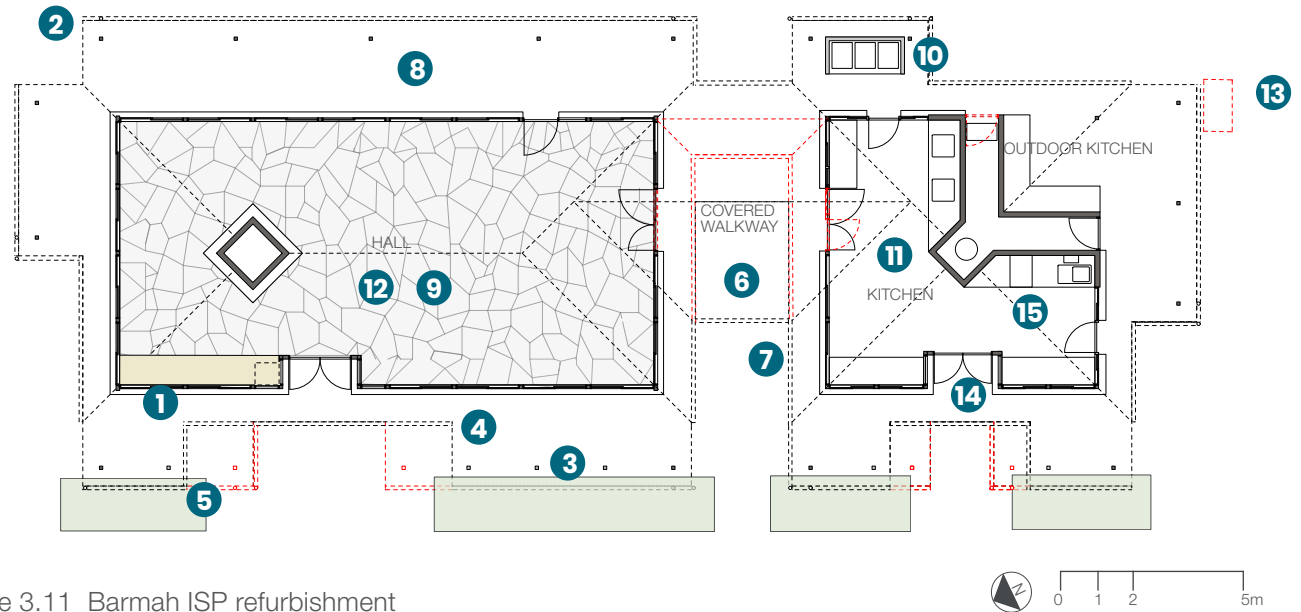


Figure 3.11 Barmah ISP refurbishment

Implementation scope plan - refurbishment

- | | | |
|---|---|--|
| <ol style="list-style-type: none"> 1. Building Envelope: seal all gaps in existing envelope to ensure ember protection as per AS 3959. 2. Rainwater goods: 150mm dia. half round gutter, 100mm round downpipe on standoff astragals. 3. Verandah columns: retain existing where possible, 90x90mm hardwood for new. 4. Verandah roof framing: retain existing. Allow for some replacement of deteriorated members. Some modification of eaves. Repaint all. | <ol style="list-style-type: none"> 5. Facias: to be replaced. 6. Courtyard roof: new roof structure over courtyard to provide all weather covered access between kitchen and dining room. 7. Paving: retain existing limestone paving, rectify cracking and drainage issues. 8. Exterior walls: retain existing limestone cladding, repointing as required. 9. Ceiling lining: retain existing, paint. 10. New bin store: stud frame, FC cladding. 11. Lighting: allow for new LED interior lighting | <p>where required. (Some existing is fairly new)</p> <ol style="list-style-type: none"> 12. Power: allow for improved power and data provision. 13. Gas: remove existing gas bottle storage. Relocate 10m from building in radiant heat proof enclosure. |
|---|---|--|

Future scope plan refurbishment (FSP) additional items

14. Doors and windows: aluminum (BAL-29).
15. Benches (kitchen): allow for some modification, stainless steel.

3.1 Accommodation (northern) precinct

3.1.3 Camping

Camping upgrades

Camping is to be consolidated as the core accommodation on the site.

General proposals are to:

- provide camping in the attractive areas of the site adjoining Wombeyan Creek
- provide a combination of both structured (designated camp sites) and unstructured (informal group camping areas) camp sites
- provide gravel track access to mitigate impact of vehicles on grass
- improve amenities and site to provide for equitable access and use.

Implementation scope plan

1. Exposed aggregate concrete thresholds at entry/exit, armour entry and provide for drainage
2. Exposed aggregate concrete threshold and crushed rock driveway to unstructured camping
3. Crushed rock roadway
4. Turning head for 3-point turn
5. New camping amenities block – Barmah
6. New camping amenities block – west
7. Existing amenities block retained – potential for future replacement

8. Unstructured camping lawn

9. Structured camp sites nominal size 10x10m

10. Post and cable PFM barrier to edge of vegetated zones

11. 150x150 PFM bollard to define camp sites

12. Accessible path link to Day Use precinct and Victoria Arch

13. Crushed rock parking bays for Tanderra/ Waterfall walk

14. Powered sites (Figure 3.13)

15. Pre-pitch camp site area (Figure 3.14)

16. RV/ Van sewer dump point

Future scope plan

17. Future northern amenities to replace Tanderra amenities

18. Future Information lay-by



Figure 3.12 Structured and unstructured camp sites

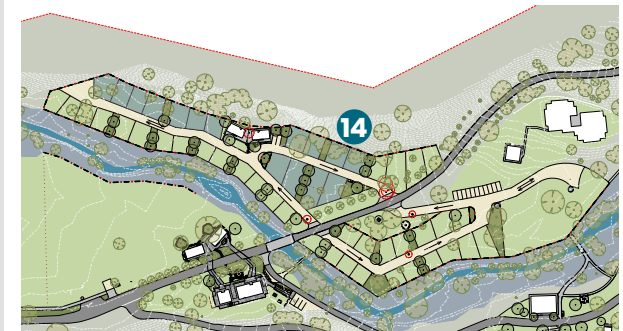


Figure 3.13 Powered camp sites



Figure 3.14 Pre-pitch camping area

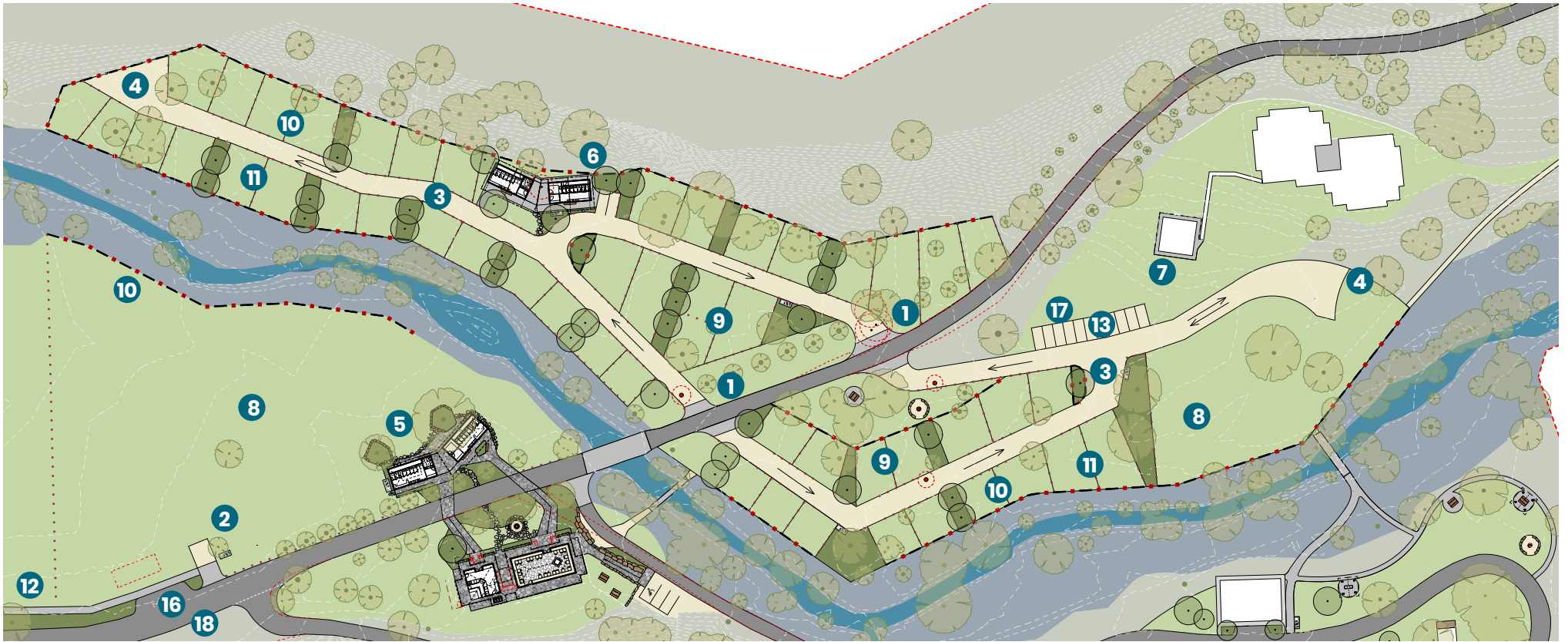


Figure 3.15 Camping area precinct proposals



Example: Structured camp site

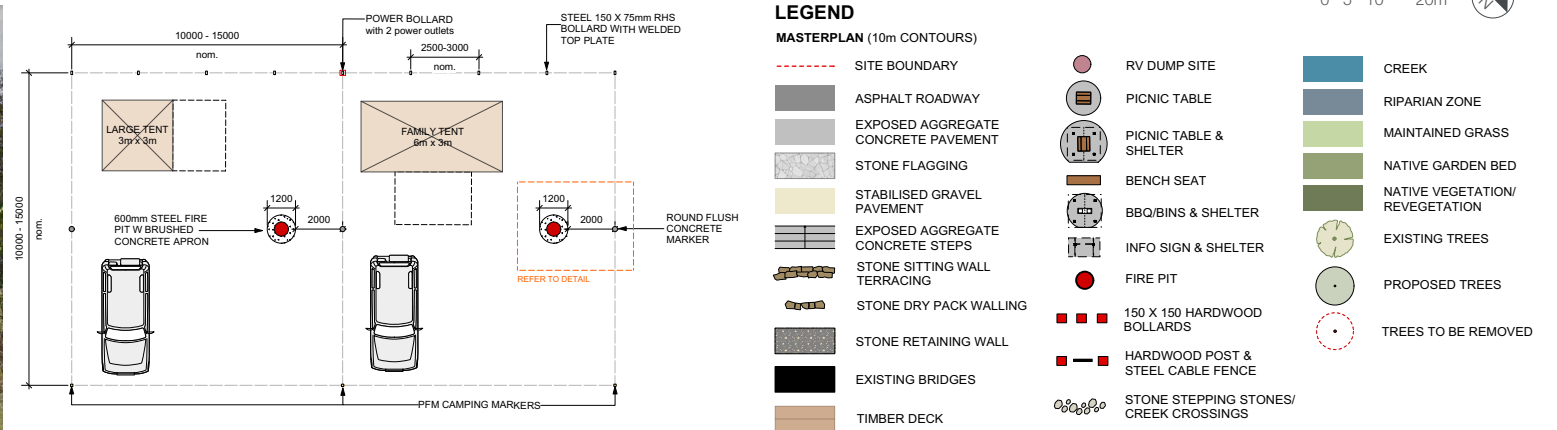


Figure 3.16 Typical structured camp site layout

3.1 Accommodation (northern) precinct

3.1.4 Amenities

Amenities buildings (west amenities and Barmah amenities)

Two new amenities buildings are proposed, in order to provide a high-quality visitor experience.

The proposed Barmah amenities are located adjacent to the Barmah building as a key part of the Barmah Hub and the new West amenities are in the western camping area adjacent to the embankment.

Appropriate amenity buildings are durable and robust, with atmosphere created through tactile materials and pragmatic detailing.



Figure 3.17 Amenities – pathway approach to central breezeway

Objectives/targets	Numeric/spatial factors	Characteristics/challenges/observations	Siting and design principles/alternatives	Rationale	Models/references
<ul style="list-style-type: none"> To replace the existing amenities with improved contemporary amenities. To locate the amenities in proximity to camping. To improve visitor experience. 	<ul style="list-style-type: none"> In accordance with Parks Facilities Manual criteria. 	<ul style="list-style-type: none"> Budget consideration. 	<ul style="list-style-type: none"> Siting distributed along creek-line associated with camping. Design with consideration for Parks Facilities Manual to provide consistency with other NPWS assets. 	<ul style="list-style-type: none"> Improved quality of amenities in accordance with contemporary standards will improve visitor and camping experience. Enables demolition of 1 x existing amenities buildings and therefore frees up part of site for other uses. 	<ul style="list-style-type: none"> Parks Facilities Manual.

3.1 Accommodation (northern) precinct

3.1.4 Amenities

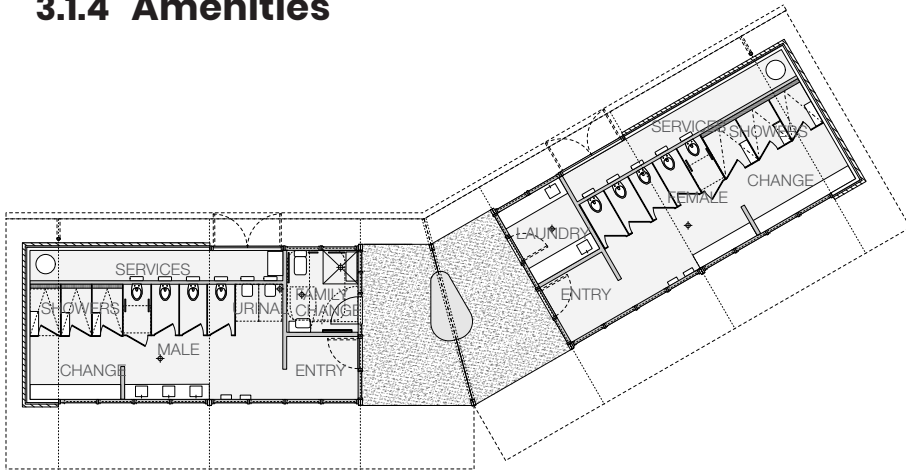


Figure 3.18 Barmah amenities plan

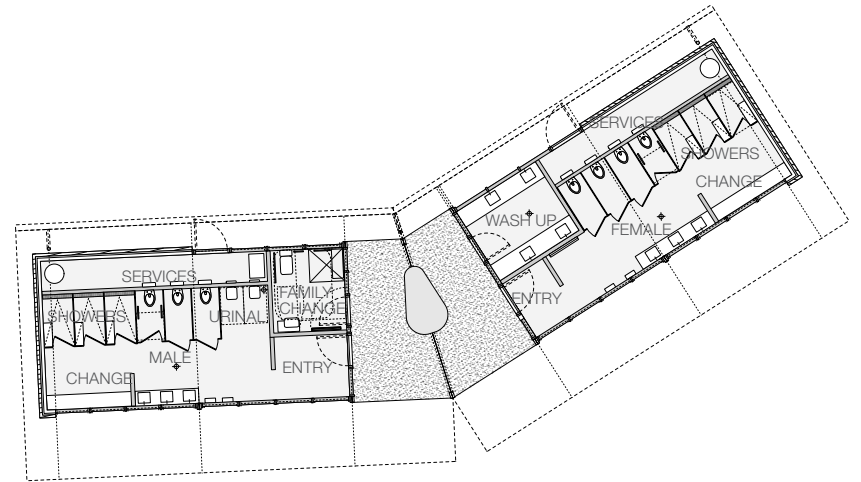


Figure 3.19 West amenities plan

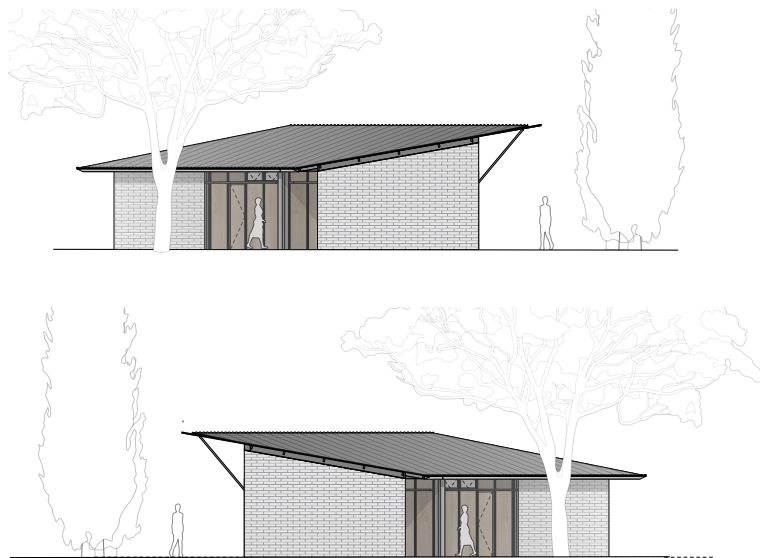


Figure 3.20 Barmah amenities Elevations



3.1 Accommodation (northern) precinct

3.1.4 Amenities



Figure 3.21 Northern approach to Barmah Hub

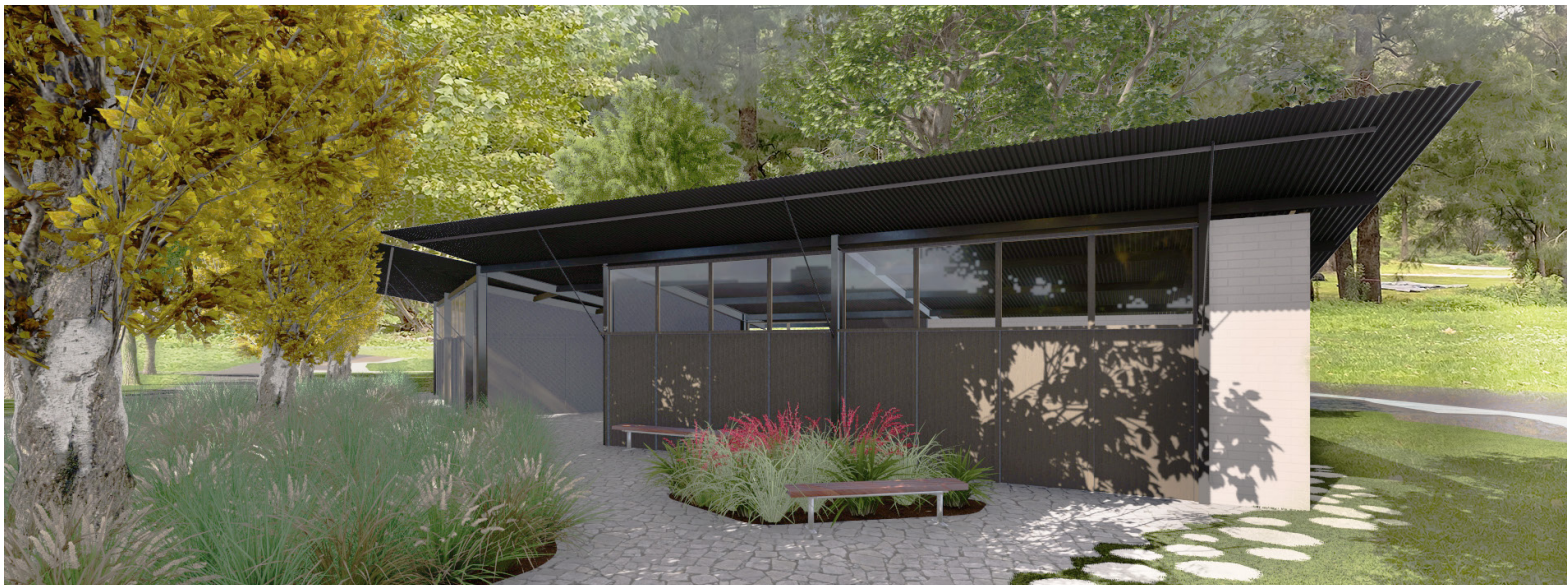


Figure 3.22 View through the covered porch of Barmah amenities

3.1 Accommodation (northern) precinct

3.1.5 Cabins

Implementation scope plan

1. Existing Cabins EX01, EX02, EX03 to be demolished
2. Cabin EX04 to be refurbished and relocated to cabin 07
3. Cabin 01 (EX05) to be refurbished
4. Cabin 02 (EX06) to be refurbished
5. Cabin 03 (EX07) to be refurbished
6. Cabin EX09 to be refurbished and relocated to cabin 06
7. Cabin 04 (EX08) to be refurbished
8. Cabin 05 new accessible cabin
9. Cabin 06 (EX09) to be refurbished and relocated
10. Cabin 07 (EX04) to be refurbished and relocated

Future scope plan

In addition to the implementation scope plan listed above:

11. Demolish existing amenities and replace with new PFM amenities
12. Relocate Cabin 01 (EX05)
13. New family cabin
14. 9 new compact cabins. 5 modules to the east, 4 modules to the north western slopes

Refer to following pages scope landscape plans.

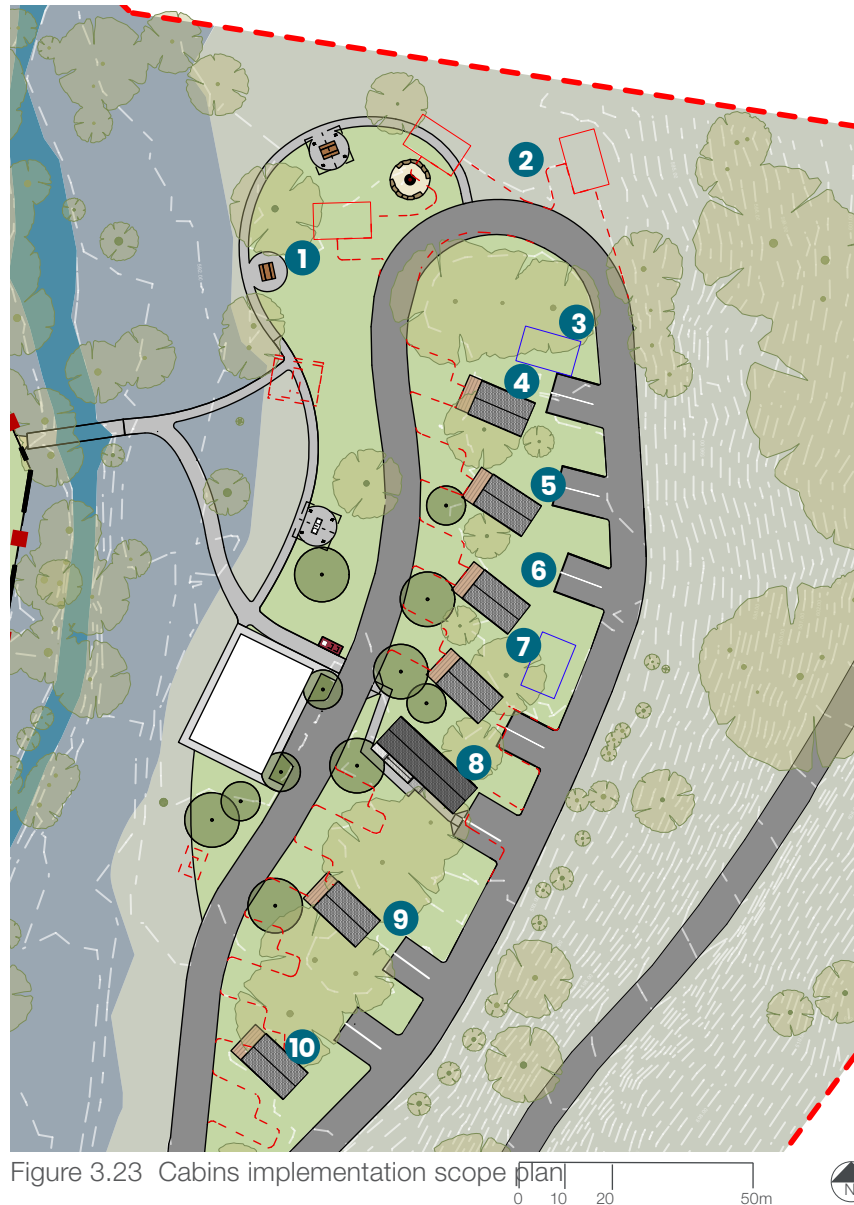


Figure 3.23 Cabins implementation scope plan

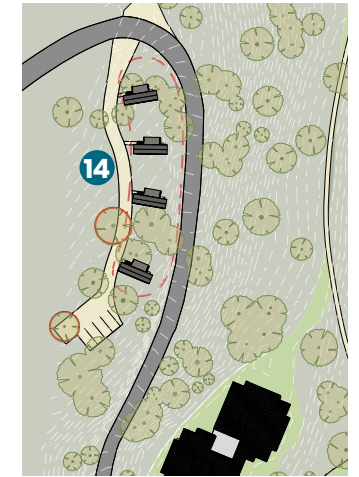


Figure 3.24 Cabins FSP

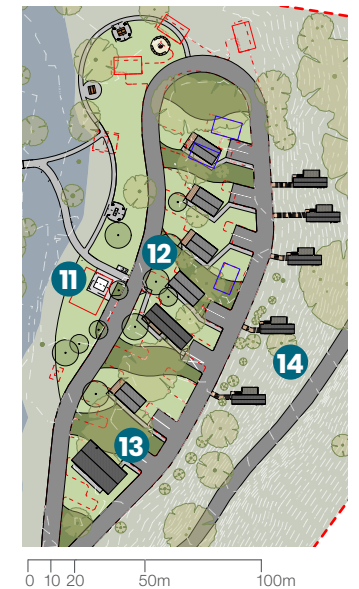


Figure 3.25 Cabins FSP

3.1 Accommodation (northern) precinct

3.1.5 Cabins

Implementation scope plan - landscape

1. Carparking bays removed and turfed to west arm of road with infill stone kerb
2. Van parking bays reduced to carparking bays to eastern side
3. New path access to accessible cabin
4. Drainage swale at eastern edge of road
5. Existing amenities retained
6. New communal fire pit
7. Grassed park area
8. Exposed aggregate concrete accessible loop path
9. Path link to bridge crossing to northern camping and Waterfall Walk track head
10. New PFM BBQ facilities
11. New PFM picnic shelters
12. Creek-line riparian zone consolidated and subject to ongoing weed management



Figure 3.26 Cabins implementation scope plan - landscape

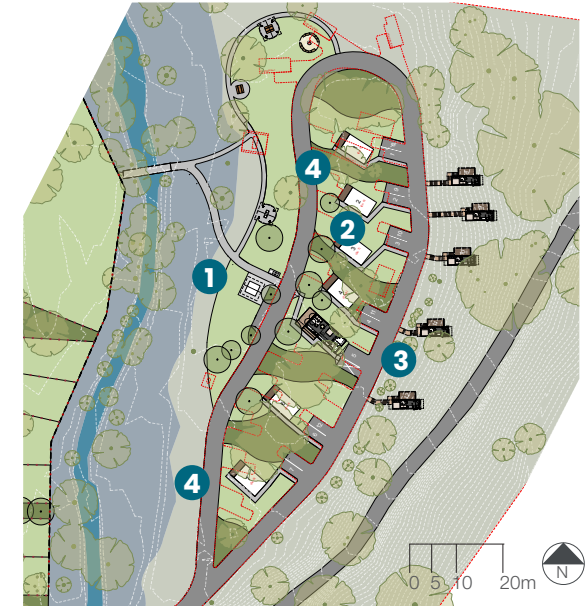


Figure 3.27 Cabins FSP landscape plan

Future scope plan - landscape

1. Existing amenities building removed and replaced with PFM skillion toilet
2. Upgraded path access from parking to cabins
3. New stairs and make good landscape adjoining compact cabins to eastern embankment
4. Native grassed zones between cabins to enhance setting and create sense of individual spaces

3.1 Accommodation (northern) precinct

3.1.5 Cabins



Example: PFM gable picnic facilities to cabins zone (ISP)



Existing site image: parking spaces will be consolidated and re-turfed to west arm of camping road



Example: Outdoor fire pit with seating to cabins park area (ISP)

3.1 Accommodation (northern) precinct

3.1.5 Cabins

Accessible cabin objectives

Accessible cabins are a slightly larger module than the compact cabins, providing a double bed and single bunk in addition to a generous living area, deck, kitchenette, and accessible bathroom. The proposed module is 3.6m long x 11.5m wide, enabling prefabrication and therefore providing construction efficiency.

The simple form and straightforward materiality will provide low cost construction.



Figure 3.28 Accessible cabin section

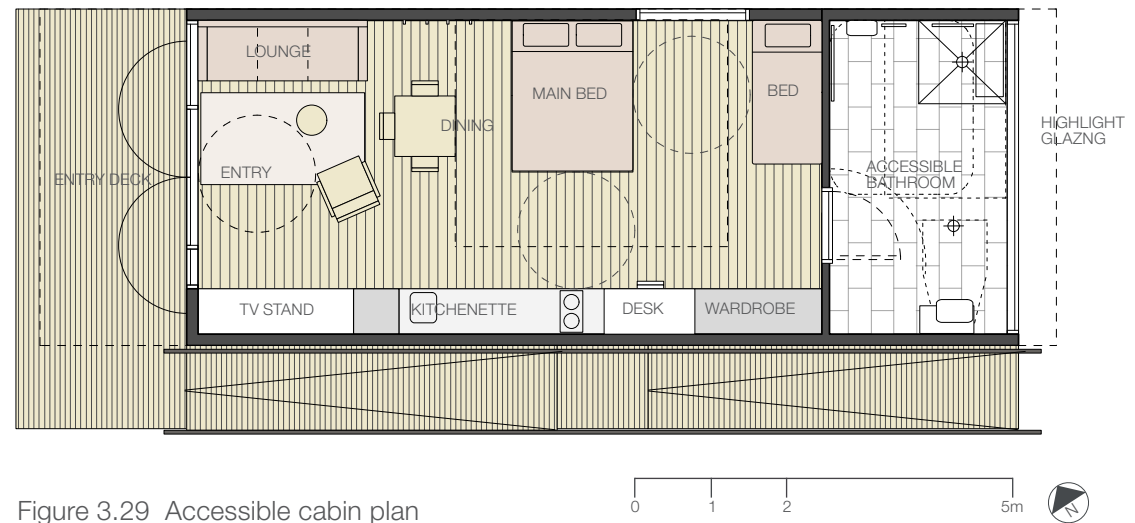


Figure 3.29 Accessible cabin plan

Objectives/targets	Numeric/spatial factors	Characteristics/challenges/observations	Siting and design principles/alternatives	Rationale
<ul style="list-style-type: none"> To provide a distinctive accessible accommodation type, leveraging existing trends in remote accommodation. 	<ul style="list-style-type: none"> Compact footprint and modular construction to allow for rapid install and prefabrication if required. 	<ul style="list-style-type: none"> Simple form and appearance. Natural, recessive materiality. 	<ul style="list-style-type: none"> Located in proximity to existing cabins to consolidate cabin precinct. 	<ul style="list-style-type: none"> Provides equitable access to accommodation.

3.1 Accommodation (northern) precinct

3.1.5 Cabins



Figure 3.30 Accessible cabin elevations and sections



Example: Accessible cabin precedent



Figure 3.31 View of accessible cabin



Example: Accessible cabin exterior and Interior precedents

3.1 Accommodation (northern) precinct

3.1.5 Cabins

Compact cabin objectives

The Compact cabins comprise efficient dwellings designed to accommodate couples with a double bed, bathroom, and small kitchenette/dining area.

The 2.4m wide module is a proportion that can be fully prefabricated. Modules will be lifted onto a subframe with attached timber deck and steps. This additional deck area dramatically increases the usable area of the cabin, creating a generous north facing outdoor room.

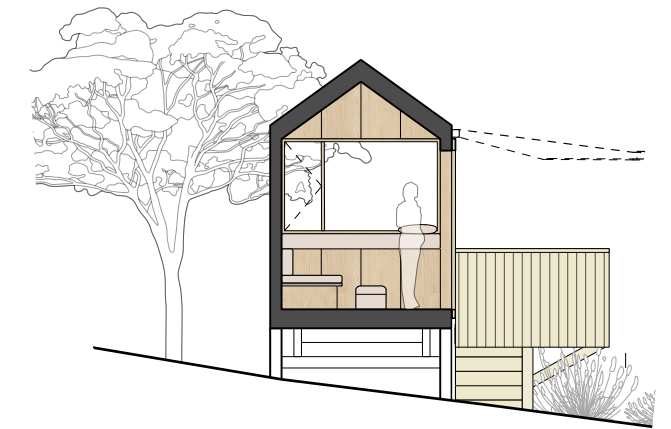
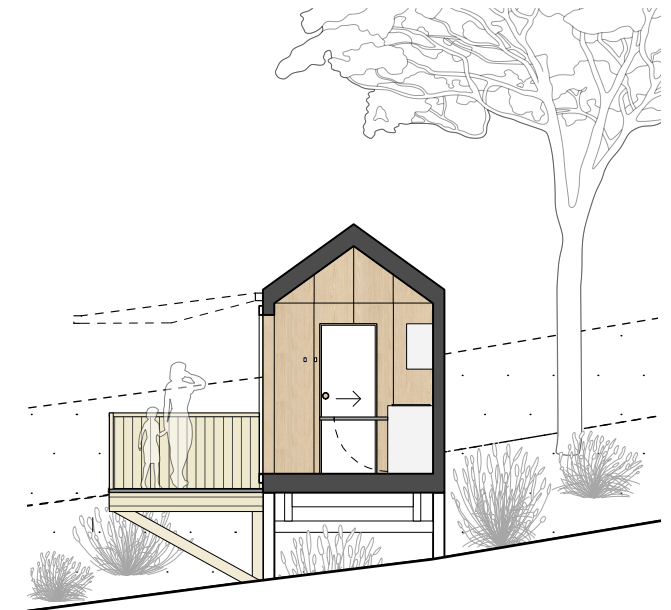
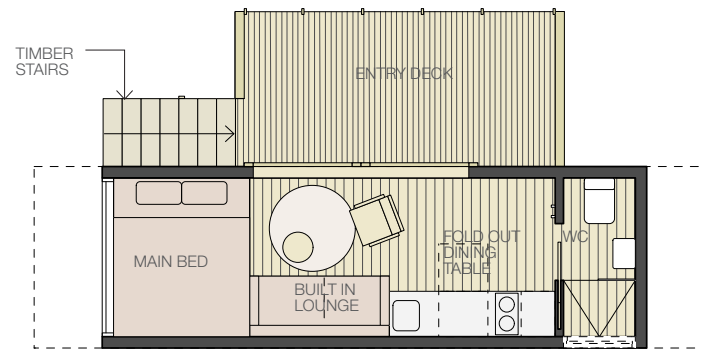


Figure 3.32 Compact cabin plan and sections



Objectives/targets	Numeric/spatial factors	Characteristics/challenges/observations	Siting and design principles/alternatives	Rationale
<ul style="list-style-type: none"> To provide a distinctive accessible accommodation type. 	<ul style="list-style-type: none"> Compact footprint and modular construction can be completely fabricated offsite. 	<ul style="list-style-type: none"> Simple form and appearance. Natural materiality. 	<ul style="list-style-type: none"> Located on embankment to create immersive experiential quality and declutter the valley floor. 	<ul style="list-style-type: none"> Potential to be undertaken by commercial operator.

3.1 Accommodation (northern) precinct

3.1.5 Cabins



Figure 3.33 Compact cabin elevations



Figure 3.34 Compact cabin views



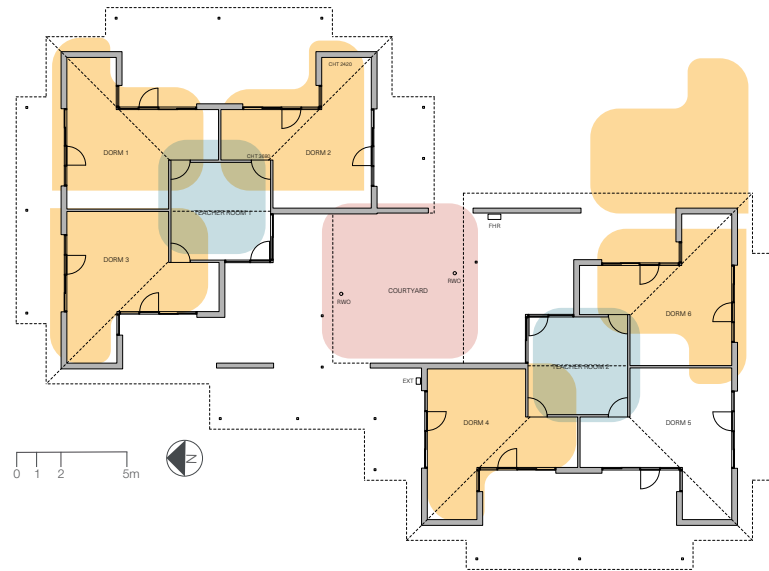
Example: Compact cabin precedents

3.1 Accommodation (northern) precinct

3.1.6 Tanderra Lodge

Tanderra

Tanderra presents an opportunity for refurbishment. The clarity of the existing plan enables conversion to compact suites. The central courtyard can be upgraded to communal courtyard with fire pit, planting, and seating.



Legend

- Service spaces and wet areas
- Outdoor communal areas
- Accommodation suites

Figure 3.35 Tanderra refurbishment diagram overlay on existing plan and section



Objectives/targets	Numeric/spatial factors	Characteristics/challenges/observations	Siting and design principles/alternatives	Rationale
<ul style="list-style-type: none"> • Refresh existing building to create appealing accommodation. • Provide cost effective accommodation. • Convert the courtyard into a focal outdoor living space with seating areas, garden and firepit. • Requires accessible suite (1 per 10 required for each accommodation type). 	<ul style="list-style-type: none"> • Internal floor area 255m². • Covered external area 580m². 	<ul style="list-style-type: none"> • Building plan provides limited connection between courtyard and interiors. • BCA upgrade likely required if refurbished: fire separation, discontinuous construction, Section J energy efficiency. • Accessible suite requires expansion of footprint, by infilling part of verandah. 	<ul style="list-style-type: none"> • Convert into 6 x accommodation units. • Incorporate private bathrooms by utilising space within the existing staff rooms. • Utilise the lofted height of the spaces to accommodate loft beds. • Refresh the materiality to provide improved connection to the established site identity, reference the limestone materiality and natural timbers. 	<ul style="list-style-type: none"> • The existing building has a high standard of design and offers potential to significantly repurpose.

3.1 Accommodation (northern) precinct

3.1.6 Tanderra Lodge

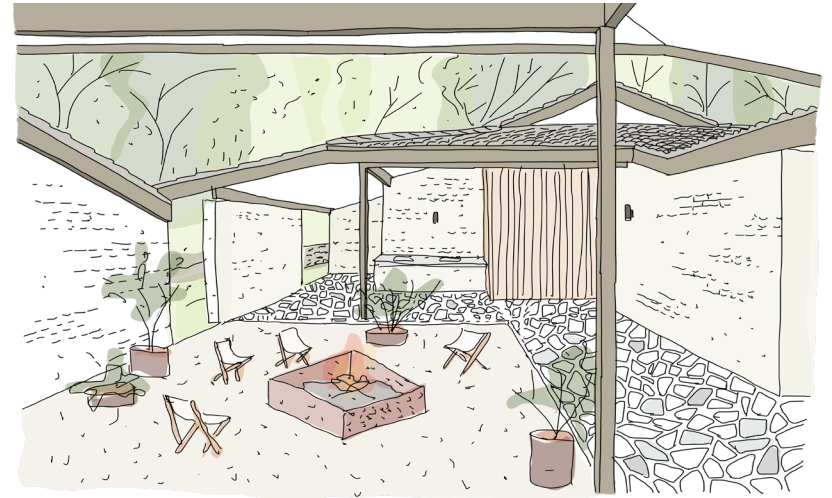


Figure 3.36 Tanderra Refurbishment Concept Sketch

Legend

1. Main bedroom
2. Bi-fold doors to terrace
3. Entry
4. Kitchenette
5. Coat hooks
6. Dining
7. Bunk room
8. Build in lounge
9. Heater
10. Timber storage
11. Standard bathroom
12. Covered terrace
13. Storage for chairs/tables
14. Limestone to covered terraces
15. Gravel to courtyard
16. Fire pit
17. Storage
18. Outdoor communal kitchen
19. Accessible circulation zone
20. Accessible bathroom

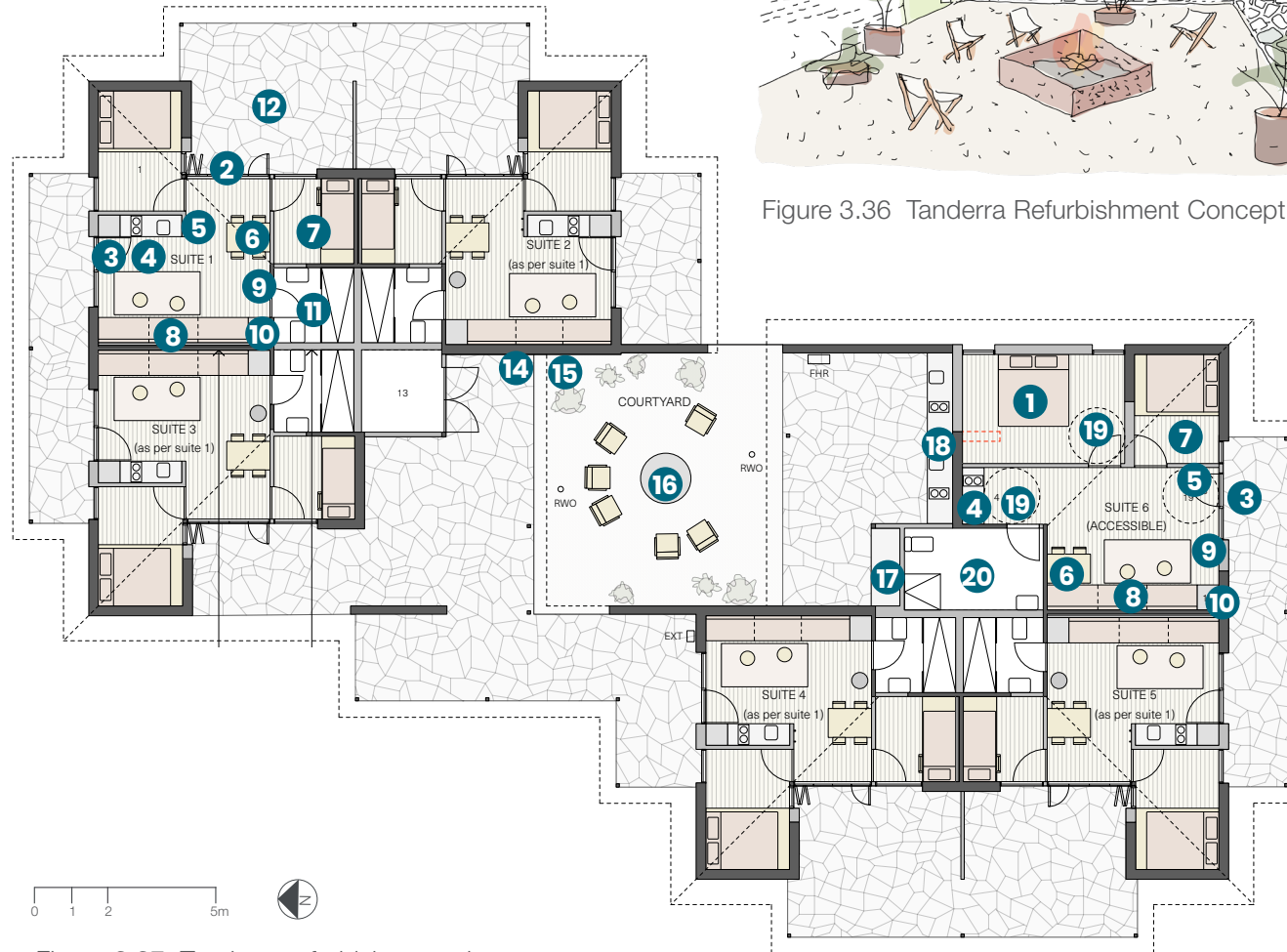


Figure 3.37 Tanderra refurbishment plan

“The kiosk is a little oasis in the bush. Grab an ice-cream on a hot day or a much-needed morning coffee.”

-NPWS website www.nationalparks.nsw.gov.au



3.2 Day Use (southern) precinct

The gateway to the caves

The Day Use precinct is located at the southern end of the valley near the track heads for the famous cave walks.

The precinct is accessed through the northern precinct and along Victoria Arch Drive, a long narrow corridor flanked by deciduous trees.

The new Kui Kiosk Hub is located as the focus of vistas along this corridor and will become the staging point for day use activities and NPWS management.

Visitors arrive at a new day use parking area from which they can easily access the Kui Kiosk Hub, Victoria Arch, or move directly to walking tracks to the east and west.

Vehicular access has been pulled back to enable the Kui Kiosk building to directly address the natural setting of Wombeyan Creek to the north and the lawns to the west.

Environment

As for the southern precinct, the riparian corridor of Wombeyan Creek will be widened/consolidated to improve the resilience of the creek system and its habitat values.

Just north of the proposed day use parking area, a major habitat linkage between east and west sides of the valley will be facilitated along the winding riparian corridor.

Heritage

First Nations associations with the valley will be protected and interpreted in the landscape and wayfinding. Creation stories such as that of 'Gurangatch and Mirragan' will be integrated into the landscape fabric to enable a subtle revealing of the layers of meaning of Wombeyan Creek, the caves, and the valley landscape.

The 'pleasure grounds' history of the caves will be made accessible to modern day visitors through a range of mediums starting at the Kui Kiosk Hub and at key nodes.

The Power House structure will be conserved and adaptively re-used for events and functions, while the adjoining grassed 'glade' will provide support to events and a pleasant retreat in particular on cold winter days.

Arrival and wayfinding

The new day use carpark lies subtly at the end of the arrival experience along Wombeyan Caves Drive. An area of formalised hard surface parking at the 'turn around' is supported by additional grassed parking area for weekends and holidays.

Entry points and vehicular circulation are simplified and highlighted

Access

The path system leads visitors towards to Kui Kiosk Hub and along the curving walkway spine leading to Victoria Arch and the Power House. At grade access is seamlessly provided to the Kui Kiosk verandah along the approach from the carpark. The path to Victoria Arch is regraded and resurfaced to provide an all-weather accessible route which culminates in the arch viewing platform providing a 360-degree experience of the Victoria Arch space.

Facilities

Landscaped areas adjoining the Kui Kiosk Hub provide for a variety of seating opportunities within a purposefully natural setting of lower level planting and tree canopy. A creek edge outlook is integrated into the bend of the creek corridor and provides for shaded gathering and education. Picnic facilities are extended and upgraded through the lawn to the west of Kui Kiosk, and public toilets are integrated into the new building.

Recreation and events

The cave experience remains the focal drawcard to Wombeyan. The Hub provides a staging point to tracks heads to the caves and to other destinations and loops adjoining the valley. The three lawns provide attractive 'outdoor rooms' for day to day informal use. Both the Power House and Victoria Arch have events capacity and provide iconic event destinations.

3.2 Day Use (southern) precinct

Table 3.2 A summary of the existing buildings in the Day Use (southern) precinct is as follows.

Map Number	Building	Existing Use	Potential Use	Notes
14	Amenities 4	Amenities	Demolition	Internalised model, compromised visitor experience.
2	Kiosk	Kiosk, ticket, office	Upgrade	Compromised visitor experience.
4	Staff House 1 Post Office Cottage	House	No change	Out of project scope.
5	Staff House 2	House	No change	Out of project scope.
1	Power House	Storage	Function Centre	Architecturally distinctive character building. Improve connection to exterior. Provide low key infrastructure to support outdoor events.
10	Depot	Site depot/ utilities	No change	Out of project scope.
15	Single Masonry Building	TBC	TBC	
3	NPWS Office	Office	Demolition	To be replaced with new facility to improve visitor/ staff experience

Notes: Existing facilities audit prepared by NPWS

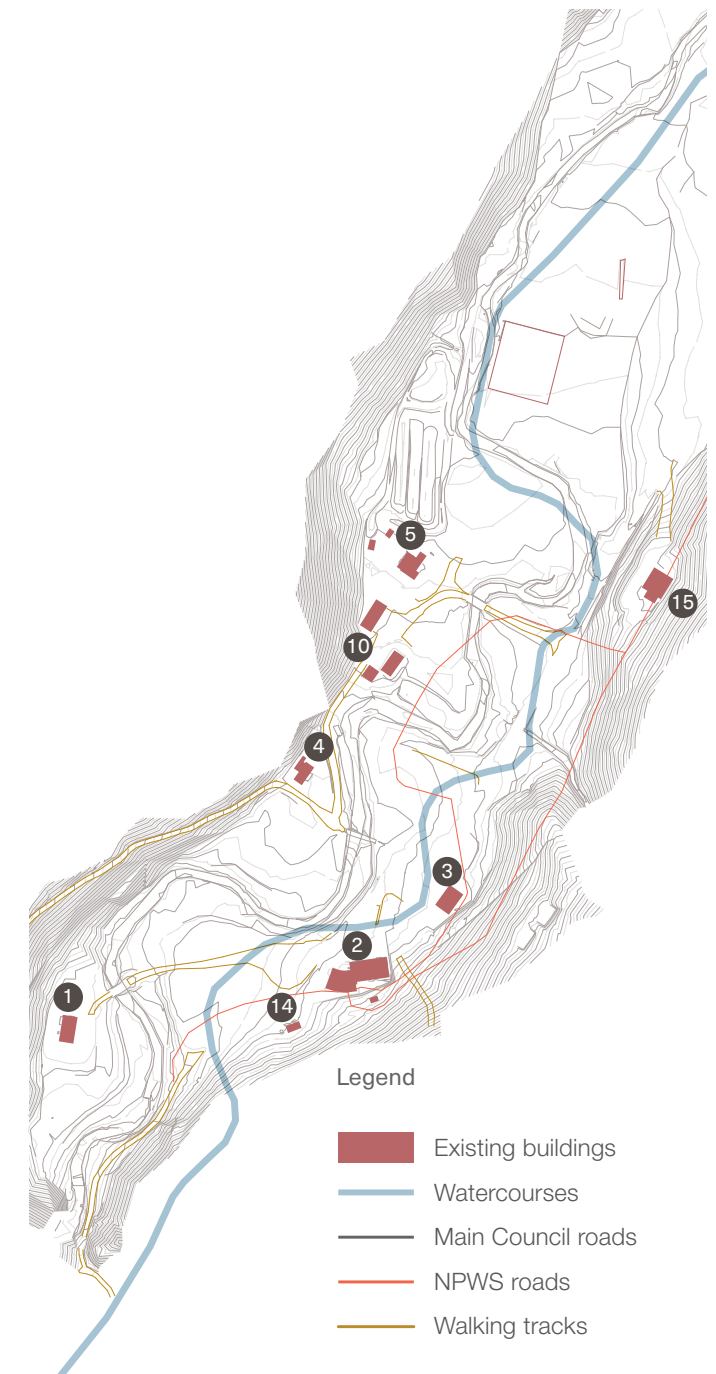


Figure 3.38 Southern precinct existing audit plan

3.2 Day Use (southern) precinct

Implementation scope plan

Refurbished Buildings

1. Power House Building – refer to documentation

New Buildings:

2. Kui Kiosk – including public amenities, office, interpretation space and kiosk – refer to documentation

Landscaping:

3. Creek edge landing/gathering/orientation and education node
4. Wayfinder Pavilion (Wattle Hill) – refer to landscape concept
5. Day Use precinct (Kui Kiosk and car park) – refer to landscape concept
6. Victoria Arch performances/access – refer to landscape concept
7. Kui Kiosk lawn – picnic and event space
8. Power House lawn – event space
9. Cottage lawn – picnic and education space
10. Wayfinding/signage to cave walks

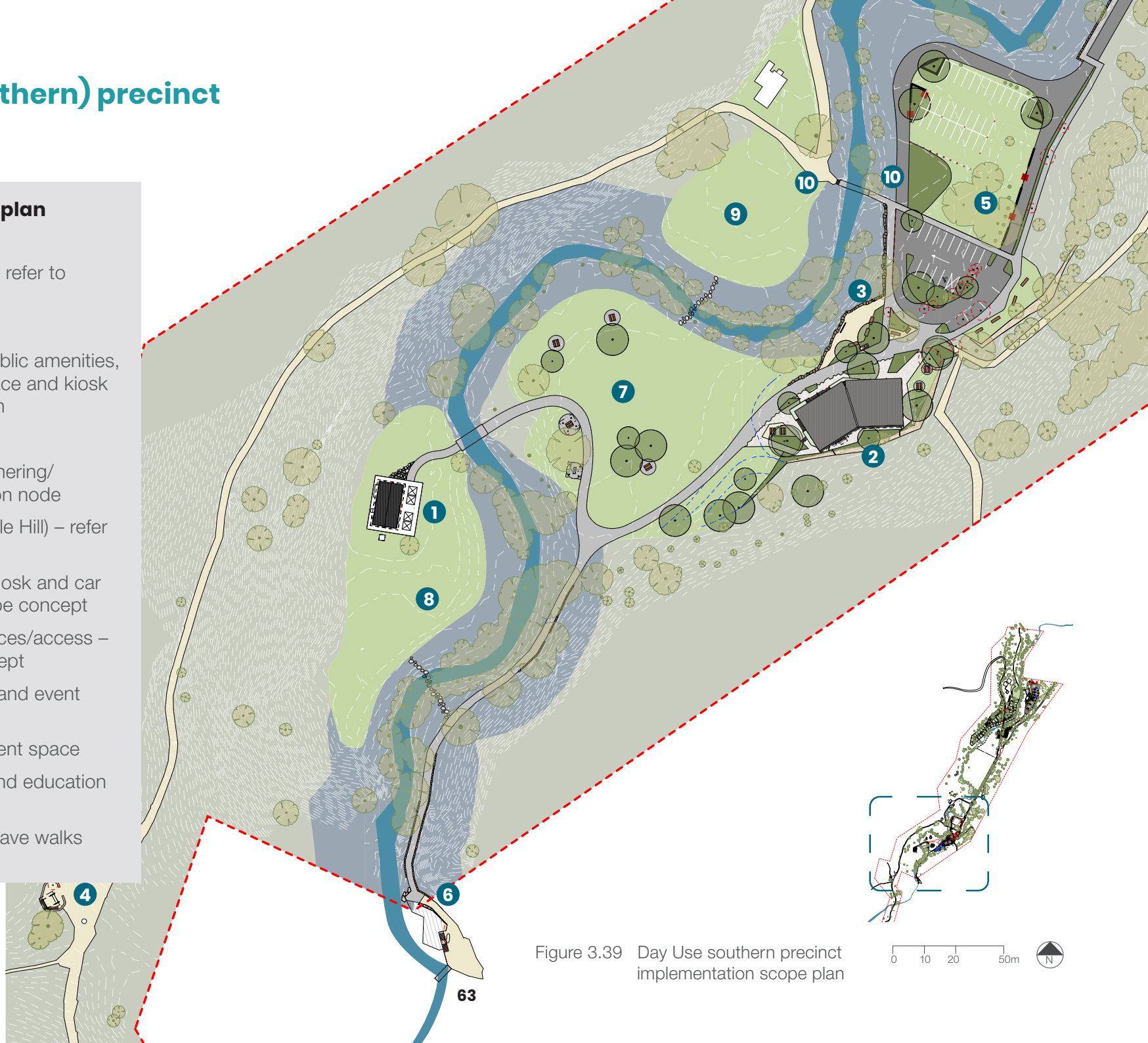


Figure 3.39 Day Use southern precinct implementation scope plan

3.2 Day Use (southern) precinct

3.2.1 Kui Kiosk Hub

Implementation scope plan

1. Carpark (17 spaces)
2. Grassed parking area (27 spaces)
3. New roadway seal
4. Accessible path to accommodation precinct
5. Vehicle 5 min parking and bus drop off
6. Varied seating rest and gathering areas
7. At grade access to Kiosk verandah
8. Kui Kiosk and office redevelopment
9. Verandah steps overlooking creek and lawn
10. Stone pavement forecourt to building
11. Rear courtyard accessible from NPWS offices
12. Stone pavement and gravel lower seating area
13. Creek edge landing – rest area, gatherings, and outdoor education
14. Access to Arch loop walk and Power House events space
15. Grassed bank
16. Kui Kiosk Lawn
17. Track to Wattle Hill and cave tours
18. Track to Arch Loop
19. Vegetated riparian zone
20. Bicycle stands
21. Existing NPWS office removed
22. Night lighting of carpark and access to Kui Kiosk

Future scope plan

23. Commercial style kitchen fitout
24. Potential enclosure of dining area



Figure 3.40 Kui Kiosk Hub Implementation Scope Plan (ISP)





Figure 3.41 Proposed Kui Kiosk, viewed on approach from carpark



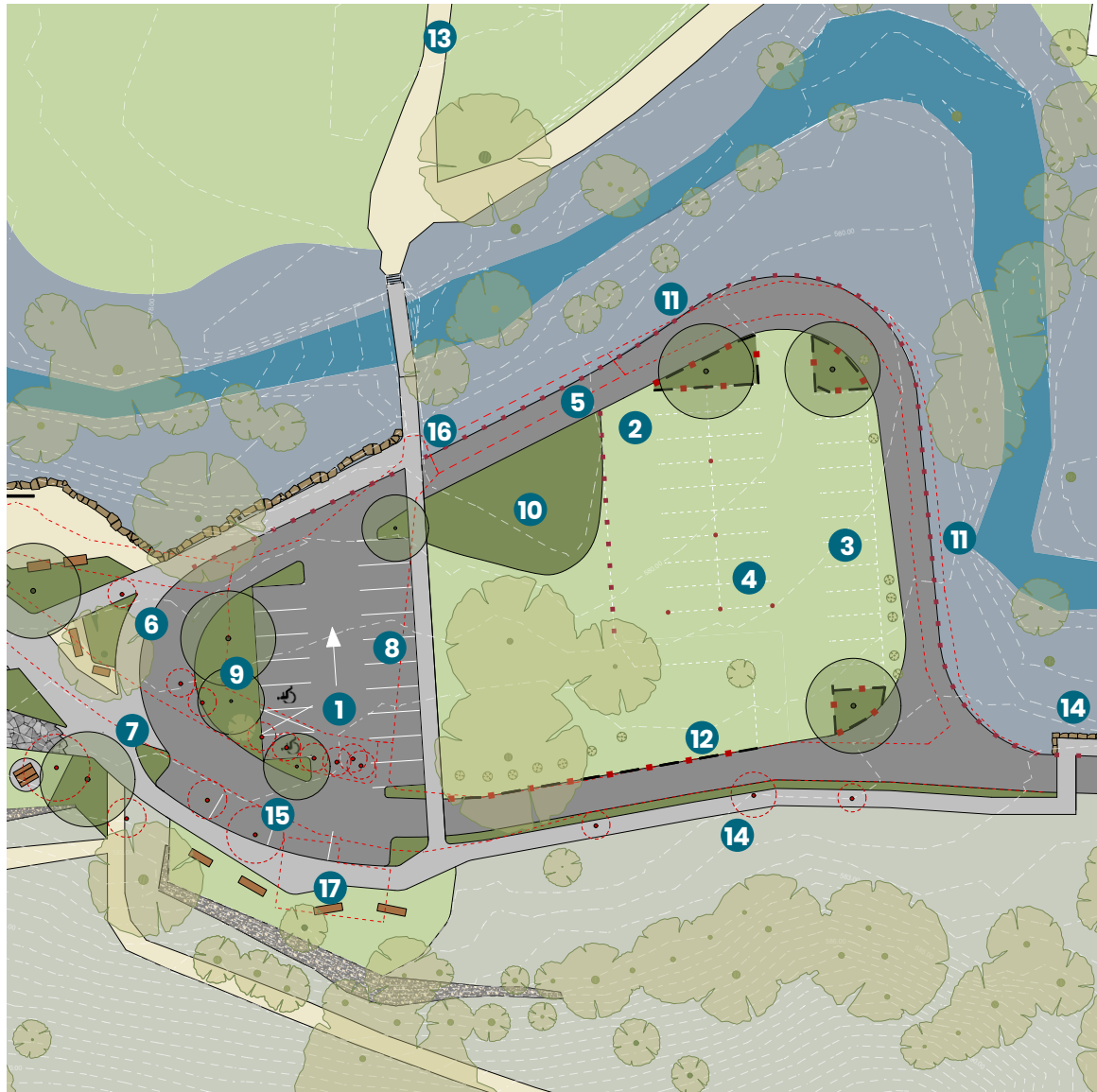
Figure 3.42 View east to Kui Kiosk Hub from Kui Kiosk lawn (ISP)



Examples: The Kui Kiosk and Power House lawns can support a wide range of events

3.2 Day Use (southern) precinct

3.2.2 Day Use parking area

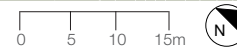


Implementation scope plan

- | | |
|--|---|
| 1. Asphalt surfaced Day Use carpark (17 spaces) | 8. Wheel-stops to parking |
| 2. Grassed parking area (27 spaces) | 9. Native garden bed/ WSUD basin |
| 3. Parking layout for grassed parking zone | 10. Doline – minor sinkhole subsidence zone |
| 4. Stone markers in grass to guide event parking | 11. Bollards |
| 5. New roadway seal over existing base | 12. Post and cable barrier |
| 6. New kerb to roadway | 13. Wattle Hill track |
| 7. Driveway for event/ maintenance access | 14. Accessible path to northern precinct |
| | 15. Vehicle 5 min parking and bus drop off |
| | 16. Wayfinding/signage to cave walks |
| | 17. Existing NPWS office to be removed |



Figure 3.43 Day Use carpark Implementation Scope Plan



Example: NPWS orientation/wayfinding node

3.2 Day Use (southern) precinct

3.2.3 Kui Kiosk

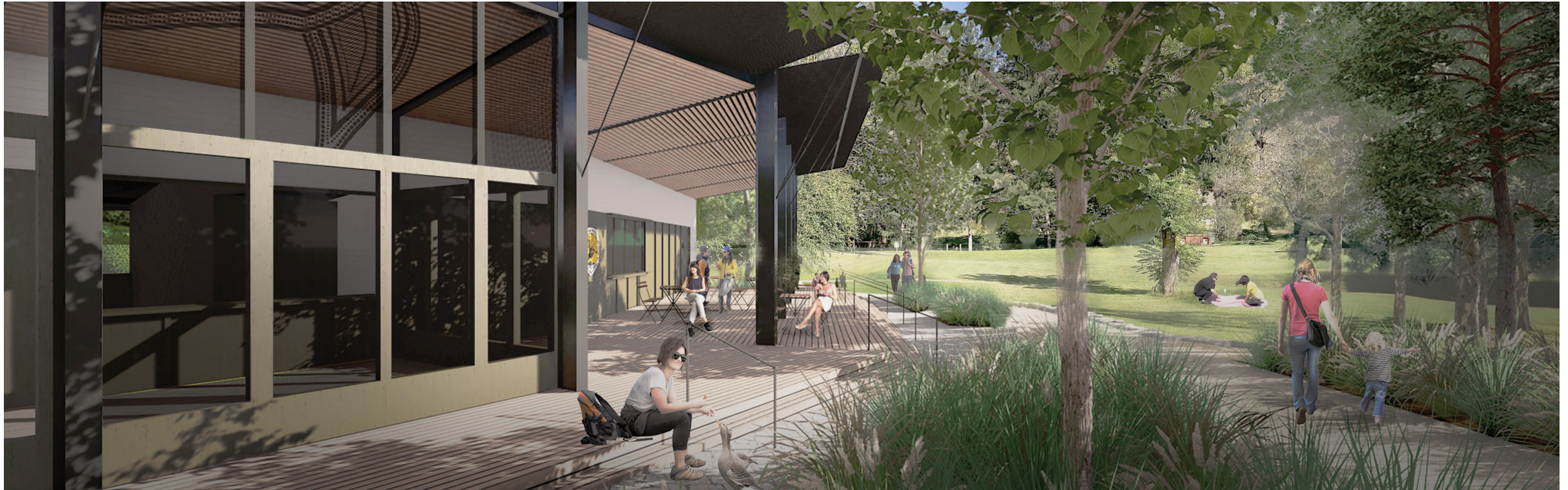


Figure 3.44 Kui Kiosk – view along deck, steps and walk to Victoria Arch

Kui Kiosk objectives

The existing Kui Kiosk occupies a key location on the site, providing visual connection from the northern approach and adjacent to the creek and lawn areas. The visitor precinct plan proposes replacement of the existing building with a new building integrating information hub, amenities, kiosk, and an interpretation space. Serving as a focal point for the day use area and a counterpoint to Barmah at the north of the site, the kiosk provides a contemporary open

roof form, with generous covered balcony and a diversity of sheltered spaces along its edge.

The interpretation space would provide a meeting/departure point for cultural tours and creek restoration projects. It also creates opportunities to broaden the accessibility of the cave experience for people of all mobilities through interactive technologies such as 360 video or VR. Potential synergies exist between the interpretation space and the kiosk, providing

an opportunity for a contractor to partner with NPWS to create a distinctive site experience. The kiosk can also be operated by NPWS, assisted by a direct visual connection to staff areas.

The interpretation space could be designed via a co-design model with local Traditional Owners and Indigenous youth groups, serving to raise the awareness and cultural stewardship of the area.

3.2 Day Use (southern) precinct

3.2.3 Kui Kiosk



Figure 3.45 Kui Kiosk – view of at grade access to deck from carpark

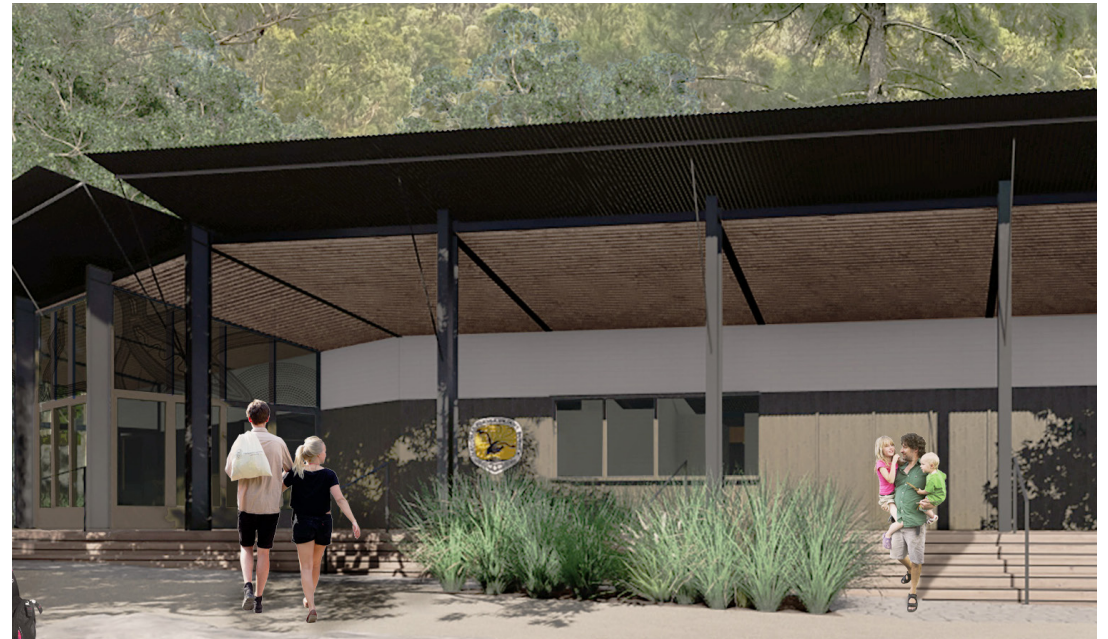


Figure 3.46 Kui Kiosk – view towards building from the walk to Victoria Arch

Objectives/targets	Numeric/spatial factors	Characteristics/challenges/observations	Siting and design principles/alternatives	Rationale
<ul style="list-style-type: none"> To replace the existing building. To attract a high-quality hospitality operator who will contribute to the site and visitor experience. To provide a good quality hospitality experience. To improve connection between interior and exterior. To improve connection to the surrounding landscape - creek and lawn. 	<ul style="list-style-type: none"> Internal floor area 248m². Covered deck area 182m². 	<ul style="list-style-type: none"> Develop an appropriate material language that responds to the landscape and relates to other development across the site. Mitigate western heat gain. Ability for both office and kiosk to be run by NPWS, or for kiosk to be run by a separate private contractor. Hospitality offering able to be easily expanded in future if required. 	<ul style="list-style-type: none"> Incorporate a generous deck area and terrace to integrate outdoor spaces with landscape. Provide legible, welcoming presentation to northern and southern approaches. 	<ul style="list-style-type: none"> The existing building is not fit for purpose and does not optimally contribute to the visitor experience.

3.2 Day Use (southern) precinct

3.2.3 Kui Kiosk

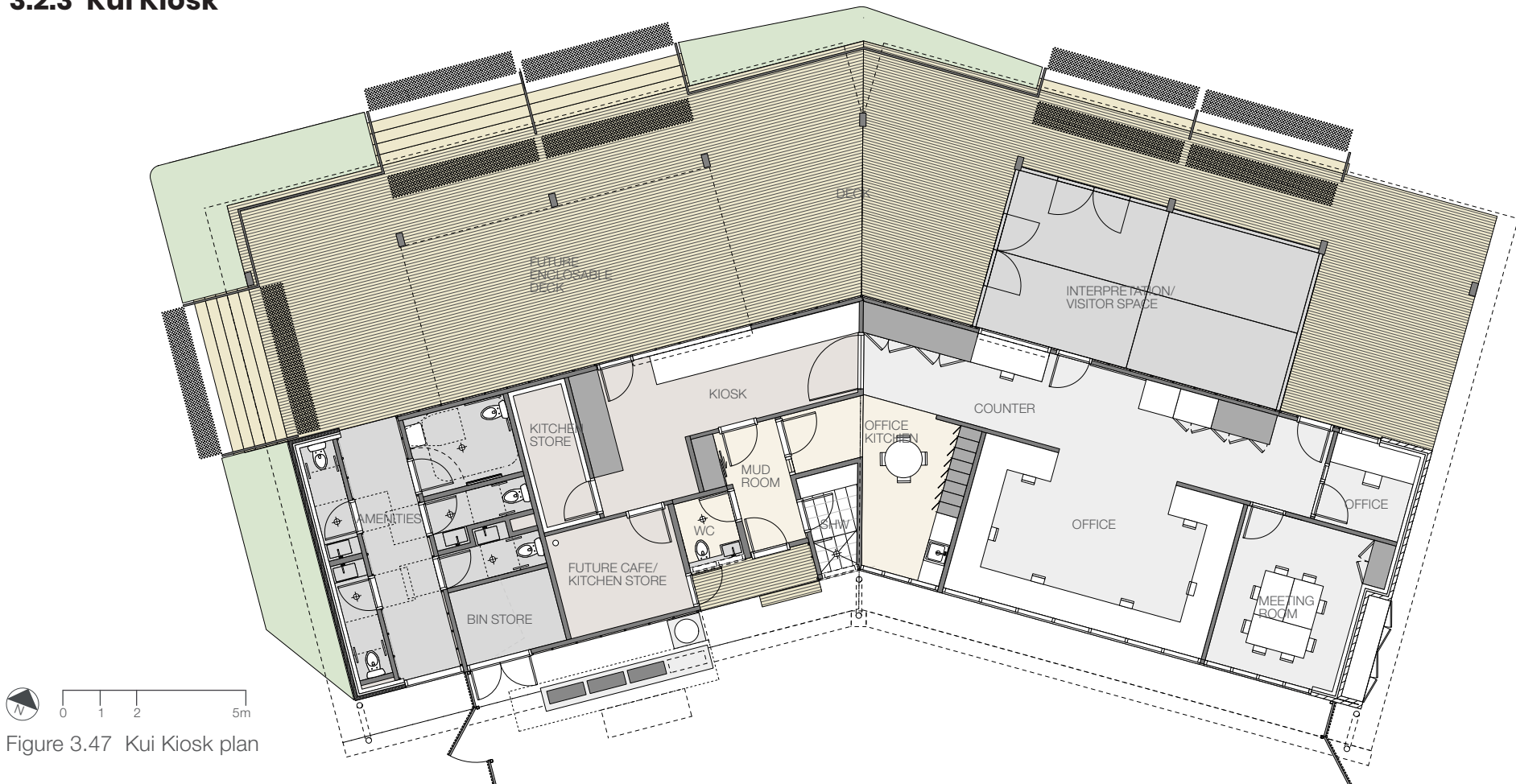


Figure 3.47 Kui Kiosk plan

Key design moves

- Cranked plan provides welcoming presentation to both north and south approaches, while mitigating bulk and scale.
- Generous deck areas provide weather protection and flexibility for various uses.
- A solid rear volume contains back of house and staff areas, anchoring the form.
- A rising skillion roof form opens dramatically to the surrounding landscape, capturing views of the valley escarpment.
- Opportunity is provided to enclose a front of house kiosk area to accommodate an expanded offering in future if required.

3.2 Day Use (southern) precinct

3.2.3 Kui Kiosk



Figure 3.48 Kui Kiosk elevations and sections

3.2 Day Use (southern) precinct

3.2.4 Power House building

Power House objectives

The Power House building provides a clear link to the European cultural heritage of Wombeyan Caves. The refurbishment creates the opportunity to provide a flexible event space, with utilities discretely incorporated to facilitate events.



Figure 3.49 Power House (ISP) view



Example: Weddings set in Power House and adjoining lawns

Implementation scope plan

- The existing heritage building is to be refurbished.
- Existing historic artefacts to be featured and incorporated in refurbishment.
- A generous paved terrace is added, providing ease of interior and exterior connection, and providing outdoor event space.
- Surrounding lawn areas to be manipulated to provide ease of connection between lawn and terrace.

Objectives/targets	Numeric/spatial factors	Characteristics/challenges/observations	Siting and design principles/ alternatives	Rationale
<ul style="list-style-type: none"> • Provide a flexible event space. • Feature the heritage characteristics. • Provide an appealing connection between the interior and exterior. • Provide light event infrastructure in the surrounding landscape. 	<ul style="list-style-type: none"> • Internal floor area 92 m². 	<ul style="list-style-type: none"> • Existing building contains large doors opening to surrounding lawn. • Existing building contains multiple heritage artefacts. • Surrounding landscape area does not contain event infrastructure. • Waste storage and other Back of house aspects to be considered. • Access compliance to be provided may require discrete external ramping and modification of thresholds/doorway openings. 	<ul style="list-style-type: none"> • Preserve heritage qualities of existing building. • Incorporate equitable access in discrete manner. • Utilise colours in a manner that coordinates with broader site materiality. 	<ul style="list-style-type: none"> • Location in proximity to Victoria Arch provides positive synergies of uses; e.g. temporary hospitality space to support event in the arch, secondary performances on lawn.

3.2 Day Use (southern) precinct

3.2.4 Power House building

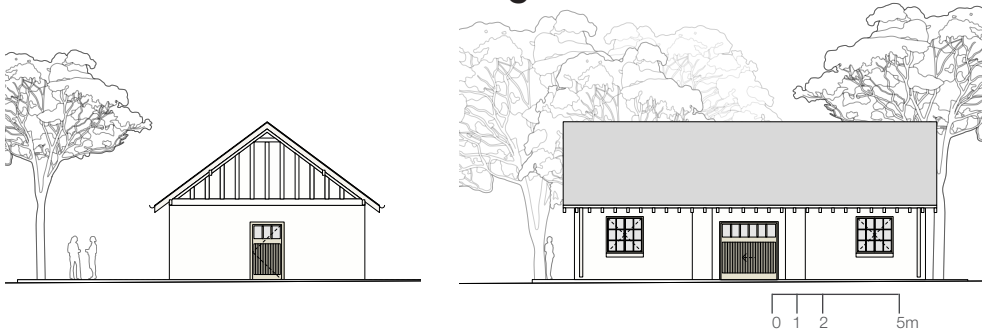


Figure 3.53 Power House implementation scope elevations

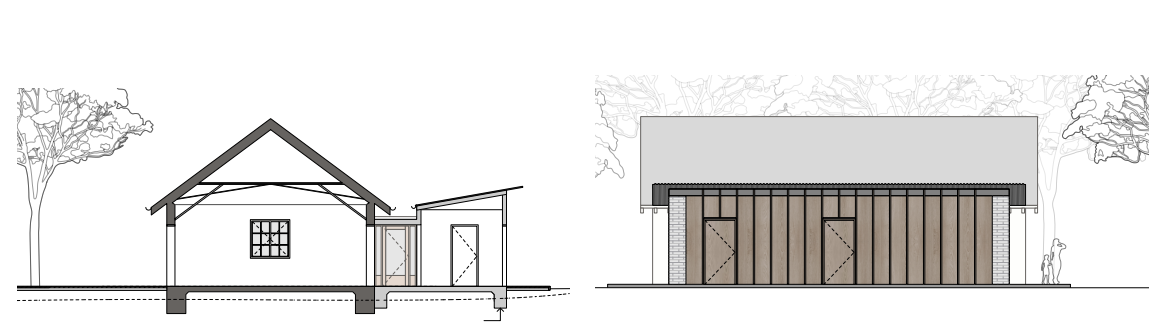


Figure 3.52 Power House future scope section and elevations

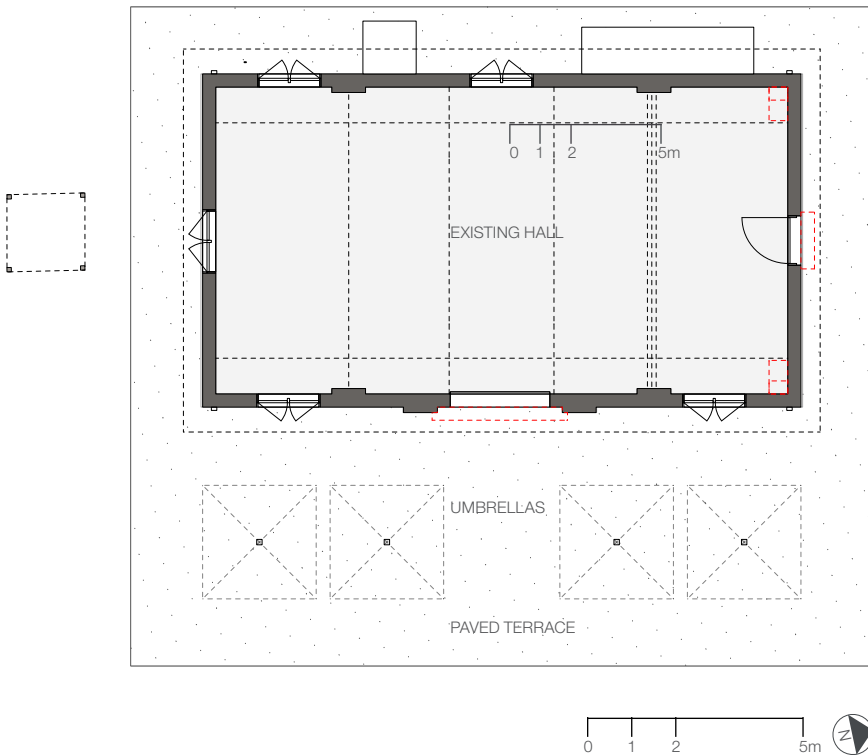


Figure 3.51 Power House implementation scope plan

Future scope (FSP)

- A rear pavilion is added containing services, event kitchen, amenities and storage.
- The rear pavilion contrasts in materiality and form to the existing heritage building.

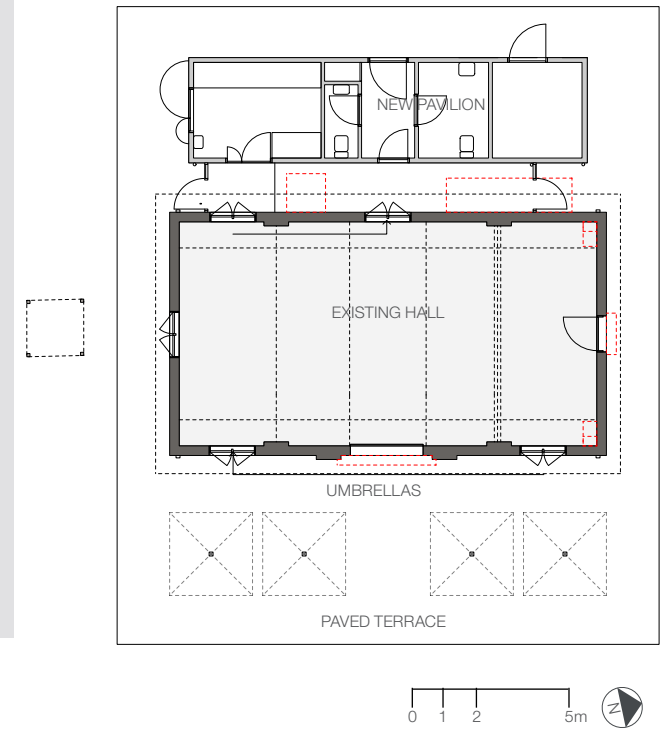


Figure 3.53 Power House future scope plan

3.2 Day Use (southern) precinct

3.2.5 Victoria Arch viewing deck

Victoria Arch viewing deck

Victoria Arch is one of the highlights of the Day Use precinct. Located 150 m from the Kui Kiosk Hub the majestic cave opening provides a dramatic experience of the Karst landscape.

It is proposed to make the experience of the Arch an accessible one open to all visitors.

An accessible all-weather path will provide access to a new viewing and interpretive landing enabling visitors to gain an elevated perspective from the middle of the Arch. This will facilitate a very immersive experience with views deep into the formation towards the exit of the Fig Tree Cave.

In addition to providing a day to day attraction the Arch landing can also play a role in the events use of the Arch space for small scale performances at the Caves

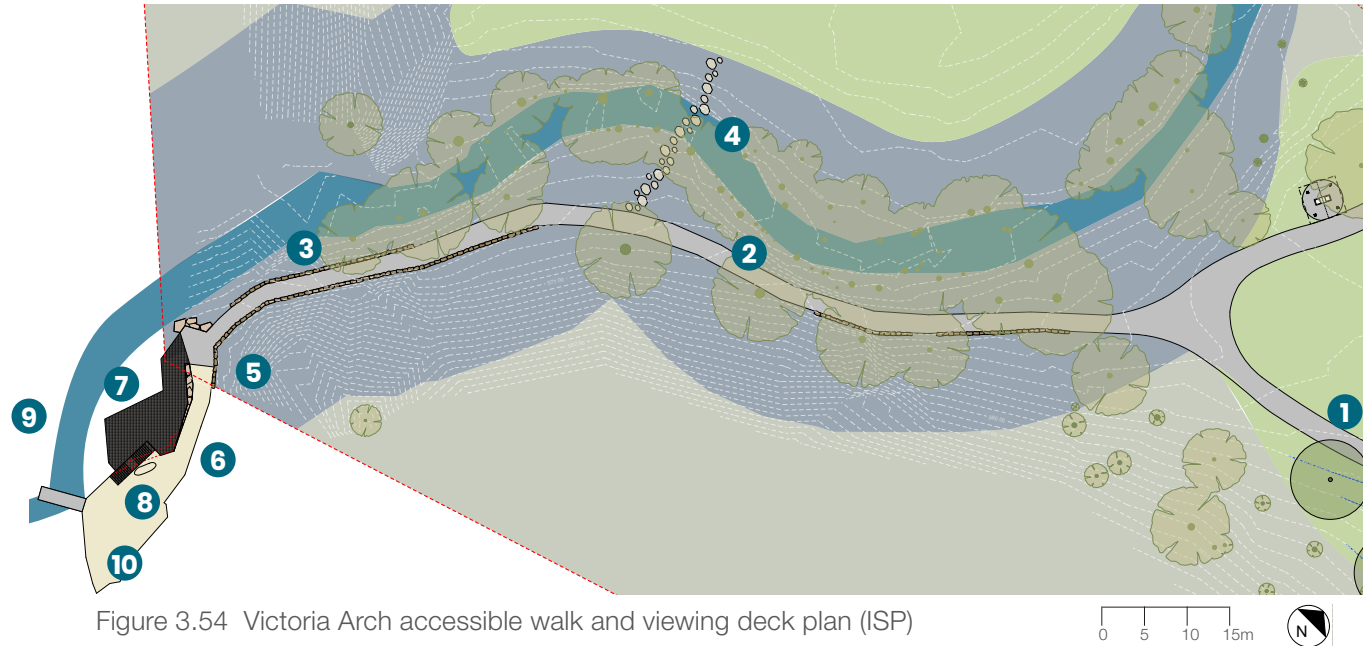


Figure 3.54 Victoria Arch accessible walk and viewing deck plan (ISP)

Accessible path and arch viewing deck implementation scope plan

1. 1.8m wide accessible exposed aggregate concrete path to Kui Kiosk
2. 1.8m wide exposed aggregate concrete path in 1:20 max grade walkway with edge stone retention
3. Handrail where drop-off requires
4. Steppingstone crossing of creek to Power House
5. Lower existing surface by 3–400mm in area of landing junction
6. Existing gravel ramp to existing lower landing
7. Steel frame and composite mesh viewing platform with handrail with integrated seating and interpretation
8. Steel frame and composite mesh steps to lower landing – decommission/remove existing steps to protect Stromatolite – subject to investigations
9. Events staging area
10. Events seating area to existing lower landing

3.2 Day Use (southern) precinct

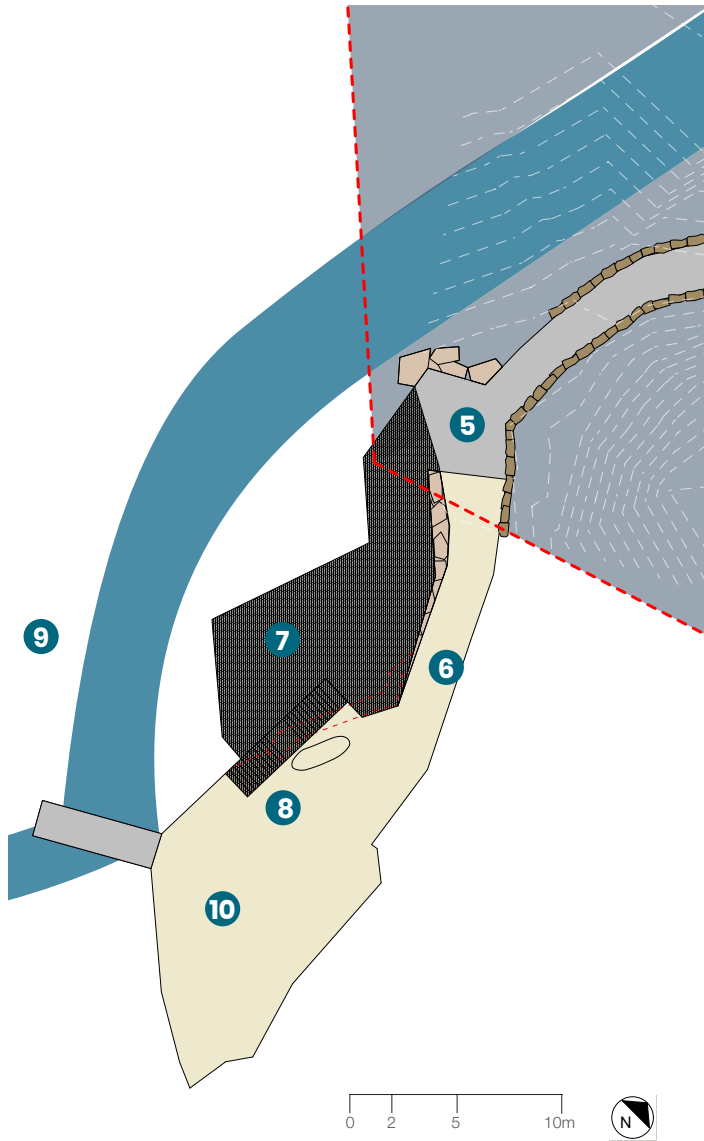


Figure 3.55 Arch accessible landing and viewing deck (ISP)



Figure 3.56 View south towards the proposed Arch viewing deck illustrating event mode



Figure 3.57 Proposed Arch viewing deck detail illustrations

3.2 Day Use (southern) precinct

3.2.6 Wattle Hill

Wattle Hill gathering terrace

Wattle Hill overlooks the Wombeyan Valley to the north and is a junction point for a variety of walks to cave experiences along with other features such as the Limestone Gorge swimming hole.

Currently guided walks meet at the hill and then disperse to the walk, despite there being minimal amenity and rest/waiting facilities on the hill.

The proposals will create a multipurpose gathering point that caters for waiting and rest, provides a node for interpretive mediums and create a gathering point for small scale events such as educational walks and sunset drinks.

Future proposals include provision of wind protection screens and roof coverage to provide for all weather use.

The proposed siting tucks the terrace into the hillslope behind several existing trees

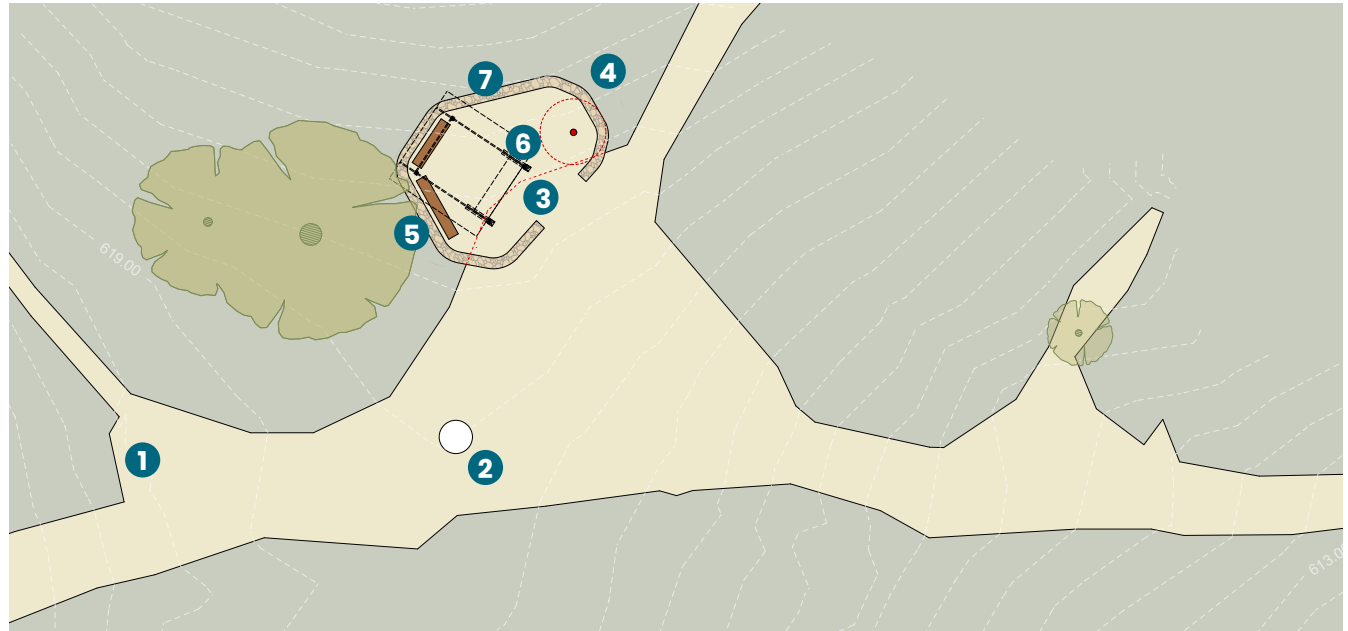


Figure 3.58 Indicative hilltop gathering / shelter plan

Implementation scope plan

1. Existing track junction and wayfinding/interpretation sign
2. Existing Obelisk
3. Proposed gathering terrace – cut and fill into slope with low wall edge to high side
4. Low stone wall edge
5. Varied seating options
6. Potential Parks Facilities Manual shelter
7. Interpretation panels within landing

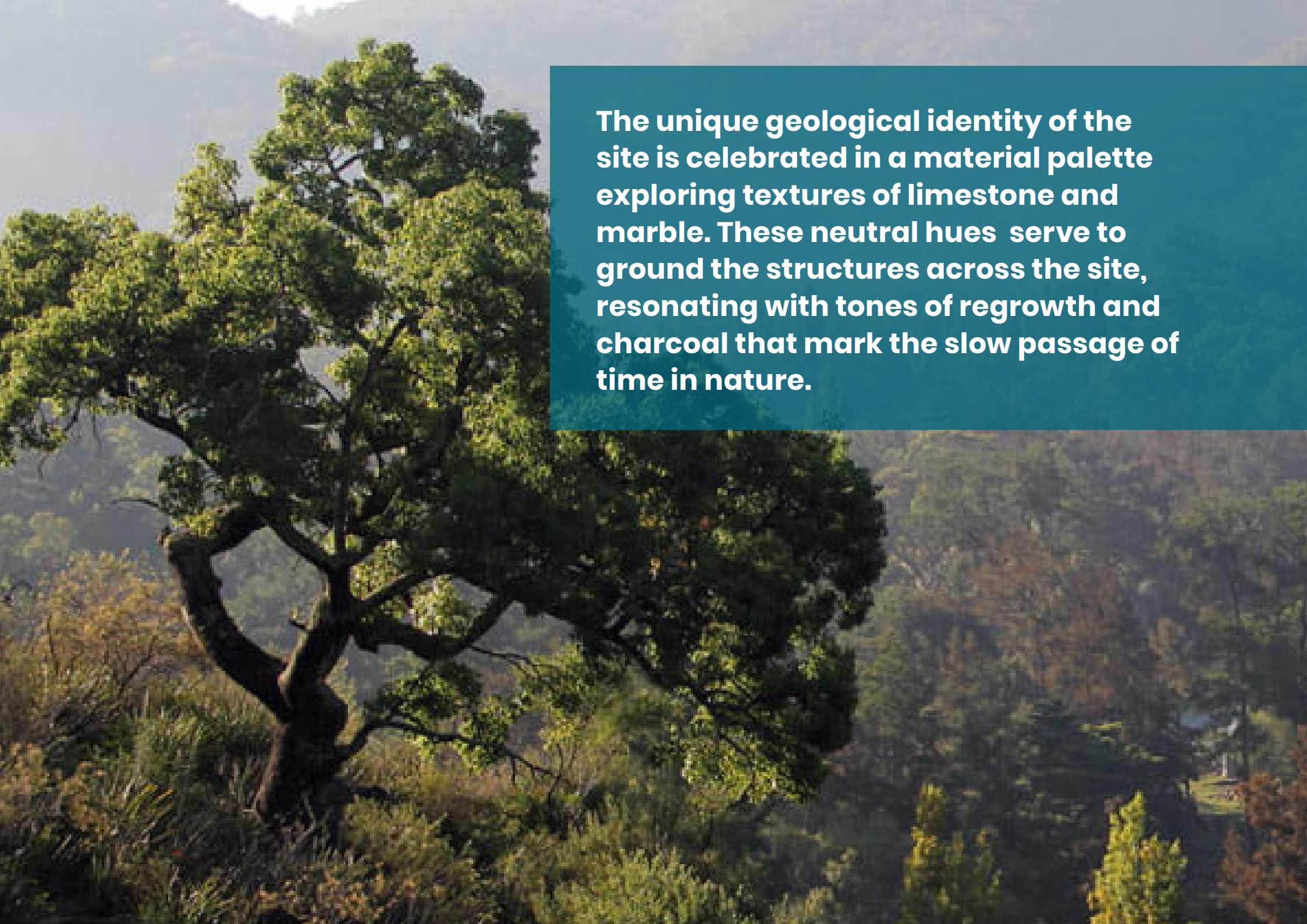
Future scope plan

Potential to integrate weather screening and roof into landing fabric – remove PFM shelter and recycle – see sketches next page

- Screen elements to protect from adverse winds
- Simple roof structure for rain protection



Figure 3.59 Wattle Hill wayfinding and gathering shelter - implementation scope plan



The unique geological identity of the site is celebrated in a material palette exploring textures of limestone and marble. These neutral hues serve to ground the structures across the site, resonating with tones of regrowth and charcoal that mark the slow passage of time in nature.

3.3 Materials and finishes

3.3.1 Landscape materials and finishes

Roads

Road provide simple robust and cost effective surfaces fit for purpose of the intended traffic role



Asphalt road

Pavements & pathways

Pavements reflect existing materials and colour themes and convey a hierarchy of importance of spaces



Stone flagging

Tracks

Tracks reflect existing materials and colour themes compatible with Parks Facilities Manual requirements



Crushed limestone formed track

Walls

Landscape walls are stone construction or clad in rustic arrangement using local finishes



Stone clad walling

Furniture

Furniture is drawn from the NSW National Parks 'Parks Facilities Manual'



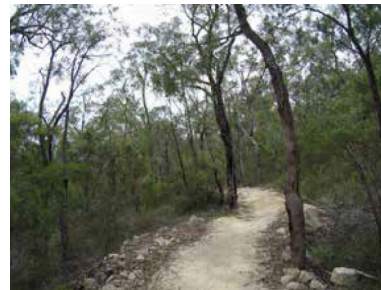
PFM shelters seats tables and BBQ's



Crushed rock camping road



Concrete with light exposed aggregate finish



Gravel overlain bush track



Low stone seating walling



PFM Steel Post and cable barriers



Exposed aggregate concrete threshold



Stabilised gravel pavement



Natural ground bush track



Stone armouring



PFM Steel bollard

3.3 Materials and finishes

3.3.2 Building materials and finishes

Steel columns/
roof structure
Dulux Namadji



Roof and
rainwater goods
Colorbond Custom Orb,
Woodland Grey



Aluminium door/
window frames
Anodised Aluminium



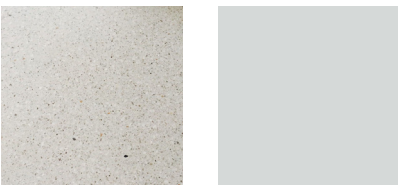
Infill wall cladding
FC panels




Masonry external
wall cladding
Honed Blockword - GB
Honed Porcelain or similar
Half
390L x 90W x 90H



Front of house
flooring
Polished Concrete with
Limestone Aggregate





**“Teaching children about
the natural world should
be seen as one of the
most important events in
their lives”**

Thomas Berry

Photographer: Environmental Partnership

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