



**Jenolan Caves Reserve Trust - Project Overview**

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## Current and Future Projects:

### 1. Blue Lake Boardwalk

The Blue Lake Boardwalk project is part of Jenolan Caves Reserve Trust's (JCRT) successful funding application from Restart NSW for Visitor's Facilities Upgrade. The project focusses on improved accessibility, interpretation and educational use of the space.

This exciting project will revitalise a much-loved visitor precinct, providing substantial benefits to visitors while honouring the cultural and natural heritage and important views. Benefits of the project include:

- Providing high quality, accessible access to the lake which will allow the ongoing use of the precinct;
- Providing a space to allow larger gatherings (eg school groups and weddings);
- Providing safe access to the Devils Coach House via a boardwalk across the eastern edge of the lake to avoid significant rockfall zones;
- Providing improved landscaping and vegetation which supports and encourages growth of the local Platypus and food sources;
- Protecting built heritage (including heritage views) and natural heritage including known platypus burrows that are currently being compacted by existing visitors on gravel pathways; and
- Providing high quality interpretation of the precinct to educate visitors on the values of Jenolan and the Blue Lake.

### 2. Jenolan Gateway Centre

Within the from funding Restart NSW for Visitor's Facilities Upgrade the development of a new Gateway Centre is also included. The project focusses on a new welcoming experience for guests and includes construction of a new visitor centre with the following features

- Theatrette
- Ticket office and gift shop
- Interpretive facilities
- Field studies centre
- Associated landscaping, park furniture and signage in the Grand Arch Precinct

Early planning has been undertaken but JCRT is waiting on Heritage Office consultation to be completed before moving any further forward with the design process.

### 3. De-sedimentation

#### 3.1 Blue Lake

The flood events of March 2021 have resulted in the depositing of approximately 9,000m<sup>3</sup> of additional sediment within the Blue Lake.

This project will incorporate

- removal of accumulated sediment from the Blue Lake,
- short term stockpiling and transportation offsite including appropriate testing as per EPA guidelines,
- disposal of material at suitable approved locations, and
- remediation of disposal sites



### **3.2 Hydro dam**

A funding application have been successful for the Desedimentation of the Hydro Dam. These works are proposed to remove the sediment from the dam and utilise the materials for clean fill onsite

The project will also incorporate conservation works to the heritage fishway that has suffered scouring/undercutting during the March 2021 floods.

### **3.3 Surveyors Creek dam**

Sediment within the Surveyor's Creek dam is proposed to be cleared from the dam in conjunction with, or similarly to, the Blue Lake de-sedimentation works. This project will include minor rehabilitation of the Surveyors Creek access track to make it safe for vehicles completing the work.

## **4. Caves House Refurbishment**

As part of Restart NSW funding, Caves House is to undergo a revitalisation and refurbishment to breathe fresh life into the building and help bring Caves House up to current service expectations and compliance to modern standards. Where possible, the project will refurbish and/or upgrade:

- Improvement works to guest arrival points including, main entry porch, entry foyer and a new reception lounge bar (inclusive of a new back of house office area).
- Improvement works to guest public areas including; guest lounge, guest library, unisex bathrooms, luggage store room (including corridor), and guest laundries.
- Improvements to internal staircases including the iconic grand entry staircase, secondary staircase, Vernon wing staircase and all landings.
- Improvement works to 41 guest rooms. Including ensuites for all\* guest rooms (\*all those permissible through Heritage) including improvement works to caves house oldest guests room – The Vernon wing, including 5 guest rooms & ensuites, water closet, laundry and storeroom.
- Improvement to Chisholm's Grand Dining Room including Bar, Bar lounge and new water closet.
- Improvements to Heating & cooling and power.
- Furniture, fittings and equipment provisions to reflect the accommodation upgrades being proposed
- Compliance works to undertake the recommendations of Disability Discriminations Act, Building Code of Australia and Fire Safety reports that comply with the guidelines in accordance with current legislation.
- Improvement works to the Magnolia meeting room, including corridor and unisex toilets.
- Improvement works to the Kananga Boyd Function room, including; pre-function room, preheating room, function room bar, function room bathrooms, and the function room corridor and stairs.
- Replacement of Chisholm's Kitchen. The Project will also stive to achieve compliance with Disability Discrimination Act (DDA), various buildings codes and includes fire safety work to bring the building up to standard to ensure the safety for visitors and guests to Jenolan Caves House.

This project is currently in tender phase to engage a Principal Design Consultant. COVID restrictions on Greater Sydney have impacted the timing of this tender as JCRT has had to modify the Conditions of Tendering to facilitate safe access to site as per Health NSW orders.



## **5. Electrical**

### **5.1 Caves House Generator Upgrade**

As an extension to the Caves House Refurbishment funding has been made available for the upgrade or replacement of the back-up generator.

Early investigations have been undertaken to assess the sizing and specification of the works. Upon completion of these services, it is expected that a tender will be released for the detailed design and construction.

### **5.2 Bushfire Power Restoration**

A Level 3 electrical design has been prepared for the restoration of mains electricity supply follow the destruction of Jenolan's private electricity network during the previous bushfires.

Negotiations are on-going with Transport for NSW to enable the installation of High Voltage cables within the road reserve of Jenolan Caves Road (The 5 Mile) to restore power to the 5 mile precinct. This proposal is in final stages of discussions with Transport for NSW as an impacted stakeholder.

Completion of slope stabilisation works (managed by TfNSW) in the same section of road have been postponed due to the collapse of the 5 Mile which has resulted in delays to co-ordinate the electrical/stabilisation services.

Essential Energy have had early input into proposed routes/designs, which will be followed by submission for a final design for certification pending final TfNSW concurrence.

Once Stage 1 (design) of the project is completed, Stage 2 (construction) will commence for the implementation of the new 11kV network extension via procurement of a Principal Contractor.

## **6. Rockfall & Landslide Management**

As advised during the SRG meeting held on Wednesday July 21<sup>st</sup>, JCRT have recently undertaken slope stability assessments to the whole to the precinct in accordance with the NSW National Parks & Wildlife Service (NPWS) *Landslides and Rockfalls Procedures*. Recommendations of these assessments has been to resolve the intolerable risk to life at the Blue Lake, Devil's Coach House and Grand Arch.

### **6.1 Blue Lake rockfall barriers**

The first 120m of the Blue Lake Western access trail has been identified as requiring a rockfall protection structure due to an unacceptable Risk to Life when assessed using the decision-making framework of the NPWS *Landslides and Rockfalls Procedures*. At this point in time the Blue Lake precinct is closed to the public until the risk can be resolved to acceptable levels.

For the whole of the 120m length a 5m high 500kJ rock roll protection structure is required. For the initial 80m of the trail a 1000kJ rock fall protection structure is required.

Tenders have recently closed for the investigation and detailed design of a solution for the protection measures. At this stage a contract has not been awarded, nor any design work undertaken.

For consideration, below are 2 images provided of typical rock roll and rock fall protection structures which may form part of the final solution.



**Figure 1 – Example of Rockroll Protection Structure**



**Figure 2 – Example of Rockfall Protection Structure**

It is important to note that these structures are essential in allowing the reopening of the Blue Lake Precinct to the public and for ongoing maintenance.

## **6.2 Grand Arch rockfall barriers**

Slope stability precinct assessments have identified rockfall hazards to the Grand Arch precinct. A number of these are in discussion with Transport NSW due to the combined obligations due to the road and hazard locations.

At this stage no detailed assessment or modelling on the hazards has been undertaken.

## **6.3 Devils Coach House Rockfall Modelling**

Similarly, to the Blue Lake and Grand Arch hazards, the precincts slope stability precinct assessments have identified rockfall hazards to the Devil's Coach House which deem the risk as intolerable; with the area closed to the public.

A consultant has been engaged to identify rockfall travel paths on the approach to and within the Devil's Coach House. This data will be used to undertake 3D rockfall modelling and make recommendation of mitigation measures required to reopen the Devil's Coach House. These mitigation measures are expected to include a combination of travel path alteration and rockfall protection measures.



## **7. Precinct**

### **7.1 Grand Arch Precinct Masterplan**

The master planning process is just about to start, focussing on the main visitor precinct around the Grand Arch. The Masterplan is intended to provide for the next 5 years of development and operation of the site focussed on the provision of facilities and services for the many visitors to this location.

The aim of this project is to prepare a Masterplan which presents concepts for the revitalisation of visitor facilities and services within the precinct, tying together the various capital projects, flood recovery works and business as usual improvements into a cohesive plan, consistent with the Plan of Management (PoM) and draft Conservation Management Plans (CMP) for the reserve.

### **7.2 Mountain Lodge Refurbishment**

The condition of Mountain Lodge and the refurbishment of Caves House brings an opportunity to refurbish the Mountain Lodge accommodation. The project will bring about a modern motel experience to guests and will include:

- Air conditioning
- Wifi
- New fittings and fixtures
- New furniture
- Painting

The minor refurbishment will provide accommodation while Caves House is closed during upgrade construction works and will increase the range of the accommodation options available to guests for Jenolan Caves Reserve Trust to offer.

Contracts are about to be tendered for the Mountain Lodge refurbishment works.

### **7.3 Precinct Culvert Repair/Replacement**

The Jenolan Caves Reserve Trust currently has approximately 761m of stormwater culverts throughout the precinct that commence from Carpark 1 (Surveyors Creek) and from the Workshop (Camp Creek), which converge to the east of Caves House and continue through the Grand Arch and into the Blue Lake. The recent flooding events have significantly damaged parts of this stormwater infrastructure, which varies in age and condition.

Jenolan Caves Reserve Trust recently received flood recovery funding from the NSW and Federal governments. Administered by Resilience NSW it is to remediate this stormwater infrastructure, to better manage flooding and improve the structural performance across multiple areas. The project broadly includes:

- Flood Study
- Culvert and Channel Mapping
- Repair/replacement design
- Review of Environmental Factors and Heritage Impact Assessment
- Construction

The project is in initiation and establishment phase. PWA is currently co-ordinating these early phase works while transitioning into planning and procurement on behalf of the Jenolan Caves Reserve Trust.