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Sports & Education Sub-Precinct **Design Investigations**

02 July 2021

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Rev.	Date	Description
0	08/01/2021	For coordination
1	10/03/2021	Revised
2	12/03/2021	Revised Schools Layout
3	26/03/2021	Revised as per Office of Sport Comments
4	02/07/2021	Revised Comments for Exhibition

01/

Executive Summary

01/ Executive Summary

Purpose

This report has been prepared by Populous to outline in detail the Jindabyne Sports & Education Sub-Precinct design investigations as part of the wider Snowy Mountains Special Activation Precinct being prepared by Jensen + for the NSW Department of Planning, Industry and Environment.

The design investigations lead on from the work undertaken by DHW Ludus, namely:

- Jindabyne Regional Sports Hub - Feasibility Study (July 2018)
- Snowy Mountains Special Activation Precinct Draft Sport Infrastructure Study (September 2020)

And has been informed by the following workshops:

- Jindabyne Sport + Education Enquiry by Design Workshop (October 2020)
- Snowy Mountains Special Activation Precinct Integration Workshop (December 2020)

The purpose of the detailed design investigations is to help guide future development on the Jindabyne Sports & Education Sub-Precinct. Funding arrangements for infrastructure in the Sports & Education Sub-Precinct requires further investigation by NSW Government.

Sub-Precinct Vision & Strategies

Overall Sub-Precinct Strategy

The Sports & Education Sub-Precinct is to be developed as a hub that caters for multiple user groups, balancing the needs of high performance sport, the sub-precinct's primary function of providing

outdoor education in the form of school and other camps, the local community (including community sport and schools), and visitors to the SAP area.

High Performance Sport

The aspiration for the sub-precinct is to create a national winter Olympic training centre, providing year round best-in-class high performance facilities (focused on winter & snow sports), linked to on-mountain facilities, the local community, education and dedicated athlete and coach accommodation.

Community Sport

Proactively integrate the Sports & Education Sub-Precinct into the town design, improving connections and accessibility and encouraging community use of the sport facilities in the sub-precinct.

Education

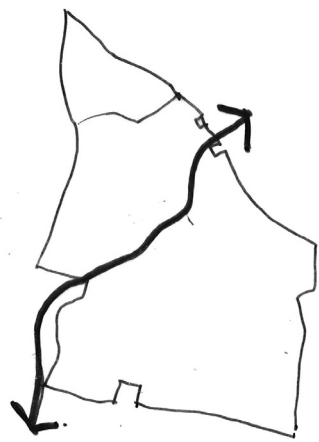
Provide primary, secondary, tertiary and technical education on-site with links to town, community sport facilities and the sub-precinct's outdoor program areas.

School Camps & Programs

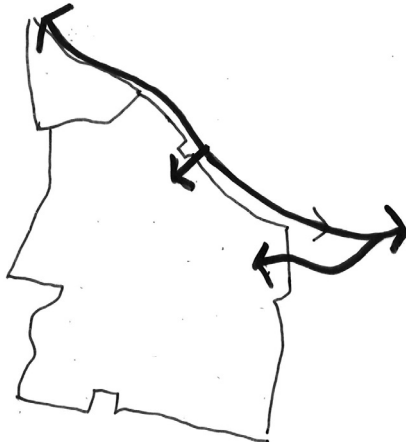
Ensure the ongoing success of school camps and outdoor education programs through improved facilities, additional accommodation and enhanced pedestrian safety.

Environmental, Social & Financial Sustainability

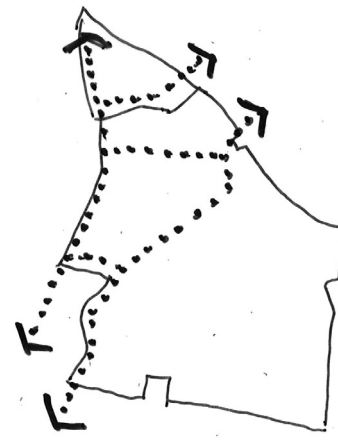
Restore and protect the sub-precinct's key biodiversity areas, minimise embodied and operating carbon with any new builds, better tell the first nations and western history stories of the sub-precinct and ensure commercial sustainability is considered when developing new sports and community facilities



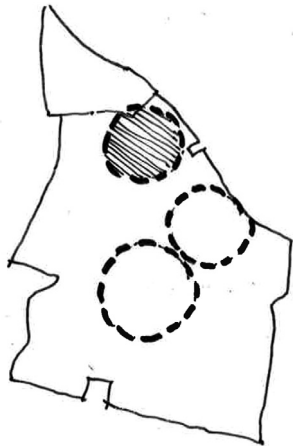
A Green Spine



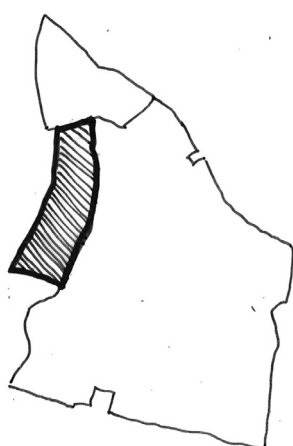
Open the North



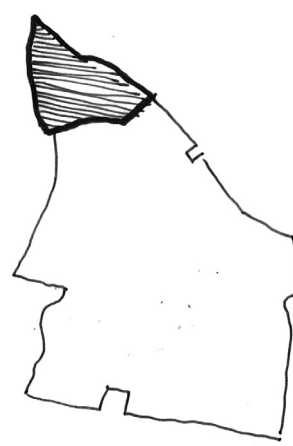
Connected Community



Strengthen Sport



Education Precinct



Community Sport Node



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JINDABYNE SPORTS & EDUCATION SUB-PRECINCT DESIGN INVESTIGATIONS

SK.00.0004

DATE: 01 / 07 / 2021

DRAWN: POP

FOR INFORMATION ONLY - NOT FOR CONSTRUCTION

SCALE: 1: 2000 - 100% @ A0

PROJECT: 20.7663.00

02/

Purpose & Introduction

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The purpose of the detailed sub-precinct design investigations is to help guide future development on the Jindabyne Sports & Education Sub-Precinct. Funding arrangements for infrastructure in the Sports & Education Sub-Precinct requires further investigation by NSW Government.

Introduction

The Jindabyne Sports & Education Sub-Precinct is set on 96 hectares of undulating land located at 207 Barry Way, Jindabyne, approximately 3.6kms from the Jindabyne town centre.

The sub-precinct is owned and managed by the NSW Office of Sport (OoS) and is one of 11 Sport and Recreation sites managed by the NSW State Government (through the OoS) across the State.

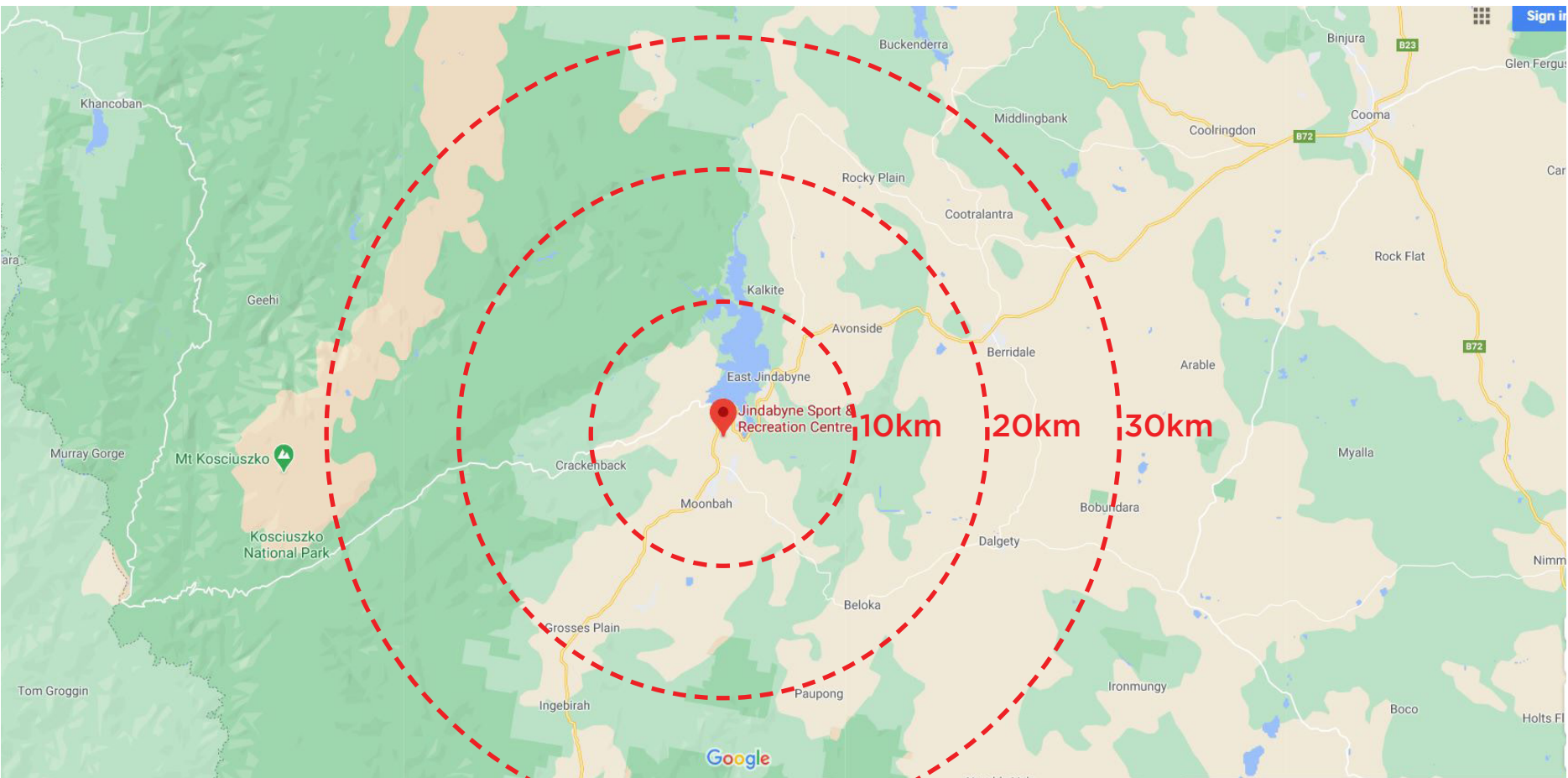
The sub-precinct was originally established to provide accommodation for workers of the Snowy Mountains Scheme, however is now operated by the OoS for the purpose of providing sport and recreation opportunities for a variety of users. Key uses and users include:

- High performance daily training & accommodation (NSWIS, Snow Australia, DWS, OWIA)
- Community sport (netball, tennis, gymnastics, cycling, athletics)
- School camps
- Short stay commercial accommodation

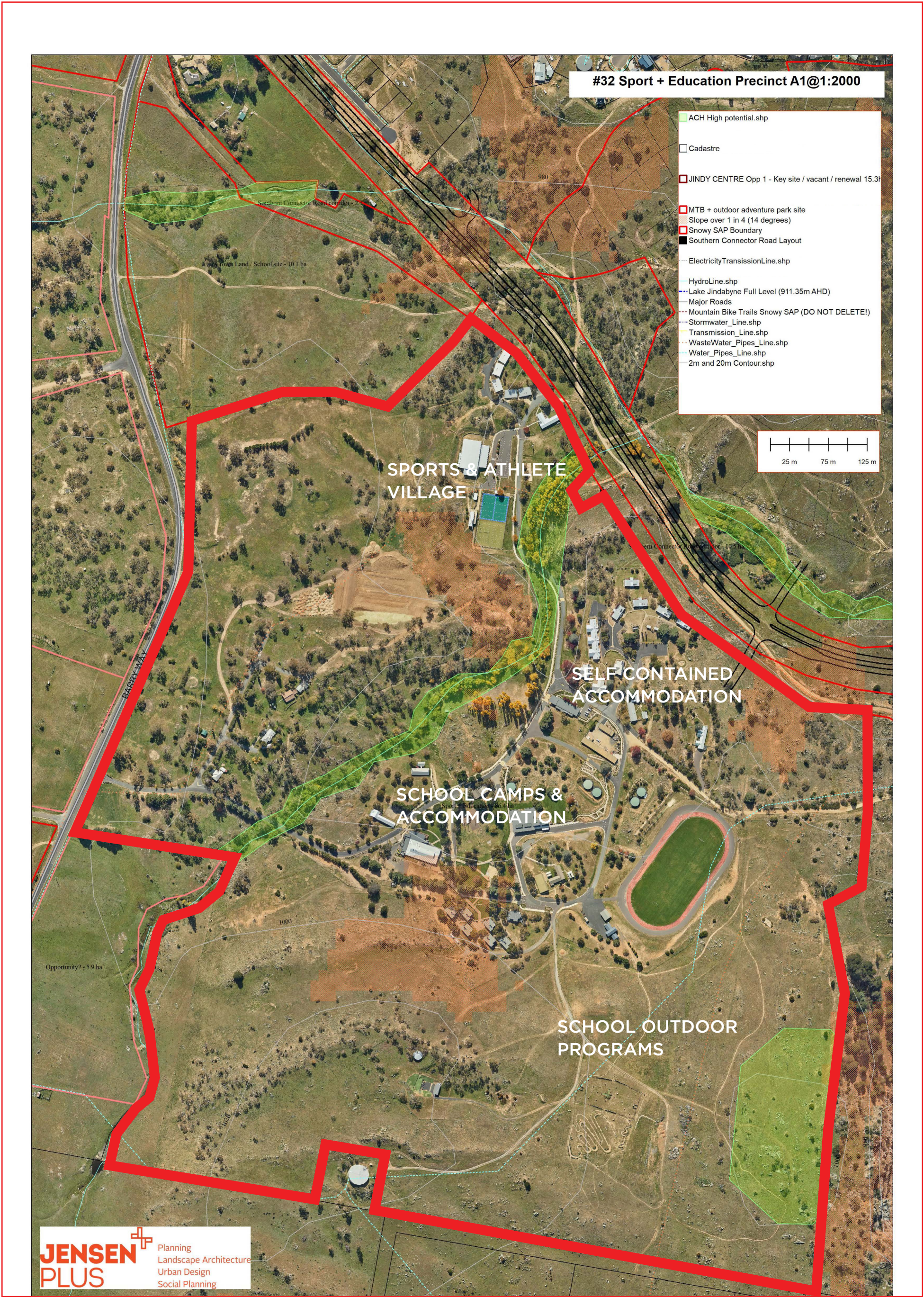
The sub-precinct attracts over 17,000 users annually with almost 50% of these being for school camps or outdoor education programs.

The sub-precinct is made up of four areas:

- Sports and athletes village.
- Self-contained accommodation.
- School camps & student accommodation.
- School outdoor program.



Sub-precinct location



Existing Sports & Education Sub-Precinct

03/

Sub-Precinct Opportunities Workshop Summary

03/ Sub-Precinct Opportunities Workshop Summary

Background

The following is a summary of the sub-precinct opportunities workshop held in July 2020.

In preparation for the workshop Populous undertook a literature review of existing Snowy Monaro site studies, the preliminary GO Jindabyne master plan (Hill Thalís) and the Jindabyne Regional Sport Hub Feasibility Study (DWH Ludus)

Populous also prepared a national and internal benchmarking paper looking at suitable facility and precinct benchmarks.

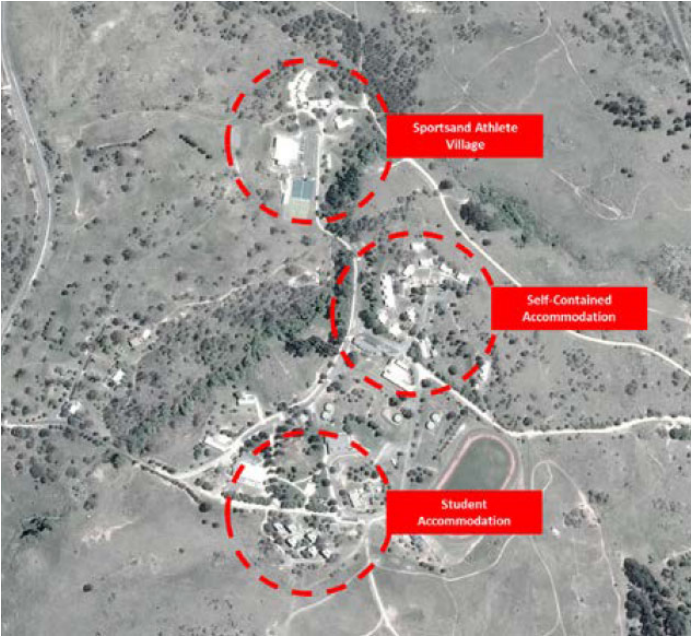
01 JRSH STUDY / KEY SUB-PRECINCT FINDINGS

POLICY

- A regional sports hub requires state standard indoor & outdoor multi-sport facilities.

CONDITION

- Sub-precinct owned & operated by NSW Office of Sport
- Zone RU 1 – Primary Production (includes tourism, education, recreation development & living opportunities
- Building height limit of 9m
- Site listed as a heritage item (Item 146), Leesville Hotel as heritage item?
- Existing sub-precinct is in 3 distinct precincts:
 - **Sports & athlete village (north)**
 - **Self contained accommodation (central)**
 - **Student accommodation & facilities (south)**
- It is in the second poorest condition of the 11 NSW Sport & Recreation Centres with an overall rating of satisfactory (albeit the athletes' accommodation & indoor sports centre are rated as 'good').



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01 JRSH STUDY / KEY SUB-PRECINCT FINDINGS

BENCHMARK FACILITY ASSESSMENT

- The following assessment criteria were used to evaluate benchmark facilities:
 - Sport specific preparation and rehabilitation zones
 - Multipurpose / multi-sport functionality
 - Consolidated operations
 - Linked to 'training field of play'
 - Supports pathway development
 - Community integration
 - Education / research integration
 - [On site accommodation?]
- 3 facilities that scored against all attributes
 - **Surfing Australia High Performance Centre**, Casuarina, NSW/ QLD border (pictured)
 - **North Melbourne Football Club High Performance Centre & Recreation Centre**, Melbourne
 - **The Australian Institute of Sport**, Canberra
- Taking into account accommodation requirements and non-anchor multi-sport focus Surfing Australia & AIS are likely best comparisons.

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01 JRSH STUDY / KEY SUB-PRECINCT FINDINGS

NEEDS ANALYSIS

- A Jindabyne location with high performance snow sports & winter sports focus as preferred.
- Retention of integrated community facilities desirable.
- Having no aquatic facilities is seen as a high performance weakness (and community opportunity).
- Education & training programs and partnerships are highly desirable.
- Affordability and preferred access are issues in winter.
- The facility needs to be managed as a high performance facility (likely OoS).
- Predicted usage peaks at 528 in winter with 60 dedicated high performance beds. Currently 489 beds.
- Potential administration for between 13-40 staff from:
 - SSA.
 - NSWIS.
 - OWIA.
 - NSW Snow Sports.
 - NSW Interschool Snow Sports.
- Currently 35 administration work stations.

JRSH DESIGN BRIEF

- Multi-sport precinct approach with equal access and managed community integration. Snow sport leaning.
- 3 key areas of built development
 - Indoor training & administration building (5,471m² with 4,766m² footprint)
 - External training areas (nearly 7,000m²)
 - Support infrastructure (car parking and upgraded accommodation)
- Overall costs estimated at \$45M (2018)
- Development could be staged to focus on ramp & airbag, rails park & start gates and accommodation upgrades.
- External facilities a key capability gap in daily training environment (DTE) & high performance year-round use.
- Lack of medical & rehabilitation facilities also detrimental to DTE

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02 BENCHMARK STUDY / SELECT EXAMPLES

Australian Institute of Sport

AIS, Canberra, ACT

Multi-sport high performance sports precinct with accommodation, community access and high school visitation

AIS European Training Centre

AIS European Training Centre, Italy

Multi-sport high performance sports building with dedicated accommodation

Pinnacle National Development Centre

US & KC Soccer, US

Multi-tenant Soccer facility co-located with children's hospital rehabilitation facility

USSA Centre of Excellence

USSA Centre of Excellence, US

Premier snow sport training facility in US. Similar location off snow as Jindabyne

Surfing Australia High Performance Centre

Surfing Australia HPC, Casuarina, NSW

Small scale action sport high performance facility close to natural training areas. Community access and accommodation.

North Melbourne High Performance Centre

North Melbourne HPC, Melbourne, Vic

Well integrated multi-tenant high performance sport and community sports facility

ARDC Moore Park

Rugby Australia & UTS, Sydney, NSW

Integrated high performance & admin building with UTS faculty of Sports Science, Human Movement & Physiotherapy

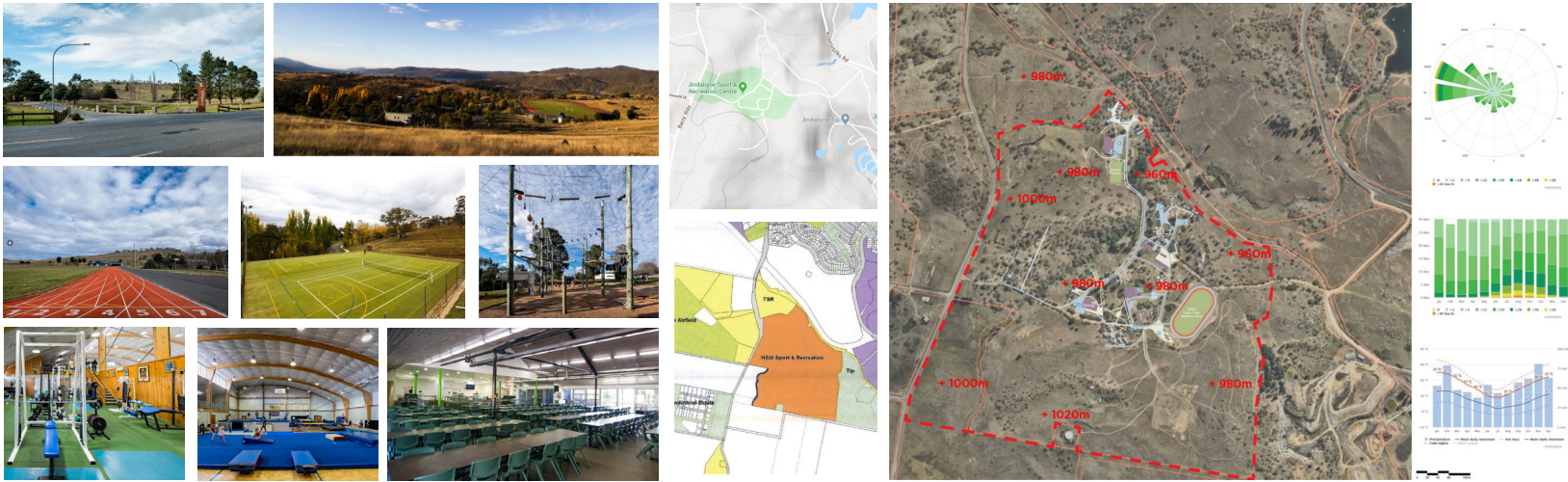
Graystone Action Sports Academy

Graystone Action Sports Academy, UK

Purpose built action sports indoor facility for community and high performance use.

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03 SITE ANALYSIS / EXISTING SUB-PRECINCT



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Steven Manning (OoS)

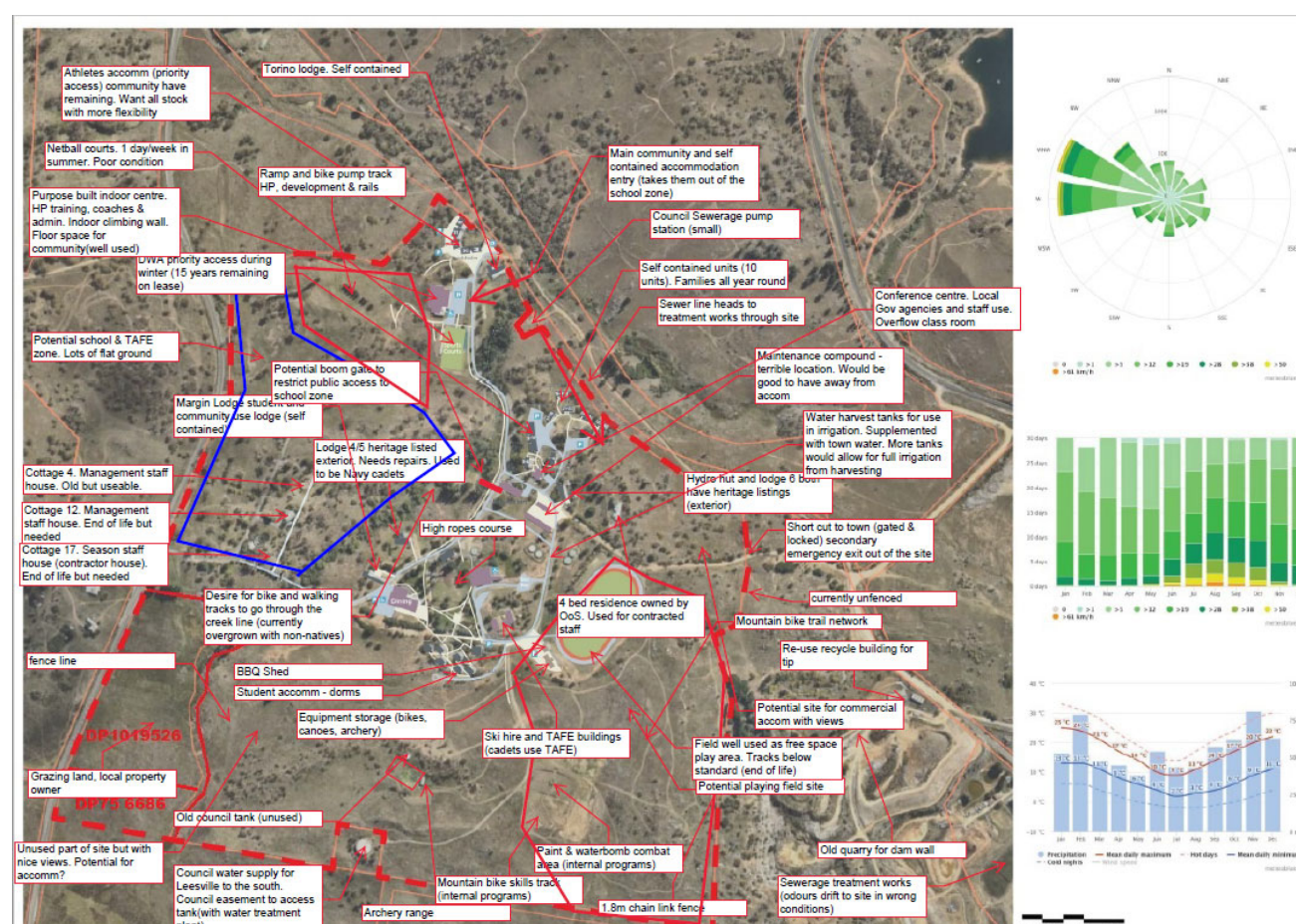
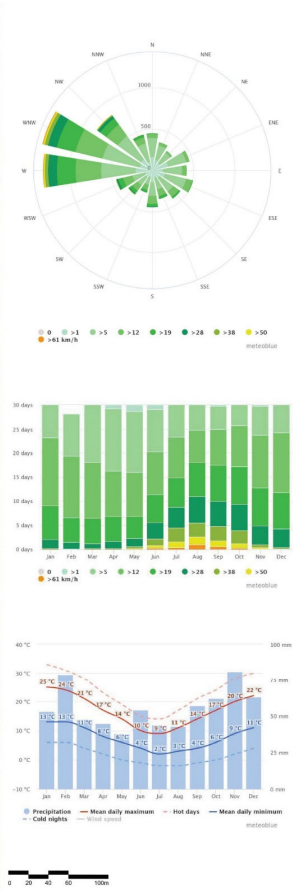
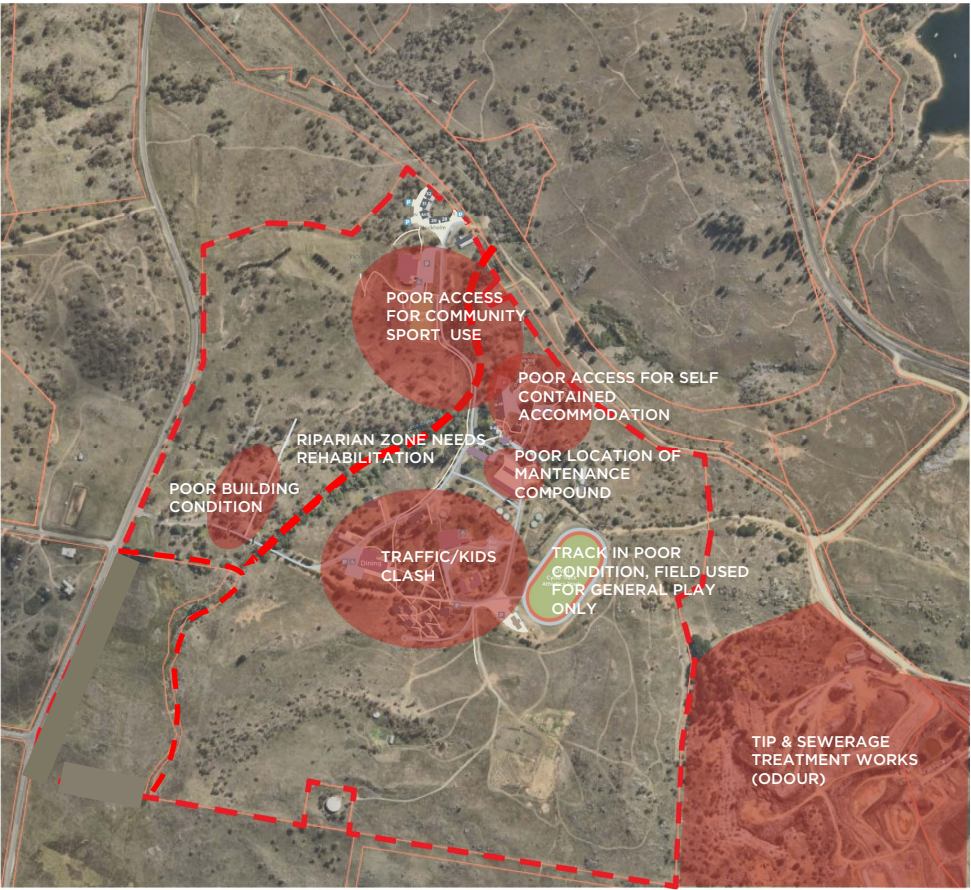


Figure 1: Conceptual site plan of the 2022 Commonwealth Games Village. The plan shows four main zones: 'HIGH PERFORMANCE & COMMUNITY SPORT & ATHLETE VILLAGE' (top), 'SELF-CONTAINED ACCOMMODATION' (middle), 'STUDENT ACCOMMODATION' (bottom-left), and 'STUDENT SPORTS PROGRAMS' (bottom-right). A red dashed line outlines the village boundary. A wind rose chart in the top right shows wind frequency by direction and speed. A bar chart below it shows monthly precipitation. A line chart at the bottom shows monthly temperature ranges (mean, hot, cold) and precipitation.

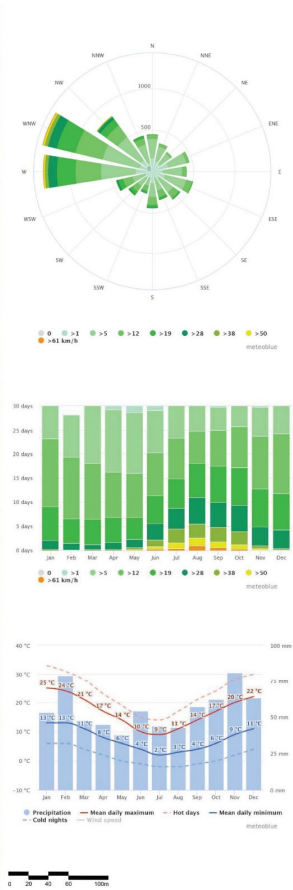
SWOT/
CONSTRAINTS

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SWOT/
OPPORTUNITIES

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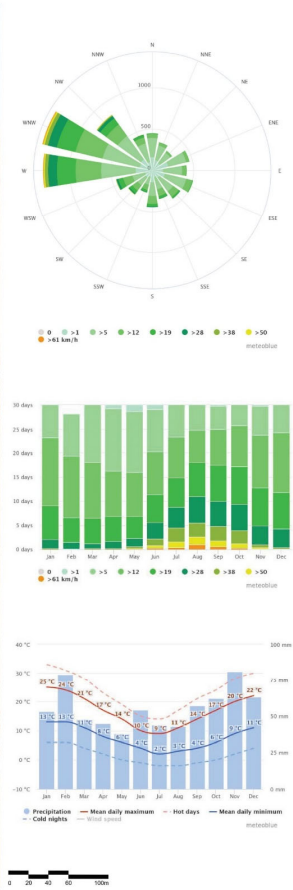
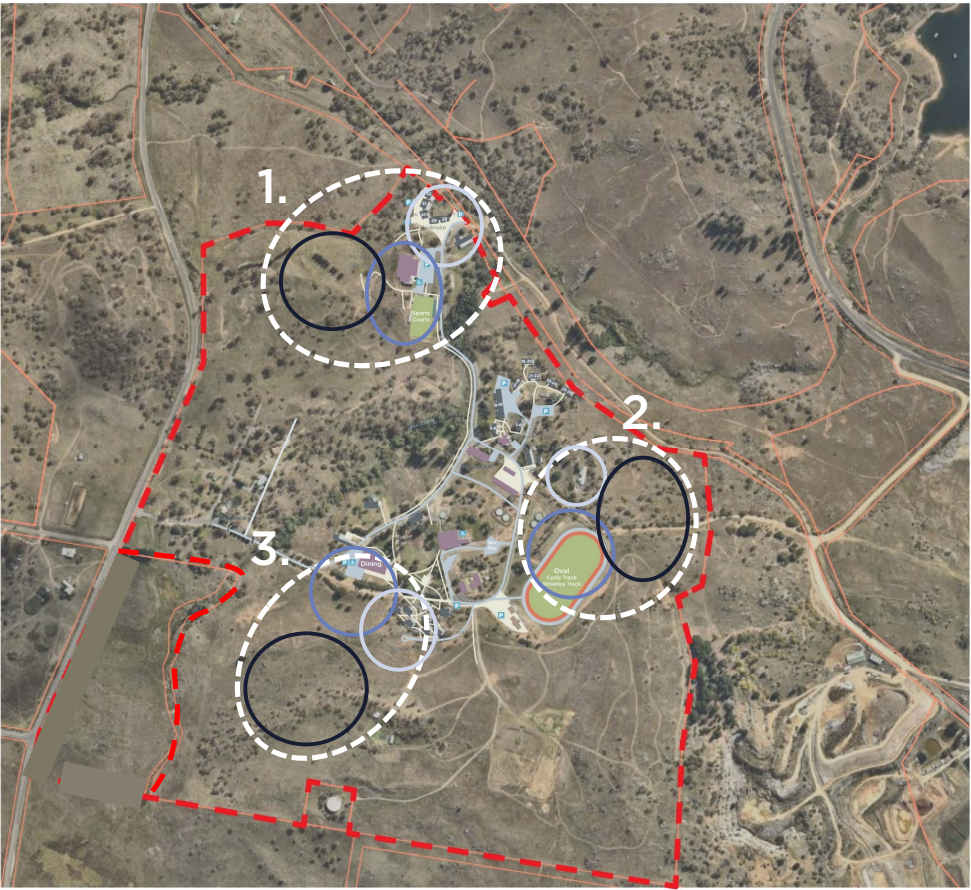


SWOT/
POTENTIAL HIGH
PERFORMANCE
SPORTS SITES

INDICATIVE SITES NUMBERED
IN ORDER OF SUITABILITY

- ATHLETE
ACCOMMODATION
- INDOOR TRAINING &
ADMIN FACILITY
- OUTDOOR TRAINING
FACILITIES

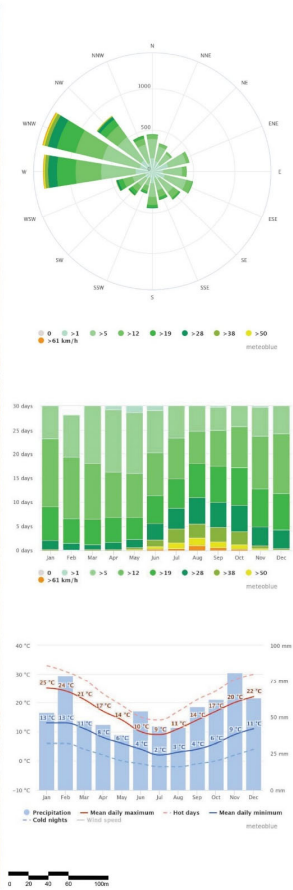
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SWOT/
POTENTIAL
EDUCATION ZONES
(SCHOOL & TAFE)

INDICATIVE SITES NUMBERED
IN ORDER OF SUITABILITY

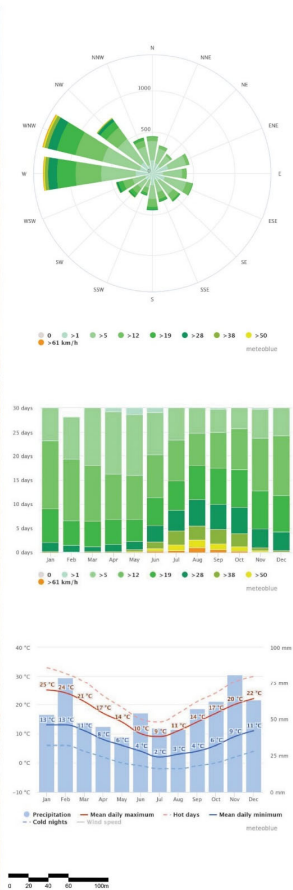
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SWOT/
POTENTIAL NEW
COMMERCIAL
ACCOMMODATION OR
RESIDENTIAL AREAS

INDICATIVE SITES NUMBERED
IN ORDER OF SUITABILITY

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SWOT/
POTENTIAL
SUB-PRECINCT
STRUCTURE [A]

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SWOT/
POTENTIAL
SUB-PRECINCT
STRUCTURE [B]

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04/

Initial Sub-Precinct Ideas & Drivers

04/ Initial Sub-Precinct Ideas & Drivers

Background

On September 15, 2020 Populous undertook a ground truthing site visit with the Jensen + consultant team and key stakeholders. During this site visit and immediately afterwards Populous were able to hold informal discussions with a number of stakeholders including representatives from:

- NSW Office of Sport
- NSW Schools Infrastructure
- NSW TAFE
- NSWIS/Snow Australia

The site visit and stakeholder discussions allowed Populous to test, update and develop the initial ideas and sub-precinct drivers. These are summarised in the following diagrams.

01 SITE VISIT / NOTES & SKETCHES

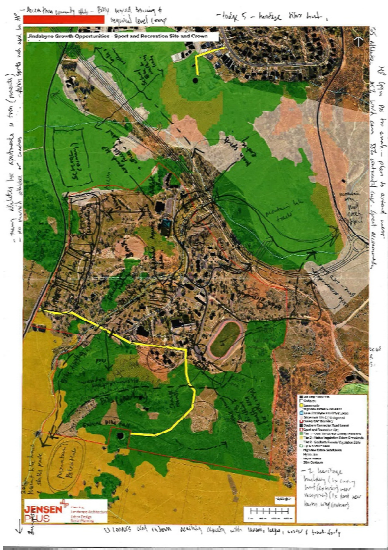


Figure 1: Site walk notes

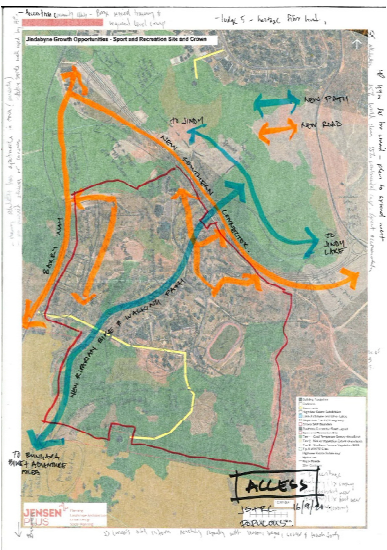


Figure 2: Proposed Access

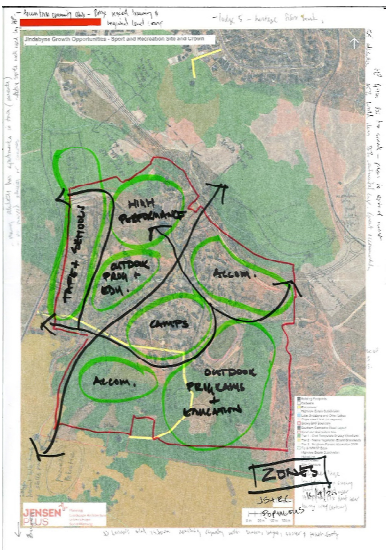


Figure 3: Proposed Zones

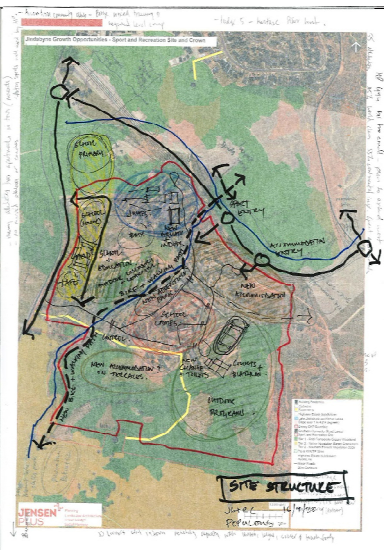
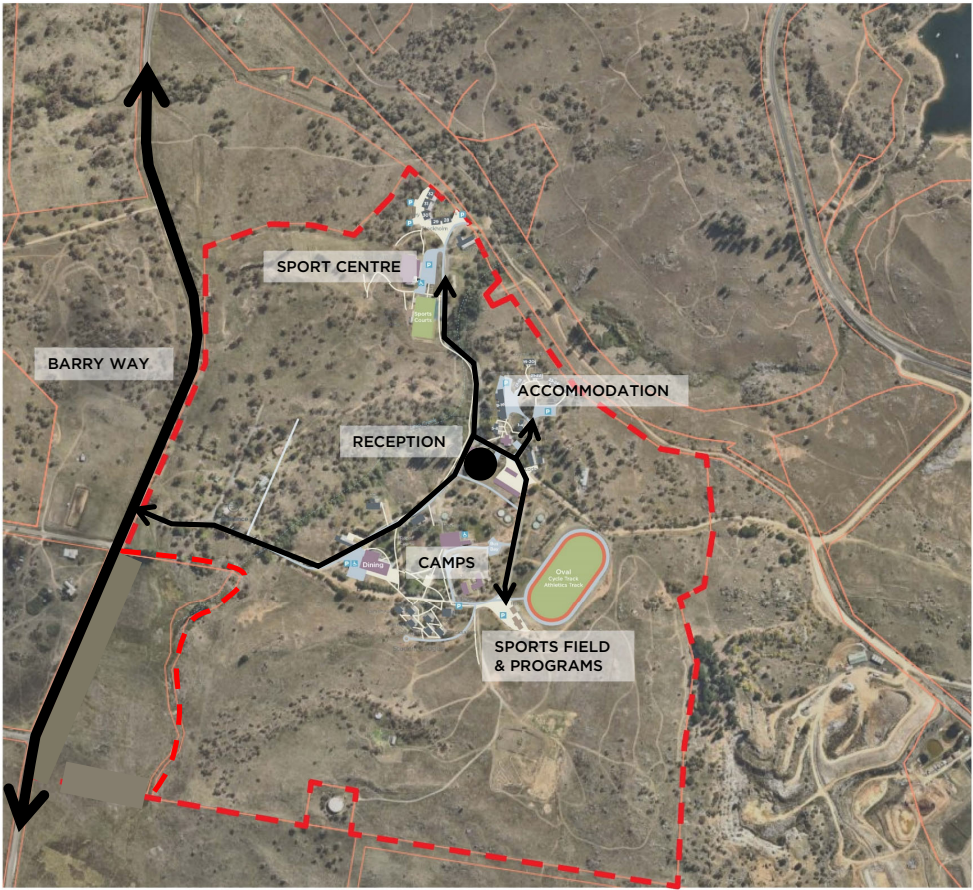


Figure 4: Proposed Sub-Precinct Structure

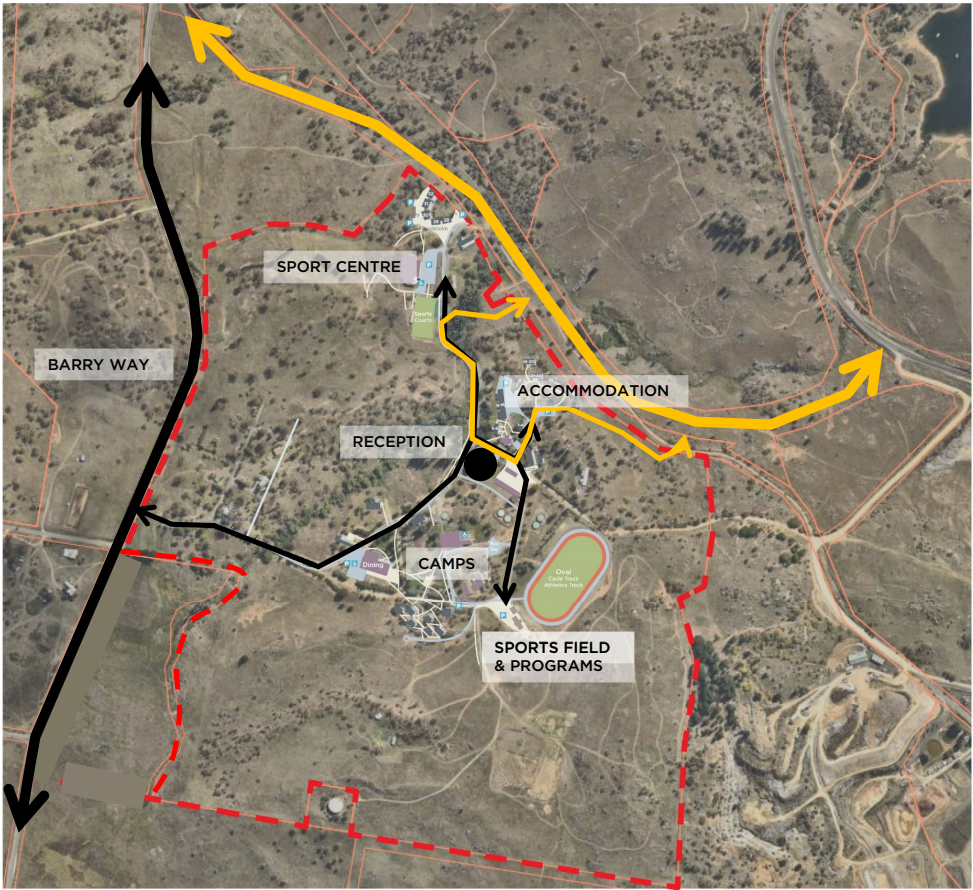
ACCESS/
EXISTING



POPULOUS

ACCESS/
PROPOSED

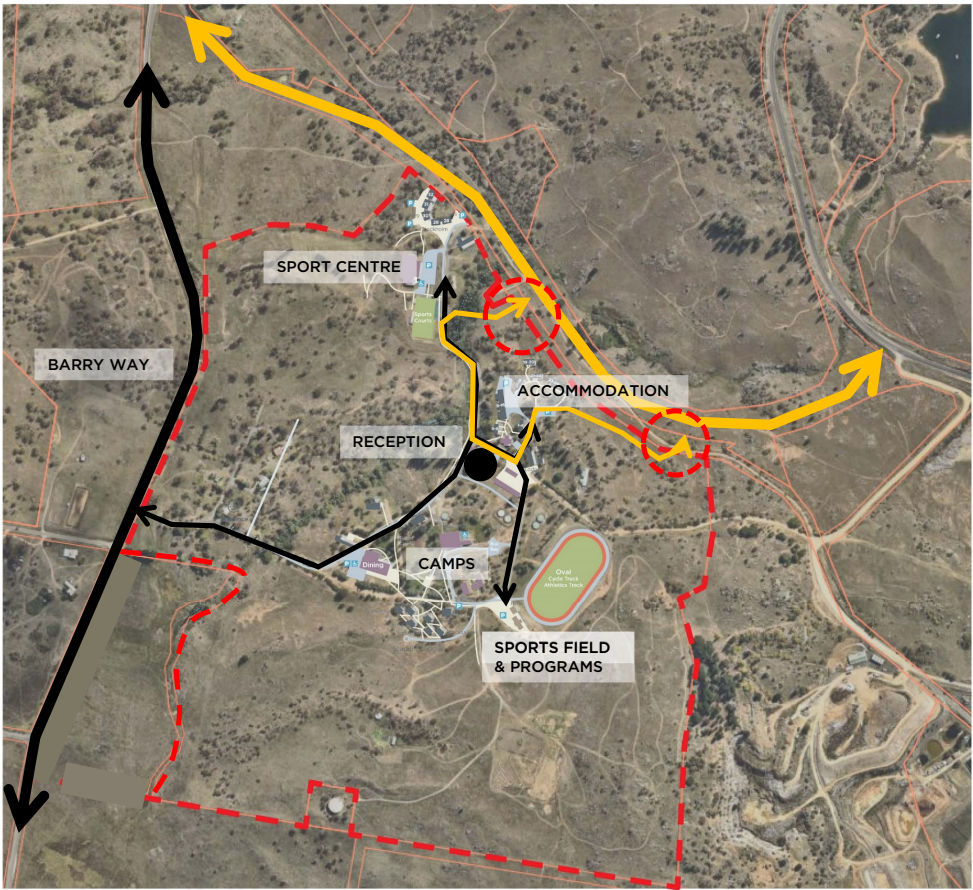
Open the sub-precinct - vehicles
Establish a new loop road to connect the Sports Centre & Accommodation Zones to the new Southern Connector Road.
This will also take pressure off the traffic/pedestrian clash in the school camps area.



POPULOUS

ACCESS/
PROPOSED

New entries
High quality entries with appropriate signage to encourage public access

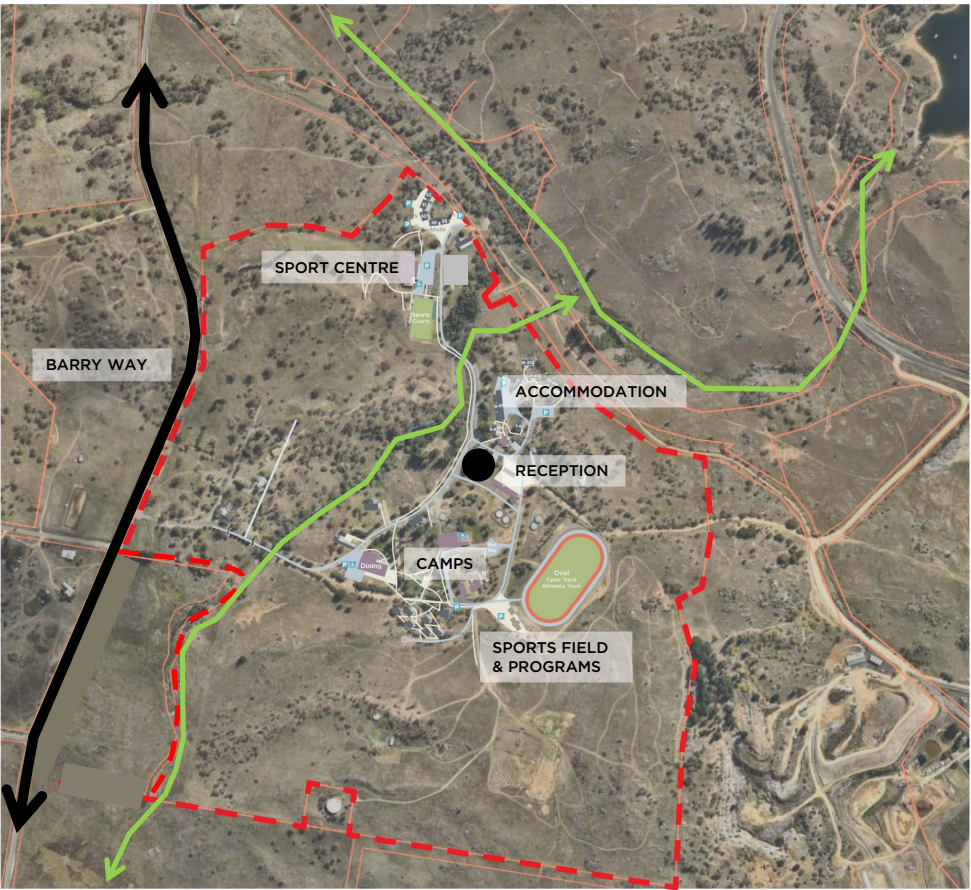


POPULOUS

STRUCTURE/
PROPOSED

Open the sub-precinct to
pedestrians

Establish a new walking and bike track through the Lees Creek riparian zone to open up the centre of the sub-precinct, clean up the riparian zone and connect the sub-precinct to the existing trail network to the north and south.



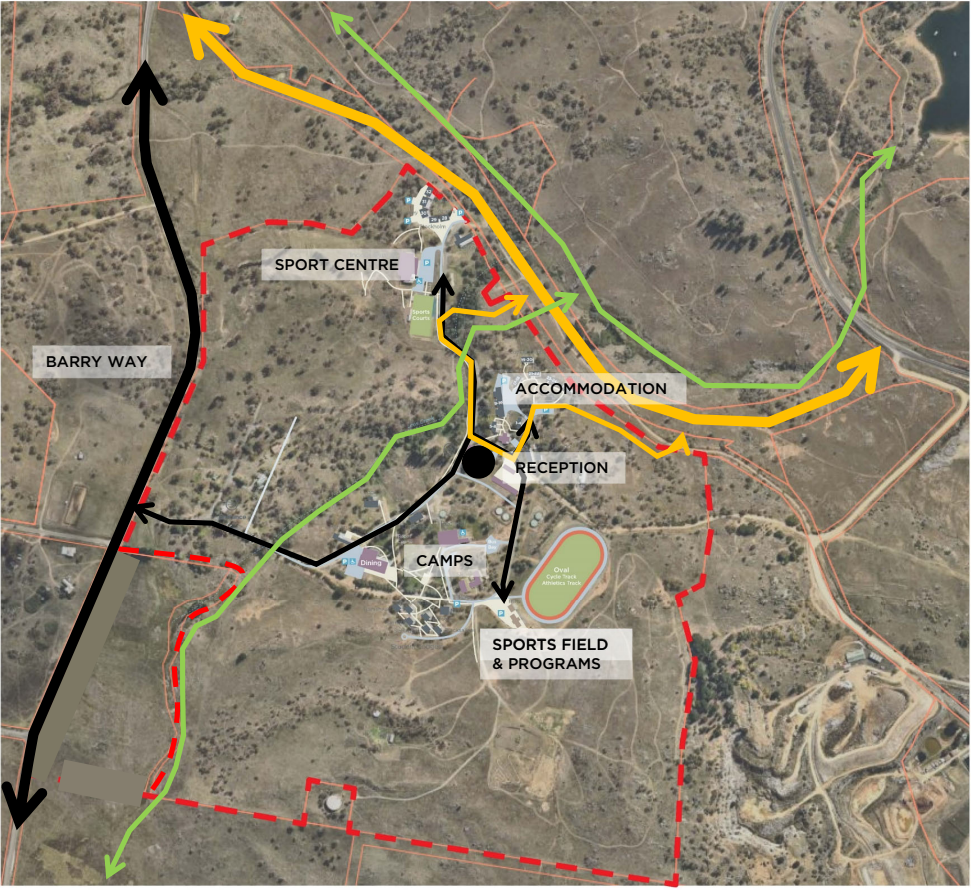
POPULOUS

ACCESS/
PROPOSED

Manage access

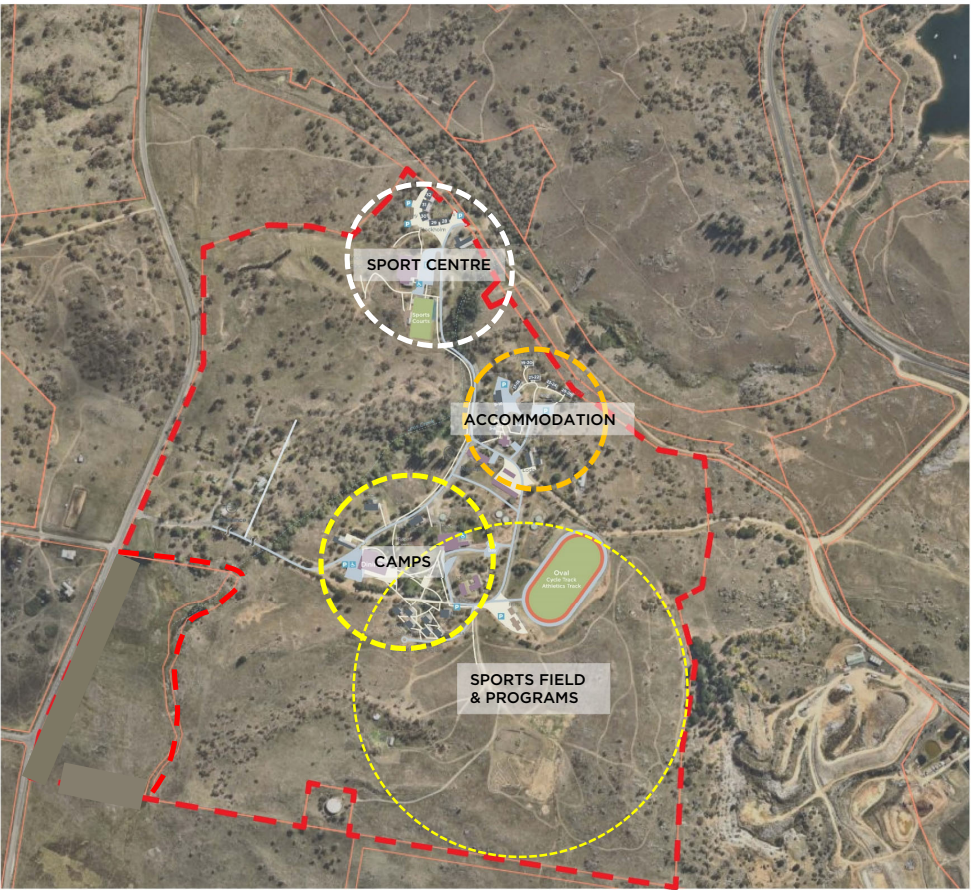
New road and walking/bike path to connect with existing reception.

Manage vehicular access to camp zone (boom gates or similar)



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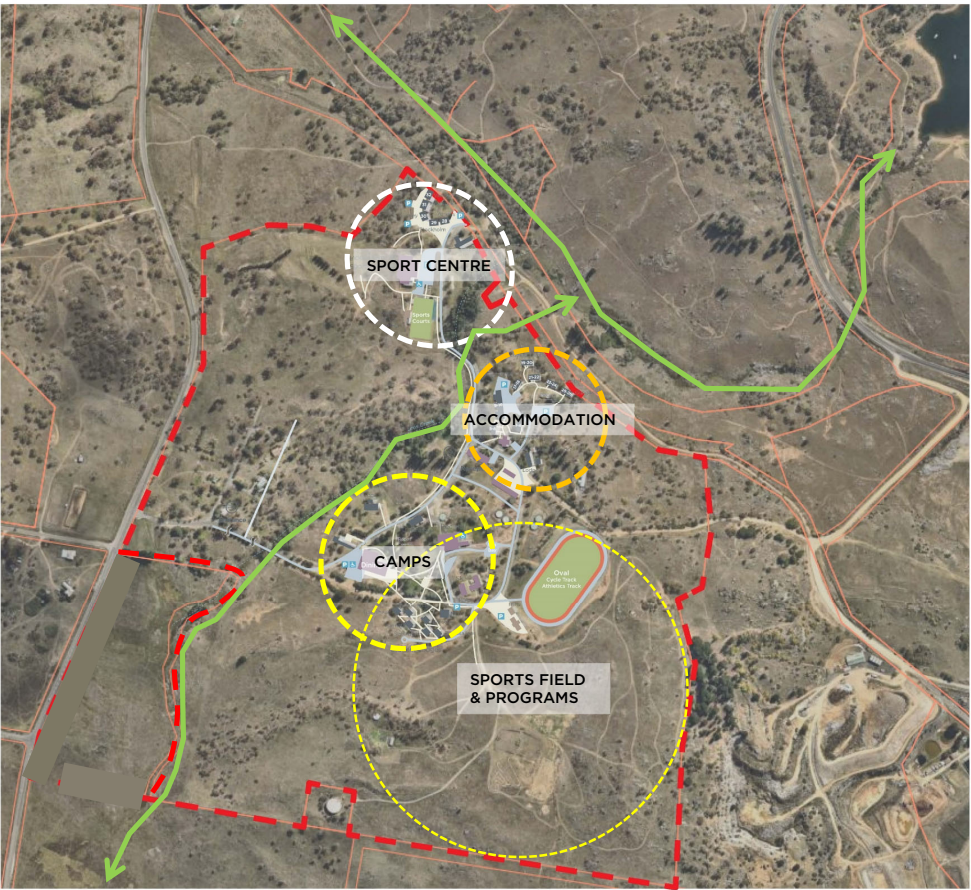
ZONES/
EXISTING



POPULOUS

ZONES/
LINKS

Riparian link
New walking/bike path to link
existing zones



POPULOUS

ZONES/
PROPOSED

Build on existing structure
Retain existing zones and zone
structure but expand these
areas to accommodate a
greater program.



POPULOUS

ZONES/
PROPOSED

School & TAFE

Use the relatively flat ground on the western ridge for the school and TAFE zone.

This provides the best access to town and the industrial zone, it does not impact traffic within the site and provides good school access to the sports centre (including Jump and BMX areas)



POPULOUS

ZONES/
PROPOSED

Adventure

Create an adventure, discovery and heritage zone on the heavily sloped area of the site and riparian zone.

This would provide education, tourism and indigenous experiences easily accessible by the school, camp groups and public users

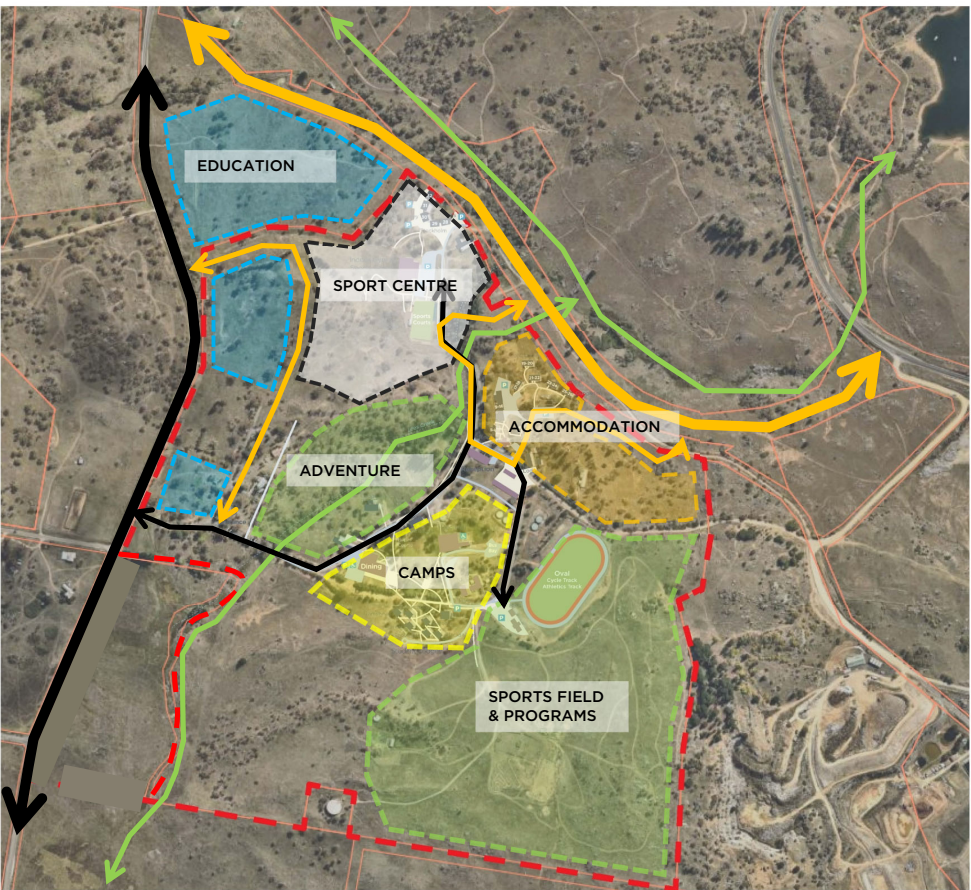


POPULOUS

ZONES/
PROPOSED

Access

Provide good access to all zones



POPULOUS

FACILITIES/
PROPOSED

Sports Centre

Upgrade & expand the high performance centre including administration, medical and research areas. Provide direct links to the new jumps area.

Provide additional dedicated high performance accommodation.

Replace the open courts with a community accessible aquatic and indoor sports centre including 25m pool, program pool, hydrotherapy/recovery pools, at least 2 indoor courts and climbing area. Provide direct links to new BMX area



POPULOUS

FACILITIES/
PROPOSED

Sports Field & Programs

Replace the existing field and track with and AFL/Cricket oval with 2-3 lane perimeter running track.

Provide like-for-like open courts (2 netball, 2 tennis) that double as a biathlon flat pad laser rifle area.

Provide new change facilities.

Create 1-2km Biathlon/criterium track to supplement existing mountain bike trails and outdoor activity program areas.



POPULOUS

FACILITIES/
PROPOSED

Accommodation

Expand the existing self contained accommodation area.



POPULOUS

FACILITIES/
PROPOSED

School & TAFE

Provide a high quality rectangular pitch to Barry Way between the school and TAFE areas. Parking would be provided within the school and TAFE zones.

POPULOUS



FACILITIES/
PROPOSED

Option

If the school was to remain off the site there would be an opportunity to provide an AFL/cricket oval adjacent the rectangular field on Barry Way for better community access and consolidation of facilities.

POPULOUS



FACILITIES/
PROPOSED

Adventure

Additional to curated natural discovery and heritage trails, provide additional elevated activity frames for school camps and tourism.

POPULOUS



FACILITIES/
PROPOSED

Camps

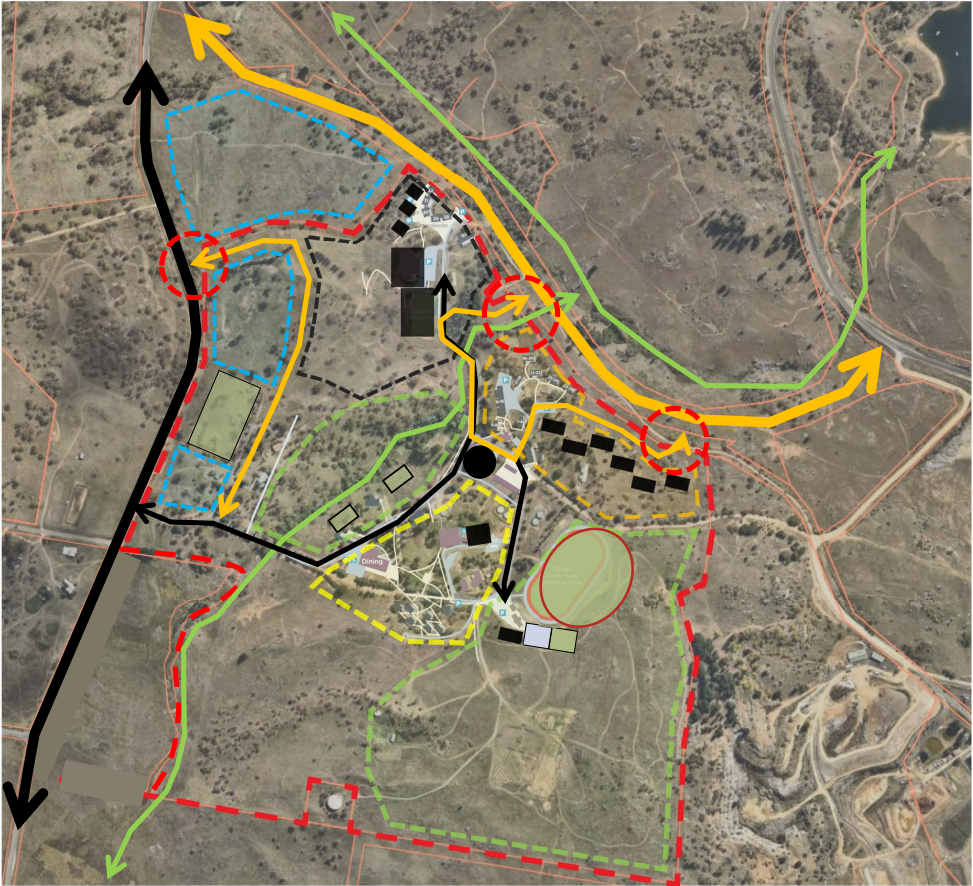
Stage 2 of the recreation
centre would be
delivered.



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STRUCTURE/
OPTION 1

Zones, Access & Facilities

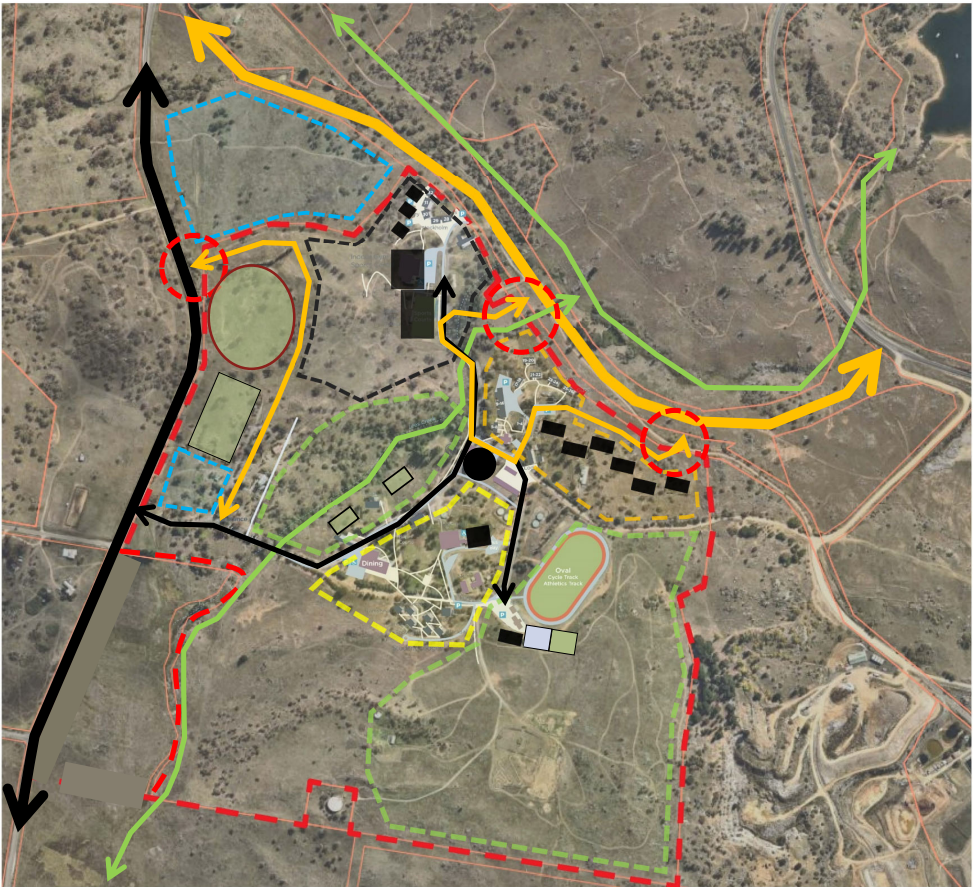


POPULOUS

STRUCTURE/
OPTION 2

Oval to Barry Way

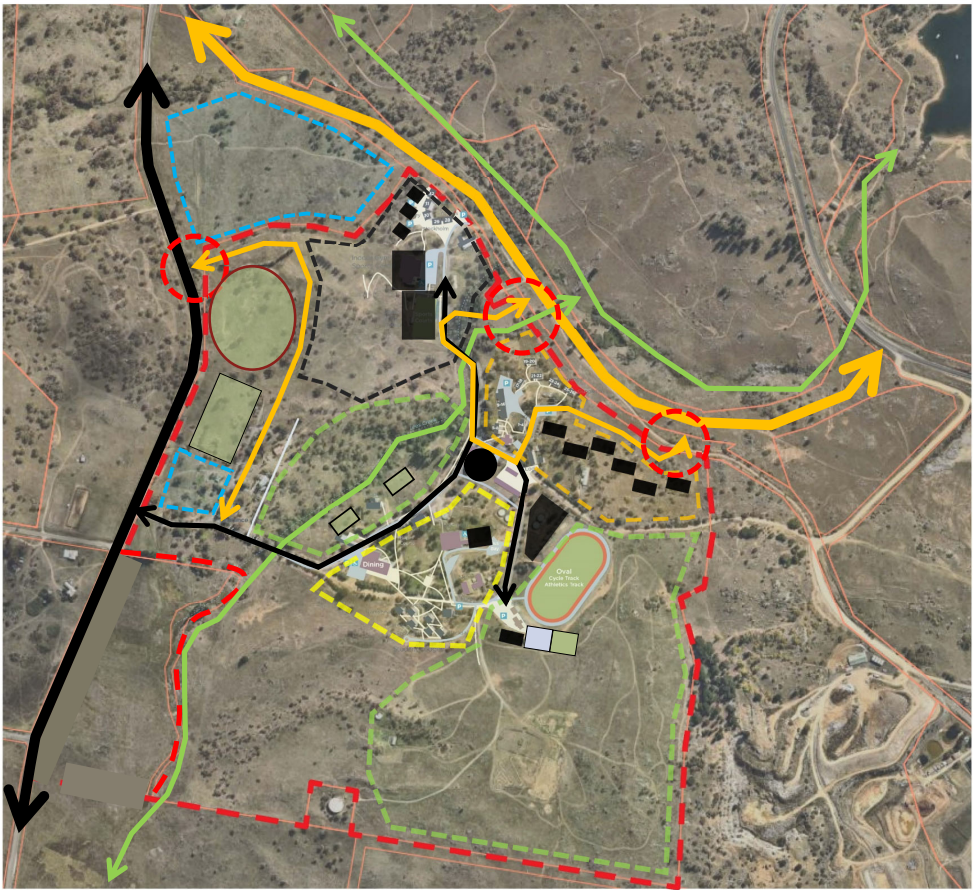
Potential expansion of
athletics provision on the
existing field.



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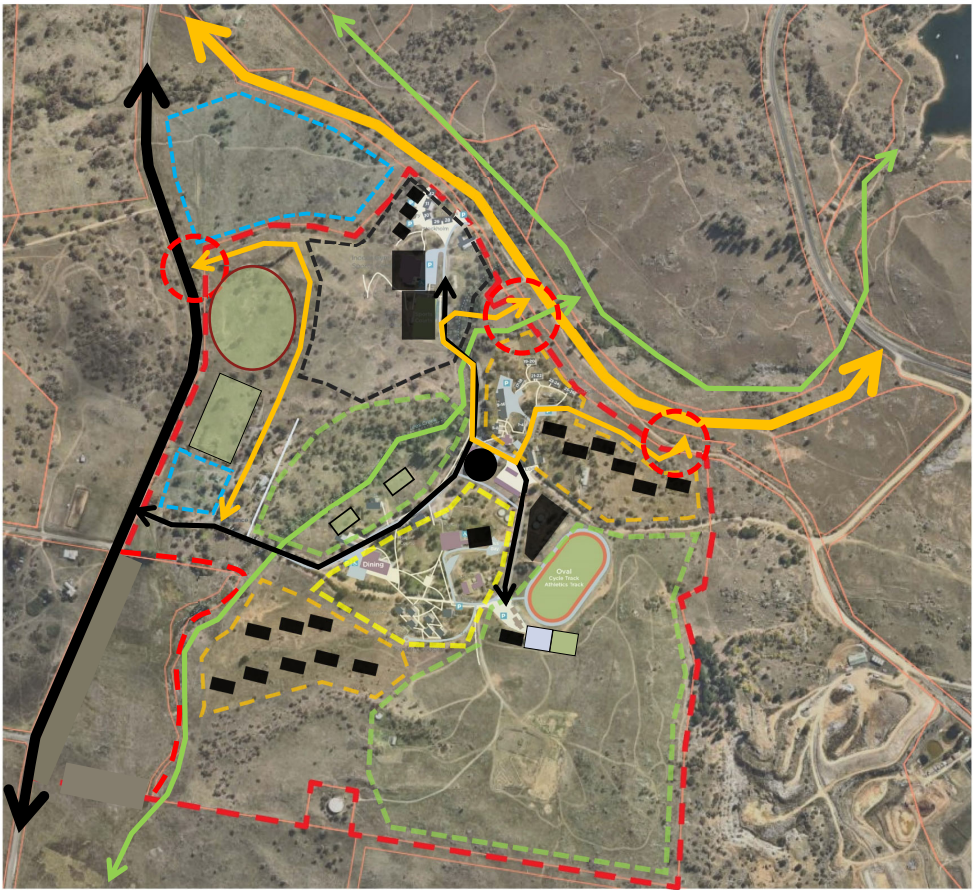
STRUCTURE/
OPTION 3

Ice Rink
Single 60m x 30m ice rink
(primarily for high
performance) located adjacent
to the existing field.



STRUCTURE/
OPTION 4

Commercial Accommodation
Commercial accommodation
provided on northern aspect
of hill with views of lake and
district.
Access would be via new road
along riparian zone to prevent
clashes with camp zone.



05/

Design Investigations Vision & Principles

05/ Design Investigations Vision & Principles

Sub-Precinct Vision

Overall Sub-Precinct Strategy

The Sports & Education Sub-Precinct is to be developed as a hub that caters for multiple user groups, balancing the needs of high performance sport, the sub-precinct's primary function of providing outdoor education in the form of school and other camps, the local community (including community sport and schools), and visitors to the SAP area.

High Performance Sport

The aspiration for the sub-precinct is to create a national winter Olympic training centre, providing year round best-in-class high performance facilities (focused on winter & snow sports), linked to on-mountain facilities, the local community, education and dedicated athlete and coach accommodation.

Community Sport

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Education

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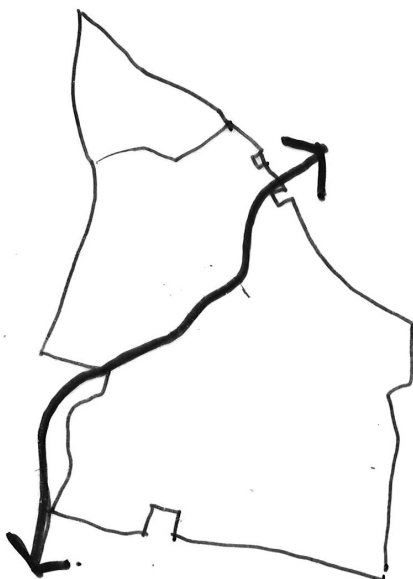
School Camps & Programs

Ensure the ongoing success of school camps and outdoor education programs through improved facilities, additional accommodation and enhanced pedestrian safety.

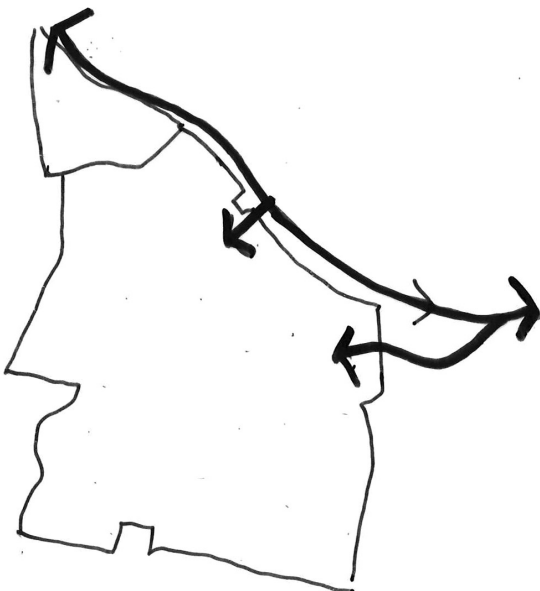
Environmental, Social & Financial Sustainability

Restore and protect the sub-precinct's key biodiversity areas, minimise embodied and operating carbon with any new builds, better tell the first nations and western history stories of the sub-precinct and ensure commercial sustainability is considered when developing new sports and community facilities

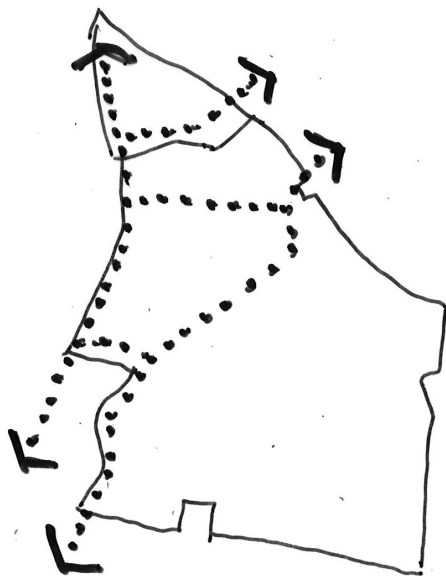
Sub-Precinct Planning Principles



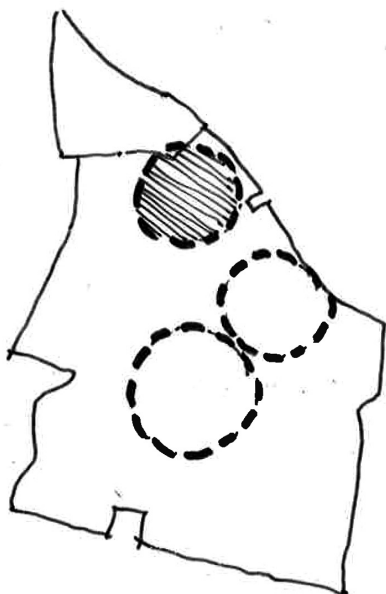
A Green Spine
The restored riparian zone with bike and walking path to open up the Sub-Precinct and connect to Jindabyne and Leesvile:



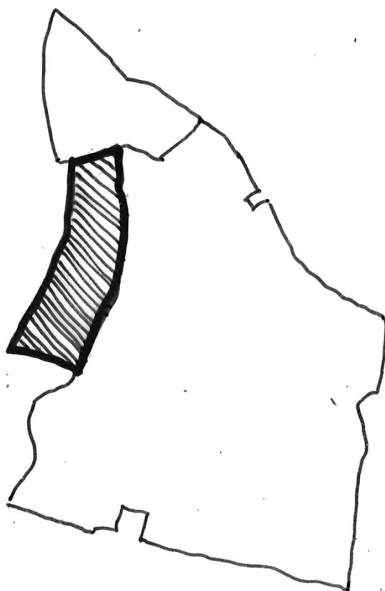
Open the North
Use the Southern Connector to directly access the sport, community and accommodation areas.



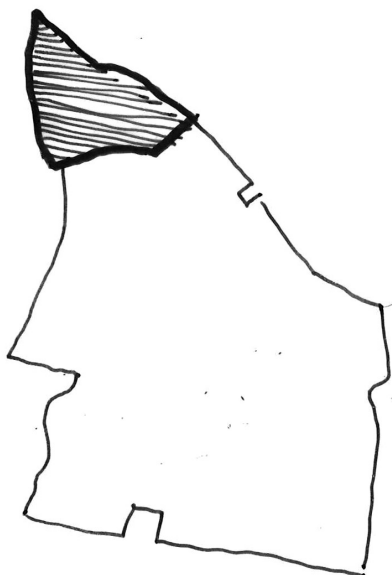
Connected Community
Link the sub-precinct internally & externally with a series of connected bike and walking paths.



Strengthen Sport
Further develop the sports zone with the National Winter Olympic Training Centre & community sports & aquatic centre.



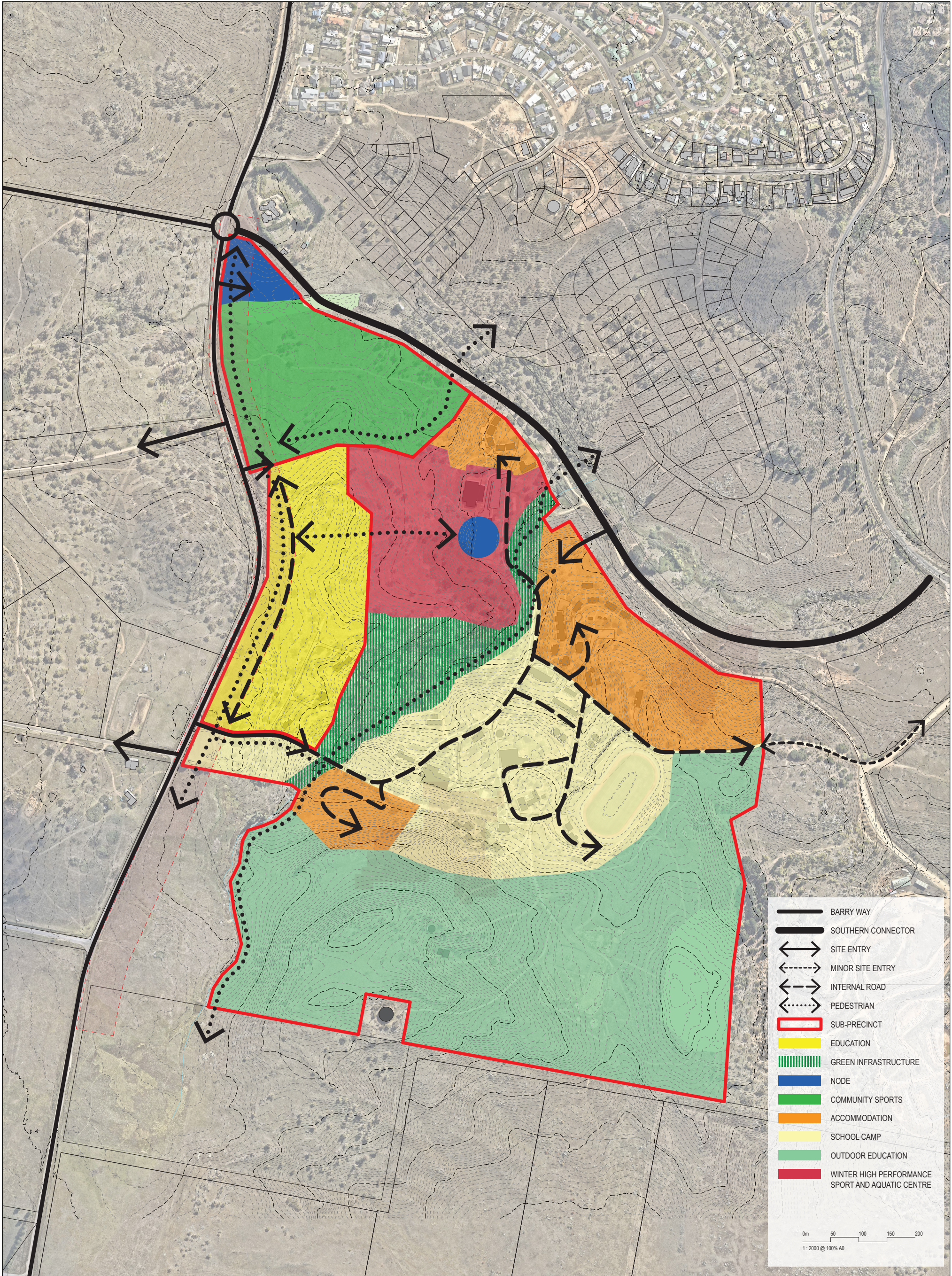
Education Precinct
Create an education precinct to Barry Way with good links to transport, town and the rest of the sub-precinct.



Community Sport Node
Use the Crown Land as a future community sport node to support Jindabyne's growth.

06/

Sub-Precinct Structure



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07/

Detailed Design Investigations



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POPULOUS

JINDABYNE SPORTS & EDUCATION SUB-PRECINCT DESIGN INVESTIGATIONS

SK.00.0004

DATE: 01/07/2021
DRAWN: POP

FOR INFORMATION ONLY - NOT FOR CONSTRUCTION

SCALE: 1:2000 - 100% @ A0
PROJECT: 20.7663.00

07/ Legend: Proposed Facilities

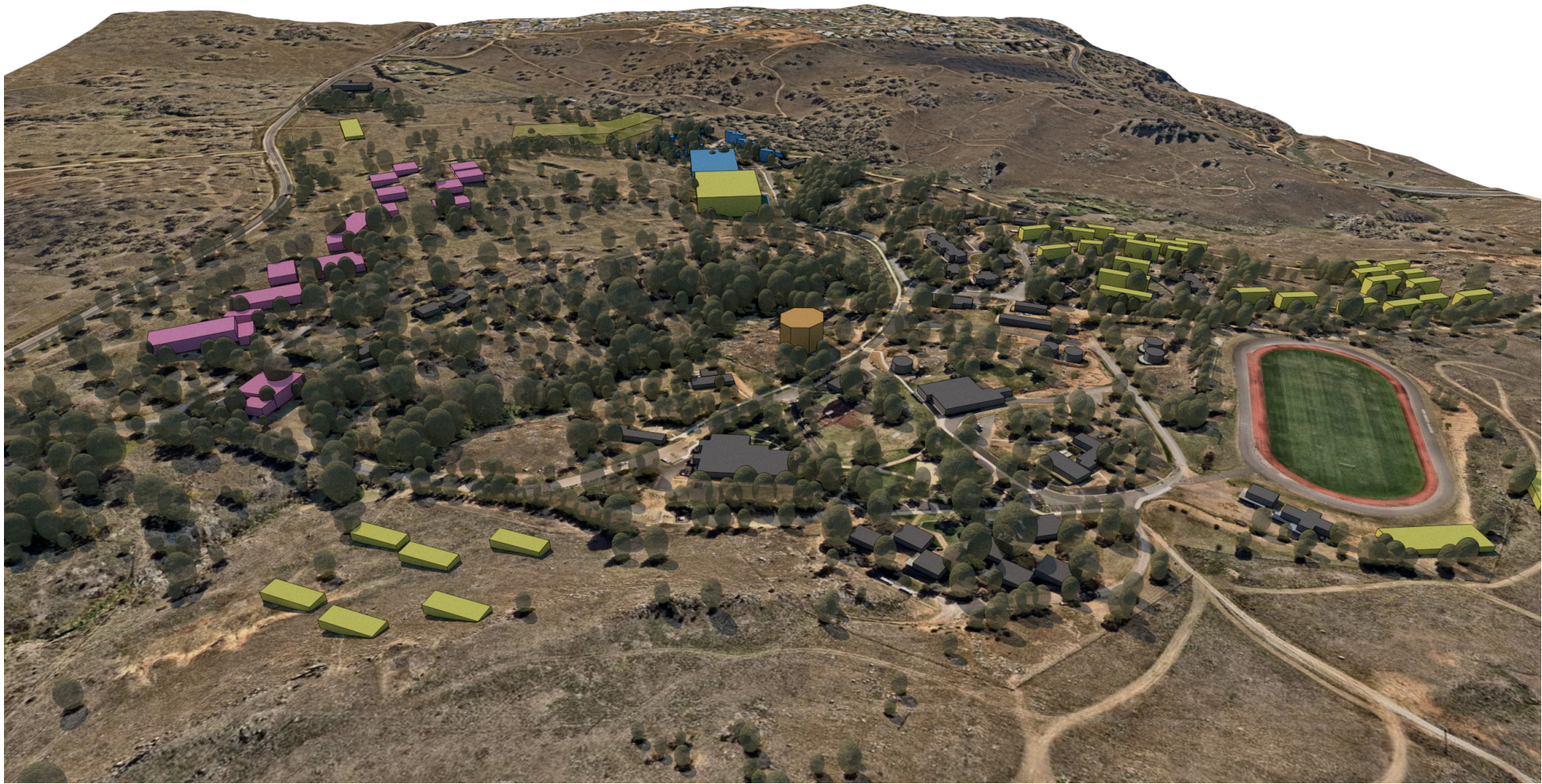
- 01/ Community sport car park (park-and-ride opportunity, potential shared seasonal use).
- 02/ Community sports centre. Built over site of existing courts. Includes 50 metre pool, climbing walls, indoor courts and supporting amenities.
- 03/ Community oval (AFL, cricket & rectangular sports).
- 04/ Pedestrian path to Southern Connector pedestrian overpass.
- 05/ Community sport dedicated parking.
- 06/ Indoor ice skating rinks.
- 07/ High performance athlete, coach and support staff accommodation. Mix of medium and low density 2-4 storey accommodation buildings.
- 08/ Approved development airbag jump.
- 09/ Approved rails course.
- 10/ Approved high performance airbag jump.
- 11/ Approved start track.
- 12/ High performance training facility. Built over site of existing high performance facility. Contains university partner facilities.
- 13/ Community oval amenities and grandstand building.
- 14/ Sports precinct parking.
- 15/ Development pool jump.
- 16/ Dry ski slope area.
- 17/ School buildings.
- 18/ School rectangular sports ground with managed community access.
- 19/ Pedestrian access path (emergency vehicle access).
- 20/ BMX track (under construction).
- 21/ Sub-precinct entry servicing high performance and community sports precinct. To connect with new southern connector. Two options shown. Final option for single entry to be determined upon detailed design.
- 22/ Cultural discovery and history zone path.
- 23/ Biodiversity riparian protection zone bike and pedestrian path. Potential connections off-site. Conservation improvements along riparian corridor.
- 24/ School outdoor courts with managed community access.
- 25/ 2 storey medium density athlete, coach and support staff overflow accommodation buildings. Also to be used for school camp overflow.
- 26/ NSW TAFE Connected Learning Centre.
- 27/ Adventure equipment.
- 28/ Low density 1-2 storey on-site staff accommodation buildings.
- 29/ Upgrades to existing athletics track, bike track and oval, to include sports lighting.
- 30/ Change rooms and storage building servicing athletics, biathlon and criterium track areas.
- 31/ Biathlon laser shooting range.
- 32/ Biathlon and criterium club building.
- 33/ Biathlon, roller-ski and criterium track.
- 34/ Mountain bike pump track. Beginner to intermediate level to suit school use.
- 35/ Push track.
- 36/ Commercial development.
- 37/ Children's play area.
- 38/ Community use outdoor courts.
- 39/ Community use cricket nets.
- 40/ New university campus.
- 41/ Heritage lodges.
- 42/ Potential heritage items.
- 43/ Recreation & Indoor Sports Hall
- 44/ Active transport link to Barry Way

08/

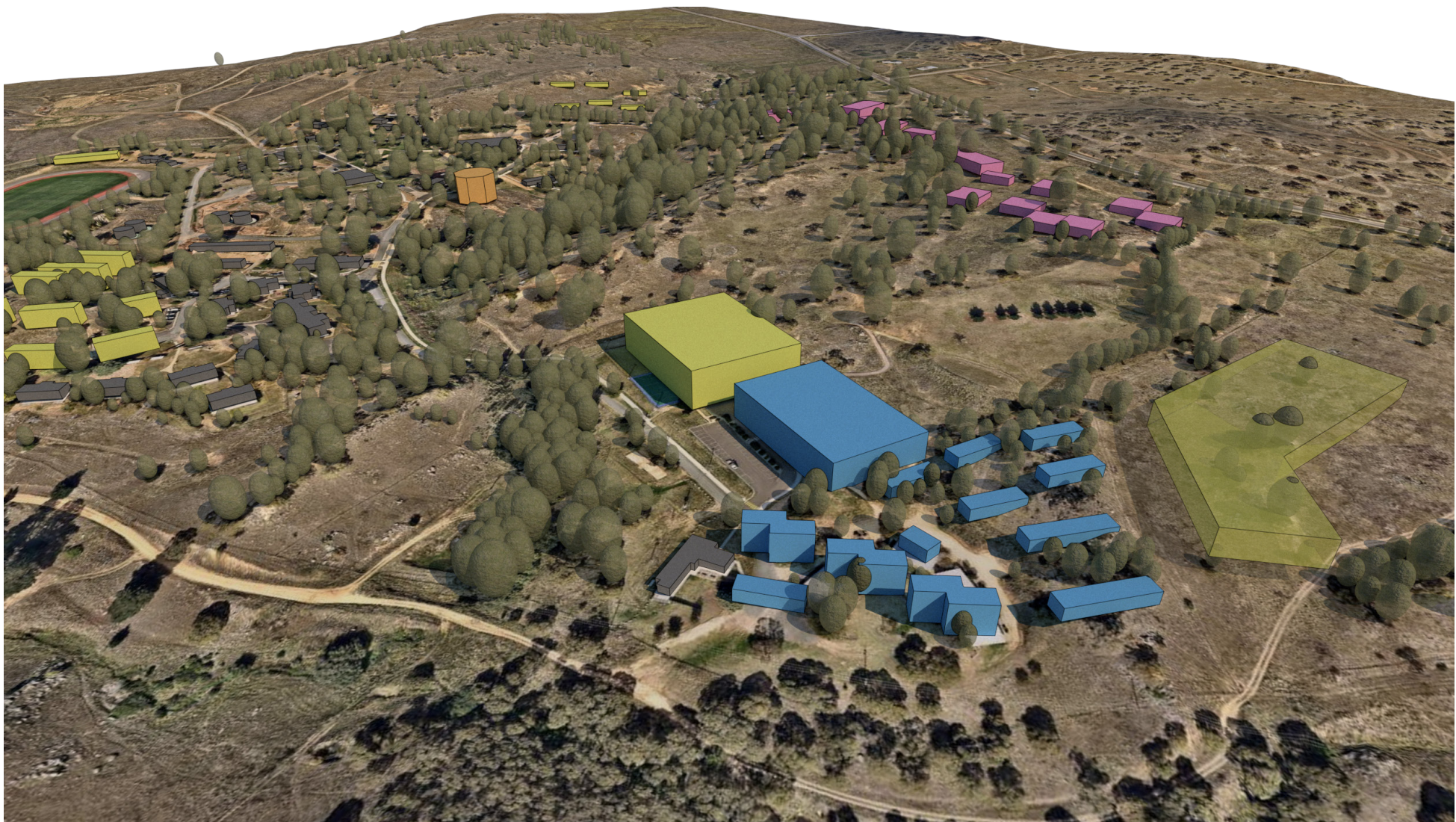
Massing

08/

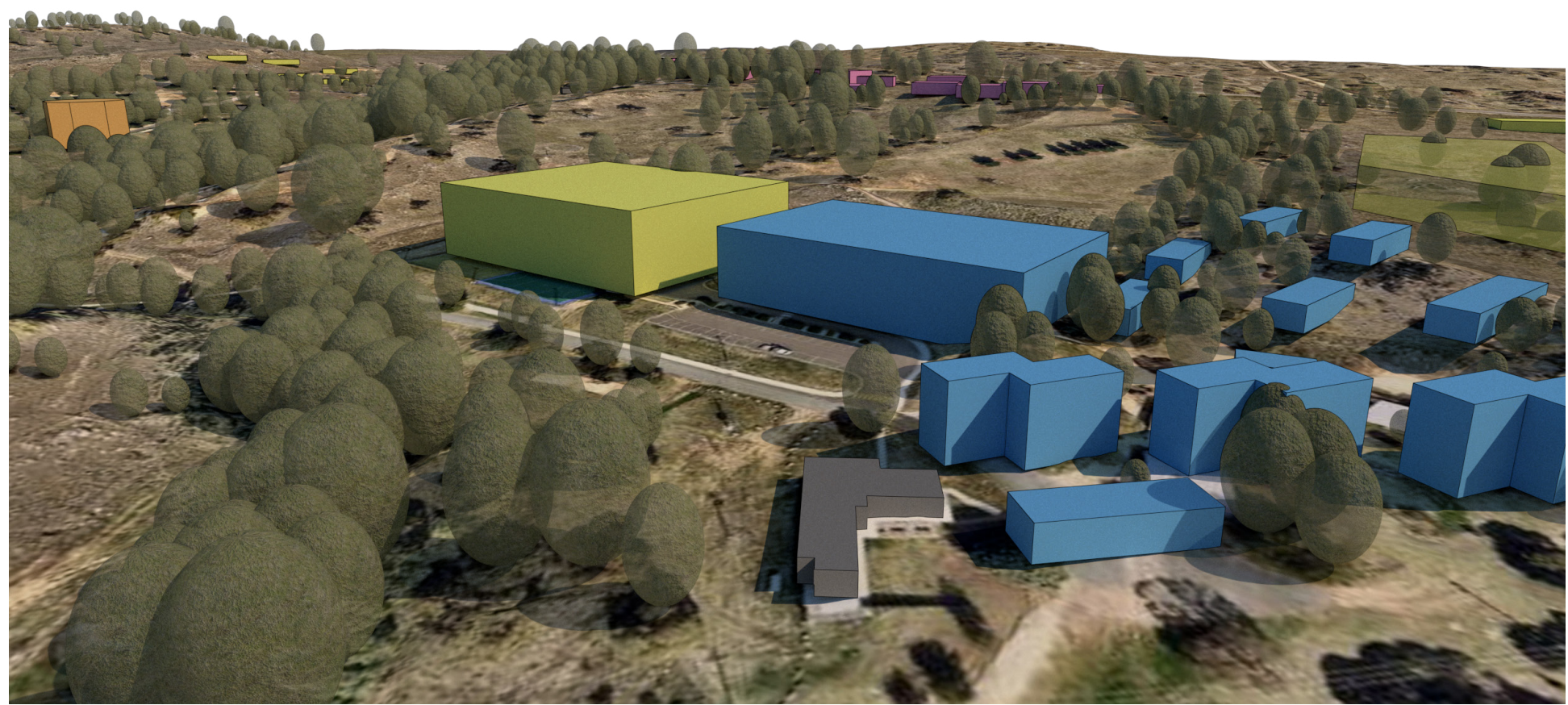
Massing



View from south Looking north



View of sports facilities from north



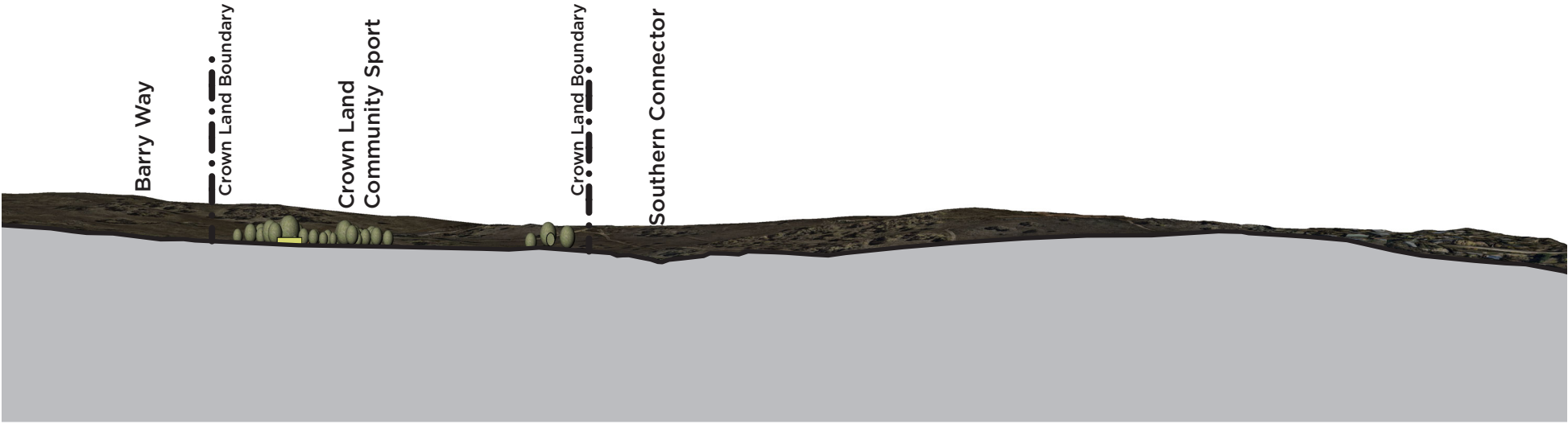
View of sports facilities from Southern Connector



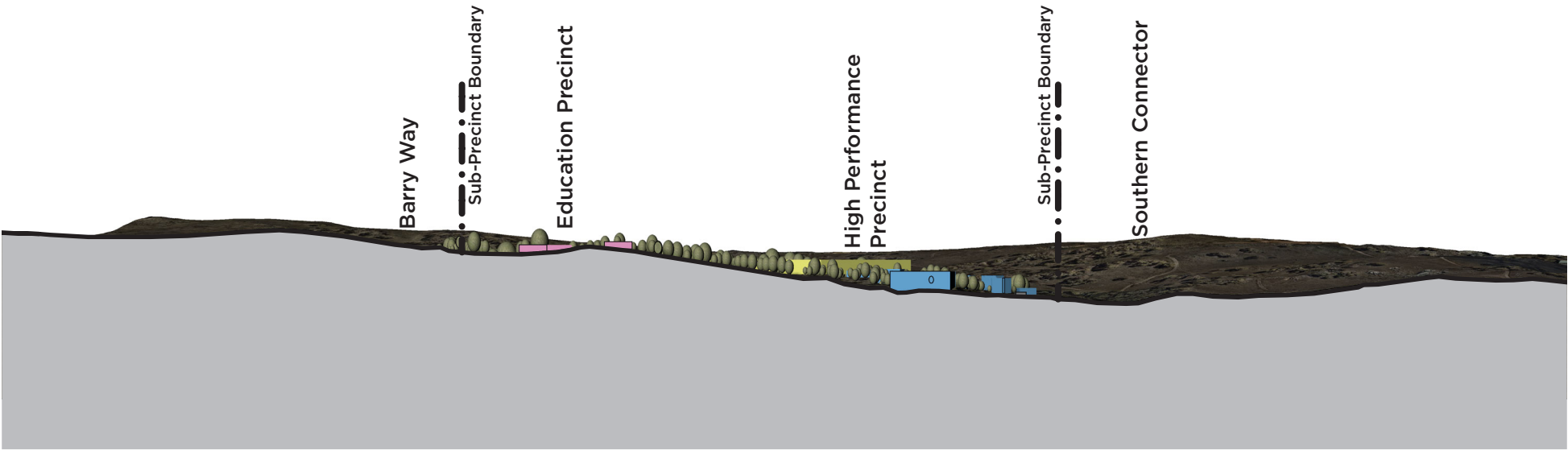
View of athlete, coach and support staff accommodation from north east

09/

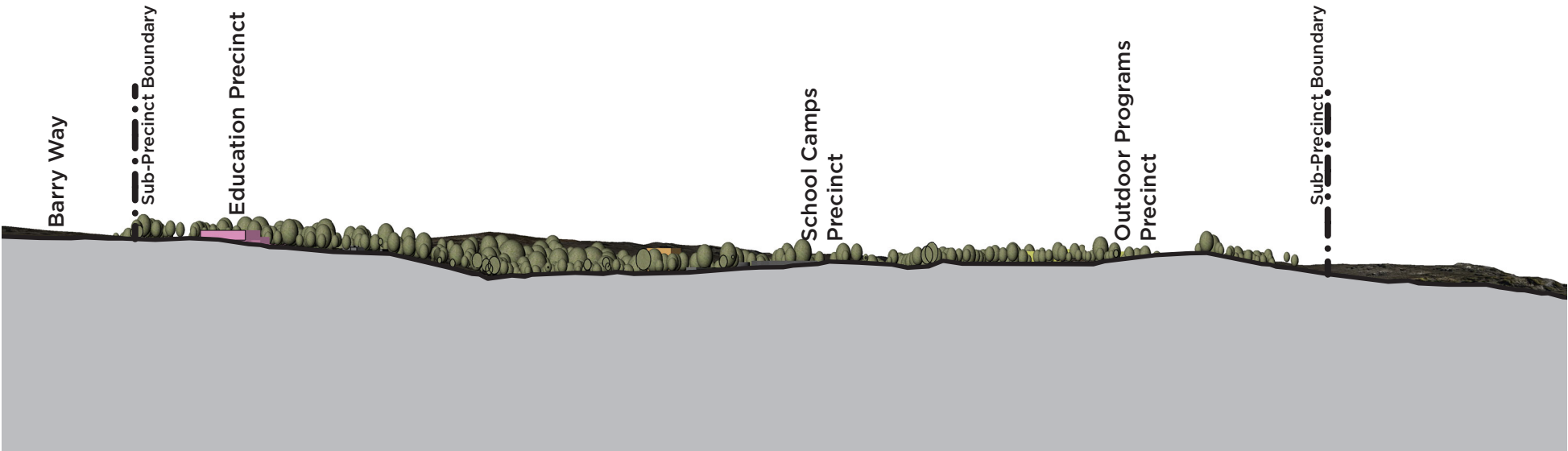
Sections



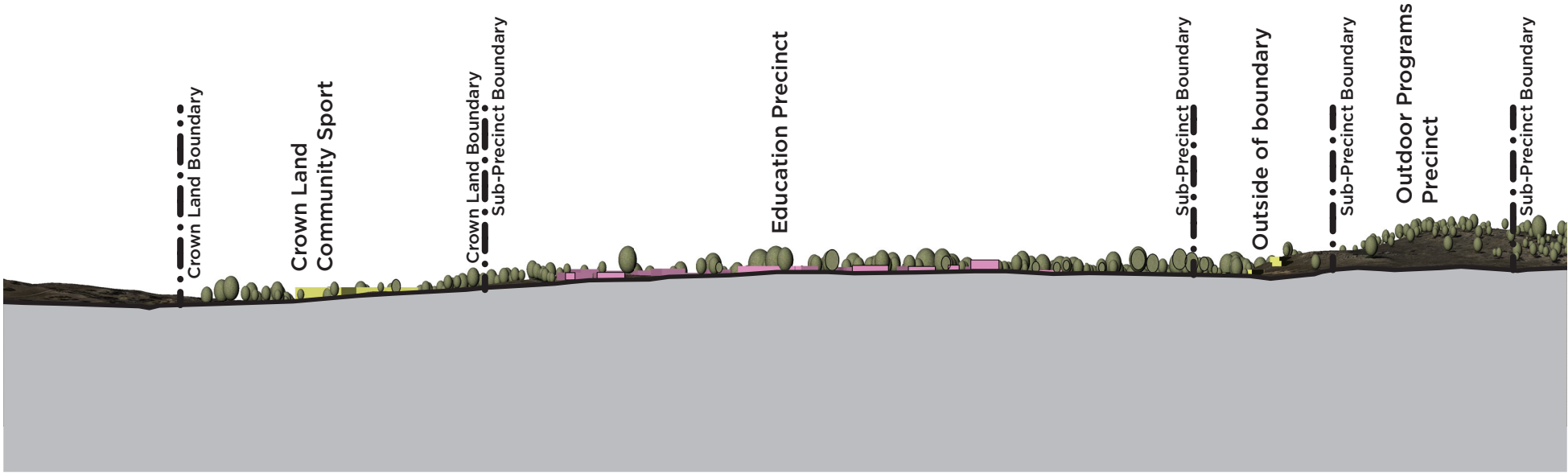
Section A-A



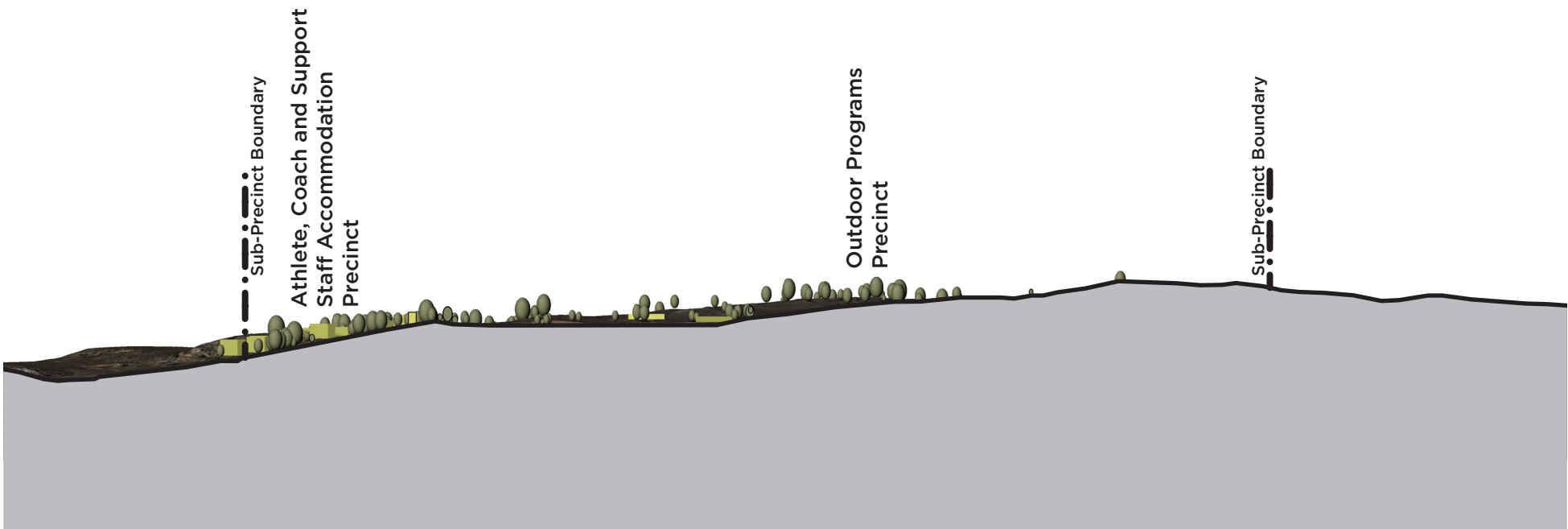
Section B-B



Section C-C



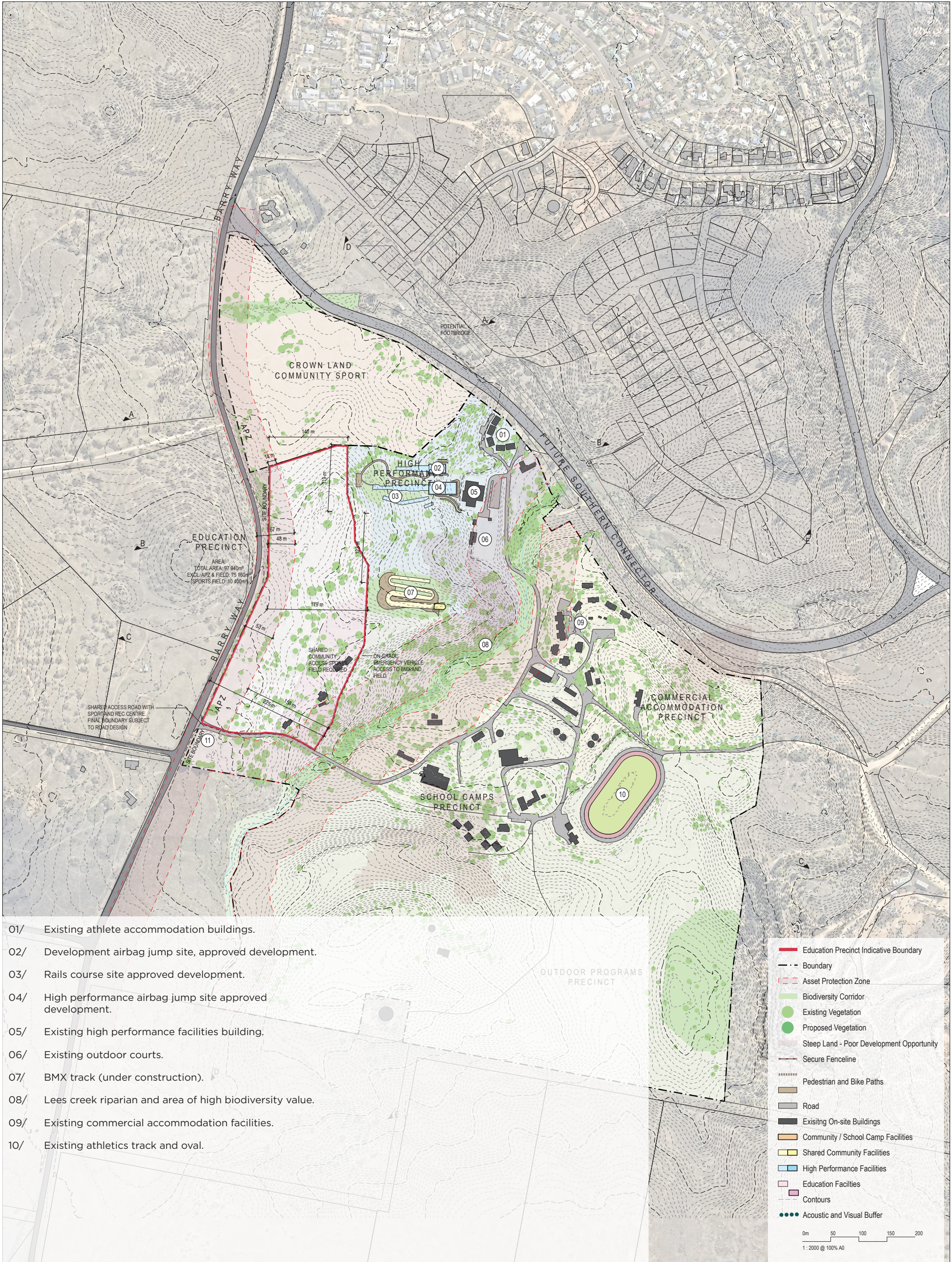
Section D-D



Section E-E

10/

Indicative Staging



- 01/ Existing athlete accommodation buildings.
- 02/ Development airbag jump site, approved development.
- 03/ Rails course site approved development.
- 04/ High performance airbag jump site approved development.
- 05/ Existing high performance facilities building.
- 06/ Existing outdoor courts.
- 07/ BMX track (under construction).
- 08/ Lees creek riparian and area of high biodiversity value.
- 09/ Existing commercial accommodation facilities.
- 10/ Existing athletics track and oval.

- Education Precinct Indicative Boundary
- Boundary
- Asset Protection Zone
- Biodiversity Corridor
- Existing Vegetation
- Proposed Vegetation
- Steep Land - Poor Development Opportunity
- Secure Fenceline
- Pedestrian and Bike Paths
- Road
- Existing On-site Buildings
- Community / School Camp Facilities
- Shared Community Facilities
- High Performance Facilities
- Education Facilities
- Contours
- Acoustic and Visual Buffer

0m 50 100 150 200
1:2000 @ 100% A0

Present Day



Stage 1: 0-5 years (short term)



Stage 2: 6-15 years (medium term)



Stage 3: 16-30 years (long term)

^{11/} Zones

11/ Zones

Zones

The Jindabyne Sports & Education Sub-Precinct has been separated into the following zones with indicative program and staging noted for each in the following pages

01/ Crown Land Community Sport

02/ Education

03/ High Performance & Community Sport

04/ Athlete, Sports and Support Staff Accommodation

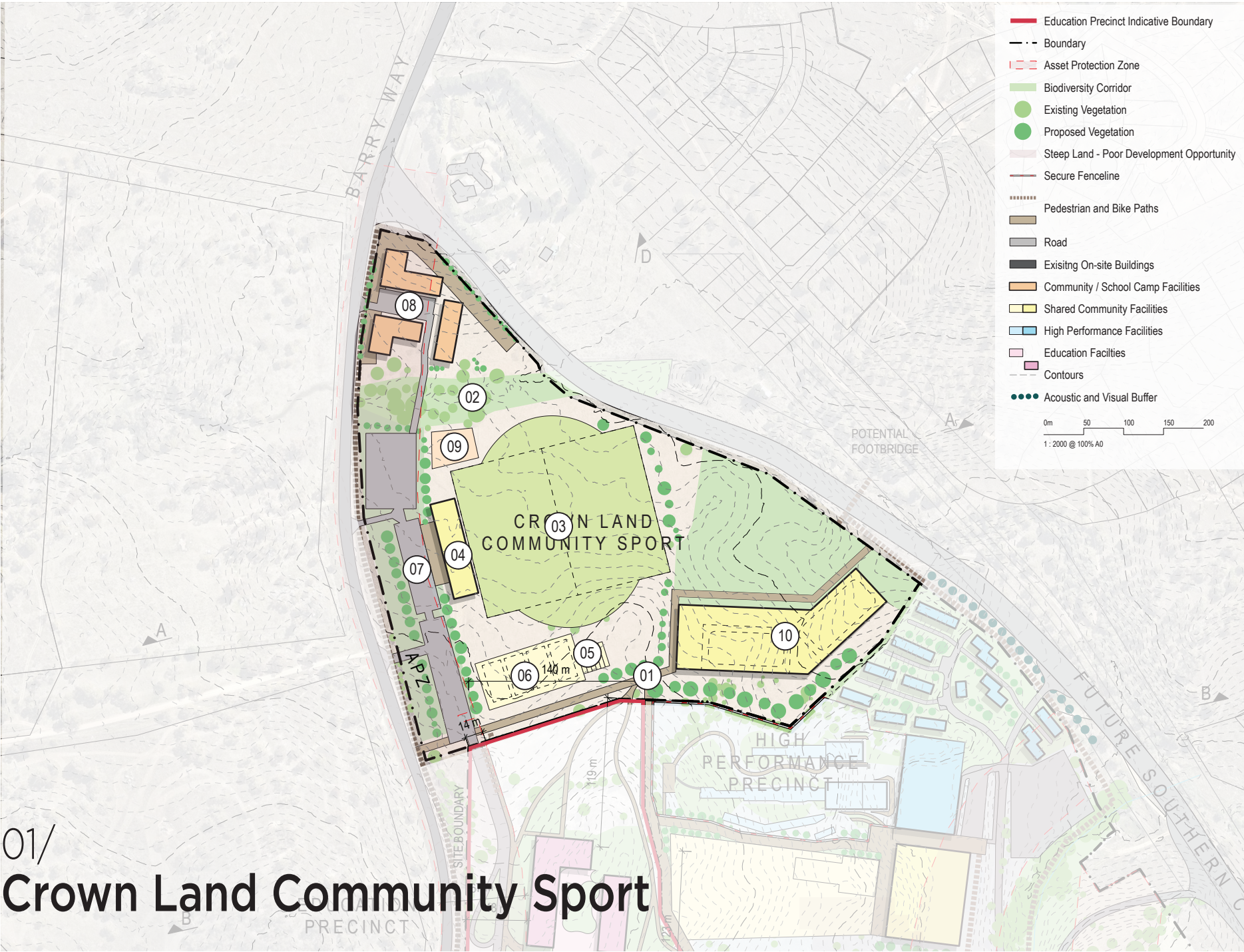
05/ Bio-diversity & Adventure

06/ School Camps

07/ Outdoor Programs



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Although not part of the Sports & Education Sub-Precinct lands owned and managed by the NSW Office of Sport, the Crown Land parcel will serve a vital function as a piece of community sporting infrastructure adjacent the new Jindabyne housing development lands and on an important road junction of Barry Way and the Southern Connector.

The centre-piece and focal point of this zone is the community sports oval and small grandstand. Other proposed development for the zone is:

Short Term (0-5 years)

The only additions in the short term area:

- 01/ An east west pedestrian & bike link from Barry Way to the new Southern Connector pedestrian bridge. This pedestrian path will also link into the north south pedestrian and bike access to/from the BMX pump track (and provide an emergency vehicle access path to the BMX track)
- 02/ Restoration of the riparian biodiversity area

Medium Term (6-15 years)

The medium term will see the bulk of development to the Crown Land:

- 03/ Community Oval (AFL, cricket, 2 x rectangular pitches).
- 04/ Small grandstand with amenities (change rooms, club rooms, first aid, storage, small kiosk)
- 05/ Cricket nets
- 06/ 4 x outdoor courts (netball, basketball & tennis)
- 07/ Car parking split over 3 areas in the APZ to Barry Way (approx 100 car spaces in total). This parking will serve as parking for the community sport functions (oval, courts, cricket nets, BMX and future ice facility) but also potentially as a park and ride facility for other tourist attractions in the SAP.
- 08/ Small scale commercial/retail node to the intersection of Barry

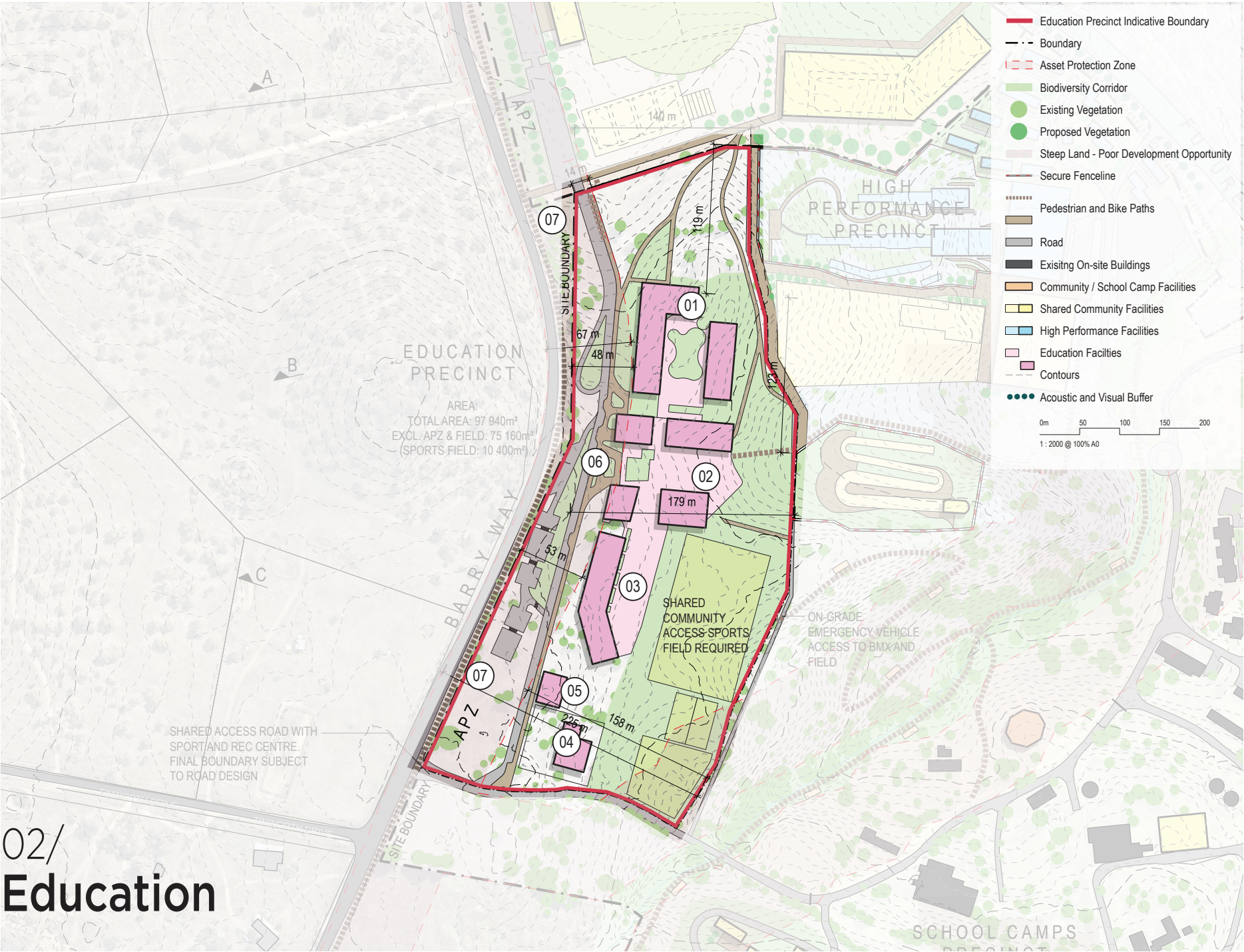
Way and the Southern Connector.

- 09/ A children’s play area between the oval and the riparian biodiversity area.

Long Term (16-30 years)

The only development in the long term is the addition of a two sheet ice rink facility to complete the consolidation of the Winter Olympic high performance sport program. This facility will also be accessible to the community and include:

- 10/ 2 x 60m x 30m ice sheets (suitable for all ice disciplines other than long course speed skating)
 - Lobby and reception area with skate hire, retail and cafe facilities.
 - 6 x participant change rooms and 4 x officials change rooms.
 - Meeting and club spaces to support high performance and club requirements.
 - A small commercial tenancy suitable for a sports medicine, sports physio or sporting goods store.
 - Back of house, loading and plant areas suitable to support the facility.



A key change to the Jindabyne Sports & Eductaion Sub-Precinct is the addition of formal education infrastructure to the area along Barry Way.

The detailed planning and implementation of this zone will be led by NSW Schools Infrastructure and NSW TAFE infrastructure.

Short Term (0-5 years)

The education zone will one of the first areas of the sub-precinct to be developed and will include.

- 01/ A primary school to the north of the zone.
- 02/ A shared performance space, library, outdoor courts and rectangular field in the centre of the zone. This area will also provide managed access for community use to these facilities.
- 03/ A secondary school immediately south of the shared facilities.
- 04/ A small NSW TAFE Connected Learning Centre to the south west of the zone with primary vehicular access (including MRV truck access) from the existing Barry Way sub-precinct entry.
- 05/ A small university facility to the south of the zone with primary vehicular access from the existing Barry Way Sports & Education Sub-Precinct entry.
- 06/ Vehicular and pedestrian access to the APZ along Barry Way with 'kiss & go' drop off zones, staff car parking and high quality managed landscape.
- 07/ Active transport link to Barry Way

Medium Term (6-15 years)

No additional work envisaged in the medium term.

Long Term (16-30 years)

No additional work envisaged in the long term.



03/ High Performance & Community Sport

This zone will be a key catalyst for the Snowy Mountains SAP providing year round world class winter Olympic training facilities for Australian and international athletes. Additional to the high performance sport requirements the community indoor sports and aquatic facility will be an important regional sports facility for the Snowy Mountains community and Snowy Mountain visitors.

Short Term (0-5 years)

An important enabling piece for the success of the High Performance & Community zone is the development of the Southern Connector road. This road will provide much needed access to the northern part of the Sports & Education Sub-Precinct. Other developments in this phase will be:

- 01/ Precinct entry servicing high performance and community sports precinct. To connect with new Southern Connector. Two options shown. Final option for single entry to be determined upon detailed design.
- 02/ A high performance air bag dry slope jump, development air bag dry slope jump, dry slope rails park, dry slope start gates.
- 03/ BMX pump track (under construction)
- 04/ A new high performance indoor training and administration facility, including:
 - Accessible lobby with managed secure entry.
 - Strength & conditioning gym (incl. sprint & plyometric area)
 - Gymnastics area (incl. foam pits)
 - University of Canberra sport science teaching & research area
 - Male & female change rooms

- Sports medicine and physio treatment area.
- Athlete, coach & staff meeting areas
- Athlete, coach & staff dining areas (incl. commercial kitchen)
- Administration area (for approx 30 coaches & NSO staff)
- Equipment & facility storage
- Back of house and plant areas suitable for the facility.

05/ A new community indoor sport & aquatic centre, including:

- Accessible lobby with managed entry incl. retail area & cafe (over two levels)
- Ground floor areas:
 - A 25m 8 lane heated indoor pool suitable for laps, water polo and school swim carnivals
 - Area for 300 spectators
 - A 25m heated program pool suitable for learn to swim programs
 - Hot & cold recovery pools
 - Male & female wet & dry change rooms, accessible change rooms & parents' rooms
 - Pool storage & plant
 - 17m Olympic standard climb wall (lead, speed & bouldering)
- Level 1 areas:
 - 4 x indoor courts with drop curtains to allow for



netball, basketball, indoor gymnastics & futsal.

- Storage for gymnastics flooring & equipment.
- Storage for general sports equipment
- Offices, back of house & plant areas suitable for the facility.

- 06/ Ski flex/snow flex dry slope ski area with magic carpet up hill transport
- 07/ A covered entry court between the high performance facility & the community indoor sport and aquatic buildings with entries to each building coming and access to outdoor areas from this.
- 08/ Car parking split between two areas (approx. 32 for high performance & 65 for indoor sports & community)

Medium Term (6-15 years)

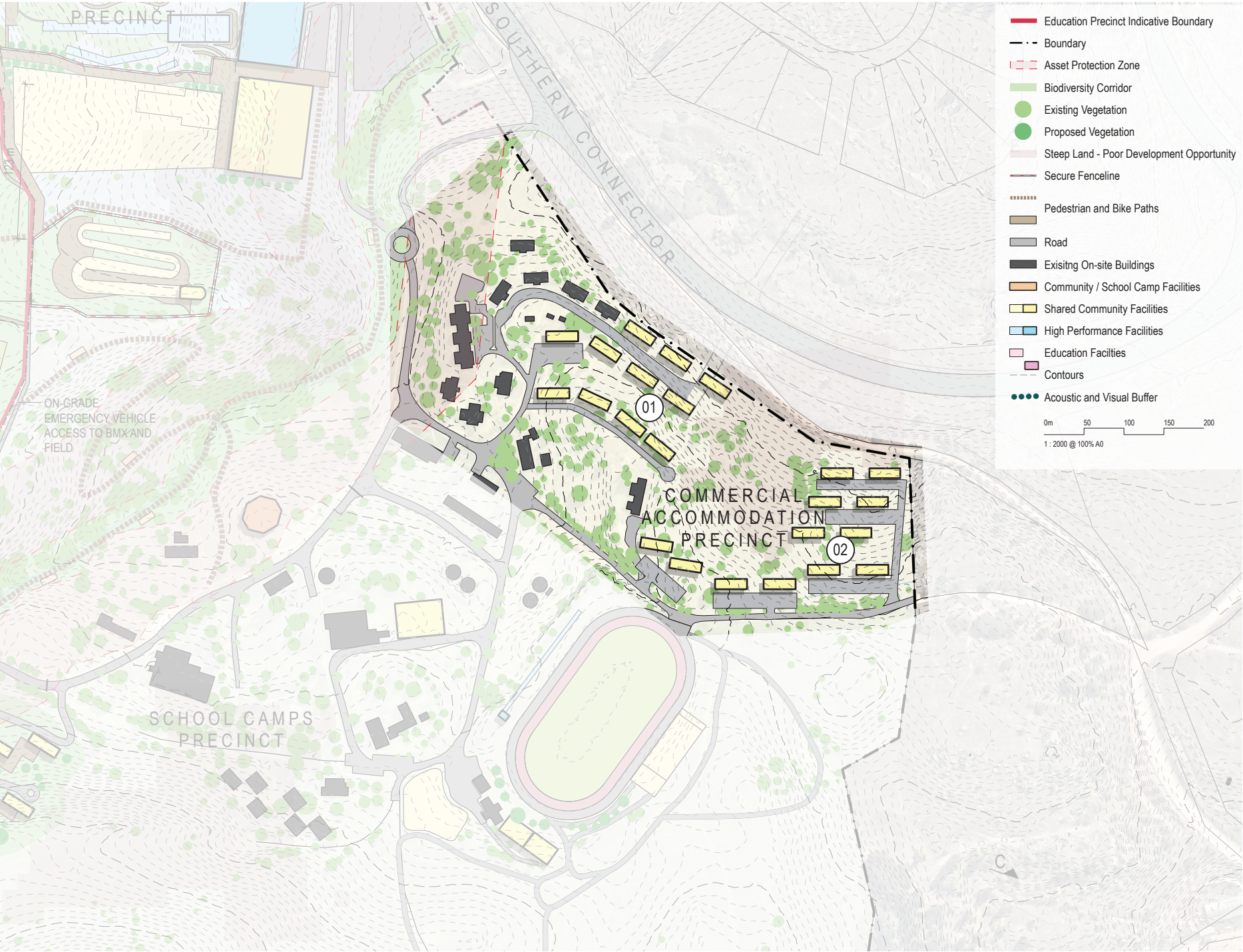
Facilities in the medium term include:

- 09/ 64 new athlete, coach & support staff accommodation beds, made up of:
- 2 x 2 level buildings with 3 x 2 bed apartments in each (24 beds)
 - 5 x 2 level buildings with 2 x 2 bed apartments in each (40 beds)
 - Parking equivalent at 1 car space per apartment (32 spaces)
- 10/ Water development jump incorporated into the ski flex/snow flex dry slope. The water development jump would be a shared high performance and community facility.

Long Term (16-30 years)

Facilities in the long term include:

- 11/ 60 new medium density athlete, coach & support staff accommodation to replace the existing older low density accommodation. The development of these would be aligned with the development of the ice facility and they would include:
- 3 x 4 level buildings with 2 x 2 bed apartments in each (48 beds)
 - 1 x 2 level building with 2 x 2 bed apartments (8 beds)
 - 1 x 2 level building with 1 x 2 bed apartment (4 beds)
 - Parking equivalent at 1 car space per apartment (30 spaces)



04/ Athlete, Sports and Support Staff Accommodation

This zone will provide additional overflow school camp accommodation and overflow athlete, coach and support staff accommodation to the Sports & Education Sub-Precinct.

Short Term (0-5 years)

As per the High Performance and Community Sport zone, an important enabling piece for the success of the Athlete, Sports and Support Staff Accommodation zone is the development of the Southern Connector road. This road will provide much needed access to the northern part of the Sports & Education Sub-Precinct allowing for more direct access to the Jindabyne town centre and major tourist attractions. Other developments in this phase will be::

01/ 176 new accommodation beds located immediately adjacent to the east of the existing commercial accommodation, comprising of:

- 11 x 2 level buildings with 2 x 4 bed apartments in each (176 beds)
- Car parking equivalent to 1 space per apartment (44 spaces)

Long Term (16-30 years)

Development in the medium term includes:

02/ 192 new accommodation beds located to the east of the apartments developed in the previous stage, comprising of:

- 12 x 2 level buildings with 2 x 4 bed apartments in each (192 beds)
- Car parking equivalent to 1 space per apartment (48 spaces)



05/ Biodiversity & Adventure

This zone will form a large part of the ‘Green Spine’ of the Sports & Education Sub-Precinct as well as being a suitable focal point for many of the First Nations’ stories, Australian colonial & inter-war history and flora & fauna stories on-site.

Short Term (0-5 years)

An important enabling piece for this zone will be the restoration of the riparian corridor of Lees Creek which is currently overgrown with poplars and other non-native trees. Other developments in this phase will be:

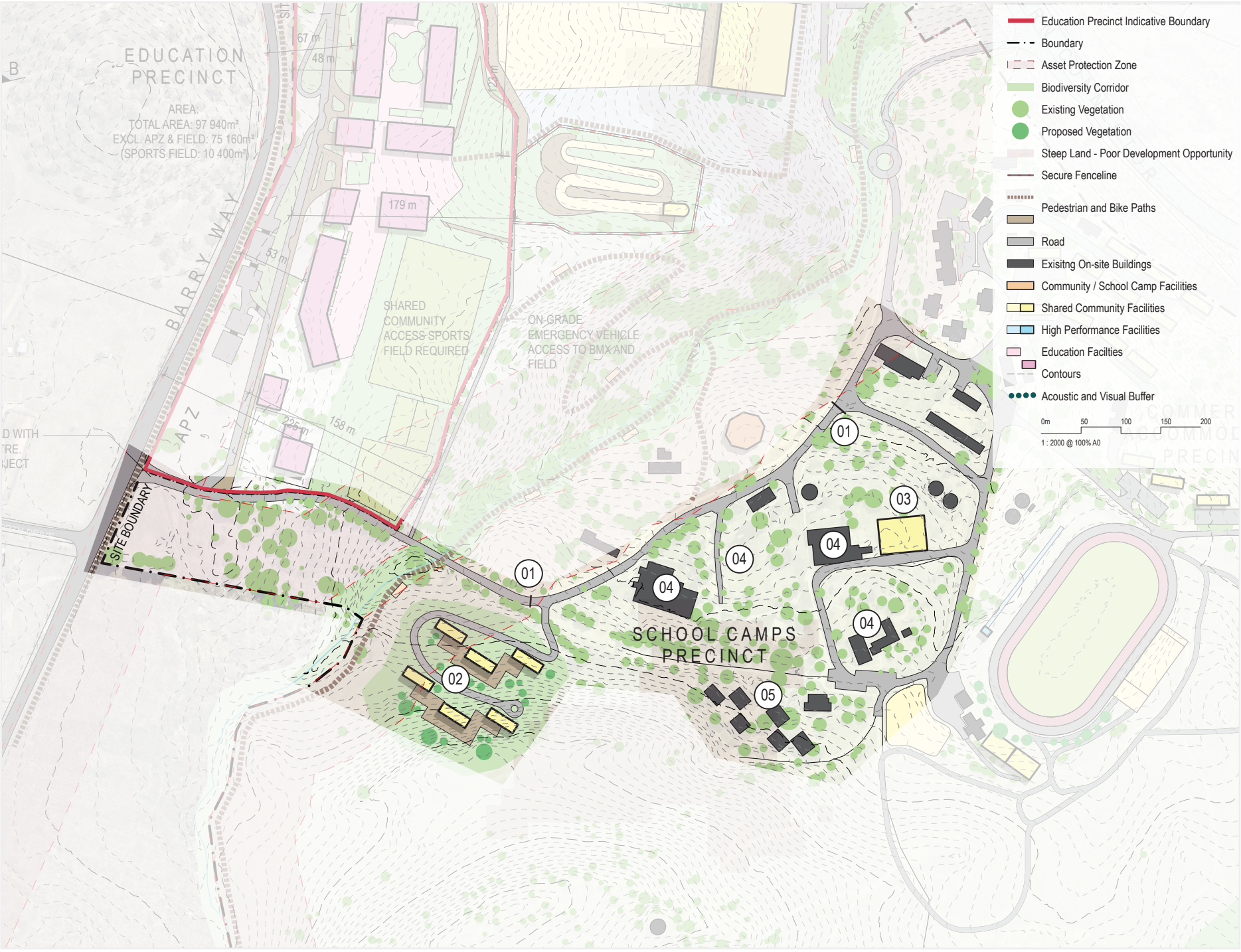
- 01/ A walking and bike path running the length of the riparian corridor connecting the main sub-precinct entry from Barry Way with the new Southern Connector
- 02/ Rest areas along the riparian corridor path with seating and information points pointing out narratives relevant to the areas speaking to First Nations stories, colonial/inter-war history or key flora or fauna.
- 03/ Narrower unpaved walking tracks to the west of Lees Creek leading from the riparian corridor to the education zone to enable outdoor teaching experiences for the school students.
- 04/ New accessible climbing equipment similar to the RCI Clip and Climb adventure equipment frames.

Medium Term (6-15 years)

No developments are envisaged for the medium term.

Long Term (16-30 years)

No developments are envisaged for the long term.



06/ School Camps

The School Camp zone is the most well used and effectively operated parts of all the existing areas on-site. The key issue for this zone is the clash between the vehicles of users of other parts of the sub-precinct and school students walking between activities and areas.

Short Term

As per many other areas in the sub-precinct, a key enabling piece for this zone will be the development of the Southern Connector road as it will significantly reduce vehicular traffic through the sub-precinct. Once the Southern Connector is built the other developments for this zone will be:

- 01/ Introduction of traffic booms at the entry to this zone from the east, north and west to ensure managed access through the camp areas for pedestrian safety and child protection.
- 02/ New staff accommodation will be required once the existing staff accommodation areas are demolished to make way for the Education Zone. The new accommodation will comprise:
 - 6 x 4 bed detached houses (24 beds total)
 - Car spaces for the equivalent of 2 cars per house (12 spaces)
- 03/ New recreation and indoor sports hall adjacent to existing recreation centre.

Medium Term

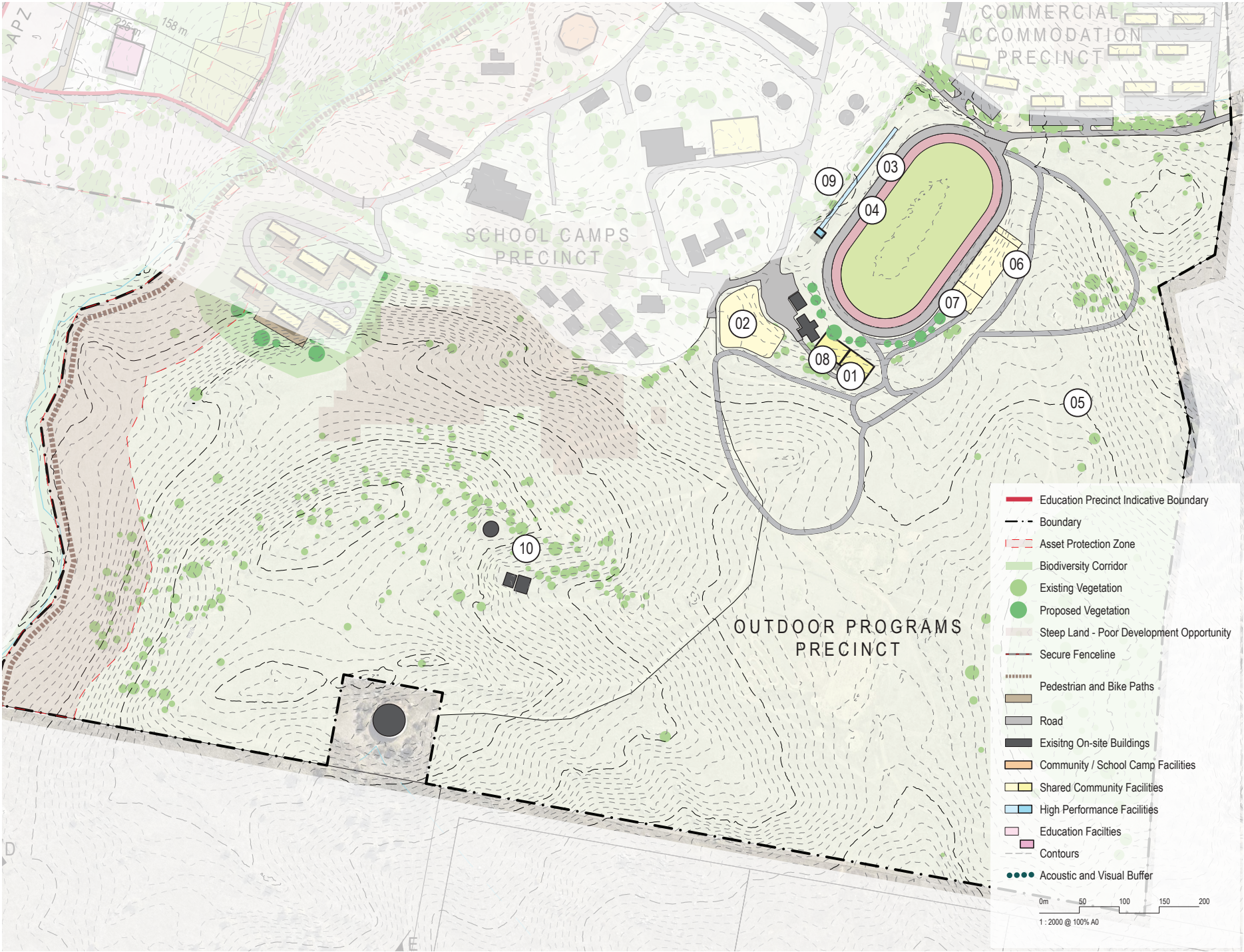
The medium term developments will include:

- 04/ Upgrade and extension of key facilities within the zone including:
 - Moguls dining and kitchen
 - Recreation Hall
 - Ski Hire
 - Scout Hall
 - Rope course

Long Term

The long term developments will include:

- 05/ Upgrade and extension of the accommodation facilities in the zone.



07/
Outdoor Programs

The Outdoor Program Zone works mostly in conjunction with the School Camp Zone and is predominantly open outdoor recreation space for the schools & community users.

Short Term

Short term developments include:

- 01/ New male & female change rooms (including accessible change rooms) to the community sports field, athletics track and cycle track.
- 02/ Upgrade and extension of the mountain bike skills park and MTB tracks
- 03/ Resurfacing of the athletics running track suitable for continued community use.
- 04/ Resurfacing of the bitumen cycling track suitable for continued community use.

Medium Term

Medium term developments include:

- 05/ A 2000m sealed 3m wide roller skating biathlon track starting and finishing adjacent to the existing cycling track and field.
- 06/ 50m x 24m laser shooting range with flat pad adjacent the biathlon start/finish.
- 07/ Addition of a bitumen connecting loop at the 1000m mark adjacent the cycling track and connecting to the track to allow for criterium cycling
- 08/ Biathlon & cycling club rooms, change rooms and storage to allow for biathlon & cycling club, community and competitive use.
- 09/ 120m push track located adjacent to the existing athletics track and oval

Long Term

Long term developments include:

- 10/ Upgrade and extension of existing camp fire site, archery range and paint-ball combat areas.

A01/

Appendix 1: **Sports & Education Sub-Precinct Facilities**

Snowy Mountains SAP - Jindabyne Sport & Rec Facilities Reference Dimensions

Information developed from DHW Sport infrastructure study including Table 72 (page 216) Indicative Design Parameters
10-Mar-21

POPULOUS

Facility	Description	GFA & Approx. dimensions of built area footprint	Noted Benchmark Facility	Indicative car parking requirement
High Performance Facilities				
New high performance training centre (indoor)	HP Indoor training areas include: <ul style="list-style-type: none">o Strength and conditioningo Medical and treatmento Acrobatics and skill development facilitieso Indoor courts / free spaceo Recovery, including aquaticso Aministration space (30 staff)	5,200m2 over two levels (4,000m2 footprint - 100m x 40m) Facility from DHW JSH Final Report includes 2 x indoor courts 1,562m2 and Acrobatics Area 766m2.	United States Ski & Snowboard Association (USSA) Centre of Excellence (Park City US) <ul style="list-style-type: none">• Two story weight and cardio room• Full size indoor basketball court• Three story aerial training area including ramps and trampolines• Rehabilitation and physical therapy facilities• Indoor running track• Three therapy pools• Video training rooms• Dining area• Administrative and executive offices• National Ability Center catering for individuals of all abilities	70 spaces 1,750m2
Airbag Jumps and approved ski flex areas (outdoor)	Airbag Jump Development airbag jump Ski flex rail park Start gate	16,500m2 100m x 75m Refer to image on page 32 (Figure 6)	Refer to design by OoS	0
Start track/push track	Outdoor start track/push track for sleds	600m2 140m long x 4m wide track with small shed at track head for equipment store	Bath University	0
Dedicated athlete & coaching accommodation	Mix of 2 and 4 bedroom apartment and studio style self-contained accommodation (adopting Universal Design Principles) <ul style="list-style-type: none">• Access to 250 permanent beds	6,400m2 GFA, comprising of: 50 x 4 bed apartments: 12 x block of 4 x 4 beds (8mx25m footprint double storey) 1 x block of 2 x 4 bed (8m x 12.5m double storey) 25 x 2 bed apartments 2 x block of 10 x 2 beds (8 x 35m footprint double storey) 1 x block of 5 x 2 beds (8 x 35 single storey) [4 bed unit is 8m x 12.5m to match existing 100m2] [2 bed is 8m x 7.5m 56m2]	Existing athlete accommodation used as benchmark	150 spaces 3,750m2
University Research Centre	Likely incorporated into the high performance centre <ul style="list-style-type: none">• Research and lab facilities• Administration space• Small tuition zone	200m2 total Incorporated into HP Centre	NSWRL Centre of Excellence UNE Sports Science Labs	4 spaces 100m2
Mixed High Performance/Community Use				
Indoor Courts (potentially as part of HP centre)	<ul style="list-style-type: none">• Two to four court facility (netball court dimensions) to meet requirements of all court sports and high performance needs• Appropriate support amenity including changerooms	4 court facility plus change rooms, admin, foyer 3,200m2 80m long x 40m wide (each court 750m2 each)	Victorian University Community Sports Stadium (Vic)	75 spaces 1,875m2
Indoor Aquatics Facility (potentially as part of HP centre)	<ul style="list-style-type: none">o 25m poolo Learn to swim / program poolo Changeroom amenity	2,300m2 57.5m long x 40m wide	Bellarine Aquatics Centre (Vic)	30 spaces 750m2
Outdoor Aquatics facility (linked to Indoor Aquatics and potentially as part of the HP centre)	<ul style="list-style-type: none">o Development level aerial (ski) water jump with an external ramp and aquatic landingo 'Slip and fly' water ramp producto Water play and slides	1,500m2 37m long x 17m wide ramp 25m x 25m pool, 2m pool concourse	Ohio Dreams Slip n Fly	30 spaces 750m2
Ski Flex Slope (potentially as part of jumps area)	Slope with ski flex	10,000m2 200m long x 50m wide		30 spaces 750m2
Gymnastics Facility (potentially as part of the HP centre)	<ul style="list-style-type: none">• Acrobatics and trampoline facilities• Tumbling zone (36m x 5m)• Sprung floor (12m x 12m)• Vaulting/ mini trampoline area (30m x 10m)• Program space	1,500m2 50m x30m	Casey Stadium Gymnastics Centre (Vic)	30 spaces 750m2
Sports Climbing Wall (potentially as part of the Indoor courts)	<ul style="list-style-type: none">• Walls needs to cater for three disciplines including:<ul style="list-style-type: none">o Leado Speedo Bouldering• Lead and Speed wall needs to be 17m high with over hangs• Another lower level wall also required for bouldering• Ideally an indoor facility to minimise impacts of weather (and to replicate competition environment)	1,300m2 65m x 20m x 19m high (17m high wall)	<ul style="list-style-type: none">• Aomi Urban Sports Park – Tokyo Olympic Venue (Japan)• Villawood Indoor Climbing Centre (NSW)	30 spaces 750m2
Ice Rink	Two rink facility incorporating elements to allow for: <ul style="list-style-type: none">o Rink for Ice hockey including boards and perspexo Rink for short track, speed skating, figure skatingo Community skating capabilityo Movable padding systemo Curling Ice with 4 to 6 laneso Start / push track for sled sportso Portable grandstand	7,200m2 100m x 72m	Cockburn Ice Arena (WA)	60 spaces 1,500m2
Off-mountain Biathlon Course & Laser Range (potentially linked to Criterium Course and outdoor Courts)	<ul style="list-style-type: none">• An asphalt circuit, 1.5km to 2km in length and 3m wide• Laser shooting range 50m x 24m incorporating:<ul style="list-style-type: none">o Shooting pad areao Target zone• Office and amenity building, including storage	46,000m2 <ul style="list-style-type: none">• Shooting range (50mx24m),• Shooting pad area (16mx24)• 2km (loop) course x 3m wide• Storage unit (2 x 12m shipping containers)	Refer to design by Biathlon NSW for the site and additional information provided by the NSW office of Sport 18 March 2021	30 spaces 750m2
Sports Field - Oval	<ul style="list-style-type: none">• The provision of a turf field capable of conducting:<ul style="list-style-type: none">o Australian ruleso Cricket• The provision of (say) two synthetic running lanes around the oval• Potential community level athletics amenity (such as shot put / discus circles, etc)• Appropriate support amenity including a pavilion and changerooms / toilets (including female friendly)• Potential for lights to support community sport	20,000m2 160m x 130m Additional 14,000m2 required for amenities, spectators and cricket nets area	Ovals with synthetic outer tracks (Collingwood - Glasshouse Training Centre, West Coast Eagles - Lathlain Oval) <ul style="list-style-type: none">• Olympic Park Oval (Vic)• Casey Fields (Vic)	30 spaces 750m2

Snowy Mountains SAP - Jindabyne Sport & Rec Facilities Reference

Dimensions

Information developed from DHW Sport infrastructure study including Table 72 (page 216) Indicative Design Parameters

10-Mar-21

POPULOUS

Facility	Description	GFA & Approx. dimensions of built area footprint	Noted Benchmark Facility	Indicative car parking requirement
Sports Field - Rectangular	<ul style="list-style-type: none">• The provision of a turf field capable of conducting:<ul style="list-style-type: none">o Rugby uniono Rugby leagueo Football• Appropriate support amenity including a pavilion and changerooms / toilets (including female friendly)• Potential for lights to support community sport	11,000m2 130m x 80m wide field of play 8m x 30m amenities	Redfern Oval (NSW)	30 spaces 750m2
BMX Track (under construction)	Regional level BMX pump track	2,500m2 250m long track	Refer to design for site adjacent ski jump area	0
Skate Park (potential to connect to BMX pump track)	<ul style="list-style-type: none">• Skate Park with multiple elements including<ul style="list-style-type: none">o Bowlso Railso A-frameo Berms	1,000m2 20m x 50m skate area (bowls, rails, etc)	Gladstone Pump Track & Skate park	0
Mountain Biking Skills Park and connection to Trail Network(potential to connect to BMX track and/or existing JSRC Mountain Bike trails)	Create links to existing SAP trail network Potential to link to and/or expand existing BMX pump track Potential to link to and/or expand existing camps skills park Mountain skills park incorporating: <ul style="list-style-type: none">o Jump lineso Bermso Rollerso Rock gardens and rock featureso Boardwalks and skinnies	Skills Park: 2,500m2 Approx 70m x 35m	For mountain skills park: Forrest Skills Park (Vic) See page 76 of Forrest MTB trail detailed design plan	20 Spaces 500m2
Criterium Course	<ul style="list-style-type: none">• 2.2km track (loop) length x 6m-8m wide• Track includes a number of turning points to create shorter loops	40,000m2	Casey Fields Criterium Course (Vic)	20 Spaces 500m2
Seasonal Accommodation	<ul style="list-style-type: none">• Access to an additional 250 seasonal beds for peak periods incorporating:<ul style="list-style-type: none">o 100 development and sport pathway beds for sporto 150 commercial sport beds (can be from existing inventory)• Final bed number requirements will be impacted by the actual winter sport programs to be relocated to Jindabyne	6,400m2 GFA, comprising of: 50 x 4 bed apartments: 12 x block of 4 x 4 beds (8mx25m footprint double storey) 1 x block of 2 x 4 bed (8m x 12.5m double storey) 25 x 2 bed apartments 2 x block of 10 x 2 beds (8 x 35m footprint double storey) 1 x block of 5 x 2 beds (8 x 35 single storey) [4 bed unit is 8m x 12.5m to match existing 100m2] [2 bed is 8m x 7.5m 56m2]		150 spaces 3,750m2
Community/Camp Facilities				
Outdoor Courts (potentially linked to the Biathlon Laser Range)	2 x netball & 2 x tennis	3,150m2 42m x 75m		75 spaces 1,875m2
Adventure Equipment	Clip'n Climb product	30m x 27m (hexagon) 17m high	RCI Clip & Play equipment	20 spaces 500m2
Cycling flat track/velodrome (potentially link to Criterium and Biathlon)	Upgrade and or expand existing facility		Existing track upgraded	5 spaces 125m2
Zip line				5 spaces 125m2
Abseiling wall				5 spaces 125m2
Interpretive walks and adventure trails	Bush trails within in the landscape (particularly in riparian zone) that emphasises and interprets the history of the site from First Nations to the modern era		The Cadi Jam Ora Gardens, Sydney Royal Botanic Gardens. Headland Park walks, Mosman Sydney (Bungaree Walkway & Gunners Barracks)	n/a
Recreation & Indoor Sports Hall	Open recreation hall; refer to Collins Caddaye Architectural Plans for further detail	423m2 24m x 21m		
School Facilities				
High School		25,000m2 200m x 125m		
Primary School		20,000m2 160m x 125m		
NSW TAFE CLC		5500m2 total site area 55m x 100m	NSW TAFE Connected Learning Centre	
University Campus		700m2 (building)		