



The land use audit provided below in **Table 1** below was prepared by Hunter Valley Planning in 2012 and has been updated by JBA in 2014 to reflect any changes in the land uses identified within the audit. The key findings of the audit are:

- Total area of vines = 83.41Ha
- Total area of horticulture = 17.84Ha

- Total increase in vines = 14.92Ha
- Total increase in horticulture = 1.94 Ha

- Total lots with tourist accommodation = 29 (with another three properties currently under construction)
- Total Lots with intensive agriculture = 26
- Total lots with only dwelling houses = 23

Table 1 – land Use Audit

Hunter Valley Planning 2012													JBA 2014	
	Address	Tourist Facility	Guest Houses	Cottages	Lot	DP	Lot area (Ha)	Housing Accom (Ha)	Dams (Ha)	Vineyard (Ha)	Orchard (Ha)	Unused (Ha)	Current Land Use	Change
1	18 Old North Road				Lot 411	DP 1131160	5.8	0.15	0.16	1.4			Vines and house	No change
2	32 Old North Road				Lot 101	DP 882932	8.7	0.55				7.8	Farm shed	No change
3	32 Old North Road				Lot 412	DP 1131160	1.4	0.13					House under construction	No change
4	393 Hermitage Road	Billabong Moon	1 suite	5 cottages	Lot 2	DP 245476	10.1	0.21	0.51				Billabong Moon	No change
5	415 Hermitage Road				Lot 3	DP 245476	10.1	0.26	0.03				House under construction	No change
6	433 Hermitage Road				Lot 4	DP 245476	10.1	0.24	0.27				House	No change
7	479 Hermitage Road	DenMar Estate		2 villas	Lot 5	DP 245476	10.1	1.49	0.14	3.29			Cellar door, café, vineyard and cottages	No change
8	491 Hermitage Road				Lot 6	DP 245476	10.1	0.63	0.28	6.06				No change
9	509 Hermitage Road				Lot 9	DP 843118	10.0	0.42	0.08			9.5	House	No change
10	535 Hermitage Road	Ghost Riders Vineyard Lodge	5 b/room		Lot 81	DP 1122734	4.6		0.19	2.87	0.13	1.41		No change
11	545 Hermitage Road	Hermitage Hideaway Estate	5 b/room	1 cottage	Lot 82	DP 1122734	5.4	0.75	0.02		0.63	4	Hermitage Hideaway Estate Tourist accommodation	No change
12	530 Hermitage Road	Wombat Crossing Vineyard		3 cottages	Lot 64	DP 856636	9.7	1.03	0.18	4.21			Cellar door	No change
13	555 Hermitage Road	Spicers Vineyards	8 suites		Lot 9	DP 247541	10.1	4.01	0.14				Spicers Vineyard Estate	2.32Ha New vines

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		Estate												
14	569 Hermitage Road				Lot 21	DP 247542	10.1	0.51	0.25			5.23	House	No change
15	575 Hermitage Road				Lot 22	DP 247542	10.1	0.29	0.12				Tourist accommodation under construction	New accommodation and vines
16	576 Hermitage Road	Olive Grove Cottages		3 cottages	Lot 8	DP 843118	3.3	1.22	0.12		0.2		Olive grove cottages	No change
17	595 Hermitage Road	Searle Residence			Lot 232	DP 1119338	2.4	0.16	0.14				House	No change
18	591 Hermitage Road	Thistle Hill Guest House	6 b/room	1 cottage	Lot 231	DP 1119338	7.1	1.61	0.12			1.58	2 cottages	No change
19	606 Hermitage Road				Lot 3	DP 251325	9.9	0.54	0.34			2.91	House	3.16Ha New vines
20	614 Hermitage Road	Kurrajong Vineyard		4 cottages	Lot 4	DP 251325	9.9	0.85	0.26	5.93	0.01		Mcaffreys Estate	No change
21	634 Hermitage Road				Lot 5	DP 251325	9.6						House	6.25Ha New vines
22	658 Hermitage Road				Lot 6	DP 251325	10.8						Under construction Tourist accommodation	New development
23	617 Hermitage Road	Splinters Guest House	3 b/room	2 cottages	Lot 241	DP 1081606	4.2	1.51	0.04				Splinters guest house	No change
24	619 Hermitage Road				Lot 242	DP 1081606	5.5	0.3	0.13			1.43	House	No change
25	633 Hermitage Road				Lot 25	DP 247542	10.1	0.43				9.67	Silkyoak cottages Self contained cabins	No change
26	647 Hermitage Road	Patrick Pia ins Estate	6 suites		Lot 261	DP 1113079	5.8	1.81	0.16	0.99		2.84	Pokolbin Country House accommodation and Vines	No change
27	651 Hermitage				Lot	DP 1113079	4.1	0.45	0.03			3.62	No change	No change

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	Road				262									
28	658 Hermitage Road				Lot 272	DP 1131162	4.0						Under construction	New development
29	659 Hermitage Road	Belford Cabins	6 suites		Lot 271	DP 247542.	6.1	4.78	0.14			3.15	6 cabins – Belford Country	No change
30	675 Hermitage Road				Lot 28	DP 247540	10.1	0.12				9.98	Dwelling house Dense Bushland	No change
31	687 Hermitage Road	Eclectic Wines		5 cabins	Lot 291	DP 1131140	2.1	0.85	0.13	0.69			House and vines	No change
32	687 Hermitage Road				Lot 292	DP 1131140	7.8					6.13	Dwelling house and minor orchard	No change
33	697 Hermitage Road	Piggs Peak Winery			Lot 30	DP 247540	10.1	0.51	0.07	0.43		6.25	Piggs Peak Winery	No Change
34	712 Hermitage Road				Lot 11	DP 1042694	7.5	0.34				7.16	Dwelling house and bushland	No change
35	719 Hermitage Road	Steve Hole	2 b/room		Lot 311	DP 1131138	5.1	0.55	0.18	0.62			Guest house	Small decrease in vines
36	719 Hermitage Road	Unknown			Lot 312	DP 1131138	4.9						Dwelling house	Small increase in orchard
37	725 Hermitage Road	Tintilla Estate			Lot 32	DP 247540	10.1	0.39	0.43		7.02		Tintilla estate	4.73Ha New vines replacing orchard
38	743 Hermitage Road				Lot 33	DP 247540	10.1	0.08	0.09			9.93	Dwelling house and bushland	No change
39	763 Hermitage Road	Spotted Gums on Hermitage		2 cottages	Lot 34	DP 247540	10.1	0.67	0.19	1.04		6.02	Dwelling house	No change

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													Cottages	
40	771 Hermitage Road	Mistletoe Vineyard		5 cabins	Lot 1	DP 803936	7.5	1.42	0.56	4.15			5 Cabins, Cellar door Dwelling house	No change
41	819 Hermitage Road				Lot 2	DP 803936	5.2	0.85	0.11	2.05			Dwelling house	No change
42	820 Hermitage Road	The grange on Hermitage	2 b/room	2 cottages	Lot 51	DP 1067143	10.7	2.16	0.09	2.11			The Grange on Hermitage	No change
43	78 Old North Road	Centurion			Lot 10	DP 247541	9.9	0.27	0.46	6.4			Travertine Wines Cellar door and accommodation	No change
44	110 Od North Road	Centurion			Lot 11	DP 247541	10.1		0.16	5.6			Travertine Wines Cellar door and accommodation	No change
45	120 Old North Road	Centurion			Lot 12	DP 247541	10.1	0.26	0.36	0.6			Travertine Wines Cellar door and accommodation	3.34Ha New Vines
46	148 Old North Road	Blackthorn Hill Retreat	3 b/room		Lot 13	DP 247541	10.1	0.29	0.15	0.23	0.51		Historically vines Dwelling house	No change
47	162 Old North Road	Wesley Vale Estate			Lot 14	DP 247541	10.1	1.46	0.31	6.08			Dwelling house	No change
48	186 Old North Road	Beltana Villas Hunter Valley		10 villas	Lot 15	DP 247541	10.1	0.41	0.08				6 Cabins and dwelling House	No Change
49	198 Old North Road	North Lodge Cottages		2 cottages	Lot 16	DP 247541	10.1	0.84	0.39				Dwelling and 2 cottages	No Change
50	218 Old North Road				Lot 17	DP 247541	10.1	0.22	0.08	3.34	0.95	0.98	Dwelling	No change
51	240 Old North Road				Lot 18	DP 247542	10.1	0.21	0.14	1.72		5.57	Dwelling	1.72Ha New Horticulture
52	270 Old North				Lot	DP 1176730	2	0.13	0.06				Dwelling	2.97Ha New Vines

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	Road				202									
53	302 Old North Road				Lot 37	DP 247540	10.1	0.07	0.43			8.42	Dwelling Bushland	No change
54	312 Old North Road				Lot 38	DP 247540	10.1	0.42	0.17		6.45	0.82	Dwelling	No change
55	324 Old North Road				Lot 39	DP 247540	10.1	0.55	0.08			6.49	Dwelling	No change
56	336C Old North Road	Kangaroo Creek Retreat	4 b/room		Lot 403	DP 1131159	4.7	0.19	0.11				Kangaroo Creek Retreat	No change
57	336 Old North Road				Lot 402	DP 1131159	2.9		0.07					No change
58	336A Old North Road	Kangaroo Creek Retreat	2 b/room		Lot 401	DP 1131159	2.5	0.21	0.03				Kangaroo Creek Retreat	No change
59	28 Mistletoe lane	Tuscany Wine Resort	28 room hotel		Lot 4002	DP 1034050	9.6	4.03	0.22					No change
60	Hermitage Road				Lot 4001	DP 1304050	4.4		0.06					No change
61	Mistletoe lane				lot 2	DP 843058	8.2		0.75			7.45		No change
62	60 Mistletoe lane	Berenbell Vineyard Retreat	2 b/oom lodge	3 cottages	Lot 11	DP 1122240	5.0	1.45	0.03			1.5	Berenbell Vineyard Retreat	No change
63	Mistletoe lane				Lot 12	DP1122240	2.9		0.64					No change
64	Mistletoe lane				Lot 5	DP 853603	8.8	0.26	0.59	1.53		2.83		No Change
65	96 Mistletoe lane	Willow tree estate	7 b/room	1 studio	Lot 21	DP 1138962	2.8	1.31	0.33				Willow tree estate	No Change
66	Mistletoe lane				Lot 22	DP1138962	1.2					1.2		No Change
67	108 Mistletoe lane	Araluen Mistletoe Cottages		3 cottages	Lot 3	DP 626879	4.1	0.8	0.03				Araluen Mistletoe Cottages	No Change

