



## Land Use Conflict Risk Assessment Report 231 Pacific Highway and 20 Ashbrookes Rd, Mount White

### 1. INTRODUCTION

This Land Use Conflict Risk Assessment Report has been prepared on behalf of Mount White Trust in support of Planning Proposal PP-2022-1136 which seeks to include additional permitted uses for 231 Pacific Highway, Mount White (Lot 1 DP 207158) and 20 Ashbrookes Road, Mount White (Lot 1 DP 547622), as detailed in 1.1 below.

The report is a supporting document to the planning proposal, providing an assessment against the land use conflict criteria in the Department of Primary Industries “*Land Use Conflict Risk Assessment Guide*” October 2011, and should be read in conjunction with the submitted planning proposal, development application and other supporting documents.

### 2. SUPPORTING INFORMATION

#### 2.1 Nature of Land Use Change

Planning Proposal PP-2022-1136 seeks to amend *Central Coast Local Environmental Plan 2022* (“the LEP”) to permit additional permitted uses on 231 Pacific Highway and 20 Ashbrookes Road, Mount White (“the site”) in accordance with Clause 2.5 and Schedule 1 of the LEP.

The objectives of the planning proposal are to:

- (a) allow additional permitted uses of *hotel or motel accommodation, restaurant or café, small bar* and *business premises* (to permit a day spa), with maximum floor area limits for each use, on 231 Pacific Highway, Mount White; and
- (b) allow an additional permitted use of *restaurant or café* and *small bar*, effectively recognising the current restaurant, bar and balcony and kiosk areas on site at 20 Ashbrookes Road, Mount White.

The intended outcomes of the planning proposal are:

- (a) to enable development of 231 Pacific Highway, Mount White for rural-based tourist accommodation, and to provide associated restaurant, small bar and day spa facilities; and
- (b) to permit the independent operation of the *café/ restaurant/ small bar* (“Saddles”) on 20 Ashbrookes Road, Mount White, rather than being an ancillary use to the approved

garden centre.

Specific details of the wording of the planning proposal are attached as Appendix 1 to this Report.

The planning proposal only applies to parts of the site, as shown in Appendix 2 and 3, which is land zoned RU1 Primary Production under Central Coast LEP 2022. The proposal adds additional permitted uses to those parts of the site however does not change the underlying zoning of the land, which will remain zoned RU1 Primary Production.

231 Pacific Highway, Mount White is also subject to a concurrent development application for tourist accommodation, a restaurant/ small bar and a day spa, which has been submitted in accordance with Division 3.5 of the *Environmental Planning & Assessment Act 1979* to allow joint public exhibition of both the planning proposal and development application. This development application is also supported by a number of technical assessment reports which should be read in conjunction with this assessment.

## 2.2 Site Description

The sites in the planning proposal are 231 Pacific Highway and 20 Ashbrookes Road, Mount White, and the locality context is shown below.

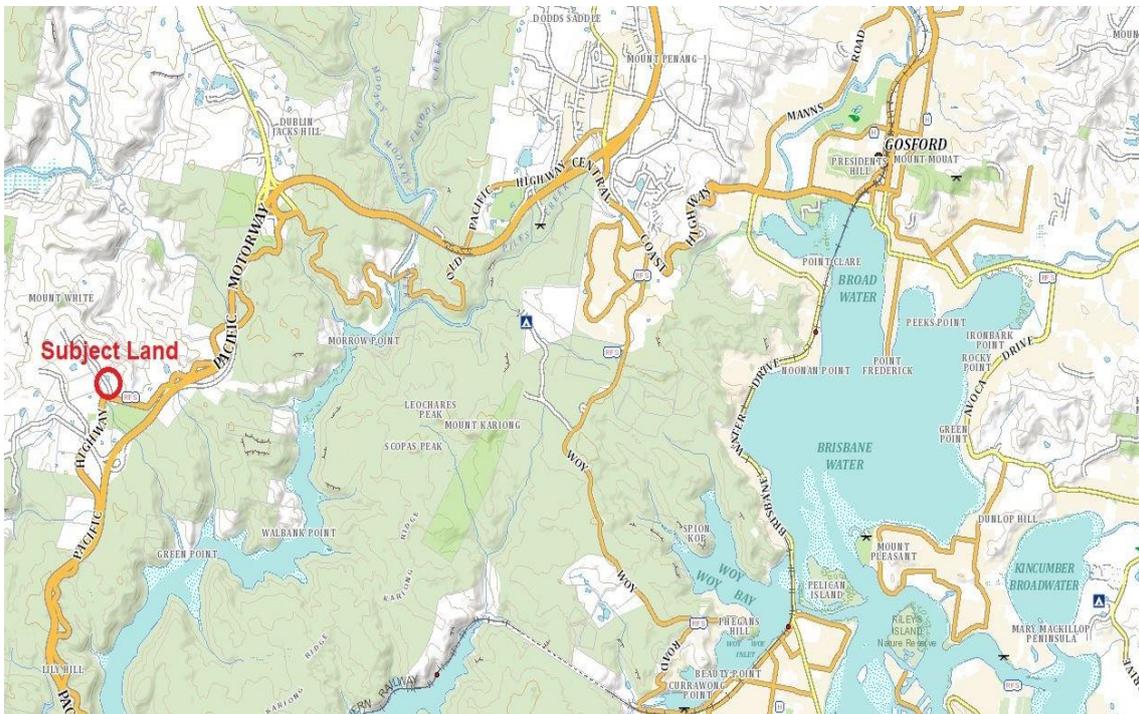


Figure 1 Contextual Locality Plan

NSW SIX Maps

The sites are in a rural setting in the Mount White area, in close proximity to the old Pacific Highway and M1 Freeway, and used for large lot living (231 Pacific Highway) and a retail plant nursery and restaurant/ café (20 Ashbrookes Road), and 231 Pacific Highway benefits from Development Consent DA/62053/2021 issued by Central Coast Council on 21 June 2021 for a

new dwelling house and four bed and breakfast suites on the site, which has commenced construction.

Further detail on the sites is provided below.

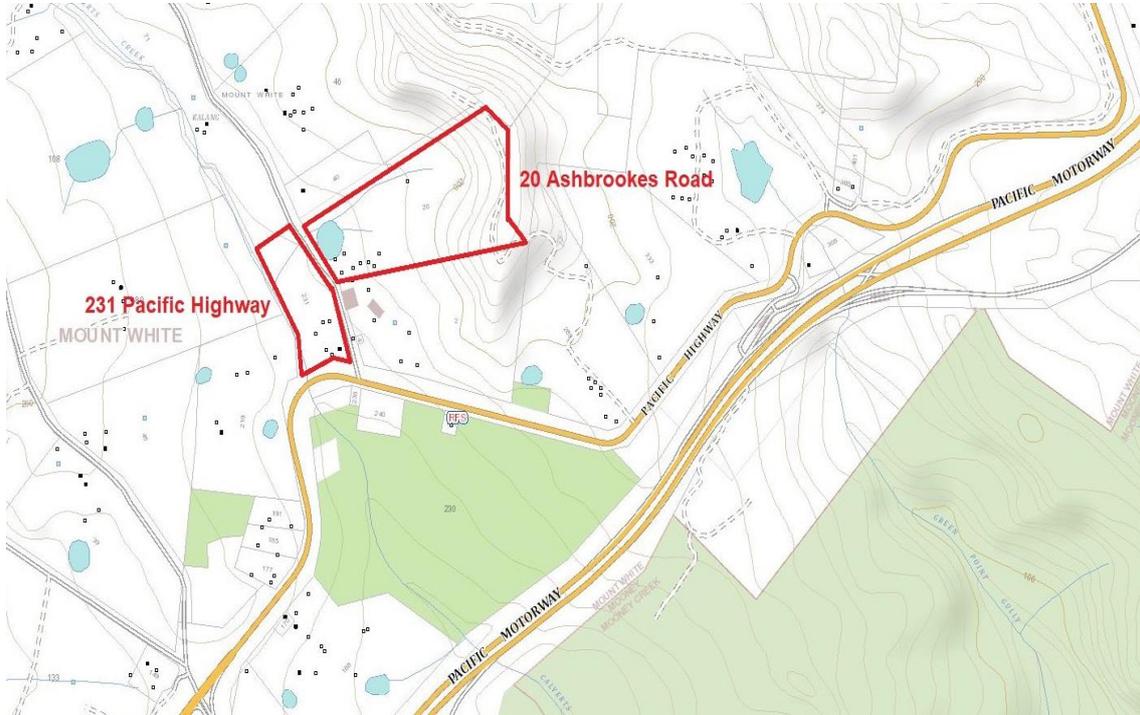


Figure 2 Locality Plan

NSW SIX Maps



Figure 3 Site Aerial Photo

Central Coast Council Online Mapping

No. 231 Pacific Highway and the majority of 20 Ashbrookes Road are zoned RU1 Primary Production under Central Coast LEP 2022, and the eastern part of 20 Ashbrookes Road is zoned E2 Environmental Conservation. The zoning of the sites and surrounding land is shown below.

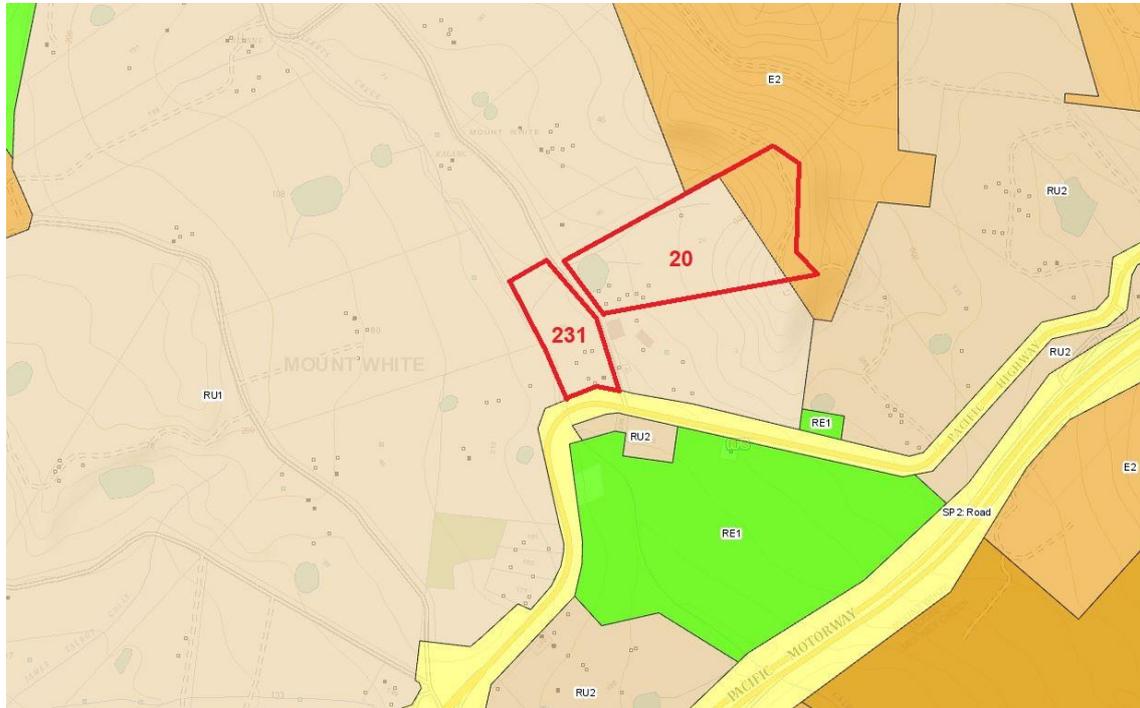


Figure 4 Site Zoning

NSW Planning Portal

### 231 Pacific Highway

This site is on the corner of the Pacific Highway and Ashbrookes Road, and has an area of 3.27 hectares and road frontages of 120m to the Pacific Highway on the southern boundary and 325m to Ashbrookes Road on the western boundary.

The site slopes gently from Ashbrookes Road towards Culverts Creek, which forms the western boundary of the site, and is generally open in nature with perimeter planting, and clusters of both native and introduced trees, and the boundary to Culverts Creek is well vegetated. There is also a drainage line which traverses the site on the northern part, between Ashbrookes Road and Culverts Creek.

There was previously a dwelling house, known as the “Hawkesbury Inn”, as well as a second cottage on the southern part of site and other ancillary structures, which have recently been demolished and the site is now vacant. The site is not used for primary production, and does not have a history of primary production.

The proposal has an historical connection with previous use of the land as the “Hawkesbury Inn” which has included use of the site as a restaurant and cocktail bar between the 1960’s and 1980’s,

and as a motel before that from the late 1950's, and further details are provided in Appendix 4. The site is not identified as a Heritage Item under Central Coast LEP 2022.

The site is subject to a number of service easements, primarily on the northernmost part near the drainage line, and including transmission lines, and gas and oil pipelines.

The site is largely mapped as bushfire prone and land on the western side adjoining Culverts Creek and on the northern part is subject to 1% AEP flooding. Council mapping shows the vegetation on the site as being largely disturbed and under-scrubbed, and a detailed flora and fauna assessment is provided in conjunction with the development application.

A number of supporting reports have been prepared for 231 Pacific Highway, for both the planning proposal and development application, which provide further detail of the site, and these should be read in conjunction with this report. The supporting reports include flooding and stormwater, flora and fauna, arboricultural, contamination, acoustic, traffic and bushfire assessments.

#### 20 Ashbrookes Road

This site is on the eastern side of Ashbrookes Road and has an area of 10.9 hectares and road frontage of 136m to Ashbrookes Road.

The site is large property that contains a garden centre and ancillary café/ restaurant, which are located on the western part of the site adjoining Ashbrookes Road, which is generally cleared land. The balance of the site is largely vegetated and rises steeply to a ridgeline on the eastern rear boundary.

The site has a history of use as a garden centre dating back to Council approvals since the 1970's, and adjoins an existing, and separate wholesale plant nursery on land to the south at 2 Ashbrookes Road. The current garden centre and ancillary restaurant/ café were established under a development consent (DA50672/2016) approved by Central Coast Council in 2016. The site also benefits from development consent DA62766/2021/A for alterations and additions to the garden centre.

Under Central Coast LEP 2022 the use of the RU1 zoned land for a garden centre is permitted with development consent, and the café/ restaurant is an ancillary use, as is specifically identified in the definition of a '*garden centre*' under Central Coast LEP.

The café/ restaurant that has been established is "Saddles", which is an awarded, and well-recognised restaurant that attracts a number of visitors from outside the Central Coast and which promotes the Mount White area, rural themes and the local equine industry, and architecture. An example of the international recognition of Saddles Restaurant is its 2021 listing by Condé Nast Traveller of the 40 Most Beautiful Restaurants in the World:

<https://www.cntraveller.com/gallery/most-beautiful-restaurants-in-the-world> (refer Appendix 5)

### 2.3 Surrounding Properties

Surrounding properties are used for a mix of large acreage, rural living and related purposes, as shown below.



Figure 5 Surrounding Properties

Areas shown in red are the approximate location of the proposed additional permitted uses

The adjoining land at 2 Ashbrookes Road is located to the south of 20 Ashbrookes Road and east of 231 Pacific Highway and contains a wholesale plant nursery, and a dwelling house near to the southern boundary.

The adjoining land at 40 Ashbrookes Road is located north of 20 Ashbrookes Road and contains a dwelling house, and there is an electricity easement and overhead powerlines in between the two properties.

The adjoining land at 71 Ashbrookes Road is located north of 231 Pacific Highway, and there is a buffer area on the northern part of 231 Pacific Highway where the additional permitted uses do not apply. This adjoining property has paddocks adjoining 231 Ashbrookes Road for some distance and a dwelling house located some distance away.

The adjoining land at 80 Ernbrook Road is located to the west of 231 Pacific Highway and is identified as "Vicky Roycroft Stables" This property has a dwelling house, stables and an equestrian area in the centre of the property, approximately 340m from the western boundary of 231 Pacific Highway. There are also paddocks located on sloping between 231 Pacific Highway and the dwelling house on 80 Ernbrook Road.

The adjoining land at 219 Pacific Highway is located to the west of 231 Pacific Highway, and separated by a wide area of vegetation along the eastern part of that property. This property

contains a dwelling house and paddocks, primarily on the Pacific Highway frontage, and there are rural sheds located closer towards 231 Pacific Highway.

To the south of 231 Pacific Highway there are small rural properties at 230 and 236 Pacific Highway, with an approximate size of 3,400m<sup>2</sup> and 910m<sup>2</sup>, which are vacant and partly vegetated and partly cleared.

#### 2.4 Impacts on Surrounding Properties and Agriculture Uses

Relevant to impacts on adjoining properties, the planning proposal as it relates to 20 Ashbrookes Road (Saddles Restaurant) will not materially change the existing approved operations or impacts of Saddles Restaurant under development consent DA50672/2016 issued by Central Coast Council. This use is currently permitted on the land as an ancillary use to the approved garden centre, and the proposal is largely administrative in nature, to allow the ongoing use of the facility independent of the garden centre. The planning proposal also contains provisions limiting the location and scale of the use on this site which would prevent any significant expansion or intensification of the use.

The potential impacts on surrounding properties from development on 231 Pacific Highway relate primarily to noise and acoustic impacts, and to a lesser extent flooding and stormwater treatment/ water quality, tree removal and visual impacts, and traffic generation. The nature of the proposed use of 231 Pacific Highway contains two main elements – small-scale tourist accommodation located on the northern part of the site, and the proposed restaurant/ small bar/ day spa located on the southern part of the site adjoining the Pacific Highway, and in the same location as the former Hawkesbury Inn and the already approved dwelling/ bed and breakfast suites and associated dining and bar area.

The main potential source of noise from 231 Pacific Highway would be from the use of the proposed restaurant and small bar, and the use and occupation of the accommodation suites is unlikely to result in any acoustic impacts outside of the site. There is no cropping or plant agriculture on surrounding properties, and a low likelihood of reverse amenity impacts such as the use of pesticides or spray drift which would impact on the use of surrounding properties.

In relation to noise and acoustic impacts, the development application for 231 Pacific Highway is supported by an Acoustic Assessment Report prepared by Spectrum Acoustics, which should be read in conjunction with this report, and concludes that:

*An acoustical assessment of a proposed tourist accommodation, restaurant/small bar and day spa development at 231 Pacific Highway, Mount White, NSW, has been conducted.*

*The assessment has found that the main potential source of noise would be music played outside the main lodge building. The adopted default minimum noise criterion would not be exceeded at the most impacted nearby residential receiver with the location of music being as shown in Figure 3 of this report.*

*The most common source of music would be internal to the restaurant during events such as a wedding reception. Noise impacts at nearby residences would be minimal provided a west-facing window, also indicated in Figure 3, remains closed.*

*No off-site noise impacts have been predicted for any other aspect of the proposal such as vehicles and people in the carpark.*

*The assessment has found that the proposal could operate well within noise limits as may be conditioned by Council.*

The recommendations of the acoustic report can be implemented through conditions of consent associated with the development application, and subject to the assessment carried out and the recommendations of the report, the proposal is unlikely to result in acoustic impacts on neighbouring properties or land uses.

The planning proposal and development application are supported by a detailed flooding assessment and modelling, as well as stormwater management plans for development on 231 Pacific Highway, which demonstrate that the proposal will not result in adverse impacts for surrounding properties, and would not adversely impact on the agricultural use of surrounding properties. The proposal is also supported by an On-site Wastewater Plan addressing waste water disposal management.

The proposal results in the removal of some trees on site, as detailed in the submitted arboricultural and flora and fauna assessments, and there will be no removal of native vegetation within the riparian corridor adjoining Calverts Creek. Replacement landscaping will be carried out on 231 Pacific Highway, in accordance with the submitted landscape plans, and the removal of vegetation on the site is unlikely to have any impacts on surrounding agricultural lands.

The proposal relating to 231 Pacific Highway will have a low visual impact, and will not have adverse impacts for surrounding properties. The proposed restaurant/ small bar/ day spa will be located in a building close to the Pacific Highway, in a similar location to the former Hawkesbury Inn building, and will have a similar form to the already approved building under development consent DA50672/2016. The location of the development will largely be screened from adjoining land to the west, and will be well separated from the dwelling houses on those properties, and additional landscaping will soften the appearance of development which is generally low rise in nature. The visual impacts of the development will not adversely impact on the use of surrounding properties.

The traffic impacts of development on 231 Pacific Highway are addressed in traffic assessment reports prepared by SECA Solution and submitted with the planning proposal and development application, and the additional traffic associated with the development will not adversely impact on the use of surrounding properties.

In terms of risk reduction management strategies, the planning proposal and development application for 231 Pacific Highway are supported by a number of technical assessments and plans, including recommendations for future management, which are able to be implemented by way of conditions of consent and with the assessments and plans forming supporting documents to any development consent issued.

A summary matrix addressing the potential impacts of the planning proposal is provided below:

Impacts	Potential Conflict	Management
Acoustic/ Noise Impacts	Unlikely	Addressed through the design and location of development, and subject to the assessment and recommendations of the submitted Acoustic Report which can be implemented through conditions of consent.
Flooding	Unlikely	Addressed through the submitted Flood Assessment Report, and with works to be carried out in accordance with submitted engineering plans and design.
Water Quality	Unlikely	Addressed through stormwater management and on-site waste water plans and recommended management measures including treatment of runoff and wastewater, and sediment and erosion controls.
Tree Removal	Unlikely	Addressed through the submitted Arboricultural and Flora and Fauna Assessment Reports, which are reflected in the proposed plans.
Visual	Unlikely	Addressed through the design of the proposed development.
Traffic	Unlikely	Addressed through the submitted Traffic Assessment and subject to the recommendations of that report.
Air	Unlikely	The planning proposal is unlikely to result in any adverse air quality impacts for surrounding properties.
Reverse Amenity	Unlikely	There are no land uses nearby to, or adjoining the land that would lead to adverse impacts on the agricultural use of surrounding properties, or limitations on the agricultural use of those lands.

## 2.5 Relationship between the Garden Centre and Restaurant uses on 20 Ashbrookes Road

Part of 20 Ashbrookes Road has been used as a plant nursery since at least the 1970s, and in 2016 development consent DA50672/2016 was issued for alterations to the garden centre and for development of the café/ restaurant. In 2022, development consent DA/62766/2021 was issued for alterations and additions to the garden centre including a new large shed for retail sales and display, which has been constructed and will commence operations shortly.

The relationship between the garden centre and restaurant operations under the planning proposal will remain exactly the same as has already been approved under development consents issued by Central Coast Council, and subject to conditions of consent applying to those developments.

The garden centre includes greenhouse and outdoor growing areas located on the southern side of the internal access driveway, which are separated from the café/ restaurant, and a sales and

display shed located on the northern side of the driveway, to the west of the existing carpark. The operations of the garden centre are retail in nature, and include the sale of plants sourced from other wholesale nurseries and with some small-scale growing of plants on the site which occurs in greenhouses and growing areas located 68m and 101m respectively from the restaurant.

The machinery used to service the garden centre are small electric vehicles, and there is no use of tractors or large machinery as such, and there is no sale of bulk materials such as sand and soil which would require the use of larger machinery. Use of pesticides associated with the plant nursery would be applied by hand only, and targeted, and would be unlikely to impact on the café/ restaurant use or its operations, and there will be no change to the existing approved arrangements for the site. The planning proposal will also not impact on any irrigation scheduling or scheduling for the site different to existing approvals.

Both the garden centre and the restaurant remain on a single lot, which does not have subdivision potential, and are under a single land ownership. The landowner intends to continue the two uses, as evidenced by the investment in both uses, and there is no intention for the garden centre to cease operations. The owner does however wish to future-proof the investment in, and ongoing operation of the restaurant, which has become well established and recognised in its own right, in the event that the operations of the garden centre were not viable in the future. This would not impact on the existing operations of the restaurant, only the administrative requirement that it operate as an ancillary use.

It is the landowner's interests to ensure the two uses co-exist without conflict, and to ensure the garden centre does not impact on the operations of the café/ restaurant, and equally to ensure the operations of the café/ restaurant do not impact on the operations of the garden centre.

The planning proposal does not seek to change the underlying rural zoning of the land, and will ensure the ongoing operation of the café/ restaurant irrespective of other uses on the land, and in a way that promotes the Mount White area, rural themes and the local equine industry, and rural architecture, which would be appropriate as an additional permitted use in the RU1 zone in this location.

## 2.6 Consistency with Strategic and Zone Objectives

The proposal is for small-scale rural/ nature based tourist and visitor accommodation, and associated facilities that will promote the rural areas and setting of Mount White, and contribute to rural-related tourism and promotion of the Central Coast, as well as tourism related employment. The proposal will build on the existing "Saddles" restaurant/ café, which is an award winning and quality restaurant which fits in well with its setting and the rural character of the area, and is an attraction for visitors and tourists from the Central Coast, Sydney, interstate and internationally.

The proposal also recognises existing and previous uses of the land, including an operating restaurant/ café, and is of a nature and type that aligns with a number of planning and other strategies, as addressed below.

The planning proposal has been supported by both Central Coast Council and the Department of Planning as having strategic merit at the Gateway Stage, and being consistent with a number of strategic planning and related tourism strategies, including:

- Central Coast Regional Plan 2041
- Central Coast Local Planning Strategy (Interim Statement August 2020)
- 'One - Central Coast' Community Strategic Plan 2018 - 2028
- Central Coast Long Term Economic Development Strategy (March 2020)
- Central Coast Tourism Opportunity Plan 2019 - 2024
- Central Coast Destination Management Plan 2018 – 2021

Assessment of the proposal's consistency with these strategic planning documents and strategies is detailed in both the planning proposal and the Statement of Environmental Impacts accompanying the development application for 231 Pacific Highway.

The proposal is for a form of rural tourism development, which is complementary to the RU1 zoning of the land, and is consistent with the rural tourism objectives of strategic planning documents. The proposal, while not being a primary industry, will complement the rural setting of the properties, including the existing Saddles restaurant and the former Hawkesbury Inn, and will contribute to rural tourism and the provision of visitor services on the Central Coast.

The siting, design and location of the development maintains good separation to nearby properties and land uses, and is unlikely to result in land use conflicts with surrounding uses or the sterilisation of any sustainable primary production and natural resource use.

## 2.7 Consultation

Both the planning proposal and the development application for 231 Pacific Highway will be placed on public exhibition for 28 days, in accordance with the Gateway Determination and the requirements of Division 3.5 of the *Environmental Planning & Assessment Act 1979*. This exhibition, including the full suite of supporting reports and plans will provide opportunity for adjoining neighbours and others to comment on the application.

## **3. CONCLUSION**

The proposal is for rural-tourism related development which is consistent with the current and previous uses of the land, and is consistent with a number of strategic planning and related tourism strategies. The proposal has been supported by both Central Coast Council and the Department of Planning and Environment as having both strategic and site-specific merit to proceed to public exhibition, and a number of supporting technical assessments have been

prepared addressing the impacts of the proposal.

The proposal will be appropriate for the site and its setting, and is unlikely to result in adverse impacts on surrounding properties or the agricultural use of surrounding land.

**7 February 2023**

## **Appendix 1 – Likely wording of Additional Permitted Uses under Schedule 1 of Central Coast LEP 2022**

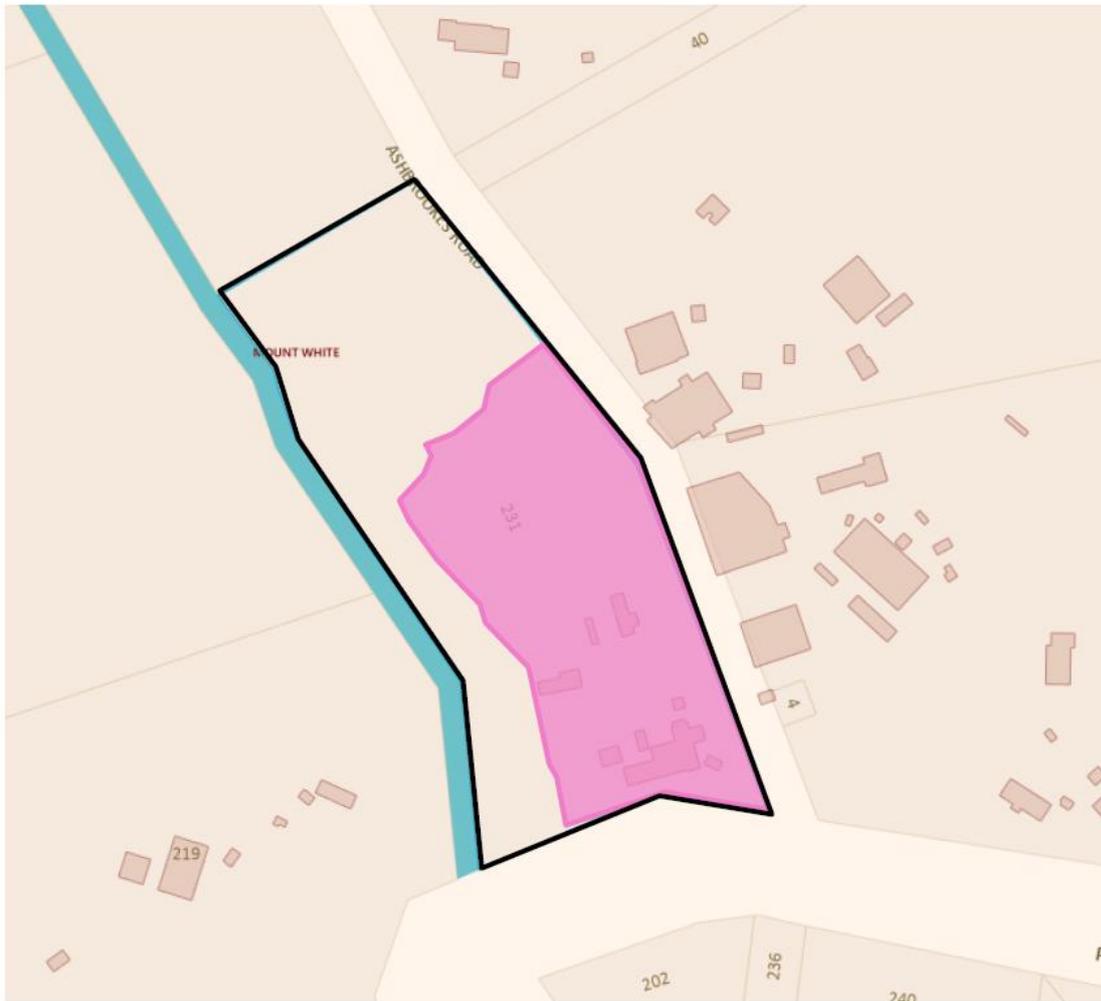
### **Use of certain land at 231 Pacific Highway, Mount White**

- (1) This clause applies to land at 231 Pacific Highway, Mount White, being Lot 1 DP 207158, identified as 'The Grand Saddles Lodge' on the Additional Permitted Uses Map.
- (2) Development for the following purposes is permitted with development consent—
  - (a) Hotel or motel accommodation with a maximum gross floor area of 1,060m<sup>2</sup>,
  - (b) Café or Restaurant and small bar with a maximum gross floor area of 380m<sup>2</sup>, accommodation lobby, housekeeping, back of house and bathrooms with a maximum gross floor area of 310m<sup>2</sup>, a Business Premises, but only if the development is for the purposes of a day spa with a maximum gross floor area of 300m<sup>2</sup>.
- (3) Covered outdoor seating areas associated with the restaurant and small bar to have a maximum floor area of 150m<sup>2</sup>.
- (4) Any ancillary buildings are to have a total maximum gross floor area of 430m<sup>2</sup>

### **Use of certain land at 20 Ashbrookes Road, Mount White**

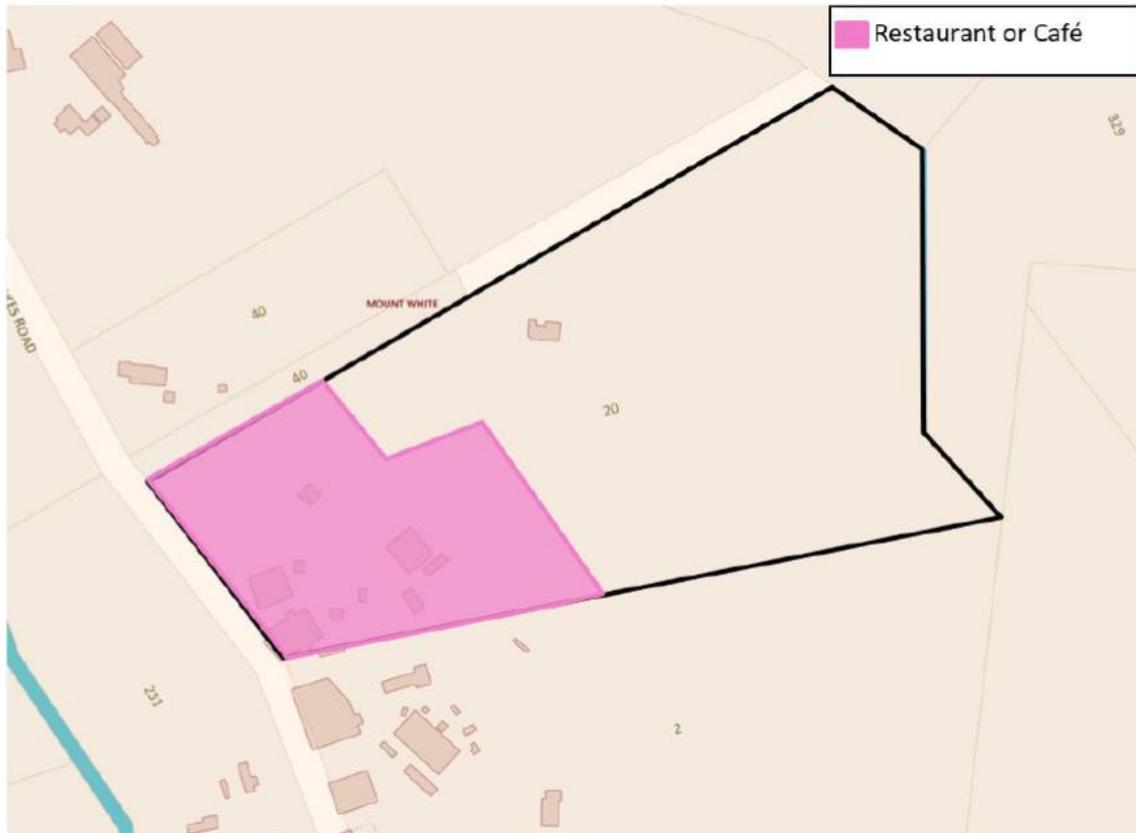
- (1) This clause applies to land at 20 Ashbrookes Road, Mount White, being Lot 1 DP 547622, Identified as 'Saddles Restaurant' on the Additional Permitted Uses Map.
- (2) Development for the following purposes is permitted with development consent—
  - (a) Café or Restaurant and small bar with a maximum gross floor area of 370m<sup>2</sup>.
- (3) Covered outdoor seating areas associated with the restaurant and small bar to have a maximum floor area of 220m<sup>2</sup>.

Appendix B – Additional Permitted Use Map - 231 Pacific Highway, Mount White

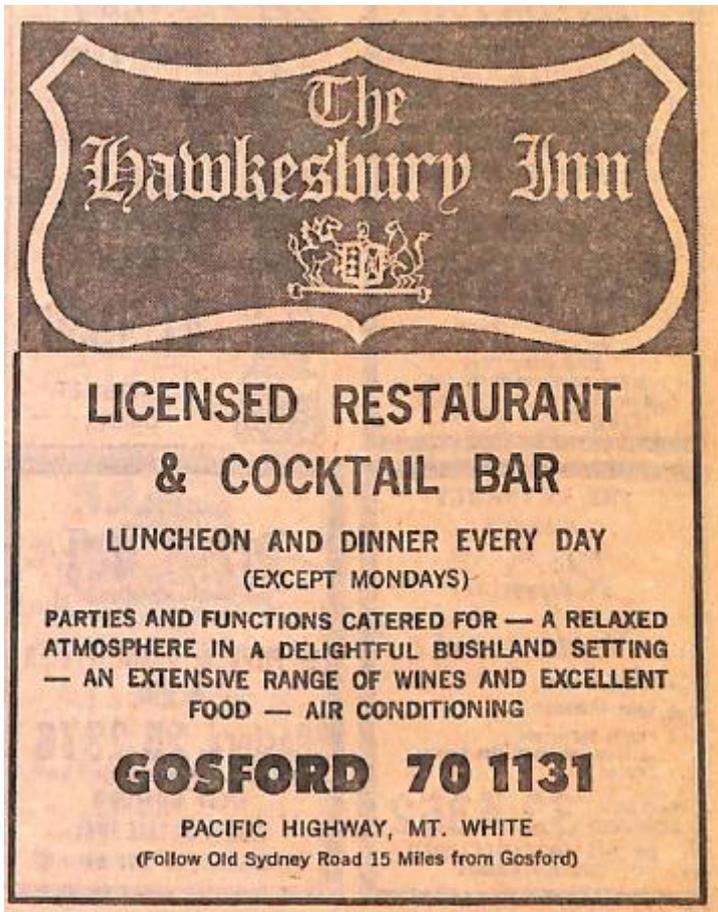


 Hotel or Motel accommodation, restaurant or café, small bar and day spa business premise

Appendix 3 – Additional Permitted Use Map – 20 Ashbrookes Road, Mount White



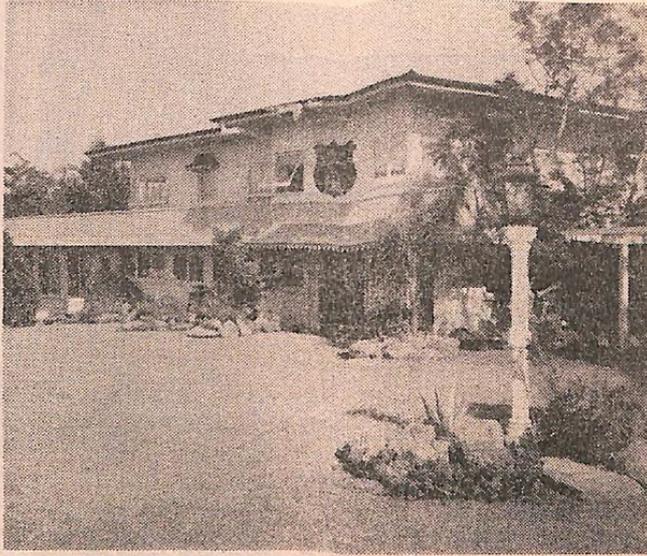
Appendix 4 – Media Articles and References, 231 Pacific Highway, Mount White



Gosford Telephone Directory March 1975 – Restaurants Listings

NS16-11-1971

# Ten harrowing years to reach success



**It has only been ten years since a ramshackle old petrol stop, on a barren plot of earth at Mount White, was transformed into a romantic restaurant, now known to thousands of inter-city travellers as the Hawkesbury Inn.**

But for Mrs. Ann Felton, the proprietor of The Inn, they were ten harrowing years.

Mrs. Felton's husband was the force behind the renovations and the alterations to the old petrol station. He bought the old building and began to convert it into a restaurant.

He planted gardens, trees and grass and slowly The Inn built up a clientele from passing motorists on the Pacific Highway.

Word of mouth tales of delicious food and fine wines soon made the restaurant a popular eating place with many people regularly driving between Sydney and Newcastle.

Everything seemed rosy for the Feltons. They owned an elegant property, business was good and they were happy — but then their troubles began.

Plans were announced to build a super expressway between Sydney and Newcastle, bypassing the Hawkesbury Inn.

The Feltons' happy little plot of ground was collapsing under their feet.

Months dragged by while designs and plans for the new road were approved, and more worrying months followed as the actual work began.

Mr. Felton watched progress anxiously, waiting for his work and assets to be swept away for he thought when motorists no longer used the highway, they would no longer pass and stop at the restaurant for meals.

Mr. Felton suffered a fatal heart attack and Mrs. Felton was left to run The Hawkesbury Inn single-handed, but with a peculiar twist of fate, the restaurant continued to survive despite its isolation from the main road.

People finding their travelling time cut by the faster road were happy to turn off and break their journey by relaxing at the restaurant.

The Tollway has also meant that Sydney's North Shore is only half an hour's drive from The Hawkesbury Inn, and many Sydney couples now motor regularly to the Inn for a romantic dinner and a drive home in the moonlight with no parking problems attached.

Couples can stroll in the pleasant gardens, lit by fairy lights and decorated with fountains before sitting down to a delicious meal prepared by the Italian chef Roberto.

The food is elegantly served and a large variety of local and imported wines is available.

In recent times, the Inn has also become a popular half-way house where friends and relatives from Sydney and Newcastle can meet and get together.

Newcastle Sun 16/11/1971

<p>the man (a little) show—A (G). Plus: GATES MA6708. Jones. DI JUNG BANKS. OXY PAR—Sun" and</p> <p>R" (A)</p> <p>SINATRA. JOURDAN.</p> <p>AIRFIELD. ONLY: half-price screening</p> <p>RES</p>	<p>David Jones Market St Store. Popular prices.</p> <p><b>RESTAURANTS</b></p> <p>EXCITING NEW DISCOVERY</p> <p><b>HAWKESBURY INN</b></p> <p>RESTAURANT OF CHARM</p> <p><b>Pacific Highway, Mt. White</b></p> <p>Enjoy the interesting drive, excellent food, wine and music in the delightful air-conditioned surroundings of the <b>NEW HAWKESBURY INN</b>, 38 miles North of the city and 15 miles South of Gosford.</p> <p>OPEN EVERY DAY — 10.30 a.m. to 8.30 p.m.                  For Reservations Phone: Mt. White 31. First dial 1101.</p> <p><b>WEDDING RECEPTIONS</b></p> <p>AT THE AUSTRALIA HOTEL</p>	<p><b>POLLETS, GEEDE, REAL WINTER LAYERS</b>, all colours, 16-28 wks. Fat Roos. Fr. 8/6 ea. del. JB2359</p> <p><b>SIXTY</b> Budgies, seven nesting cages, feeders, etc. Best offer. LF8029.</p> <p>EXTRAS: 1008 1 2255 3707 4 4652 4</p> <p>GANGS gangs y shift Tu FIT: Up who fr Tuesday WHARF men wh day. 8.5 DECK: men w shift Tu "B" Ro "B" Ro TOWNS START. SPECIA under 5 in respe 8th Ma day shi at 6 p. 1962, respecti RETURN 635 3993 4 KGORA bour. BAL FE —Extra 5166 3</p>
--	---	--

Sydney Morning Herald 9/5/1962

<p><b>Dinner Dance at the Australia Hotel</b></p> <p>IN THE SAPPHIRE ROOM, FIRST FLOOR.                  Delectable Dinner, Wining and Dancing at  <b>SYDNEY'S LEADING HOTEL</b></p> <p>Monday to Wednesday, 5-9 p.m.; Thursday, Friday, 6-11 p.m.                  Saturdays, 6-Midnight.</p> <p>INCLUSIVE TARIFF, 18/6.</p> <p>Or Lunch with Friends in the SAPPHIRE ROOM                  Charming Surroundings. Delicious Food. TARIFF 15/6.</p> <p>AUSTRALIA HOTEL, 45 CASTLEREAGH STREET, SYDNEY, 80388.</p> <p>ENJOY a pleasant drive, the rugged grandeur of the Hawkesbury Valley scenery and a delightful Luncheon, Dinner or Devonshire Tea at</p> <p><b>THE HAWKESBURY INN</b></p> <p>RESTAURANT OF CHARM.                  (Ales and wine available with meals).</p> <p>On the PACIFIC HIGHWAY, 38 miles Nth. of the G.P.O., 15 miles Sth. of Gosford. Watch the mile postal. See also the unique display of the "Art of Mandrake" quaint statuettes and figurines made from the roots of trees—souvenirs available.</p> <p>OPEN DAILY incl. SUNDAY AND HOLIDAYS from 10.30 a.m. to 8.30 p.m. Reservations Phone Mt. White 31.</p> <p>OPEN FOR LUNCH AND DINNER</p> <p><b>RED PRAWN RESTAURANT</b></p> <p>WE INVITE YOU TO VISIT THIS DELIGHTFUL RESTAURANT.</p>	<p>CAM</p> <p>CAPY</p> <p>CA</p> <p>tons.</p> <p>hatch</p> <p>£900</p> <p>EX</p> <p>screw</p> <p>dittio</p> <p>Fi</p> <p>4-cyl</p> <p>stern</p> <p>Di</p> <p>CRU</p> <p>ed it</p> <p>cost.</p> <p>for 1</p> <p>built-</p> <p>lass.</p> <p>craft</p> <p>BR</p> <p>12, c</p> <p>spaci</p> <p>£450</p> <p>Ch</p> <p>berth</p> <p>stove</p> <p>£367</p> <p>FA</p> <p>6in</p> <p>dinet</p>
---	---

Sydney Morning Herald 14/7/1962

a large bottle of Penfolds' Riesling or Claret for 70 cents.  
 Or you can make your own choice from our 50 main courses and still have an excellent 4-course dinner at \$2 per head. All still wines are \$1.20 and all sparkling wines at \$1.50 per bottle. And you can have your dinner in our HEATED Beer Garden. Ring for our menu and wine list and we will be glad to post it to you.

**THIS WEEKEND OUT OF TOWN FOR A TREAT**  
 For Celebration, Family Outings, Quiet, Tete-a-Tete.

**HAWKESBURY INN RESTAURANT**  
 a delightfully, excitingly, different!  
 Full Menu Luncheon, Dinner, Saturday, Sunday, all week days.  
 Licensed, Air-conditioned, Organ Music, Reservations, dial 011 ask for Mt. White 31.  
 Pacific Highway at Mount White.  
 (Leave Tollway at Mt. White exit, turn right, one-third mile.)

**THE BARRENJOEY RESTAURANT**  
 PALM BEACH.  
 FOR LUNCHESES and DINNERS (CLOSED TUESDAYS).  
 RESERVATIONS: Telephone 919-4001.

**DANCING**

MONDAY to SATURDAY at SEGARS, 10 a.m. to 10 p.m.

HAVE MORE FUN OUT OF LIFE,  
 MAKE MORE FRIENDS  
 THROUGH SOCIAL DANCING AT

**SEGARS DANCE CENTRE**

Sydney Morning Herald 29/7/1967



Email advice Geoffrey Potter | Local History Librarian |  
22/10/2020

- 1989 Gosford telephone book. Last known listing in Yellow Pages of The Hawkesbury Inn, Pacific Highway Mt White 70 1131 under Restaurants
- Consistent listings through the 1970s and 1980s in Yellow Pages under Restaurants. Mostly just the listing, in one instance an advertisement (attached)
- First listing under name Hawkesbury Inn located in Gosford phone book approximately February 1964
- Previous to this the property was listed as Mt. White Motel for a short period
- Previous to this the listing had Canada Motel Co. or similar name as directory listing is obscured
- Previous to this in the late 1950s the property was known as Sunnybrook Farm Motel
- For a period in the early 1950s it seems to have been owned by Victor Carmichael, a caterer of Bondi.  
<https://trove.nla.gov.au/search/advanced/category/newspapers?keyword.phrase=victor%20carmichael&l-state=New%20South%20Wales&l-title=689>

TWO GREAT ways to escape the pressures of city living are to head for the bush or take to the water.

They also add variety to a holiday. An ideal place to do one is Girrakool, a lovely nature retreat on the western side of the Brisbane Water National Park near Gosford.

A good place to do the other is the wide, beautiful lower reaches of the Hawkesbury River and its tributaries, at the very southern end of central coast holiday territory.

Girrakool means "places of waters". There could hardly be a better description.

It's beautifully located in a valley where Piles Creek tumbles through rain forest gorges and down over waterfalls in magnificent sandstone wilderness.

The turn-off is on the old Pacific Highway, 8km north of the expressway exit to Gosford. You'll see it just after Mooney Mooney bridge. You can drive right down into the picnic area, where there's an amenities block, barbecues and nature walks to waterfalls and lookouts.

November-December is a good time to go because Christmas bells and other wild flowers are in full bloom.

If you don't take your own picnic lunch, try the Hawkesbury Inn (043) 70 1131, between the Mooney bridge and the expressway. It's one of the central coast's better eateries, licensed and open for lunch and dinner Wednesdays to Sundays (main courses around \$6).

Mangrove Creek west of the expressway is another wilderness escape. Its the location of the Neverfail Holiday Park and Glename Yacht Hire.

## BROOKLYN — BEROWRA



A Halvorsen cruiser in waters not far from its mooring at Bobbin Head.

Neverfail is 6km along Morgans Road, which starts at the Mt White expressway turn-off.

It has four and six berth on-site vans (from \$25 a weekend or \$55-a-week) and a self-contained flat (from \$50 weekend, \$80-a-week). Guests can hire boats for \$20 a weekend or \$50-a-week.

Access to Glename Yacht Hire (043) 77-1136 is through the Neverfail park. Their 24 to 30ft yachts cost from \$50-a-day, then \$15 for each additional day of hire (off-season rate). The

biggest of their yachts cost a maximum of \$480-a-week during the peak December to January holiday season.

Mangrove Creek is a tributary of the Hawkesbury. Yachts, cabin cruisers or power boats are a marvellous way to explore this beautiful river.

There are several other boat hire firms apart from Glename. Another yacht hire firm is the Dolphin Boat Shed at Brooklyn (02) 455 1307, which has Compass 29 yachts, complete with hot and cold showers, priced from \$320 for seven days of fun afloat.

Other boat and cruise hire firms to keep in mind are Fenwicks houseboats (02) 455 1333 and Holidays Afloat (02) 455 1368, both at Brooklyn and Halvorsens (02) 457 9011, at Bobbin Head.

Halvorsens cruisers range from a four-berth for \$195-a-week (off season) up to \$560-a-week for a nine-berther in the Christmas peak.

For casual cruises, check with Hawkesbury River Ferries (02) 455 1566, including their famous and historic week-day mail boat cruise (\$9 family excursion).

The Angler's Rest Hotel at Brooklyn puts on a good counter lunch or try the seafood at the Brooklyn Inn.

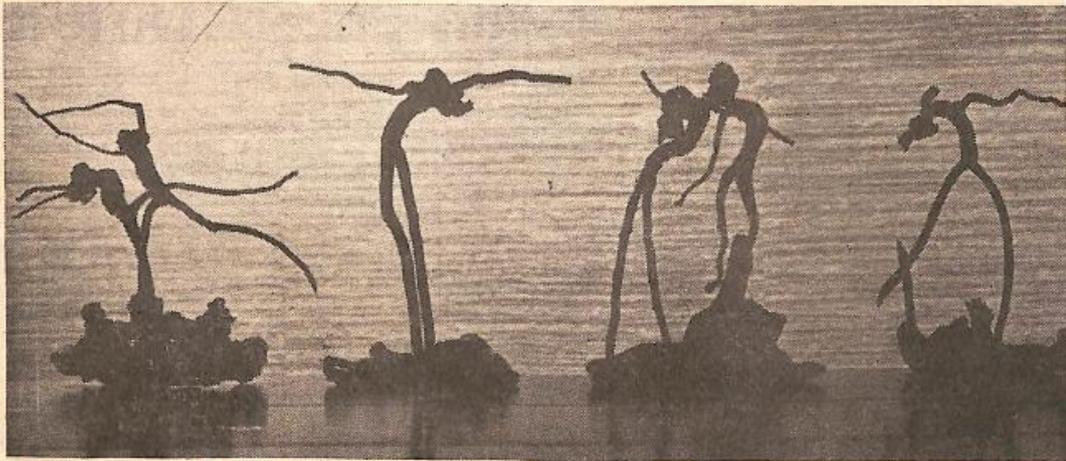
Closer to Sydney, La Mancha Caravan Park at Berowra, one of only a handful of four-star rated parks in NSW, (02) 456 1766 is well worth considering. The high star rating speaks for itself.

The nearby Muogamarra Nature Reserve, which occupies a large area of bush between the highway and Berowra Waters, has picnic areas and nature walks (02) 456 1246 weekdays for details.

The Wedgwood Tavern (02) 455 1355 at Cowan is a restaurant to try (open Friday and Saturday evenings and Sundays for lunch). Have the fish.

The Mooney Mooney Workers Club, just off the Pacific Highway on the northern side of the Hawkesbury River Bridge, is a good place for a snack. The food matches the club's hospitality.

## LOCAL STUDIES



# Unusual features of Hawkesbury Inn

**It was once said that the enjoyment of good calls for more than just the food itself, and this can be truly said of the Hawkesbury Inn at Mount White, an unusual type of restaurant that is drawing praise from both tourists and local people alike.**

Numerically the tourists have a slight edge on the local people as patrons, but this could be attributed to the inn's location.

Situated just south of Gosford on the busy Pacific Highway, it is playing a very important role in the Central Coast's tourist industry, particularly from the gourmet's point of view.

It is estimated that about 600 tourists pass through the inn each week, many of these being American.

The Americans say that it is the only place in this country that is "typically Australian."

These tourists, of course, are vital to the lifeblood of the district, and the Hawkesbury Inn realises this point.

It endeavours to provide service so that when they leave they will have a good impression of the area and will tell

their friends about it. No effort is spared in making guests welcome and comfortable and the repeat business that the inn gains is a good indication of the impression that it creates on people.

Naturally this can only lead to boosting the Central Coast's image in the public eye and assisting its tourist trade.

### ONE OF STATE'S FINEST INNS

The Hawkesbury Inn is recognised as one of the state's first class restaurants and this reputation has been built in the 16 short months that it has been in operation solely by catering for the more selective type of patron.

Set well back from the highway in its spacious grounds, it commands the attention of the passing motorists by its grandeur alone.

A sweeping drive, lined with

old-world lamp posts, leads the way to the front door, behind which lies a unique interior for a restaurant.

Two distinctly different decors are found in the inn.

One is a cosy coffee section and the other is the main dining room.

Both are linked by a common theme of artwood dancing figures, but the overall appearances are as far apart as it is possible to be.

The coffee lounge imparts a warm atmosphere, coupled with a feeling of the "unusual". It is softly lit and the colours are of deep shades.

Lighting is mainly provided by wall lamps, the shades of which are made from old original parchments, early colonial documents imported from the U.K. for the purpose.

They lend an old-world charm of their own to this

much-used section. Coupled with unusual table lamps, these old parchments give out a soft, diffused light which blends with the whole scheme.

The dining room, by contrast, is just the opposite. Spacious glass windows on three walls provide ample light in daytime and lead the eye to the crystal clear pool and lovely gardens outside.

Greenery is provided by hanging gardens and a large, natural bush lily rising from the floor in the centre of the room. This gives a fresh appearance to the dining room.

### ARTWOOD FIGURES ATTRACT INTEREST

Joining the two sections are artwood dancing figures. These are placed on each table as well as providing unusual wall decorations. Larger models are located to highlight the effect they create.

These fascinating models, which were featured on television recently, are one of the most talked about aspects of

the inn and never fails to attract a continual stream of architects, interior decorators, artists, and students.

These people have nothing but praise for the work of art, which are hand made from roots of local trees and shrubs, and arouse the interest and curiosity of everyone who sees them.

There are also other facets of the inn which never cease to interest people.

For instance, there are broadsides depicting early Australian history, a model of a boat which plied the waters along the Central Coast many years ago and sprays of wildflowers made from sticks and other articles found in the bush.

But the attraction of the inn does not stop at food and dining facilities. For the traveller, clean, cheerily decorated retiring rooms provide an opportunity to freshen up.

The peaceful garden setting also allows people to "get away from it all" for a while and relax.

Whatever the reason for visiting the inn, however, one thing is certain — more and more people are doing it, particularly from the Sydney area where the 38 mile drive is a pleasant prelude to a sumptuous meal.

And with such wonderful surroundings, who can blame them.

• The photograph shows a selection of the artwood figures at the inn.

## Appendix 5 – Condé Nast Traveller Listing 2021



## Saddles, Australia

A bush restaurant from the man who put Bondi icebergs on the map

In a most unexpected location, an hour's drive from **Sydney** on the Central Coast, is a new no-expenses-spared restaurant. Anywhere else, its boot-scootin' cowboy aesthetic might be on the wrong side of kitsch. But here, on 25 acres overlooking a large dam and surrounded by thick and dry, sepia-toned bush landscape, it works. Saddles was opened by John Singleton, the most moneyed advertising big shot in Sydney – if not **Australia** – who once owned **Bondi's** scene-stealing Icebergs.

Here it feels like the Man from Snowy River has retired in prosperity and turned his ranch into a daybreak escape for city-slickers. There are grand sandstone fireplaces and leather saddles doubling as bar stools – crafted at a cost of up to £4,000 each by artisanal master saddler Heath Harris. The food is simple and hearty, and completely unpretentious: whole roast chickens, tender lamb shoulder and meat pies packed with rich, slow-cooked beef chunks steeped in red wine. Everything from the tomato sauce to the still-warm sourdough is made here, and native ingredients such as finger limes, lemon myrtle and Davidson plums are picked from the restaurant garden; the drinks list, bar the Champagne, is all-Australian, too. Saddles has injected some oomph into the go-slow coast, a once lo-fi spot that's now attracting a savvy Sydney crowd every weekend. Among a smattering of new openings in the area, this is certainly the place to be for Sunday lunch – worthy of a motorway detour in its own right. *By Chloe Sachdev*

**Address:** Saddles, 20 Ashbrookes Road, Mount White, New South Wales, Australia

**Telephone:** +2 4370 1152

**Website:** [saddlesmtwhite.com.au](http://saddlesmtwhite.com.au)

Source: <https://www.cntraveller.com/gallery/most-beautiful-restaurants-in-the-world>