

POKOLBIN TOURIST, GOLF & RESIDENTIAL DEVELOPMENT



CONCEPT AND MANAGEMENT PLAN

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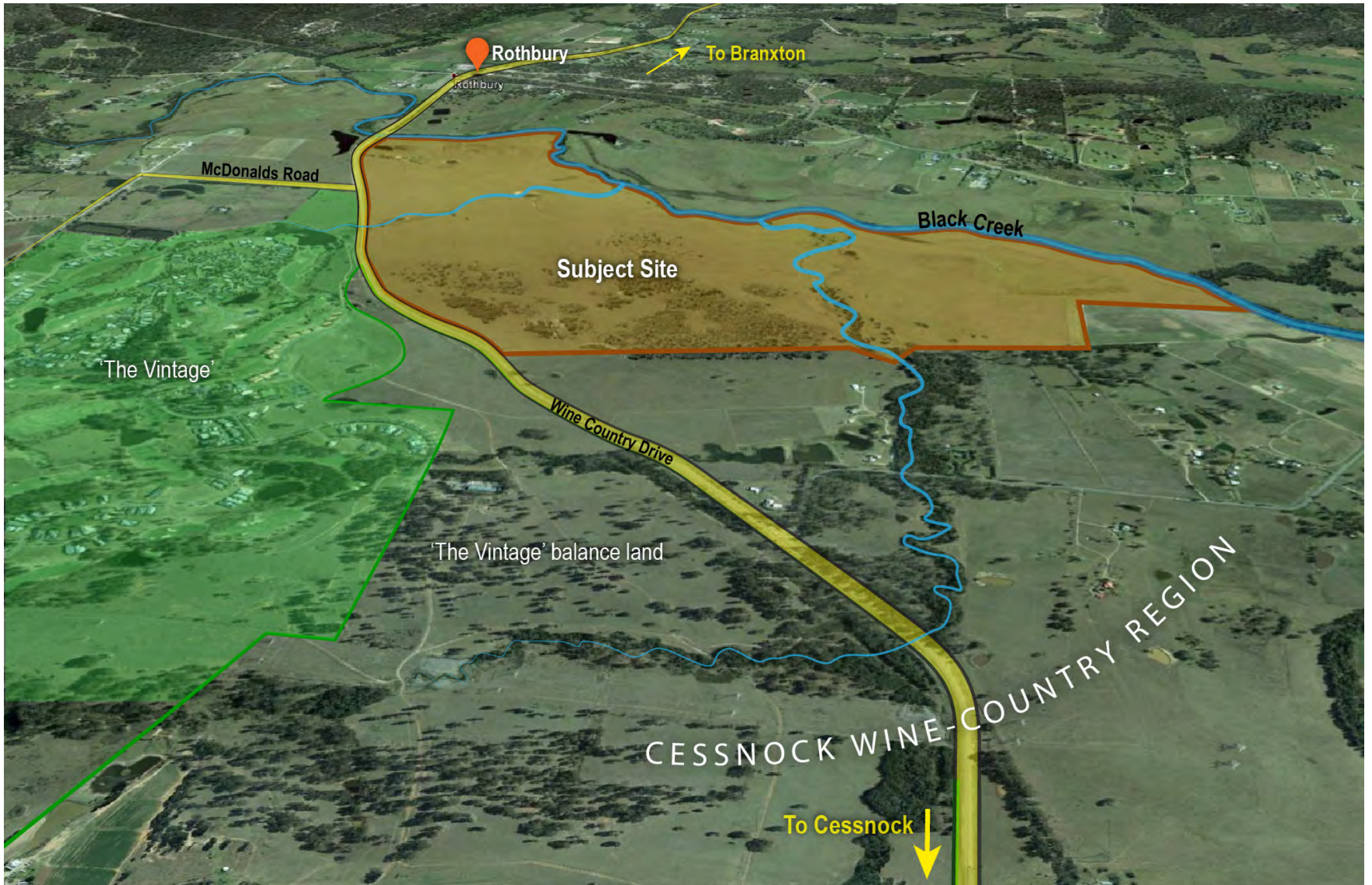
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1. INTRODUCTION

1.1. Project Description

1.1.1 Background

The subject site was rezoned in 2014 to allow for the proposed development. The proposal was favorably supported by the Cessnock City Council on the following grounds as quoted from Cessnock City Council agenda 22 Jan 2014,

- The proposal is considered a positive tourism based use of the land on the edge of the Vineyards District that is not suitable for viticultural uses.
- The proposal will broaden the tourism appeal of the LGA to a national and international market.
- The proposals co-location next to the existing Vintage Golf development has strategic merit creating a golfing tourist destination with significant flow on benefits to the Vineyard District tourism market and the Cessnock LGA.

1.1.2 Site and Context

The irregular shaped site is formed with Lots 1 to 4 DP 869651, Wine Country Drive, Pokolbin which accounts for a total area of approximately 240 hectares.

The subject site is defined by Wine Country Drive on the West and Southwest, and on North and East from Black Creek.

The property has a history of grazing that ceased some time ago. A number of farm dams and drainage lines scattered throughout the site. No site improvements or any active land

uses are associated with the site apart from a dwelling and some dilapidated sheds located in the northern section.

1.1.3 Ultimate Proposal for the site

The proposal is for an integrated tourist development, a form of development where all of the components of the development are interdependent on each other and none of them can, or should, exist alone. This form of integrated tourist development is new to the Lower Hunter Region and will include the following components:

- Eighteen (18) hole signature golf course built to international standards and associated clubhouse
- A five (5) star fifty (50) room hotel, of the Golden Bear Lodge or Hilton hotels calibre;
- Short stay tourist villas (250);
- Public function, retail and food outlet centre with the capacity for state-of-the-art conference, telecommunications, tourism programs, and interpretive centre for the locality's natural and cultural heritage, and history of the wine industry;
- Recreation and health spa, including swimming, tennis and gymnasium facilities;

- Sustainable golf course management, landscaping, bush regeneration, and environmental stewardship precincts. The site design will also enhance the public amenity of natural features adjoining Black Creek;

- Three hundred (300) long stay / permanent residences in three (3) specialised precincts, managed under Community Title regulations.

By managing the site under a Community Title scheme, the buildings and all landscaping throughout the development will conform to a set style and quality of design, integrated into and intimately associated with the golf course.

1. INTRODUCTION

The site is constrained by several environmental and heritage related issues. The development has been designed to take each of these into account and avoid/manage the potential impacts to minimise the effects and risk.

1.2.1 Environmental

The environmental values of the site have been reviewed several times. While the site does have some environmental value, the prolonged and historic uses of the site for agricultural pursuits have impacted significantly on the site.

23 threatened fauna species and three flora species listed under the Threatened Species Conservation Act 1993 were identified with the potential to occur or of known habitat within the site by RPS. One threatened flora species, *Eucalyptus glaucina* was also identified on site.

Five threatened fauna species and two threatened flora species listed under the Environmental Protection and Biodiversity Conservation Act 1999 were assessed as possibly occurring on the site, or that the site supports preferred habitat for the species.

1.2.2 Flooding

The site is impacted by flooding from Black Creek. This is generally restricted to the eastern portion of the site. In certain areas of the site this includes depths of greater than 2m.

1.2.3 Bushfire

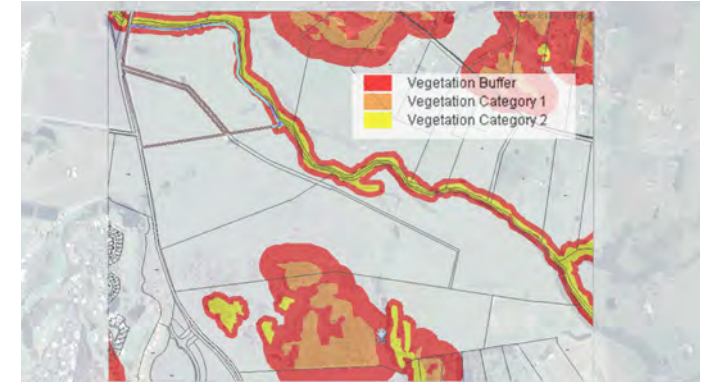
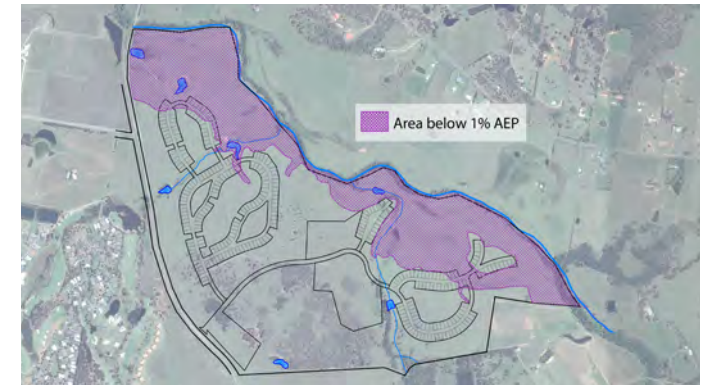
The south west part of the site together with northern and eastern boundaries are identified as bushfire prone land. The area in the south west provides the largest area of remanent vegetation. The nominated areas to the north and east correspond with the riparian vegetation. The corresponding mapping shows that the site contains Vegetation Categories 1 & 2 and bushfire buffer areas.

1.2.4 Aboriginal Heritage

A number of items of aboriginal cultural significance have been identified on the site. Locations of these items are spread across the site with a particular concentration through the middle area.

No items of European heritage area located on the site. A heritage item of local significance, Blick Bros. Graves at Belbourie Winery, exists on the adjoining property to the north-east.

1.2 Constraints



2. VISION

2.1 Vision

Considering both on-site spatial issues and contextual setting of the locality together with expected development outcomes, it was evaluated that an 'Integrated' approach is most fitting. In this sense, site's future development is envisioned to be well-integrated both in terms of proposed land uses and activities; at the same time, complementing Lower Hunter Region's unique tourism sector to attract national and international tourists. Such development is expected to be achieved through the following vision and associated key elements,

To develop a new major tourist destination at the gateway of Vineyard District. Through the establishment of a 'World-class 18-hole signature golf course, 5-Star Resort & Architecturally Designed Residential Development' of international standards, that both brings together and drives 'top-end' accommodation and recreational facilities, within a serene rural environment of Lower Hunter Region.

2.2 Elements

- World-class, internationally renown 18-hole Golf course design.
- Centrally located 5-Star Resort complex to become the core activity area for residents, golfers and visitors.
- Three distinct residential precinct which effortlessly connect with the golf course create a unique and engaging residential offering within the Hunter Region's Wine Country.
- Integrated transportation network to suit inhabitants' convenience, mood and needs, while ensuring safe mobility.
- High quality public realm with well-linked series of formal and informal recreational spaces reflecting landscape and urban design excellence.





2. VISION

2.3. Deliverables

2.3.1 Integrated Tourism Development

The proposal is envisioned to be a converging point for wine-country tourism, world-class golfing activities and residential development. The tourist complex will provide both short term and long term living and as well as a board range of leisure facilities for residents and guests.

Tourist accommodation and related facilities are to match international resort standards through out. The intention is to seek to engage with the best five star hotel operators to bring international level services and facilities to the Hunter Wine region.

The proposed hotel complex will introduce a new level of luxury living serviced with 50 rooms, which will be the centerpiece that brings the accommodation and recreational components together. This will be complemented by 250 self-contained luxury villas with day spa facilities. Visitors will have a choice between conventional hotel rooms and suites as well as these luxury villas.

In addition to this, clubhouse, conference facilities, gymnasium, sporting facilities for tennis and swimming, entertainment centre and retail facilities will also be available in this complex.

2.3.2 Worldclass Golf Getaway Experience

The key component of the proposal includes an eighteen (18) hole signature golf course, which is to be built to international championship course standards. The course and associated infrastructure are intended to be developed under the banner of a brand name, ensuring both national and international recognition of the quality of the course.

The Golf Course is fundamental to the design and development of the remainder of the site, which will set the tone and speak to the architectural and landscape elements that design the site. In this regard it is envisaged that the Golf Course itself will lead the spatial development.

2.3.3 Community Living

The residential component of the development will provide for 300 dwellings of unique character with each having direct access/views of the golf course.

Each dwelling will be presented on a lot in excess of 750 sqm providing the opportunity for stately homes. The architectural style of dwellings is to reflect and complement the unique rural character of the Hunter Wine Region. All residential dwellings are to be fully-serviced and provided with ease of access to reflect on a contemporary-healthy living style.

The intended Architectural and Landscape outcomes for the residential areas, are expected to achieve design excellence within both communal and private realms through the proposed management scheme.

3. DEVELOPMENT CONTROLS

3.1. Staged Development

3.1.1. Sec.83B - Need for Staged Development Application

This application pursuant to Environmental Planning and Assessment Act 1979 (The Act), is proposed to be treated as a 'Staged Development Application' with regard to following Sec.83B of the Act,

Part 4, Division 2A

83B Staged development applications

(1) For the purposes of this Act, a staged development application is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for separate parts of the site are to be the subject of subsequent development applications. The application may set out detailed proposals for the first stage of development.

(2) A development application is not to be treated as a staged development application unless the applicant requests it to be treated as a staged development application.

(3) If consent is granted on the determination of a staged development application, the consent does not authorise the carrying out of development on any part of the site concerned unless:

(a) consent is subsequently granted to carry out development on that part of the site following a further development application in respect of that part of the site,

or

(b) the staged development application also provided the requisite details of the development on that part of the site and consent is granted for that first stage of development without the need for further consent.

(4) The terms of a consent granted on the determination of a staged development application are to reflect the operation of subsection (3).

The Environmental Planning Instrument (Cessnock Local Environmental Plan 2011) also prescribes the need for a staging plan.

The unique set of controls that apply to this site, as an integrated tourist development making the staging of critical importance. The need to ensure that *"the total number of permanent residential dwellings (to) not exceed the total number of serviced apartments and hotel or motel accommodation units on that land used for the purposes of tourist and visitor accommodation at any time"* requires careful programing of the proposed development.

3.1.2. Stage 1

Stage 1 is proposed to create 4 super lots under a Community title subdivision, to allocate land for particular uses. Land within the proposed Lot 3 will be subdivided in future to accommodate 300 single dwelling units, while Lots 4 is intended for hotel and tourist accommodation (300) and associated sporting/recreational facilities forming the prime feature of the development.

A water treatment plant will be established on the southern most section within Lot 1. The remainder of the subject site being Lot 2 would contain the 18-hole Golf Course and regeneration of vegetation.

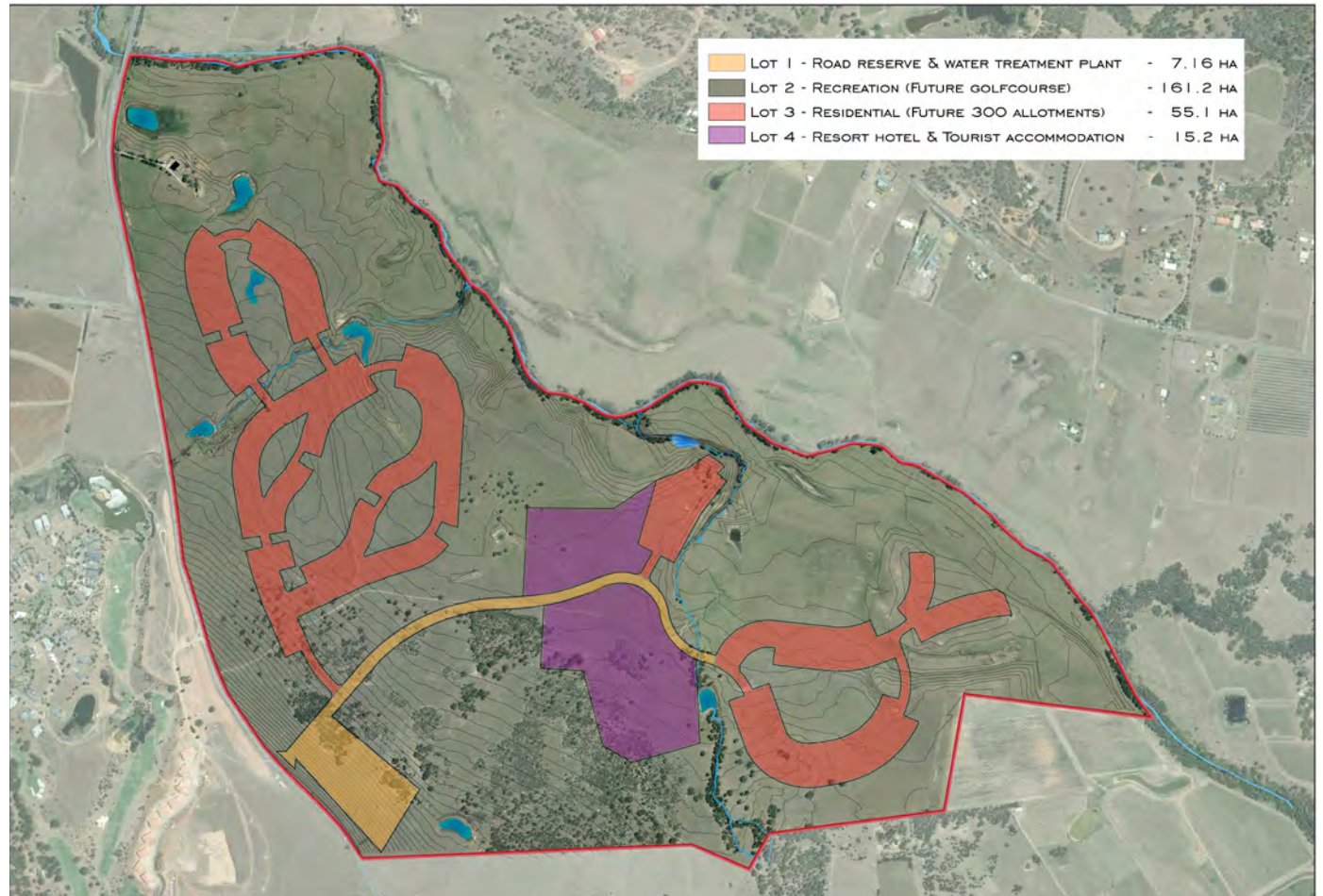
Lot 1 - 7.16ha

Lot 2 - 161.2ha

Lot 3 - 55.10ha

Lot 4 - 15.15ha

No actual works are proposed to take place on the site as lots created will not be subjected to development until further design and DAs are proposed. They are Super-lots created to define boundaries of uses for future design purposes.



3.1.3. Stage 2

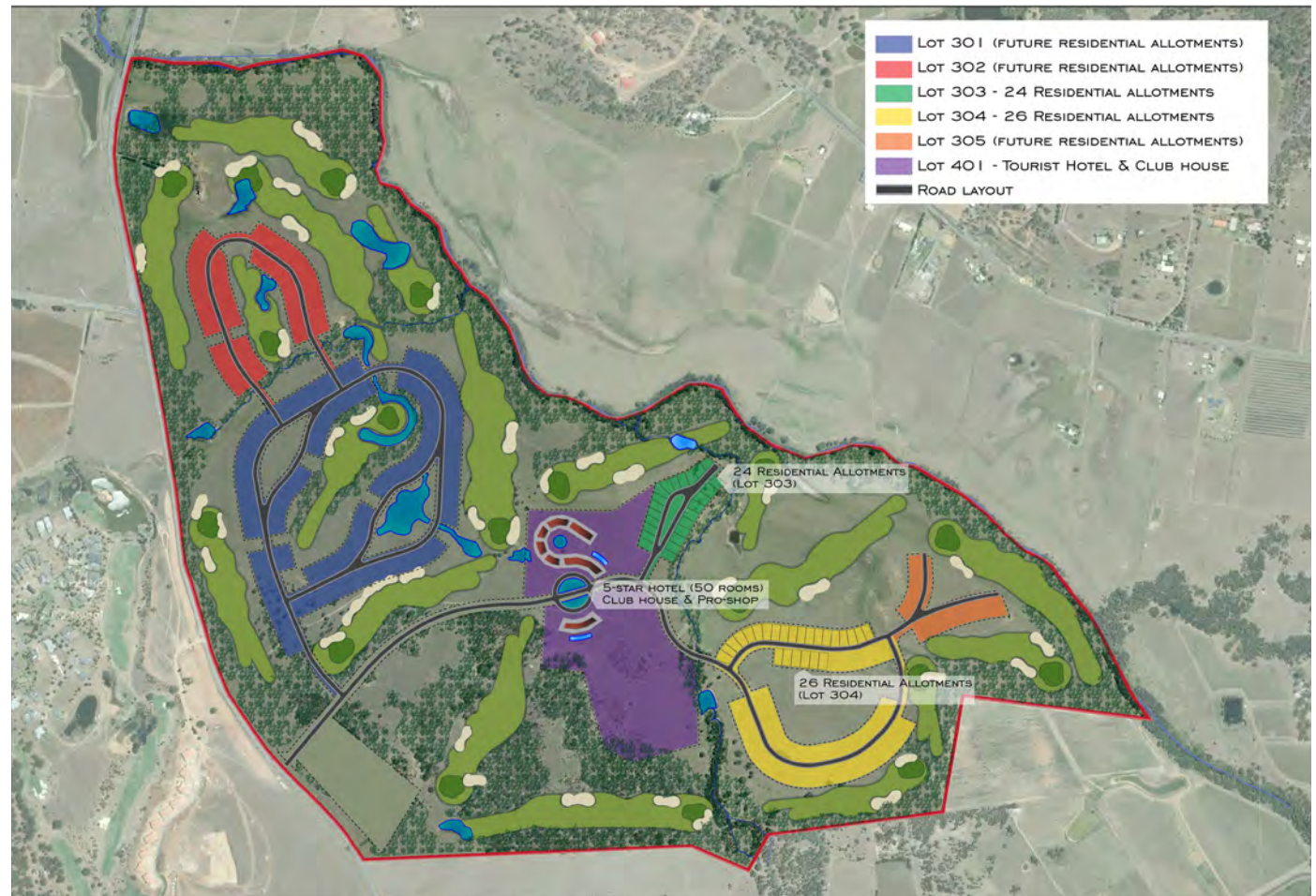
Construction of major golf course (18 holes) and Implementation of landscaping and environmental offsets.

- Install service connections to site
- Potable water
- Grey water
- Electricity
- Telecommunications
- Establish water quality control.
- Construct temporary access to Wine Country Drive.



3.1.4. Stage 3

Construction of access roads to service Lots 303, 304 & 401. Extend services to each lot. Construct 50 room 5-Star Hotel complex and support tourism infrastructure including restaurant, club room and pro shop on Lot 401. Construct 50 residential lots and dwellings, 25 on Lot 303 and 25 on Lot 304.



3.1.5. Stage 4, 5, 6 & 7

Stage 4:

Construction of 70 villa units and supporting infrastructure such as day spa, swimming pool etc on Lot 402. Construction of 70 residential lots and dwellings on Lot 304 & 305.

Stage 5:

Construction of 65 villa units and supporting infrastructure such as day spa, swimming pool etc on Lot 402. Construction of 65 residential lots and dwellings on Lot 301.

Stage 6:

Construction of 60 villa units and supporting infrastructure such as day spa, swimming pool etc. on Lot 402. Construction of 60 residential lots and dwellings on Lot 301

Stage 7:

Construction of 55 villa units and supporting infrastructure such as day spa, swimming pool etc on Lot 402. Construction of 55 residential lots and dwellings on Lot 302.



3. DEVELOPMENT CONTROLS

3.2. Transportation

3.2.1. Integrated Travel Network

The objective is to achieve safe passage of people and vehicles within the development, utilizing the aesthetic quality and amenity of golf courses and outdoor environments for pedestrians, cyclists and cars.

One of the key proposals in this sense, is to incorporate elements of golf course design into transportation network, which increases accessibility within the development. Buggy tracks and pathways within golf courses are to be utilized as shared accessways together with proposed sealed public roads and walking/ cycling tracks, to create an integrated mobility network.

3.2.2. Multi-modal transportation

The public road network is designed with simple pattern to facilitate safe and convenient traffic and pedestrian movements, while providing ease of access to all land use clusters and key activity areas. The general circular design ensures that users return to the point of origin ensuring easy way finding and spacial awareness.

A bus stop and turn-around will be created at the hotel. The roads will be suitable sized so that public buses, will be able to access and navigate through the site.

With sprawling areas of open space incorporating not only the golf course but large areas of landscaping, the opportunity

exists for considerable pedestrian/cycling movements within the site. Potential to develop nature corridors and creek reserves as passive recreational spaces/ accessways is to be maximized with use of paved/ unpaved golf tracks as a part of the movement network.

3.2.3. Vehicular Parking

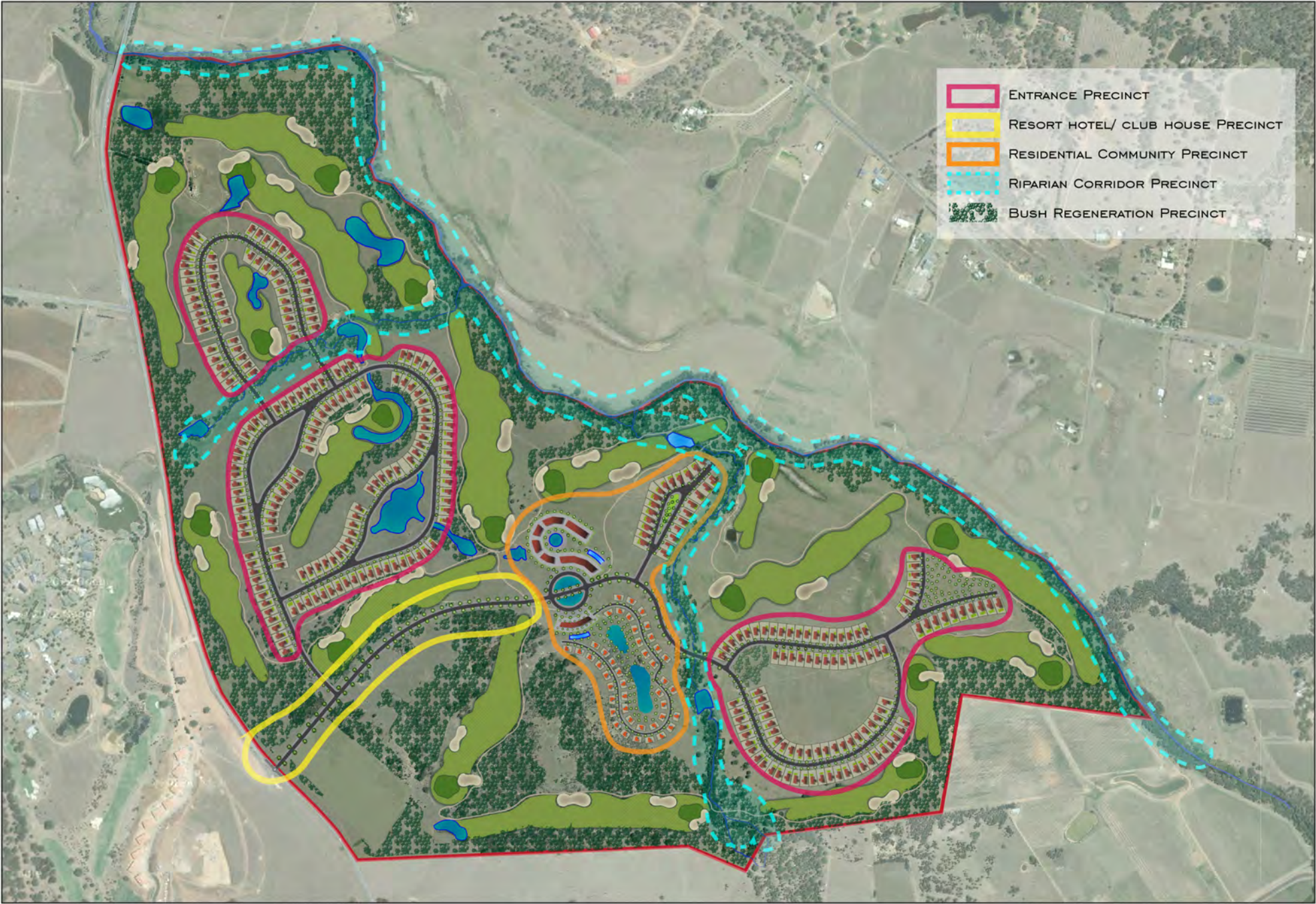
Parking for the resort hotel and for ancillary tourist related facilities is to be provided in accordance with the provisions of Cessnock DCP 2011 Part C.1: Parking and Access. Bus/ coach parking facilities shall be provided as per demand at the hotel site.

Each residential allotment is to have at least two parking spaces to accommodate vehicular parking for residential purposes.

3.2.4. Proposed intersection

Access to the site is located opposite to the round-about intersection proposed for 'The Vintage' facility. This access can be connected with this proposed roundabout intersection if required. Unless funds are contributed from 'The Vintage' at this stage, it is proposed to construct a CHR/40C priority controlled intersection to the site only, in accordance with the Traffic Study.



- 
- The map shows a large development area with various precincts outlined in color. The Entrance Precinct is marked with a solid red line. The Resort Hotel/Club House Precinct is marked with a solid yellow line. The Residential Community Precinct is marked with a solid orange line. The Riparian Corridor Precinct is marked with a dashed blue line. The Bush Regeneration Precinct is marked with a green stippled pattern. The map also shows a river, roads, and surrounding agricultural land.
- ENTRANCE PRECINCT
 - RESORT HOTEL/ CLUB HOUSE PRECINCT
 - RESIDENTIAL COMMUNITY PRECINCT
 - RIPARIAN CORRIDOR PRECINCT
 - BUSH REGENERATION PRECINCT

3. DEVELOPMENT CONTROLS

3.3. Landscaping

3.3.1. Landscape Precincts

The main objective of landscape design is accentuating natural environmental features, while the golf course will require its own unique response (subject to further design). The remainder of the site will be landscaped in accordance with the following 5 precincts (**Figure 4.2**).

1. Entrance Precinct

The Entrance precinct must set the standard and show visitors & tourists the level of service & satisfaction that they can expect from the development. Key features for the Entrance Precinct are,

- Integrated landscape and gateway signage to respond to character of Wine Country Drive streetscape;
- Boulevard design for the main entrance passage between gateway and resort hotel;
- Termination or arrival at destination in entering the resort hotel complex;



2. Resort Hotel/ Clubhouse Precinct

Landscape design within the Resort Hotel/ Clubhouse complex, should aim to highlight the landmark quality of the building. Key landscape features for Resort Hotel Precinct are,

- Creation of openness and Enhancing the landmark quality of Resort Hotel building;
- Achieving visual links to golf courses, attractive scenery and view corridors from Resort Hotel and Clubhouse;
- Creation of human-scale spaces to facilitate outdoor recreation, movements and dining within public places;
- Facilitate convenient seating, safe passage and shade in outdoor environments;
- Creation of 'eco-friendly' environment within luxury villas catering for privacy and tranquility;



3. Residential Community Precincts (3)

Residential precincts are aimed at achieving three unique neighbourhood-type environments that form sense of place, sense of belonging and security. Key landscape features for the residential areas should achieve,

- Safety within public spaces and roads through visible building frontages;
- Shaded roads and public spaces to sustain communal, recreational and leisure activities;
- Unique visual links to and from golf courses for cost-effective landscaping solutions for each dwelling;
- Simple and flexible landscape designs with low maintenance.
- Landscape thresholds where trucks cross roads to reduce speed environment.

Landscape plans, siting of private open spaces, balconies or courtyards within each dwelling development must reflect on these overarching features.





3. DEVELOPMENT CONTROLS

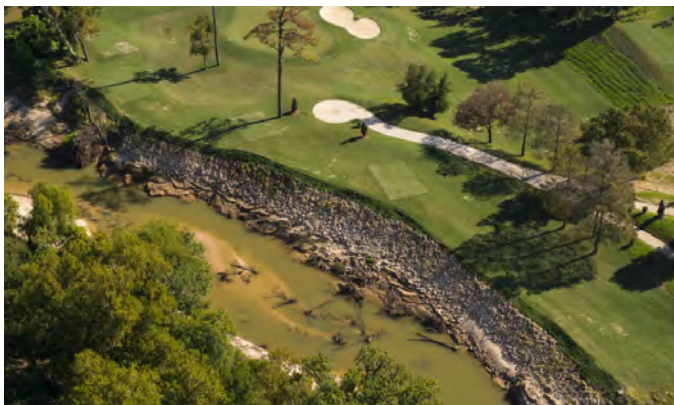
3.3. Landscaping

3.3.1. Landscape Precincts (cont.)

4. Riparian Corridor Precinct (Black Creek and tributaries)

This precinct is identified as a buffer area along Black Creek and its two tributaries, which require specific riparian corridor management practices as per Office of Water (NSW), and facilitating walking/ cycling pathways for integrated transport network. Landscaping strategies should include,

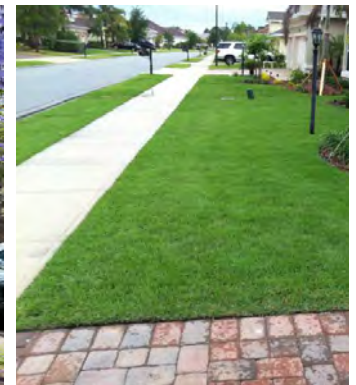
- Improving water-health, bank stability, ecosystem rehabilitation and biodiversity within Black Creek and its tributaries;
- Incorporating riparian corridor management measures within the design and enhancement of shared pathway;
- Facilitating safe passage, ease of access, amenity, durability and compatibility for a range of activities including cycling, jogging, walking and gathering;
- Incorporating seating, viewing decks and drinking water facilities etc. within identified locations.



5. Bush Regeneration Precinct (Tree Planting along boundaries)

Bush Regeneration is to be carried out on identified areas and buffers with the main intention of screening and ecosystem rehabilitation purposes. The subject site already contains few vegetation species including riparian vegetation that is scattered throughout. Bush regeneration is to achieve,

- Improved ecological health of on-site vegetation through replantation on identified sites;
- Planning for Bushfire Protection requirements;
- Buffering or screening-off objectives through appropriate plantation and vegetation schemes;
- A vegetation community that is native to the locality, and compliments the proposed landscape strategies, requires low-maintenance, resilient and compatible with golf course development.



3. DEVELOPMENT CONTROLS

3.4.1. Formal Recreation

The proposed Resort Hotel complex at the heart of activities within the development, is to accommodate specific commercially viable recreational and retail facilities to cater to the needs of both resident and tourist communities. These include,

- Reception and conference facilities;
- Bar & bistro, restaurants, cafes and indoor/ outdoor dining areas;
- Entertainment and business centres;
- Tourist retail shops, shopping centres including small shops.

The primary objective of recreational spaces within these premises is to create a gradual transition between the vast open landscape of the golf courses and the indoor space of main resort building.

Recreational spaces within residential precincts are to have facilities that cater to the needs of permanent residents including,

- Community sports areas including playgrounds, kids' play areas, play-courts;
- Gathering places such as BBQs, boardwalks and seating places are also proposed as formal recreational spaces.

3.4.2. Passive Open Spaces

Large part of the proposed spatial development accounts for a continuous network of open spaces including golf courses, roads, waterways and vegetated areas. Permanent/ long term residents, tourists and visitors are expected to utilize these spaces for their passive recreational needs. In this sense,

- Proposed land uses (residential, golf courses and tourist accommodation) are to be well-linked with surrounding open spaces;
- Proposed transportation network is to utilize open spaces and golf courses to improve aesthetic quality;

Passive open spaces are also to facilitate day-to-day activities such as recreational walking, jogging, outdoor fitness, site seeing as well as community gatherings such as small events, functions and outdoor family activities.

3.4. Recreational Spaces



3. DEVELOPMENT CONTROLS

3.5. Services

3.5.1. Stormwater Management

Stormwater run-off from the golfcourse area and sealed areas will have nutrient loads and therefore will need to be treated prior to re-use or discharge into natural watercourses.

The golfcourse will follow the principles of 'Improving the Environment Management of New South Wales Golf Courses'.

3.6.1. Electricity and gas

Preliminary consultation with Ausgrid indicates that the development is capable of being serviced from their existing resources in the area. Existing gas connections can also be extended to the site to service future development.

3.6.2. Telecommunication

National Broadband Network services are currently available in the locality and will be utilized to service the site to meet the requirements of proposed developments.

3.6.3. Potable Water

The site does not have direct access to water main from Wine Country Drive. However, existing facilities within the locality (pump station and internal services within 'The Vintage') has sufficient capacity to provide for peak usage and firefighting purposes.

Potable water supply strategies for the future development includes,

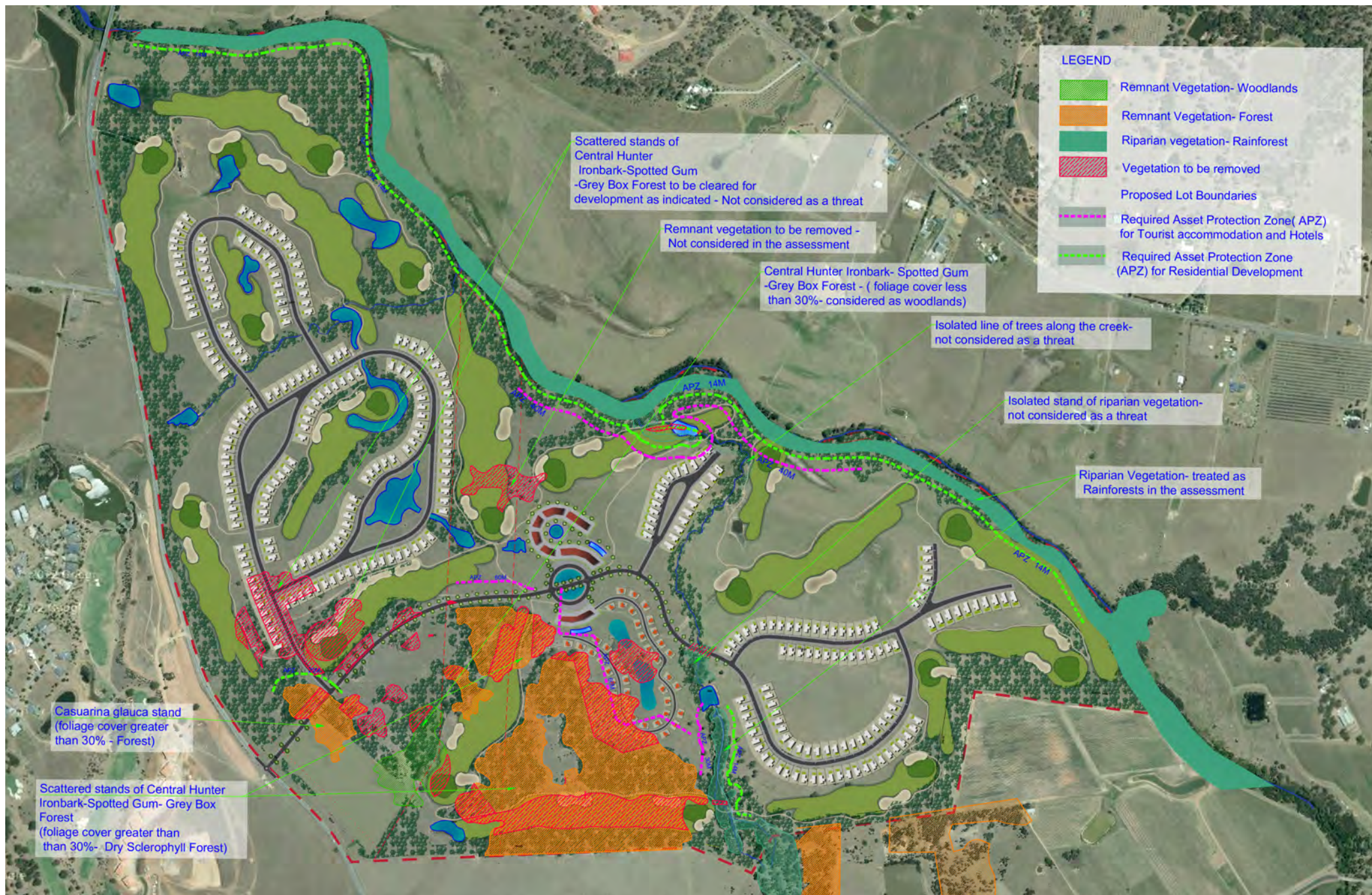
- Construction of 100mm water main to the site from existing pump station;
- Construction of a private reservoir with trickle feed from Hunter Water mains; and
- Privately owned and operated internal reticulation system.

3.6.4. Non-potable Water

Non-potable water requirements including irrigating golf courses and landscaped areas are proposed to be achieved through,

- 100 megalitres from existing Pokolbin Irrigation District License;
- 19 megalitres through on-site harvestable rights; and/ or
- 200 megalitres of recycled water that can be sourced from Cessnock Waste Water Treatment Works.

Site's non-potable water requirement is estimated at 200 megalitres.



3. DEVELOPMENT CONTROLS

3.6. Hazard and Risk Management

3.6.1. Flood Mitigation

Proposed master plan for the development is designed with due considerations to 1% AEP flood modelling. All habitable spaces proposed within the development including residential allotments, tourist accommodation and public roads meet Cessnock Council's flood planning requirements.

3.6.2. Salinity Management

Salinity levels associated with Black Creek catchment area will be managed with a Salinity Management Plan within Stage 2 of the proposed development.

3.6.3. Planning for Bushfire Protection

Bushfire Threat Assessment undertaken by HDB for the proposed development and works, determines the following for protection against potential bushfire hazard,

Lot 1 - Public roads and water treatment plant

APZ within proposed road network involves removal of vegetation on identified locations. All public roads will have widths greater than 20m and inner radii greater than 6m to allow convenient access for standard fire-fighting vehicles.

Lot 2 - Recreation

Main golf courses can be classified as modified vegetation areas with low bushfire threat. However, major riparian



Vegetation along Black Creek is associated with an APZ up to 40m, within which all replantation and landscaping must comply with PBP criteria.

Lot 3 - Residential allotments

14-25m setbacks (APZ) between buildings and vegetation assemblages on certain locations within proposed Lot 3 (future residential) to achieve fire safety levels equivalent to BAL 29. All residential allotments have direct access

from public roads to facilitate fire fighting purposes.

Lot 4 - Resort hotel and Luxury Villas

Resort hotel complex and luxury villas precinct are considered under 'Special Fire Protection Purpose Developments' category, to provide for larger APZ. Hence, APZ within these precincts are determined up to 60m setback distance from vegetation assemblages towards south and south-west.



● ABORIGINAL HERITAGE SITES

ABORIGINAL
HERITAGE
TRANSECT

3. DEVELOPMENT CONTROLS

3.7. Heritage Management

The identified Aboriginal Heritage sites are proposed to be separated from all development and works. Additionally, a transect across North-south the site is also been excluded from development.

A draft Cultural Heritage Management Plan is been prepared and currently under review by the local Aboriginal Land Council. Further consultation and agreements with Aboriginal parties are also currently taking place with regard to Aboriginal Heritage Management.

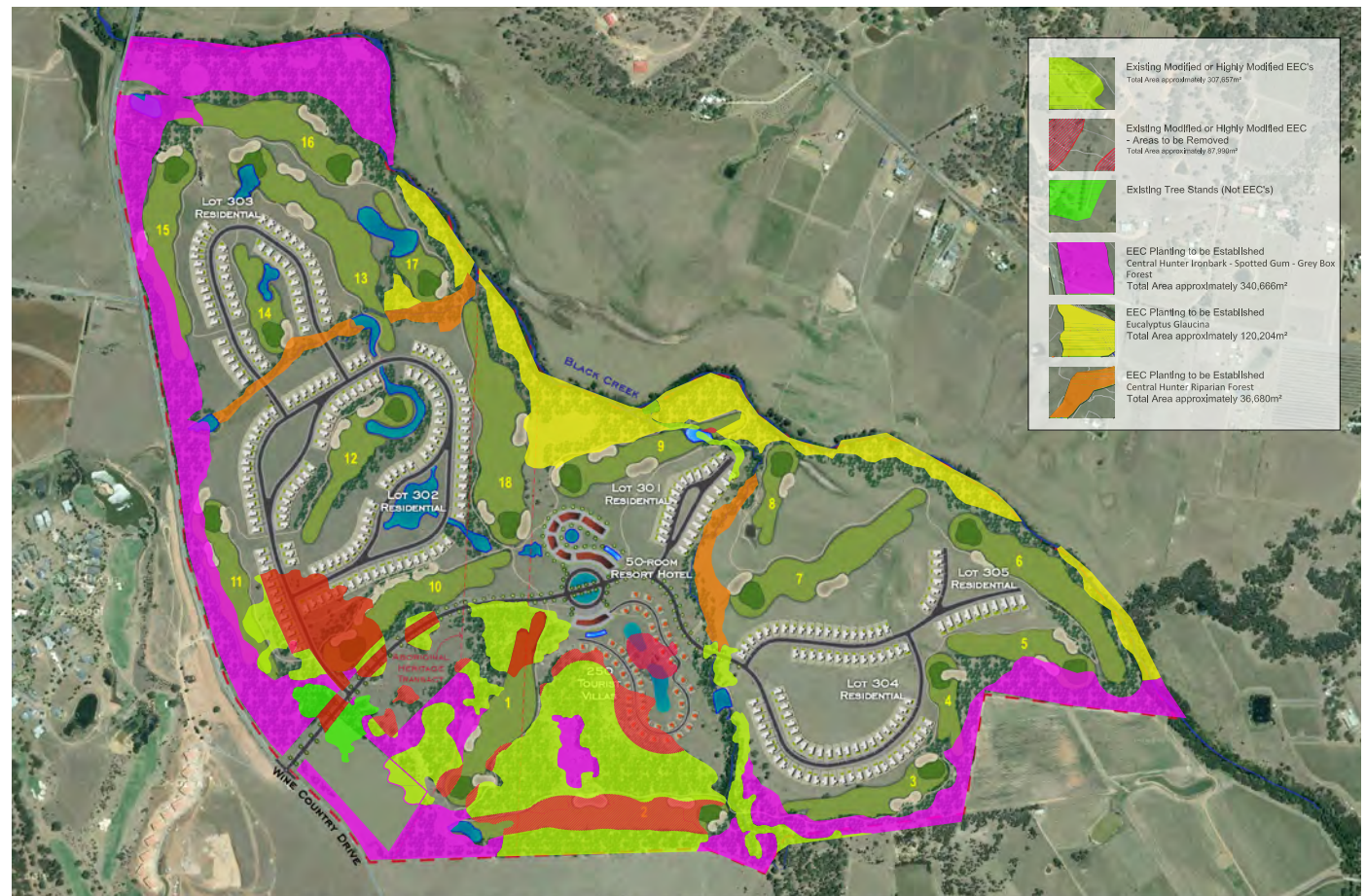
3.8. Flora and Fauna protection

Flora and Fauna Assessments carried out by RPS and later addendum by MJD categorized the on-site remnant patches of vegetation to be in 'Moderate' condition habitat for potential EEC. A number of recommendations were provided by RPS regarding the protection of site's ecological value.

As a result, formal request for consultation and advice is made to The Department of Environment with regard to proposed vegetation removal on subsequent stages of the development.

On-site planting is proposed as a main strategy in off-setting vegetation removal and bush regeneration. A significant part of the site will be planted with native local species. These include planting along site boundaries for screening/ fencing

purposes and along riparian corridors for bush regeneration purposes. All planting schemes are subject to detail design and approvals in subsequent stages of the development.



4. DESIGN CONCEPT

4.1. Worldclass Golf course

4.1.2. Golf course Design

The Golf Course is fundamental to the design and development of the remainder of the site. The design concept is predicated on the golf course setting in terms of standards of finish, landscape quality and aesthetics. In this regard it is a fundamental that the course is designed by a widely recognized brand name. It is intended that the course would be of international championship golf standards, thereby, attracting golfers, tourists from across the globe and provide the opportunity for course to host national and international level events.

The course is adopt a design philosophy of *enhancing the natural environment, and creating courses that are both challenging and enjoyable.*

- Blend in with residential areas and tourist facilities to form a pristine landscape that stimulate overall spatial development;
- Incorporate on-site natural features and cultural assets within the design to create unique courses (tees, fairways, roughs, hazards and greens etc.), both visually appealing and challenging to stroke play;
- Enhance the amenity and aesthetic quality of out-door public and semi-public spaces;
- Be of a standard so as to attract national and international



4. DESIGN CONCEPT

4.2. Resort Hotel Complex

4.2.1. 5-Star Resort Hotel

A 5-Star hotel complex of Golden Bear Lodge or Hilton Hotels calibre is to act as the central core of activities within the development. The Resort Hotel complex is proposed to contain,

- Golf course clubhouse building with ancillary retail;
- 5-Star rated resort hotel complex with a maximum number of 300 units of tourist and visitor accommodation;
- Communal spaces such as function centre, day spa and recreational facilities, with ancillary retail;

The resort hotel complex may provide varying types of accommodation facilities including conventional in-house hotel rooms and suites (50), as well as apartments and 1-or-2-bedroom villas (250), thus catering both short and medium stay needs for a range of user groups.

The hotel complex (with its retail, communal and entertainment facilities) is envisioned as the 'Activity Core' for the development. The activity core is centrally located, well-linked with formal and informal access ways, and designed as an architectural landmark in providing sense of direction within the development.

4.2.2. Building Design

Resort Hotel plays a crucial role as the main 'Physical element' of the development that brings the tourism component together. Hence, the architectural design for Resort Hotel building is envisaged to be of a landmark quality overlooking the golf-course and visible from specific viewpoints within the subject site. Both architectural design of the building and landscape design of surrounding spaces and golf courses should respond to this prominent statement of the resort hotel. Building design should also stimulate ancillary communal and retail spaces, with a strong focus on facilitating a range of activities.

Short stay tourist villas are proposed in the vicinity of the hotel complex, which are also to respond to the landscape vision of the golf course and to the architectural theme of the resort hotel complex.





4. DESIGN CONCEPT

4.3. Tourist Villas

4.3.1. Play-and-stay accommodation

Short-term accommodation component in addition to the 50-rooms of the proposed resort hotel, is provided with self-contained villas and day-spa facilities up to a capacity of 250 units. Villas and day-spas are proposed to be sited within the 'central activity core', yet, intentionally separated from crowded and busy areas, to create an enclosed tranquil environment. Each luxury villa is to achieve,

- Self-contained unit, fully furnished and serviced to accommodate a range of visitors;
- Close association with golf activities and day-spa facilities;
- Relaxed environment and healthy-living style as an escape from city-life;

Day-spas are to have typical facilities such as remedial treatments, massages, relaxation and aromatherapy, meditation, yoga etc to cater to the needs of regular golfers and permanent/ long-term residents.

4.3.2. Villa Design

Primary objective of the design of each villa and day-spa unit is to form a distinct environment, which is enclosed and creates a strong sense of tranquility and eco-friendly living. Landscape designing should aim at achieving a distinct environment with special emphasis on creating an enclosed precinct. Vegetation and plant schemes should define and guide the spatial design within the precinct, utilizing plant schemes that are native to the site.

Architectural designs for buildings should respond to this landscape setting with emphasis on creating an eco-friendly sense within each unit. In this sense, the use of materials and colors should enhance each unit's relationship with natural environment. At the same time, developments should reflect on identified needs of a wide range of visitors.





4. DESIGN CONCEPT

4.4. Residential

4.4.1. Three distinct communities

Residential component within the proposal is to have a specific themed development in identified three different precincts as shown in **Figure 3.4**. Each precinct is aimed at achieving unique residential quality with a sense of place and belonging, that contributes to forming a community. Permanent residential component is to achieve;

- A maximum number of 300 dwellings/ lots each with an average lot size of 750m²;
- Great visual access to golf courses for aesthetic quality and recreational needs;
- Direct access to public road network;

The residential development is expected to be offered for sale with completed dwellings, where no lots will be offered for sale as vacant undeveloped land. Only one dwelling will be allowed on each allotment. Dwelling construction is to be managed by the developer to a high-quality standard that will align with a common theme of the resort resulting in a premium built environment. Residential flat buildings, attached and semi-attached dwellings are to be specifically excluded.

The development will also have an overarching Community Title Plan, which will ensure the ongoing maintenance of the development.

4.4.2. Dwelling design

Individual dwellings are to be designed and managed within a themed development that reflects top-end golf-acreage living. The dwelling design is to consist of,

- A contemporary architectural style and building form that make a unique statement, yet, does not dominate surrounding landscape;
- Modern living areas with solar comfort and thermal efficiency responding to winter and summer seasons;
- Openings looking into pristine landscapes and scenery of golf courses, water features and vast open spaces;
- Active street frontages through appropriate siting and orientation of habitable spaces, verandahs or balconies;
- Separate landscape plans that address APZ requirements as well as surrounding landscape quality;
- Materials, colours and architectural details that complements the predominant greenery.

All dwellings will have a maximum building height of **12m/ 2-storey**, while tourist villas and day spa buildings will have...





CONCEPT MASTERPLAN - POKOLBIN TOURIST, GOLF & RESIDENTIAL DEVELOPMENT

LOT 2-4 DP 869651 & LOT 11 DP 1187663
WINE COUNTRY DRIVE, ROTHBURY



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