

APPENDIX G

CONCEPT AND MANAGEMENT PLAN 2022

INTEGRATED TOURIST, GOLF & RESIDENTIAL DEVELOPMENT

Lot 11 DP 1187663 & Lots 2-4 DP 869651 Wine Country Drive, Pokolbin



Concept and Management Plan

Modification to DA/ 8/2016/557/1


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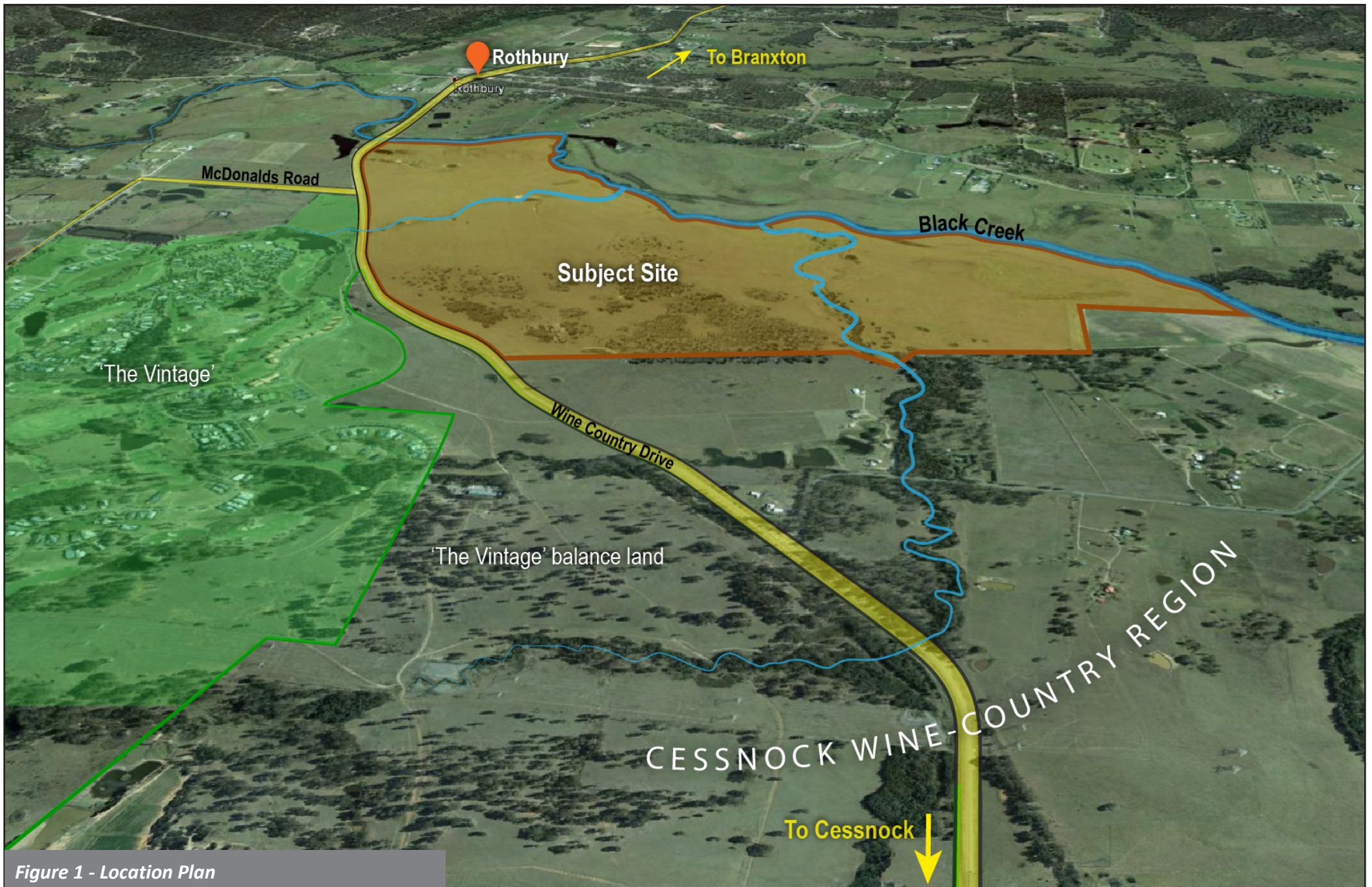


Figure 1 - Location Plan

1. INTRODUCTION

1.1. Concept Plan

1.1.1 Purpose of the plan

This Concept Plan has been amended and submitted to support the modification application prepared to modify DA-8/2016/557/1. **Figure 1: Location Plan** shows the subject land, as identified in the Cessnock Local Environmental Plan 2011 (CLEP) under *clause 7.11 Integrated Tourist Development at Wine Country Drive, Pokolbin*.

Pursuant to Sec. 4.23 of the Environmental Planning & Assessment Act 1979, the content of this document has been provided to satisfy the relevant requirements outlined under Cessnock LEP Clause 6.3(2). As such, this plan should replace the requirement to prepare a site-specific development control plan for the subject land. As a self-contained document, this plan also provides a guide for the development of the above land for an integrated tourist recreation facility with associated dwelling development.

1.1.2 Objectives of the Concept DA

1. To seek approval for a concept development application that establishes a concept master plan to guide the development of the subject site as an Integrated Tourist Development consisting of:
 - 18 hole golf course
 - Clubhouse & 5-Star Hotel premises (300 units)
 - 300 dwellings
 - Ancillary and subsidiary uses
2. To justify the vision for the proposal and the suitability of the subject site;
3. To ensure that the design and planning of the proposal address site features and the rural-viticultural character of the Cessnock Vineyard District;
4. To promote responsive urban development & design that shall coexist in harmony with sensitive agricultural landscapes of the surrounding region;
5. To encourage tourist related development that optimizes the subject site's development potential & supports the region's economic base.
6. To facilitate the orderly development of the site and demonstrate adequate level of commitment to the delivery of the future design response.

1.1.3 Relationship with other plans

Where appropriate, this plan has made reference to the relevant provisions of the Cessnock Development Control Plan. Should there be any conflicts however, this plan shall prevail over the provisions of any other applicable provisions of the Cessnock Development Control Plan.

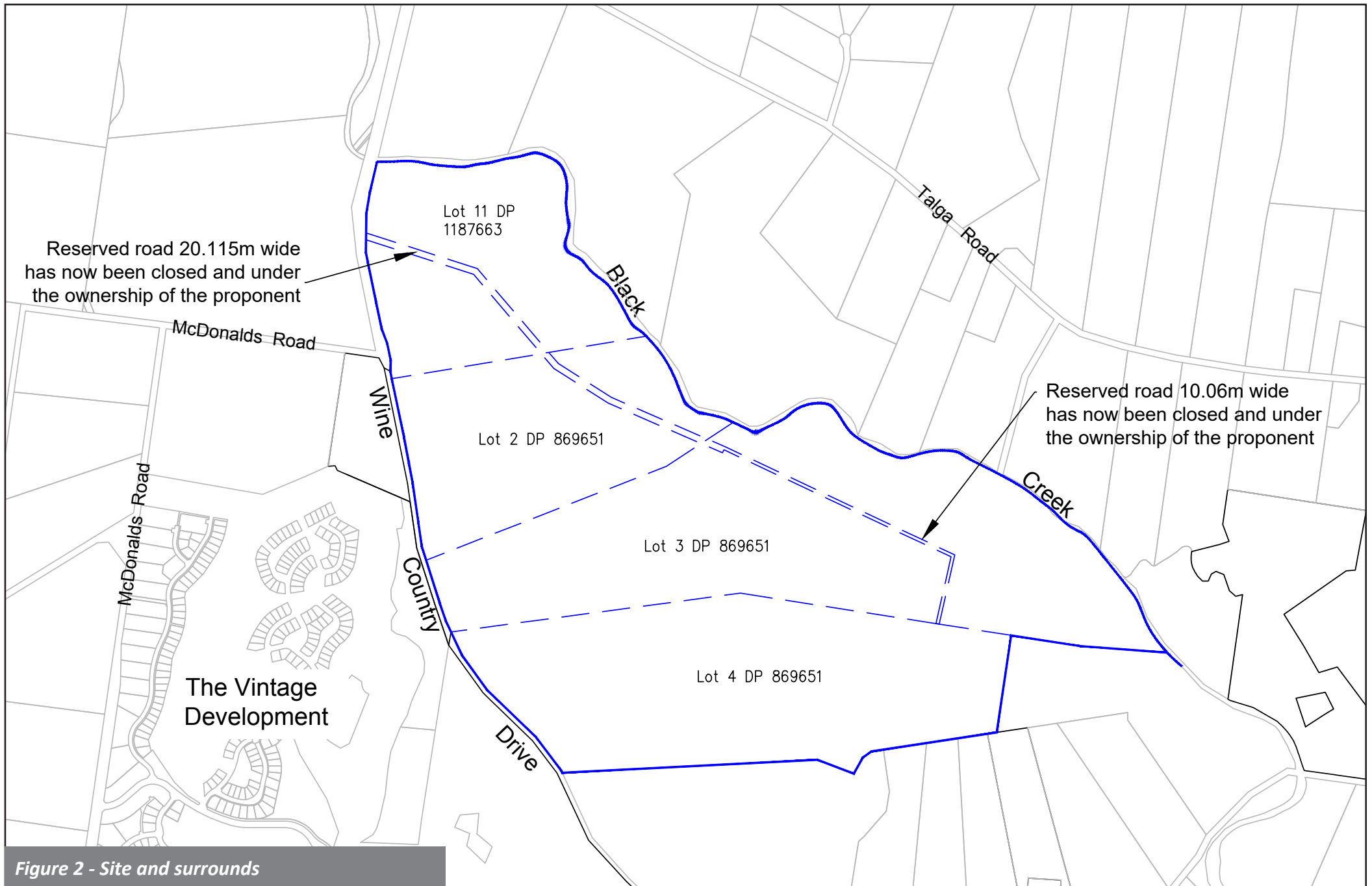


Figure 2 - Site and surrounds

1. INTRODUCTION

1.2. The Site & Context

1.2.1 Neighbouring 'The Vintage Site'

The Hunter Region is the most popular tourist destination in NSW, outside of Sydney, as such there are variety of tourist facilities surrounding the Subject Site. The establishment of The Vintage development has strengthened Hunter's popularity as a golfing and tourist destination. As such, the site's co-location with the adjoining the Vintage development has significant potential to further strengthen this market and diversify the region's tourism economy.

1.2.2 Northern gateway to Vineyard District

The subject land is located at the northern periphery of the declared Cessnock Vineyard District and, due to the size and location, it is considered a significant development site. Whilst the broader region is characterised by rural & viticultural landscapes, there are number of tourist-and-winery related developments in the locality e.g. cellar doors, events & function venues and short & long term tourist accommodation, which adds to this character. As such, future development would required to be carefully managed to protect and enhance the scenic values from Wine Country Drive, as well as, the rural & viticultural landscape values of the Vineyard District, the nation's oldest, continuous wine growing region.

1.2.3 Site features

The subject site is a 240ha irregular shaped property containing Lot 11 DP 1187663 & Lots 2 to 4 DP 869651. It is defined by Wine Country Drive on the west and southwest, and on north and east from Black Creek. The site contains undulating terrain that slopes towards the east from Wine Country Drive towards Black Creek. As such, most of the site generally lies below the level of Wine Country Drive, with height difference between the western and eastern ends of the property ranging between 2.5m - 20m. Refer to Figure 20.

The property has a history of grazing that ceased some time ago. A number of farm dams and drainage lines scattered throughout the site, whilst there are no site improvements or any active land use, apart from several abandoned structures.

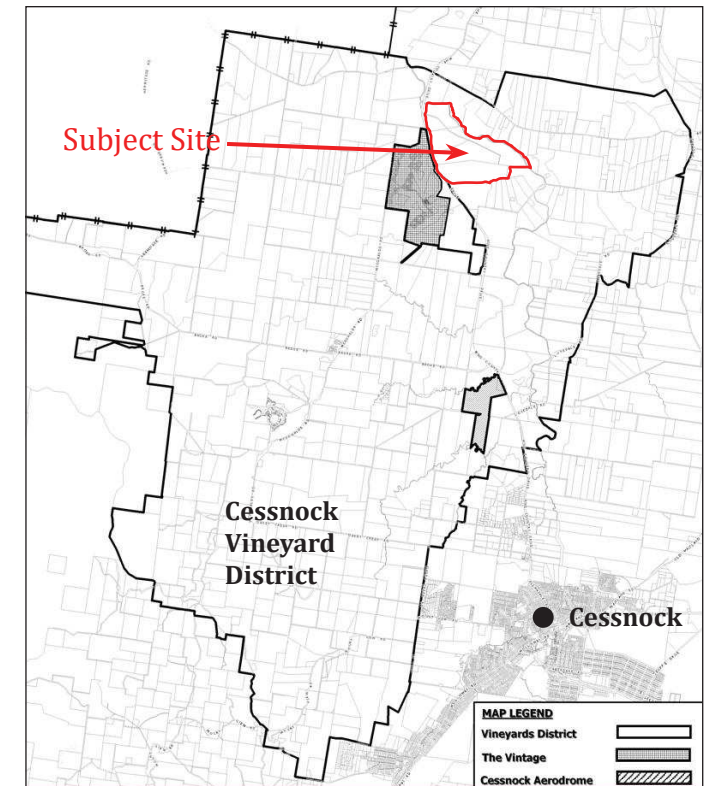
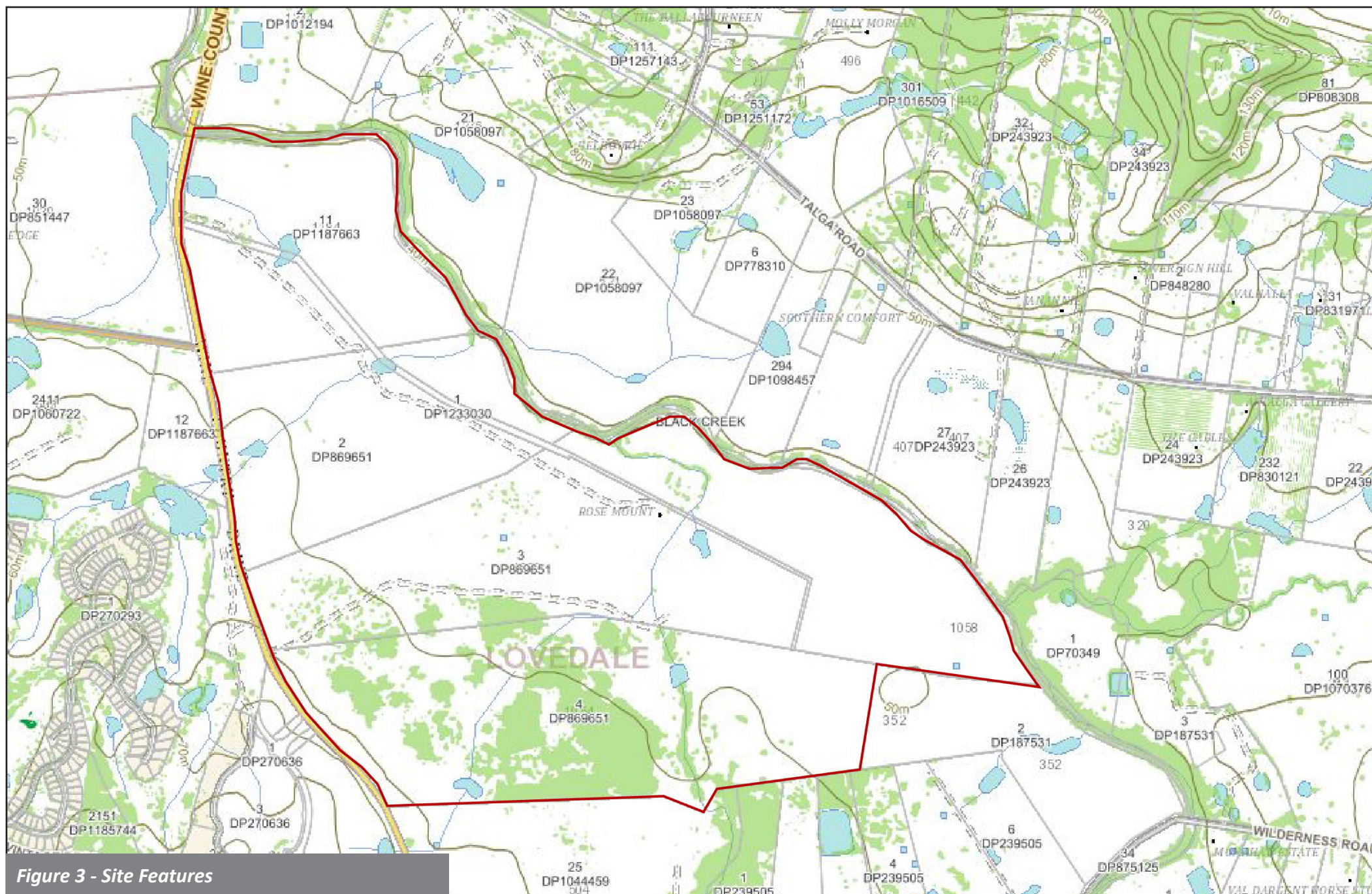


Figure 3- Cessnock Vineyard District



1. INTRODUCTION

1.3 Development constraints

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.

1.3.1. 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.

More recently in response to the proposed modification MJD were engaged to resurvey the site. The survey identified an expanded area on site is ecologically valuable and in response to this, the master plan was amended to remove two goal fairways and practice fairway from this area and also pull back the tourism

component, to the north clear of this zone. These are shown in the revised master plan.

1.3.2 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.

1.3.3 Bushfire

The subject site is identified as bushfire-prone land containing Vegetation Category 1 & Vegetation Category 3.

1.3.4 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.

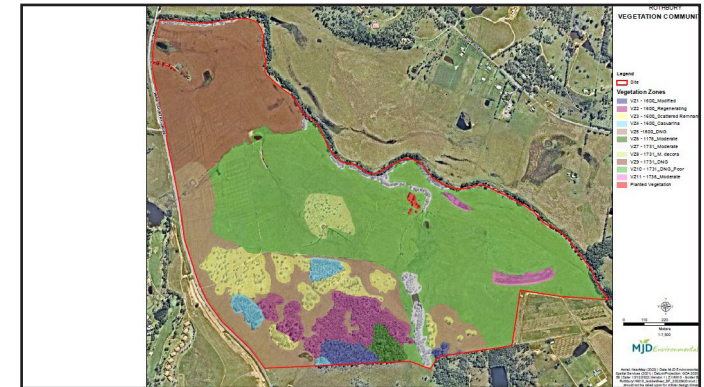


Figure 4 - Vegetation Communities

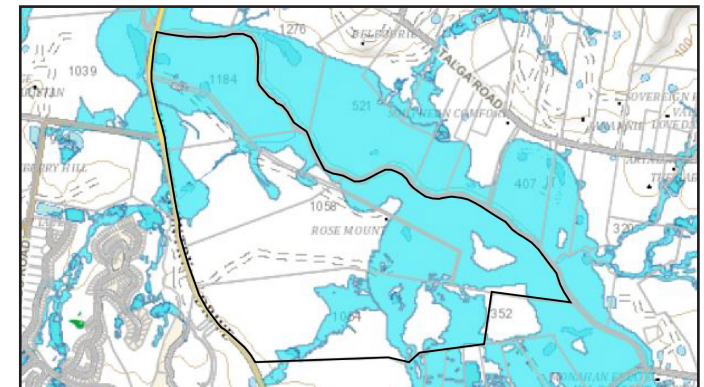


Figure 5- 1% AEP Flood prone land

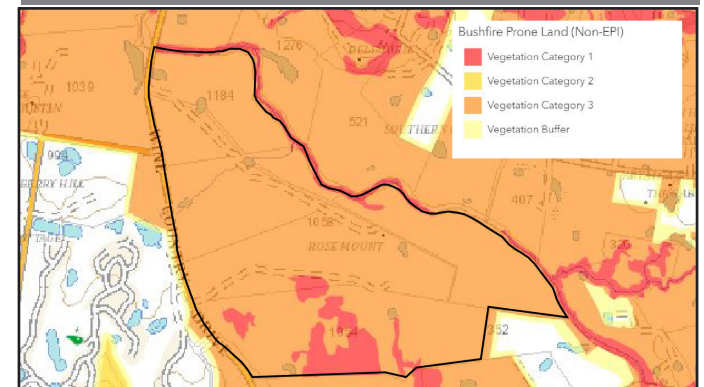


Figure 6- Bushfire Prone Land



2. PROPOSED DEVELOPMENT

2.1 The envisaged outcomes

By implementing the proposed Concept Plan it is envisaged to achieve the following key outcomes for the subject site.

- Integrated tourist & residential development;
- Establish a Master Plan that establishes development footprints and precinct for
 1. Hotel Resort/ Tourist Accommodation
 2. Residential areas
 3. Golf course design
- An integrated transportation network
- Servicing strategy
- Architecture and landscape design that responds to the surrounding rural and viticultural amenity and character.
- Appreciate and integrate the site amenity within the development

2.2 Responding to the context

The tourist attraction of the region is underpinned by the Cessnock Vineyard District and its scenic viticultural and rural landscape. As such, the envisaged development outcomes for the site should be sensitive to this context.

2.3 Vision

The vision for the Concept Plan has been derived with due considerations to the before-mentioned outcomes, findings of previous studies and the following features of the subject site:

- location within Cessnock Vineyard District and its sensitive rural & viticultural landscape;
- location next to The Vintage development and the potential to create a premium tourist destination that complements the Lower Hunter tourist sector;
- constraints, physical, environmental and sociocultural features;
- physical and visual links with Wine Country Drive and other public roads in the locality; and
- capacity to accommodate an integrated development and support the provision of required infrastructure and service networks.

It is therefore concluded that an 'Integrated' approach is most fitting for the development, which would reflect by the following vision and associated key elements.

VISION:

At the northern gateway of Cessnock Vineyard District a new major tourist destination will be established, consisting of A world-class 18-hole signature golf course that sets standards for a high quality physical outcome for the site; and

A centrally located 5-Star Resort Development along with appropriately sited Residential Development featuring high-quality, but low-impact architecture and urban design that respond to the site's link with Wine Country Drive and the rural/ viticultural landscape of the locality.

The development would bring together and drives 'top-end' accommodation and recreational facilities that would strengthen the region's tourism sector.



Figure 7 - Concept Plan

2. VISION

2.4 Development components

To realise this vision, the following key development components have been included in the concept master plan.

2.4.1 Integrated Tourism Development

The proposal is envisioned to be a focus for wine-country tourism, premium golfing & recreation and residential development. The tourist complex will provide both short term and long term living, as well as a range of recreational 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 5-Star hotel operators to bring international level services and facilities to the Hunter Wine region.

The tourist component would include a centrally located 5-Star resort & clubhouse complex featuring high-quality contemporary, but low-impact, architectural and landscape design. This would be the core activity precinct for permanent residents, golfers and tourists, bringing together the accommodation and recreational components of the development. There will be a maximum 300 tourist accommodation units in the form of a mix of hotel rooms and villas.

Ancillary to this complex there would also be a clubhouse, conference facilities, gymnasium, sporting and other formal recreational spaces & facilities along with ancillary tourist retail spaces.

2.4.2 World class Golf 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 to ensure 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 largely define the envisaged physical quality for the site.

The golf course is designed by Australia's highest ranked course designer Darious Oliver and is designed to reflect and sit within the natural environment as proudly Australian.

2.4.3 Lifestyle Residential

The residential component will be delivered in three strategically located precincts that effortlessly integrate with the golf course, recreational spaces and the envisaged transportation network to promote unique lifestyle.

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

The lots varied in size and adds diversity and inclusivity for the visitors. The architectural style of dwellings is to reflect and complement the unique rural character of the Vineyard District, whilst being responsive to views from Wine Country Drive. 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. STAGING PLAN

3.1 Staged Concept Development Application

The concept presented under this plan will be constructed in four(4) stages, as shown by the following sections. At any time, the number of dwellings within the development shall be equal to or less than the number of tourist accommodation units.

3.2 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 Lot 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 - 4.32ha Main access and services
- Lot 2 - 155.75ha 18-hole Golf course
- Lot 3 - 67.54ha 300 residential lots in stages
- Lot 4 - 12.47ha 300 Tourist units in stages

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.

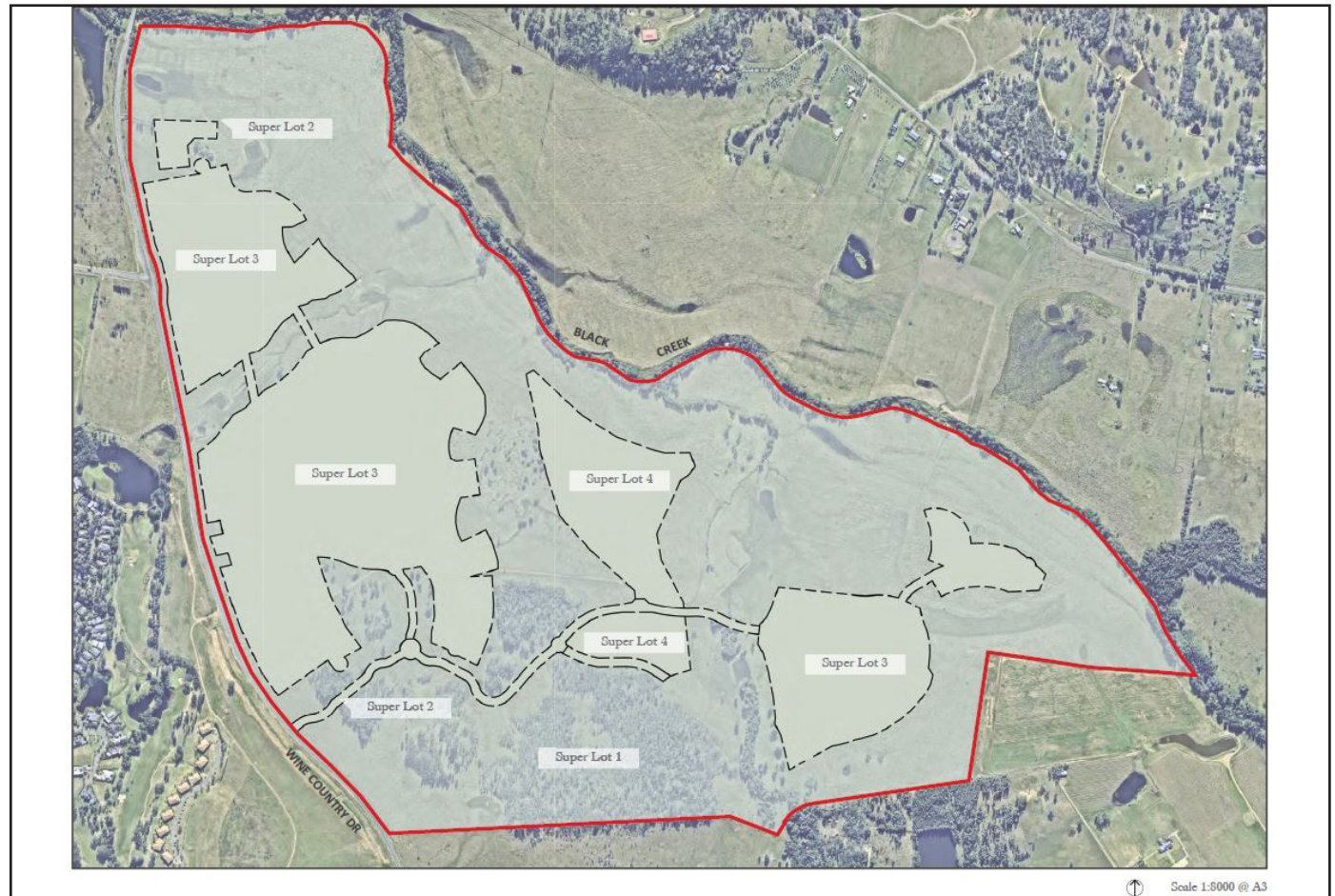


Figure 7 - Stage 1 Development (One into four lots paper subdivision)

3. STAGING PLAN

3.3 Stage 2

Stage 2 consists of the following.

- Construction of (18 holes) international golf course and implementation of landscaping and environmental offsets,
- Installation of service connections to site including:
 - Potable water,
 - Sewer connection or on-site Sewage Treatment,
 - Electricity,
- Establishment of water quality control,
- Construction of 200 residential dwellings,
- Construction of 200 villas,
- Construction of entry roundabout to Main Road 220 Wine Country Drive.

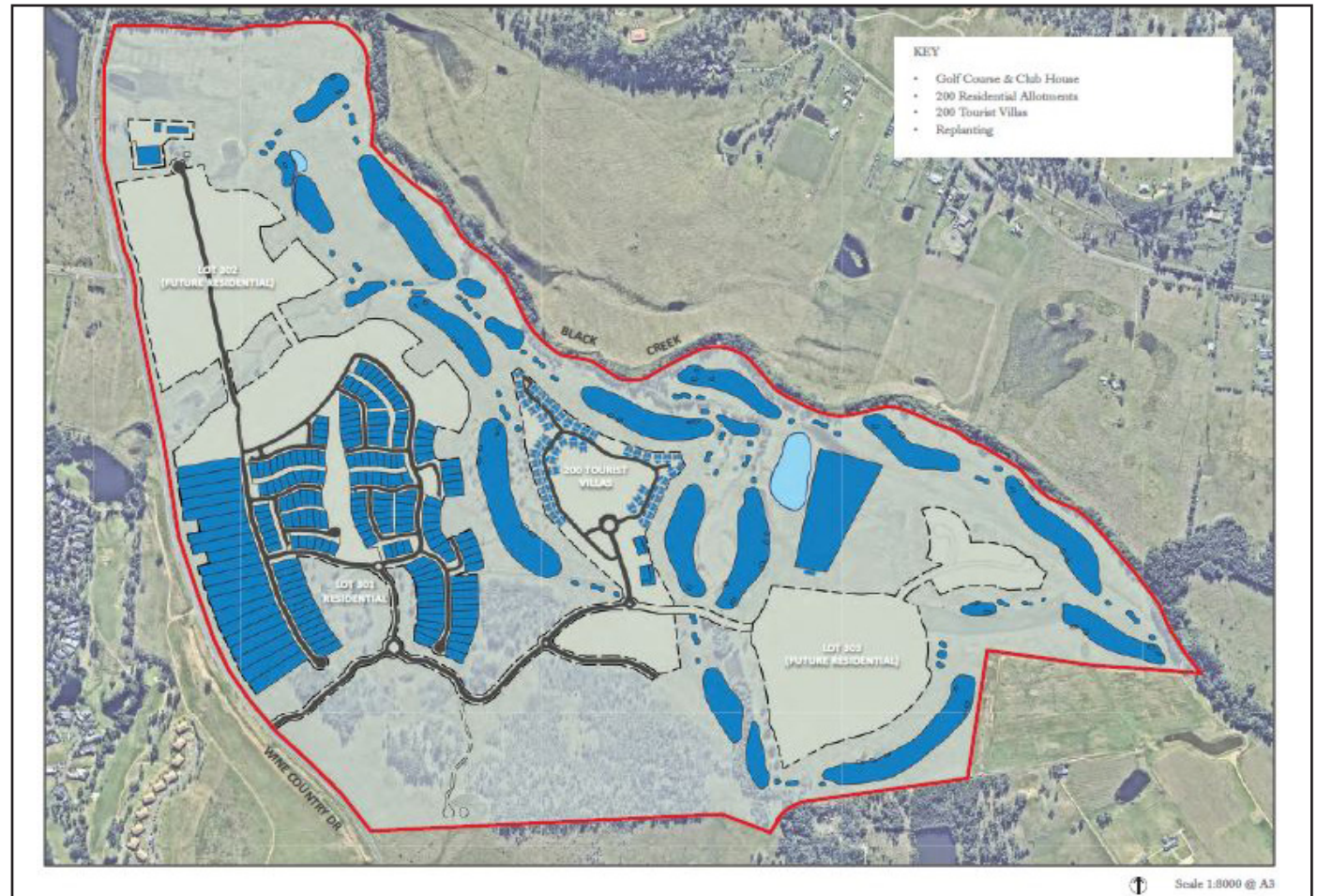


Figure 8 - Stage 2 Development (Golf course and Infrastructure delivery)

3. STAGING PLAN

3.4 Stage 3

Stage 3 consists of the following developments;

- Extend services to each lot;
- Construct fifty (50) room five (5) star hotel complex and support tourism infrastructure including restaurant; and
- Construct fifty (50) residential lots and dwellings.



Figure 9 - Stage 3 Development (Tourist, Residential and Infrastructure delivery)

3. STAGING PLAN

3.5 Stage 4

Stage 4 consists of the following;

- Construction of remaining fifty(50) residential lots and dwellings;
- Construct fifty (50) villas within the hotel complex.

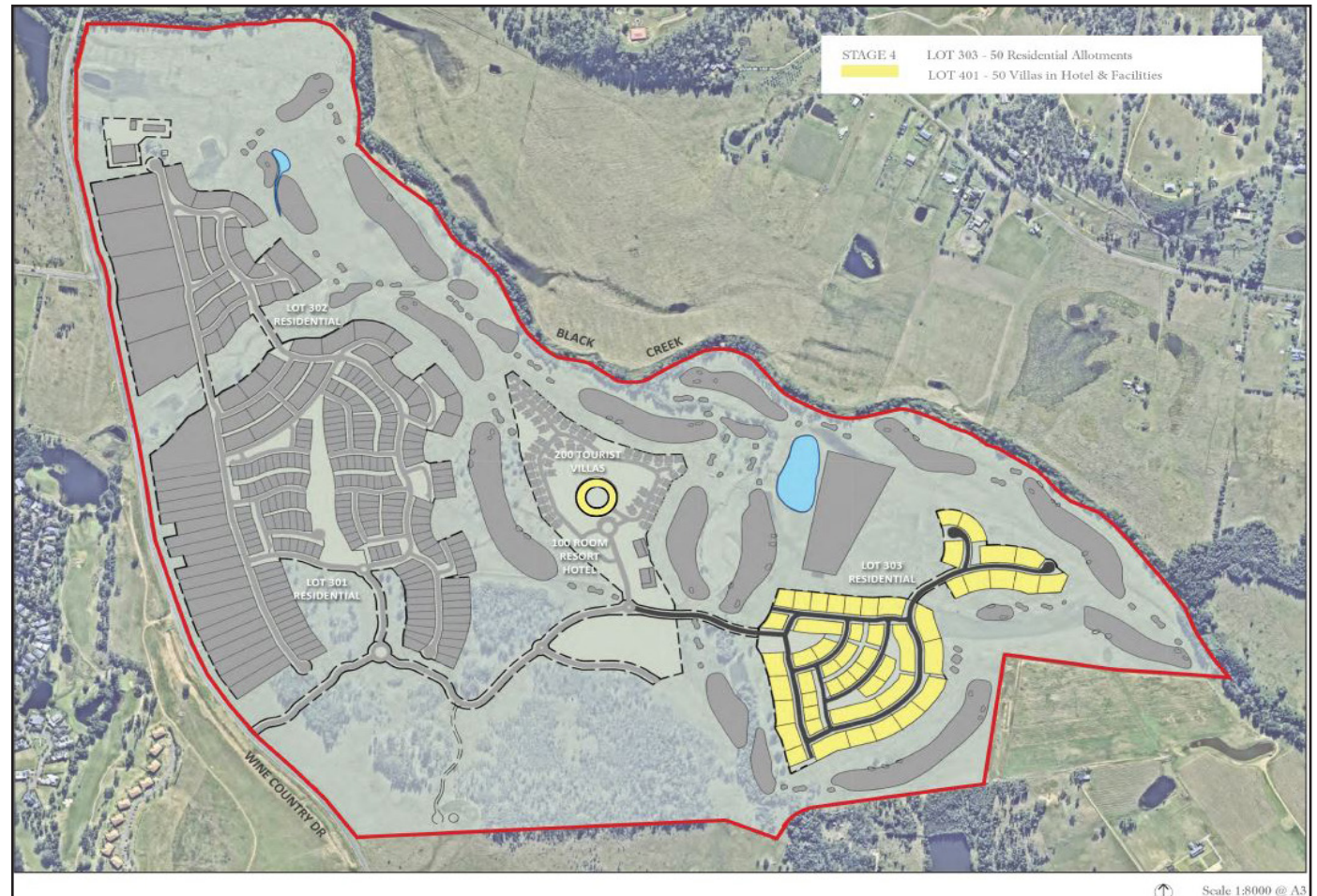


Figure 10 - Stages 4 Development

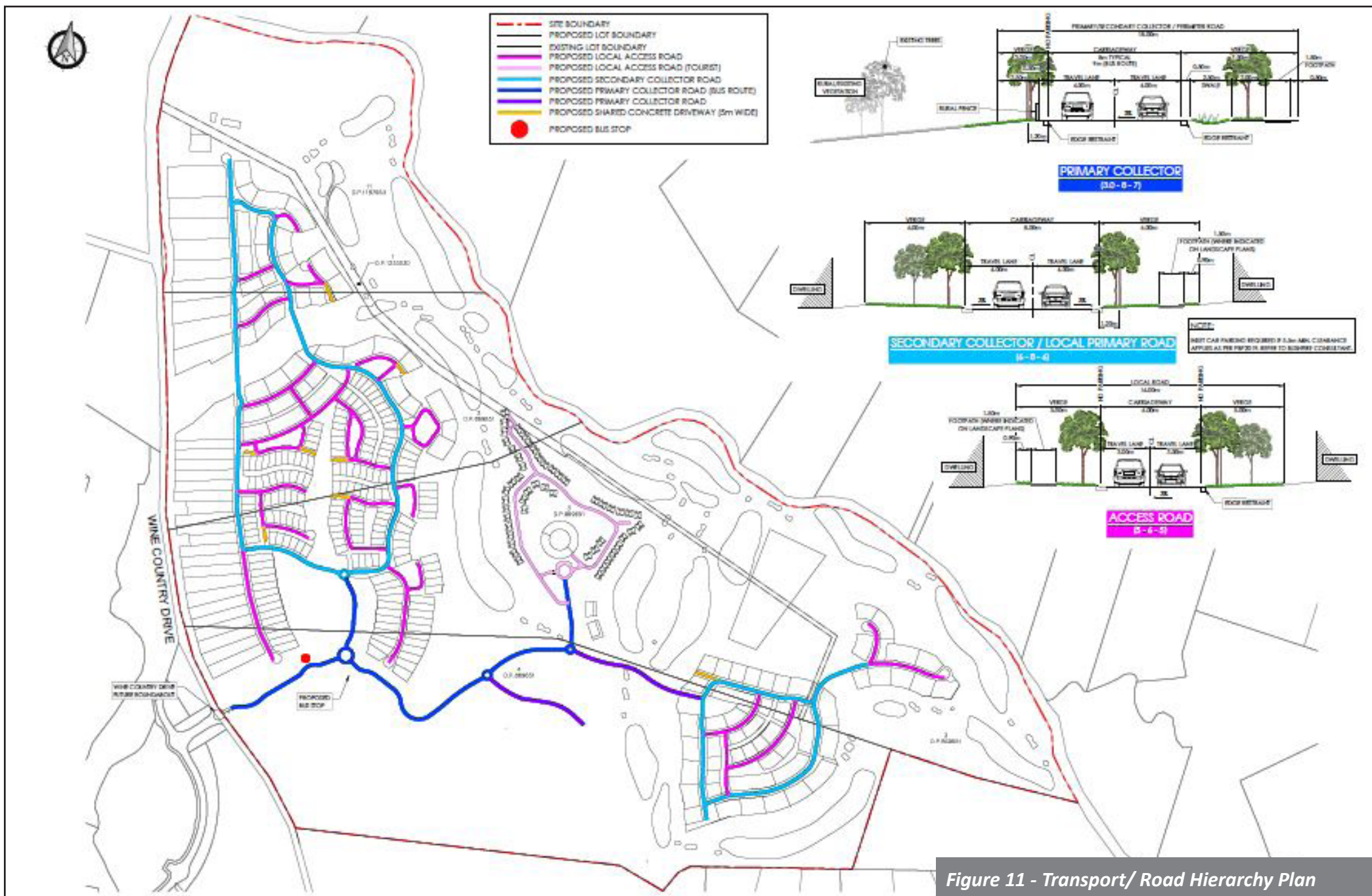


Figure 11 - Transport/ Road Hierarchy Plan

4. TRANSPORTATION STRATEGY

4.1 Objectives

- To establish an integrated movement & access network that establishes a highly permeable road/ access hierarchy and facilitates a wide range of travel modes.
- To ensure safety and convenience of all users of the site within the provided transportation network.
- To integrate elements of golf course and passive recreational spaces within the movement network to create an aesthetically appealing circulation pattern within the development.

4.2 Guidelines/ Controls

- Access to the development will be provided from a single main intersection point with Wine Country Drive generally at the location shown on the Master Plan at Figure 11, or as may be approved by Council in consultation with the TfNSW. Access to Wine Country Drive will be to an Austroads standard, or as determined by the TfNSW / Council. It is proposed to construct a roundabout, in accordance with the Traffic Study,;
- The main access road shall be designed as a central spine connecting the key destinations along with a well defined network of internal roads linking different precincts.
- The movement hierarchy within the site will be designed generally in accordance with as shown by the concept master plan. A network of shared access pathways, cycle ways and golf buggy tracks will be established and linked with the road network;
- All roads within the development will be private, and managed under a community title scheme;
- Road & footpath design and landscaping shall be in accordance with Figure 11.
- Safety and convenience of users shall be achieved by establishing a clearly defined road hierarchy, road design, landscape treatments and signage.
- Subject to the detail design of the golf course, location and design specifications of the transportation network shall be determined at Stage 2 of the development.





Figure 12 - Landscape Precinct Plan

5. LANDSCAPING STRATEGY

5.1 Objectives

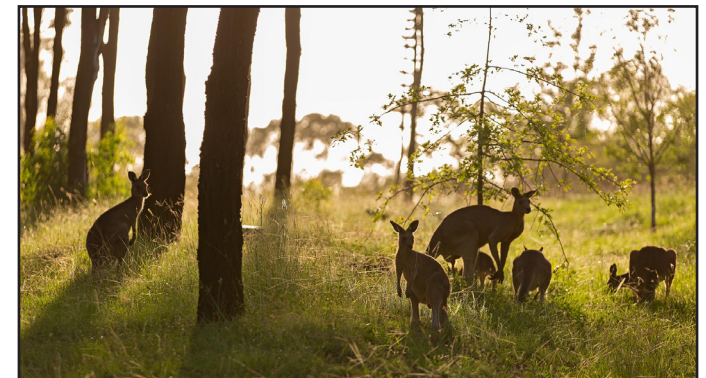
- To establish high quality landscape outcomes that creates an identity and enhances the site's built environment.
- To render unique landscape character for each of the 5 precincts identified on the site;
- To enhance the riparian corridors and biodiversity values of the site, and to establish linkages between these areas and the built environment;
- To ensure the development integrate with the rural and viticultural context of the broader area; and
- To ensure the landscaping on the site gives due considerations to the bushfire risks and appropriate management measures will be incorporated to minimise fuel loads.

5.2 Design Controls

Landscaping strategy focuses on accentuating natural environmental features within the development, whilst 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 12).

1. Entrance/ Main Street Precinct
2. Resort Hotel/ Clubhouse Complex
3. Residential Community Precincts (3)
4. Riparian Corridors
5. Bush Regeneration Corridors

Detail strategies of these precincts are provided below.



5. LANDSCAPING STRATEGY

5.2 Design Controls cont.

5.2.1 Entrance/ Main Street Precinct

Location:

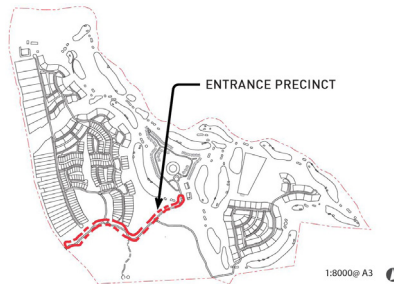
- 25m Road Reserve that provides a linear connection between the Main Entrance and tourist activity centre, as indicated here.

Objective:

- To provide a unique entry statement at the gateway.
- To ensure a distinct and high quality landscaping along the main access.
- To create a arrival or termination effect at the resort hotel complex;
- To ensure the development integrate with the rural and viticultural context of the broader area.

Requirements:

- Entry statement should reflect the characteristics of the Vineyards District as well as the unique site qualities of the proposal.
- This may include landscape features, signage, feature lighting or public art is of an appropriate scale and is visually low impact.
- Street planting should create an avenue effect and a clear hierarchy in the movement network.
- Trees shall maximise shade for pedestrians and cyclists.
- Native trees and planting shall be used for streetscape. A 10% of exotic species will be allowed to create visual interest at the entry statement and key locations.
- At least 90% of the site vegetation should be from the preferred list in this section or that listed in Vineyards District DCP



Preferred Vegetation:

ENTRANCE PRECINCT

Botanical Name	Common name	SIZE AT MATURITY HXW
TREES		
<i>Acacia falciformis</i>	Broadleaved Hickory	
<i>Acacia filicifolia</i>	Fern Leaf Wattle	
<i>Brachychiton populneum</i>	Kurrajong	
<i>Callistemon citrinus</i> cvs.	Scarlet Bottlebrush	
<i>Callistemon salignus</i>	Willow Bottlebrush	
<i>Corymbia citriodora</i>	Lemon-scented Gum	20 x 8m
<i>Corymbia maculata</i>	Spotted Gum	20 x 8m
SMALL TREES		
<i>Casuarina glauca</i>	Swamp Oak	5 x 5
<i>Corymbia citriodora</i> 'Scentuous'	Lemon-scented Gum Dwarf Pink	7 x 3m
SHRUBS		
<i>Acacia montana</i>	Gold dust wattle	0.4 x 0.75
<i>Acacia redolens</i> (prostrate form)	Black Catclaw	0.2-0.5 x 0.5-1.5
<i>Atriplex nummularia</i>	Holly leaved salt bush	0.2-0.5 x 0.5-1.5
GROUNDCOVERS		
<i>Brachycome multifida</i>	Cut Leaf Daisy	
<i>Brunoniella australis</i>	Blue Trumpet	
<i>Carpobrotus modestus</i>	Pigface	0.2 x spread
<i>Cynodon dactylon</i>	Couch Grass	
<i>Dianella</i> cvs.	Flax Lily	
<i>Dichondra repens</i>	Kidney Weed	0.1-0.3 x 1-5
TUSsock		
<i>Austrostipa mollis</i>	Soft spear grass	0.5 x 0.4-0.6
<i>Austrostipa semibarabarta</i>	Beared spear grass	0.4-1 x 0.4-0.6
WOODY MEADOW PLANT MIXES		
<i>Acacia redolens</i> (prostrate form)	Black Catclaw	0.2-0.5 x 0.5-1.5
<i>Acacia stricta</i> *	Hop Wattle	2-5 x 2-4
<i>Callistemon citrinus</i> 'Splendens'	Crimson Bottlebrush	2 x 2
<i>Calothamnus quadrifidus</i>	One-sided Bottlebrush	2.5 x 2.5
<i>Calyx tetragona</i> *	Common Fringe Myrtle	1-2.5 x 0.5-1.5
<i>Correa reflexa</i>	Common Correa	0.3-2 x 1-2
<i>Eucalyptus albidia</i>	White-leaved Mallee	3 x 2
<i>Grevillea lanigera</i> 'Mini Prostrate'	Woolly Grevillea	0.3 x 1

5. LANDSCAPING STRATEGY

5.2 Design Controls cont.

5.2.2 Resort Hotel/ Clubhouse Precinct

Location:

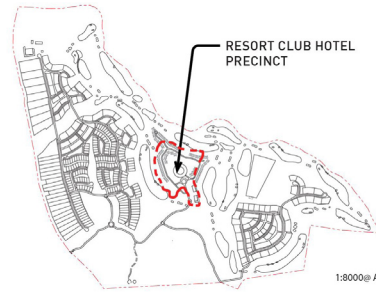
- In the central part of the site, as shown here.

Objective:

- To highlight and enhance the unique Australian architectural quality of the resort hotel/ clubhouse complex;
- To establish view corridors and visual links to golf course;
- To facilitate outdoor dining, leisure and recreational activities;
- To design an eco-friendly environment that secures the privacy and tranquility of the tourist villas
- To ensure the development integrate with the rural and viticultural context of the broader area.

Requirements:

- Landscaping around the buildings should comprise a mix of native trees and plants to integrate it with the surroundings
- Vegetation enhancement in the vicinity of the buildings should be provided as smaller groups of planting or linear strips with a maximum width of 20m (length is not a restriction), to reduce the fuel load and bushfire risks to the property
- A minimum proportion of 80% of the vegetation within this precinct should consist of species listed in this section or the Vineyards District DCP.
- Some allowance for exotic species is made to cater for landscaping that complements the architectural character of the precinct. However, this should be limited



Preferred Vegetation:

HOTEL CLUB RESORT PRECINCT		
Botanical Name	Common name	SIZE AT MATURITY HxW
TREES		
<i>Acacia falcatifolia</i>	Broadleaved Hickory	
<i>Acacia filicifolia</i>	Fern Leaf Wattle	
<i>Brachychiton populneum</i>	Kurrajong	
<i>Callistemon citrinus</i> cvs.	Scarlet Bottlebrush	
<i>Callistemon salignus</i>	Willow Bottlebrush	
<i>Corymbia citriodora</i>	Lemon-scented Gum	20 x 8m
<i>Eucalyptus fibrosa</i>	Red Ironbark	35 x 10m
<i>Eucalyptus moluccana</i>	Grey Box	30 x 10m
<i>Eucalyptus occidentalis</i>	Flat Topped Yate	20 x 10m
<i>Eucalyptus sideroxylon</i>	Red Ironbark	25 x 6m
SMALL TREES		
<i>Casuarina glauca</i>	Swamp Oak	5 x 5
<i>Corymbia citriodora</i> 'Scentuosus'	Lemon-scented Gum Dwarf Pink	7 x 3m
<i>Eucalyptus pulverulenta</i>	Silver Leaved Mountain Gum	6 x 3m
<i>Melaleuca decora</i>	Paperbark	12x 6m
<i>Melaleuca linariifolia</i>	Paperbark	12x 6m
<i>Melaleuca styphelioides</i>	Paperbark	12x 6m
SHRUBS		
<i>Bursaria spinosa</i>		
<i>Callistemon citrinus</i> cvs.	Scarlet Bottlebrush	
<i>Callistemon viminalis</i> cvs.	Weeping Bottlebrush	
<i>Cassinia aculeata</i>	Dolly Bush	
<i>Enchylaena tomentosa</i>	Ruby salt bush	0.4-1 x 0.4-0.6
GROUNDCOVERS		
<i>Ophiopogon</i> sp. & cvs.	Mondo Grass	
<i>Pelargonium australe</i>	Australs Stork's-bill	0.3-0.6 x 0.3-1
<i>Poa labillardieri</i> cvs.	Tussock Grass	
<i>Pratia pedunculata</i>	Matted Pratia	0.1-0.2 x 0.5-1
<i>Pratia purpurascens</i>	Whiteroot	
<i>Rosemarinus</i> 'Blue Lagoon'	Groundcover Rosemary	
<i>Veronica gracilis</i>	Slender Speedwell	0.15 -0.3 x 1
<i>Viola hederaceae</i>	Native Violet	0.1-0.2 x 0.3-1
<i>Wahlenbergia communis</i>	Tufted Bluebell	0.15-0.5 x 0.15
TUSOCK		
<i>Doryanthes excelsa</i>	Gymea Lily	
<i>Imperata cylindrica</i> var. <i>major</i>		
<i>Lomandra longifolia</i>	Nyalla	0.4-1 x 0.4-0.6
<i>Microlaena stipoides</i> var. <i>stipoides</i>		
<i>Paspalidium distans</i>		
<i>Pennisetum alopecuroides</i>	Swamp Foxtail	
<i>Phragmites australis</i>		
<i>Poa sieberiana</i>	Rytidosperma caespitosum	0.6 x 0.6-1.2m
<i>Poa sieberiana</i> ssp. <i>sieberiana</i>		
<i>Rytidosperma caespitosum</i>	Evans wallaby grass	0.4 x 0.75
<i>Sorghum leiocladium</i>		
<i>Stipa elegantissima</i>	Feather Spear-grass	0.5-0.8 x 0.3
<i>Themeda australis</i>		
WOODY MEADOW PLANT MIXES		
<i>Correa reflexa</i>	Common Correa	0.3-2 x 1-2
<i>Dampiera alata</i>	Winged-stem Dampiera	0.75 x 1
<i>Eucalyptus alba</i>	White-leaved Mallee	3 x 2
<i>Eucalyptus alba</i>	White-leaved Mallee	3 x 2
<i>Grevillea lanigera</i> 'Mini Prostrate'	Woolly Grevillea	0.3 x 1
<i>Grevillea lanigera</i> 'Mini Prostrate'	Woolly Grevillea	0.3 x 1
<i>Leptospermum continentale</i> *	Prickly Teatree	2 x 2
<i>Leptospermum rotundifolium</i>	Round-leaf tea tree	2.5 x 2.5
<i>Philotheca myoparoides</i> subsp. <i>myoparoides</i> 'Pro'	Wax Flower	1 x 1
<i>Philotheca myoparoides</i> subsp. <i>myoparoides</i> 'Pro'	Wax Flower	1 x 1
<i>Thryptomene saxicola</i>	Rock Thryptomene	.75 -1.5 X 1-1.5
<i>Thryptomene saxicola</i>	Rock Thryptomene	.75 -1.5 X 1-1.5
<i>Veronica arenaria</i>	Derwentia	0.6 x 1

5. LANDSCAPING STRATEGY

5.2 Design Controls cont.

5.2.3 Residential Community Precincts (3)

Location:

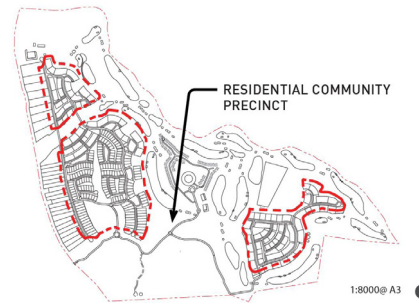
- Three different precincts as shown here.

Objective:

- To encourage a sense of place, identity and security in the residential neighborhood; and
- To ensure the development integrate with the rural and viticultural context of the broader area.

Requirements:

- Provide simple and flexible low maintenance landscaping that offer views to the golf course.
- Landscaping within the front setback should improve surveillance over public realm.
- Private open spaces, balconies and courtyards should be orientated and landscaped to enhance the thermal efficiency and visual amenity of dwellings.
- Use street trees to define entry to the residential precinct. Appropriate shade trees should be chosen to encourage pedestrian and cycling activities.
- Landscape treatments shall be used to improve pedestrian safety on shared accessways.
- Street Trees are to be chosen from the list provided in this section or any other species as agreed upon by Council in future Development Applications.
- Planting within dwellings should generally be in accordance with the guidelines in this section. There are no restrictions on the choice of planting for individual gardens as long it does not incur risk to other properties or public infrastructure.



Preferred Vegetation:

RESIDENTIAL COMMUNITY PRECINCTS		
Botanical Name	Common name	SIZE AT MATURITY HxW
TREES		
<i>Acacia falciformis</i>	Broadleaved Hickory	
<i>Acacia filicifolia</i>	Fern Leaf Wattle	
<i>Brachychiton populneum</i>	Kurrajong	
<i>Callistemon citrinus</i> cvs.	Scarlet Bottlebrush	
<i>Callistemon salignus</i>	Willow Bottlebrush	
<i>Corymbia citriodora</i>	Lemon-scented Gum	20 x 8m
<i>Corymbia maculata</i>	Spotted Gum	20 x 8m
SMALL TREES		
<i>Casuarina glauca</i>	Swamp Oak	5 x 5
<i>Corymbia citriodora</i> 'Scentuosus'	Lemon-scented Gum Dwarf Pink	7 x 3m
SHRUBS		
<i>Acacia montana</i>	Gold dust wattle	0.4 x 0.75
<i>Acacia redolens</i> (prostrate form)	Black Catclaw	0.2-0.5 x 0.5-1.5
<i>Atriplex nummularia</i>	Holly leaved salt bush	0.2-0.5 x 0.5-1.5
<i>Bursaria spinosa</i>		
<i>Callistemon citrinus</i> cvs.	Scarlet Bottlebrush	
<i>Callistemon viminalis</i> cvs.	Weeping Bottlebrush	
<i>Cassinia aculeata</i>	Dolly Bush	
<i>Enchylaena tomentosa</i>	Ruby salt bush	0.4-1 x 0.4-0.6
<i>Grevillea preissii</i> 'Sea Spray'	Spider Net Grevillea	1 x 1
<i>Hakea sericea</i>	Needlebush	
<i>Leptospermum scoparium</i>	Tea Tree	
<i>Grevillea preissii</i> 'Sea Spray'	Spider Net Grevillea	1 x 1
<i>Hakea sericea</i>	Needlebush	
<i>Leptospermum scoparium</i>	Tea Tree	
GROUNDCOVERS		
<i>Brachycome multifida</i>	Cut Leaf Daisy	
<i>Brunoniella australis</i>	Blue Trumpet	
<i>Carpobrotus modestus</i>	Pigface	0.2 x spread
<i>Cynodon dactylon</i>	Couch Grass	
<i>Dianella</i> cvs.	Flax Lily	
<i>Dichondra repens</i>	Kidney Weed	0.1-0.3 x 1-5
<i>Hibbertia scandens</i>	Guinea Flower	.5 X 5 COVER
<i>Kennedia prostrata</i>	Running Postman	1-1.5 x 1-3
<i>Lomandra</i> spp.	Mat rush	
<i>Microlaena stipoides</i>	Weeping Grass	
<i>Myoporum debile</i>	Creeping Boobialla	
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2-0.3 x 1-3
<i>Ophiopogon</i> sp. & cvs.	Mondo Grass	
<i>Pelargonium australe</i>	Australs Stork's-bill	0.3-0.6 x 0.3-1
<i>Poa labillardieri</i> cvs.	Tussock Grass	
<i>Pratia pedunculata</i>	Matted Pratia	0.1-0.2 x 0.5-1
<i>Pratia purpurascens</i>	Whiteroot	
<i>Rosemarinus</i> 'Blue Lagoon'	Groundcover Rosemary	
<i>Veronica gracilis</i>	Slender Speedwell	0.15 -0.3 x 1
<i>Viola hederacae</i>	Native Violet	0.1-0.2 x 0.3-1

5. LANDSCAPING STRATEGY

5.2 Design Controls cont.

5.2.4 Riparian Corridors

Location:

- Riparian corridor of Black Creek and its tributaries across the site would include:
 - Land within 40m from the high bank of Black Creek;
 - 30m buffer from the high bank of the streams

Objective:

- To protect, restore and rehabilitate the riparian areas on the site;
- To ensure the development integrate with the rural and viticultural context of the broader area.

Requirements:

- Landscaping in this area should be in accordance with the Vegetation Management Plan (VMP) approved by DPI Water.
- A Controlled Activity approval is to be obtained from DPI Water prior to the commencement of any works in this area.
- Native species of trees, shrubs and sedges/grasses/macrophytes are to be used from the toe to the upper bank of the watercourse, to emulate a natural environment along the riparian corridor.
- Only native species from the list provided here or the Vineyard District DCP or any other species as approved by DPI Water can be used.
- Weed control, vegetation removal or replantation, where required, shall be in accordance with the guidelines of the VMP.

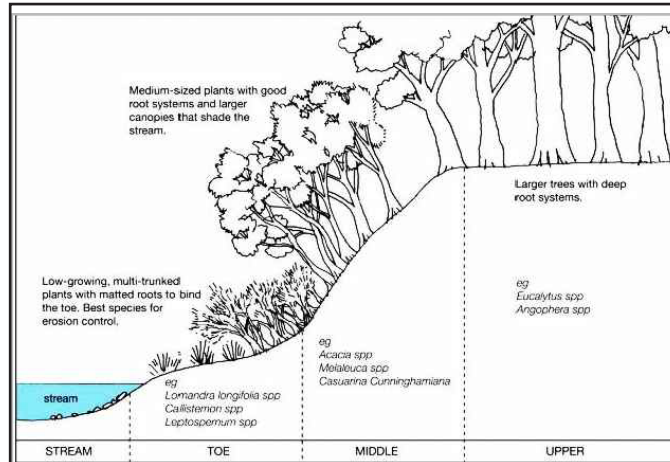
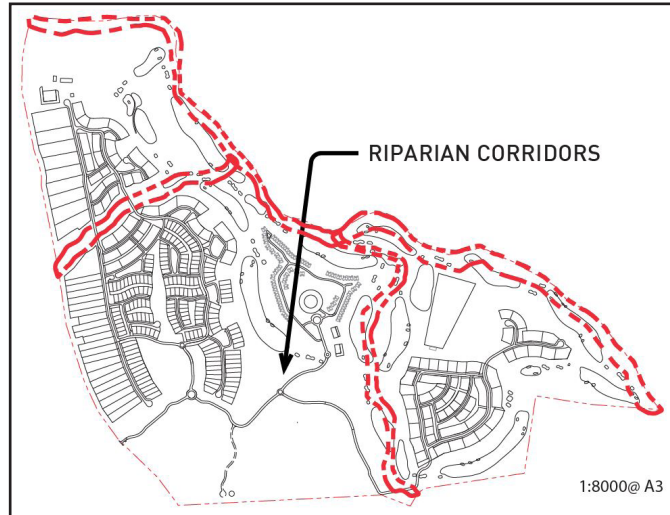


Figure 4.2 - Typical Riparian Cross Section

Adapted from Rivercare: Guidelines for Ecological Sustainable Management of Rivers and Riparian Vegetation, Land and Water Resources Research and Development Corporation, Canberra

Preferred Vegetation:

RIPARIAN CORRIDORS		
Botanical Name	Common name	SIZE AT MATURITY HWX
TREES		
<i>Eucalyptus leucoxylon</i>	Yellow Gum	12 x 5m
<i>Eucalyptus camaldulensis</i>	River Red gum	30 x 10m
<i>Eucalyptus canalculata</i>	Grey Gum	30 x 8m
<i>Eucalyptus fibrosa</i>	Red ironbark	35 x 10m
<i>Eucalyptus moluccana</i>	Grey Box	30 x 10m
<i>Eucalyptus occidentalis</i>	Flat Topped Yate	20 x 10m
<i>Eucalyptus sideroxylon</i>	Red Ironbark	25 x 6m
SEDGES		
<i>Baumea juncea</i>		
<i>Lepidosperma laterale</i>		
WSUD PLANTING MIX		
<i>Callistemon citrinus 'Splendens'</i>	Crimson Bottlebrush	
<i>Callistemon subulatus</i>	Bottle Brush	
<i>Carex appressa</i>	Tall Sedge	1 x 0.5
<i>Carex appressa</i>	Tall sedge	
<i>Carpobrotus modestus</i>	Pigface	0.2 x spread
<i>Carpobrotus modestus</i>	Inland pigface	
<i>Cooderlia ovata</i>		
<i>Ficinia nodosa</i>	Knobby Club-rush	0.5-1 x 1-2
<i>Ficinia nodosa</i>	Knotted club-rush	
<i>Juncus flavidus</i>	Rush	0.8-1.5 x 0.6-1.2m
<i>Juncus subsecundus</i>	Finger Rush	0.5-1 x 0.5-1m
<i>Kunzea ericoides</i>	Kanuka	
<i>Leptospermum rotundifolium</i>	Round-leaf tea tree	
<i>Melaleuca nesophila 'little nessie'</i>	Honey myrtle	
<i>Melaleuca wilsonii</i>	Wilson's hone-myrtle	
<i>Myoporum parvifolium</i>	Creeping boobialla	
<i>Poa sieberiana</i>	Rytidosperma caespitosum	0.6 x 0.6-1.2m
WOODY MEADOW PLANT MIXES		
<i>Acacia redolens (prostrate form)</i>	Black Catclaw	0.2-0.5 x 0.5-1.5
<i>Acacia redolens (prostrate form)</i>	Black Catclaw	0.2-0.5 x 0.5-1.5
<i>Acacia stricta*</i>	Hop Wattle	2-5 x 2-4
<i>Acacia stricta*</i>	Hop Wattle	2-5 x 2-4
<i>Callistemon citrinus 'Splendens'</i>	Crimson Bottlebrush	2 x 2
<i>Calothamnus quadrifidus</i>	One-sided Bottlebrush	2.5 x 2.5
<i>Calytrix tetragona*</i>	Common Fringe Myrtle	1-2.5 x 0.5-1.5
<i>Calytrix tetragona*</i>	Common Fringe Myrtle	1-2.5 x 0.5-1.5
<i>Correa reflexa</i>	Common Correa	0.3-2 x 1-2
<i>Correa reflexa</i>	Common Correa	0.3-2 x 1-2
<i>Dampiera alata</i>	Winged-stem Dampiera	0.75 x 1
<i>Eucalyptus alba</i>	White-leaved Mallee	3 x 2
<i>Eucalyptus alba</i>	White-leaved Mallee	3 x 2
<i>Grevillea lanigera 'Mini Prostrate'</i>	Woolly Grevillea	0.3 x 1
<i>Grevillea lanigera 'Mini Prostrate'</i>	Woolly Grevillea	0.3 x 1
<i>Grevillea preissii 'Sea Spray'</i>	Spider Net Grevillea	1 x 1
<i>Grevillea preissii 'Sea Spray'</i>	Spider Net Grevillea	1 x 1
<i>Leptospermum continentale*</i>	Prickly Teatree	2 x 2
<i>Leptospermum rotundifolium</i>	Round-leaf tea tree	2.5 x 2.5
<i>Philotheca myoporoides subsp. myoporoides 'Pr'</i>	Wax Flower	1 x 1
<i>Philotheca myoporoides subsp. myoporoides 'Pr'</i>	Wax Flower	1 x 1
<i>Thryptomene saxicola</i>	Rock Thryptomene	.75 -1.5 X 1-1.5
<i>Thryptomene saxicola</i>	Rock Thryptomene	.75 -1.5 X 1-1.5
<i>Veronica arenaria</i>	Derwentia	0.6 x 1

5. LANDSCAPING STRATEGY

5.2 Design Controls cont.

5.2.5 Bush Regeneration Corridors

Location:

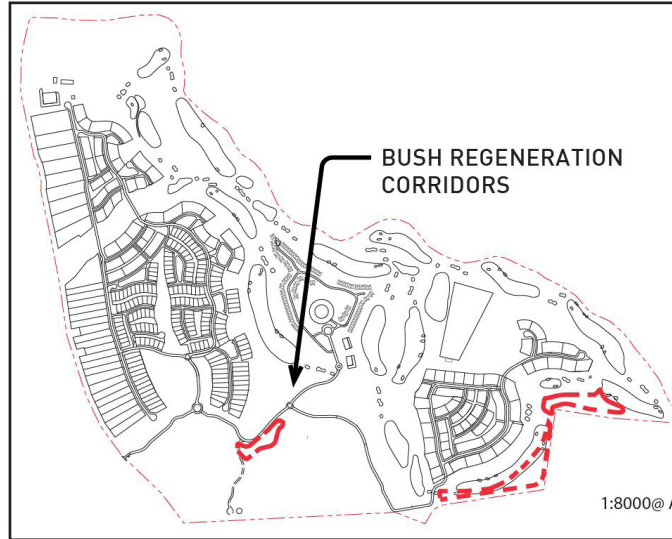
- Vegetation buffers, linkages and compensatory planting within the site, as indicated here.

Objective:

- To restore and enhance the ecological values of the site through rehabilitation and targeted revegetation; and
- To ensure the development integrate with the rural and viticultural context of the broader area.

Requirements:

- Landscaping within these areas should aim at improving the foraging and habitat values of the vegetation whilst providing the necessary noise and visual buffers.
- Use native planting theme to reinstate the rural quality of the site. For improved tolerance to local conditions, indigenous plants are encouraged where possible. No exotic species are allowed in these areas.
- Small groups of planting and liner planting of width less than 20m are recommended to reduce the bushfire hazards on the site.
- Staggered rows of trees and shrubs of varying age/structure are to be provided in the wildlife corridors to create a natural feel to the area.



Preferred Vegetation:

REGENERATION CORRIDORS		
Botanical Name	Common name	SIZE AT MATURITY HxW
TREES		
<i>Acacia parvinnula</i>	Silver Stemmed Wattle	
<i>Acacia pycnantha</i>	Golden Wattle	
<i>Angophora floribunda</i>	Rough-barked Apple	30 x 8m
<i>Backhousia citriodora</i>	Lemon Scented Myrtle	
<i>Callistemon citrinus</i> cvs.	Scarlet Bottlebrush	
<i>Callistemon salignus</i>	Willow Bottlebrush	
<i>Corymbia citriodora</i>	Lemon-scented Gum	20 x 8m
<i>Corymbia maculata</i>	Spotted Gum	20 x 8m
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	
<i>Eucalyptus leucoxylon</i>	Yellow Gum	12 x 5m
<i>Eucalyptus camaldulensis</i>	River Red gum	30 x 10m
<i>Eucalyptus canaliculata</i>	Grey Gum	30 x 8m
<i>Eucalyptus fibrosa</i>	Red ironbark	35 x 10m
<i>Eucalyptus moluccana</i>	Grey Box	30 x 10m
<i>Eucalyptus occidentalis</i>	Flat Topped Yate	20 x 10m
<i>Eucalyptus sideroxylon</i>	Red Ironbark	25 x 6m
<i>Eucalyptus tereticornis</i>	Blue Gum	50 x 10m
<i>Eucalyptus. polyanthemos</i>	Red Box	10-15 x 5m
<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark tree	8-25 x 5-10m
SMALL TREES		
<i>Casuarina glauca</i>	Swamp Oak	5 x 5
<i>Corymbia citriodora</i> 'Scentuosus'	Lemon-scented Gum Dwarf Pink	7 x 3m
<i>Eucalyptus pulverulenta</i>	Silver Leafed Mountain Gum	6 x 3m
<i>Melaleuca decora</i>		
<i>Melaleuca linearifolia</i>		
<i>Melaleuca styphelioides</i>		
SHRUBS		
<i>Acacia fimbriata</i>	Fringed Wattle	
<i>Acacia longifolia</i>		
<i>Acacia montana</i>	Gold dust wattle	0.4 x 0.75
<i>Acacia redolens</i> (prostrate form)	Black Catclaw	0.2-0.5 x 0.5-1.5
<i>Atriplex nummularia</i>	Holly leaved salt bush	0.2-0.5 x 0.5-1.5
<i>Bobingtonia pluriflora</i>		
<i>Banksia serrata</i>	Old Man Banksia	
<i>Banksia spinulosa</i>	Hairpin Banksia	
<i>Bursaria spinosa</i>		
<i>Callistemon citrinus</i> cvs.	Scarlet Bottlebrush	
<i>Callistemon viminalis</i> cvs.	Weeping Bottlebrush	
<i>Cassinia aculeata</i>	Dolly Bush	
<i>Enchylaena tomentosa</i>	Ruby salt bush	0.4-1 x 0.4-0.6
<i>Pultenaea spinosa</i>		
<i>Rhagodia spinescens</i>	Aussie flat bush'	0.5 - 1m
<i>Westringia fruticosa</i>	Coastal Rosemary	1-1.5 x 1.5
VINES/ CLIMBERS		
<i>Glycine clandestina</i>		
<i>Glycine microphylla</i>		
<i>Hardenbergia violaceae</i>	Purple Coral Pea	Trailer to 2m
GROUNDCOVERS		
<i>Brachycome multifida</i>	Cut Leaf Daisy	
<i>Brunoniella australis</i>	Blue Trumpet	
<i>Carpobrotus modestus</i>	Pigface	0.2 x spread
<i>Cynodon dactylon</i>	Couch Grass	
<i>Dianella</i> cvs.	Flax Lily	
<i>Dichondra repens</i>	Kidney Weed	0.1-0.3 x 1-5
<i>Eragrostis tenuifolia</i>	Elastic Grass	
<i>Goodenia hederacea</i>	Ivy Goodenia	
<i>Hibbertia scandens</i>	Guinea Flower	5 X 5 COVER
<i>Kennedia prostrata</i>	Running Postman	1-1.5 x 1-3
<i>Lomandra</i> spp.	Mat rush	
<i>Microlaena stipoides</i>	Weeping Grass	
<i>Myoporum debile</i>	Creeping Boobialla	
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2-0.3 x 1-3
<i>Ophiopogon</i> sp. & cvs.	Mondo Grass	
<i>Pelargonium australe</i>	Australs Stork's-bill	0.3-0.6 x 0.3-1
<i>Poa labillardieri</i> cvs.	Tussock Grass	
<i>Pratia pedunculata</i>	Matted Pratia	0.1-0.2 x 0.5-1
<i>Pratia purpurascens</i>	Whiteroot	
<i>Rosemarinus</i> 'Blue Lagoon'	Groundcover Rosemary	
<i>Veronica gracilis</i>	Slender Speedwell	0.15 -0.3 x 1
<i>Viola hederaceae</i>	Native Violet	0.1-0.2 x 0.3-1
<i>Wahlenbergia communis</i>	Tufted Bluebell	0.15-0.5 x 0.15

6. OPEN & RECREATION SPACE STRATEGY

6.1 Objectives

- To meet the recreational needs of the residents and tourists by integrating the formal & informal/ passive open and recreational spaces with the key components of the development;
 - To locate formal recreational spaces at strategic locations whilst the informal/ passive spaces to be located within identified circulation networks and riparian corridors; and
 - To ensure all public spaces and recreational spaces are well connected and easily accessible to both the residents and the visitors.
- Subject to the design of golfcourses, the physical design of these spaces shall complement the rural & viticultural landscape of the surrounding areas.
 - Passive open spaces would also facilitate day-to-day activities such as recreational walking, jogging, site seeing as well as community gatherings such as small events, functions and outdoor family activities.

6.2 Guidelines/ controls

6.2.1 Formal Recreation

- At the locations identified by Figure 13 the development shall allocate over 1.5 ha of land to establish formal recreation spaces. These shall generally include an informal playground, children's play areas, play-courts, gathering places such as BBQs, boardwalks and seating places adjoining a water feature;
- The physical design of these spaces shall achieve a gradual transition between the open landscape of golf courses and the indoor/ outdoor spaces of built-up areas;

6.2.2 Passive Open Spaces

- Needs for passive open spaces and associated amenity shall be achieved within the large and continuous network of open spaces provided by golf courses, roads, waterways and vegetated areas;

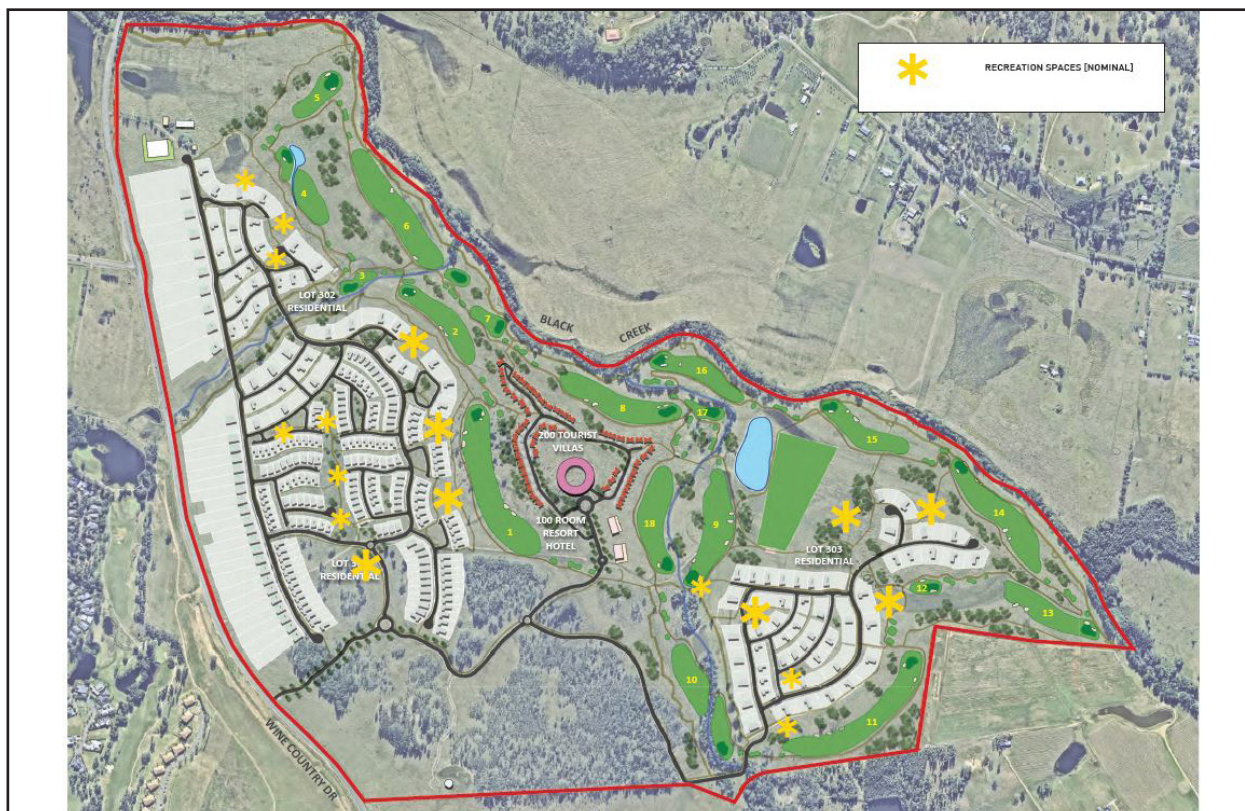


Figure 13 - Recreation Spaces (Nominal)

7. WATER MANAGEMENT STRATEGY

The site has watercourses and dams receiving run-off predominantly from The Vintage development to the south-west. All surface flows within the site and surrounding catchments are conveyed to Black Creek via these watercourses.

The stormwater management on the site should ensure runoff from the site is to mimic natural flow regimes as much as possible, without affecting the drainage regime of surrounding areas.

7.1 Objectives

- All residential land to be a minimum of 500mm above the 1% AEP flood level (refer flooding Figure 16);
- To incorporate Water Sensitive Urban design elements such as rainwater tanks, Gross pollutant traps, Bio filtration and grass buffers to ensure water quality targets are met;
- To ensure water quality control and innovative recycling and reuse of the development's grey-water system;
- Ensure safe and effective conveyance of upstream and internal flows.

7.2 Guidelines/ Controls

- All future Development Applications for each stage of the proposal, except for those stages that do not involve site works, should be accompanied by a comprehensive report in accordance with the concept Water Cycle Management Plan;
- All stormwater management components of the

development shall comply with the relevant requirements of Cessnock DCP, Council and Australian Engineering Standards (as applicable);

- All residential and tourist developments shall be free from potential flood impact for up to and including the 1% AEP flood event;
- Design of the system with respect to the minor/major system principals described in Australian Rainfall and Runoff;
- Modification of minor watercourses and defined overland flow paths to ensure safe and effective flow conveyance capacity is accommodated for up to the 1% AEP flood event from the local catchment with the proposed subdivision layout;
- Treatment measures designed and employed to ensure water quality is not compromised and total water cycle management principals are adhered to;
- Retain existing drainage lines, where possible, and rehabilitate the riparian areas through planting indigenous species.

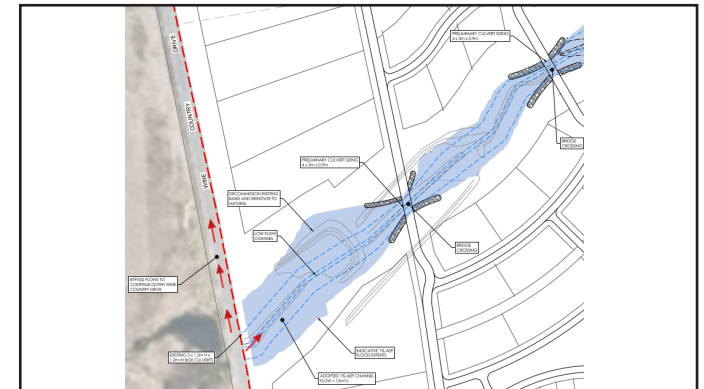


Figure 14 - Channel re-alignment (nominal)

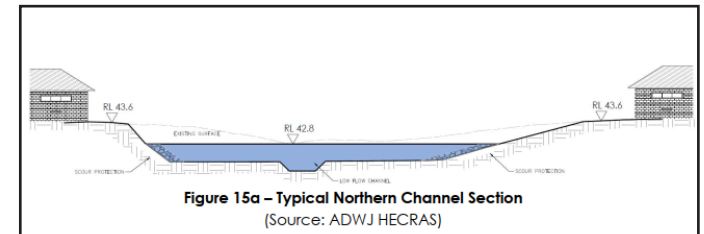


Figure 15 - Bank re-alignment (nominal)

8 HAZARD & RISK MANAGEMENT

8.2 Bushfire Prone Land

8.2.1 Objectives

- To reduce the bushfire risks to life and properties.
- To ensure that the development meets the bushfire management measures stipulated by RFS (Rural Fire Service).
- To ensure that the proposed landscaping is consistent with RFS's requirements to reduce fuel loads in the vicinity of the developments.

8.2.2 Guidelines/ Controls

- The design of the development shall be implemented in accordance with the Bushfire Threat Assessment prepared by MJD, December 2022;
- Land within 50m of Lot 3 (Residential precincts) shall be maintained as an Inner Protection Area in accordance with Appendix 4 of 'Planning for Bushfire Protection 2019'. This is to be legally introduced by way of a positive covenant over Lot 2 at the release of Subdivision Certificate for Stage 1.
- A 15m wide Inner Protection Area is shall be maintained on either side of the road reserve over Lot 1 by means of a positive covenant.

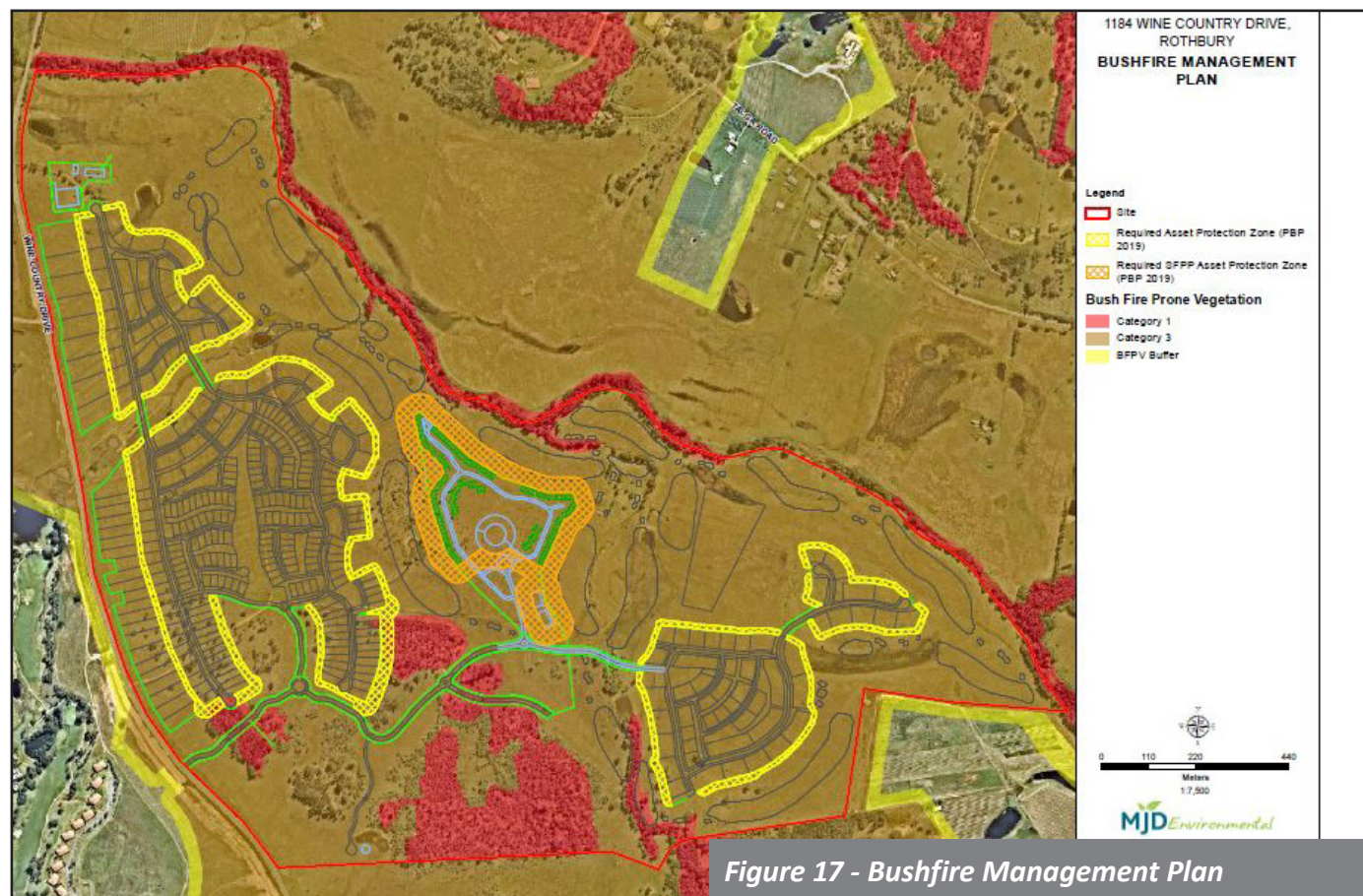


Figure 17 - Bushfire Management Plan

8.3 Salinity Management

Salinity levels associated with Black Creek catchment area shall be managed with an approved Salinity Management Plan under Stage-2 development.

9. OTHER ENVIRONMENTAL CONSIDERATIONS

9.1 Heritage & Archaeology

9.1.1 Objectives

- To conserve the archaeological significance of the site through ongoing protection and maintenance of the artefacts located on the site;
- To ensure that an Aboriginal Heritage Management Plan is in place to protect aboriginal artefacts before, during and after the proposed development is undertaken;
- To ensure that a central point of contact is established in relation to Aboriginal Heritage matters.

9.1.2 Guidelines/ Controls

- The identified Aboriginal Heritage sites shall be predominantly separated from all development and works;
- As shown by Figure 18 an Aboriginal Heritage Transect shall be placed across the site as an exclusion area from the built-up components of the development;
- All activities including workers' induction, site works, reporting, mitigation and management should strictly be in accordance with the protocol and recommendations in the AHMP;
- Excavation on site is to be minimised;
- Should any Aboriginal objects be uncovered during works, all work will cease in that location immediately and the Environmental Line contacted;
- If the identified PADs will be impacted upon by any future development an archaeological subsurface investigation will be required.

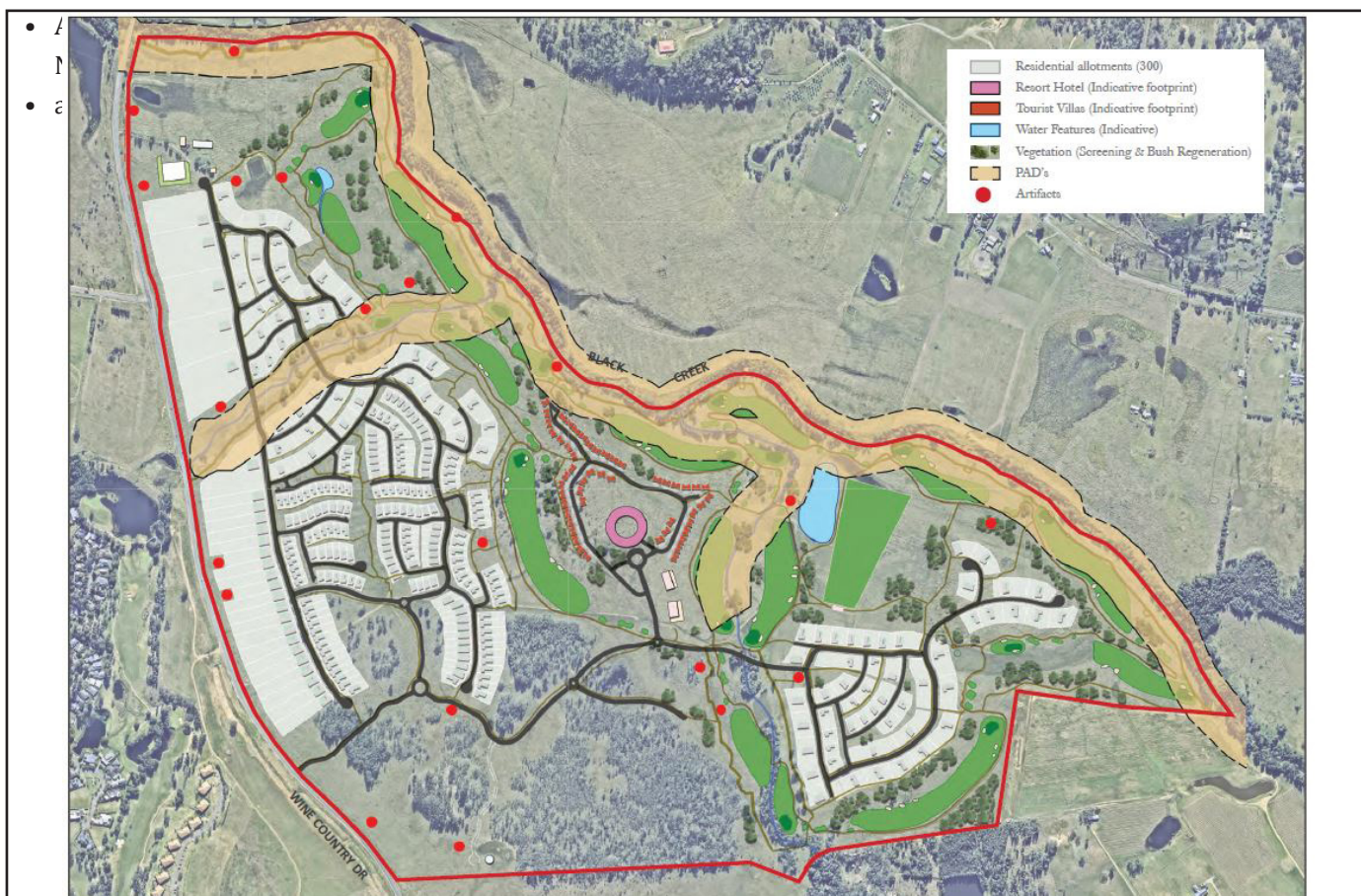


Figure 18 - Aboriginal Heritage Sites Management

9. OTHER ENVIRONMENTAL CONSIDERATIONS

9.2 Vegetation Clearing & Management

Flora and Fauna Assessments carried out by MJD categorized the on-site remnant patches of vegetation. A further detailed report shall form as part of Stage II DA.

9.2.1 Objectives

- To manage the development and its potential impacts on existing native vegetation within a good environmental framework.
- To maintain and enhance the native vegetation on the site.
- To ensure that the development meets the bushfire management measures stipulated by RFS (Rural Fire Service).

9.2.2 Guidelines/ Controls

- Vegetation removal on the entire site and implementation of the required offsets will need to be addressed in Stage 2 of the development;
- Vegetation removal and revegetation shall be undertaken in accordance with an overall management plan that shall be prepared prior to Stage 2 of the development;
- Revegetation shall consist of local native species.
- BDAR Assessment to form part of any subsequent DA involving critical work on-site.

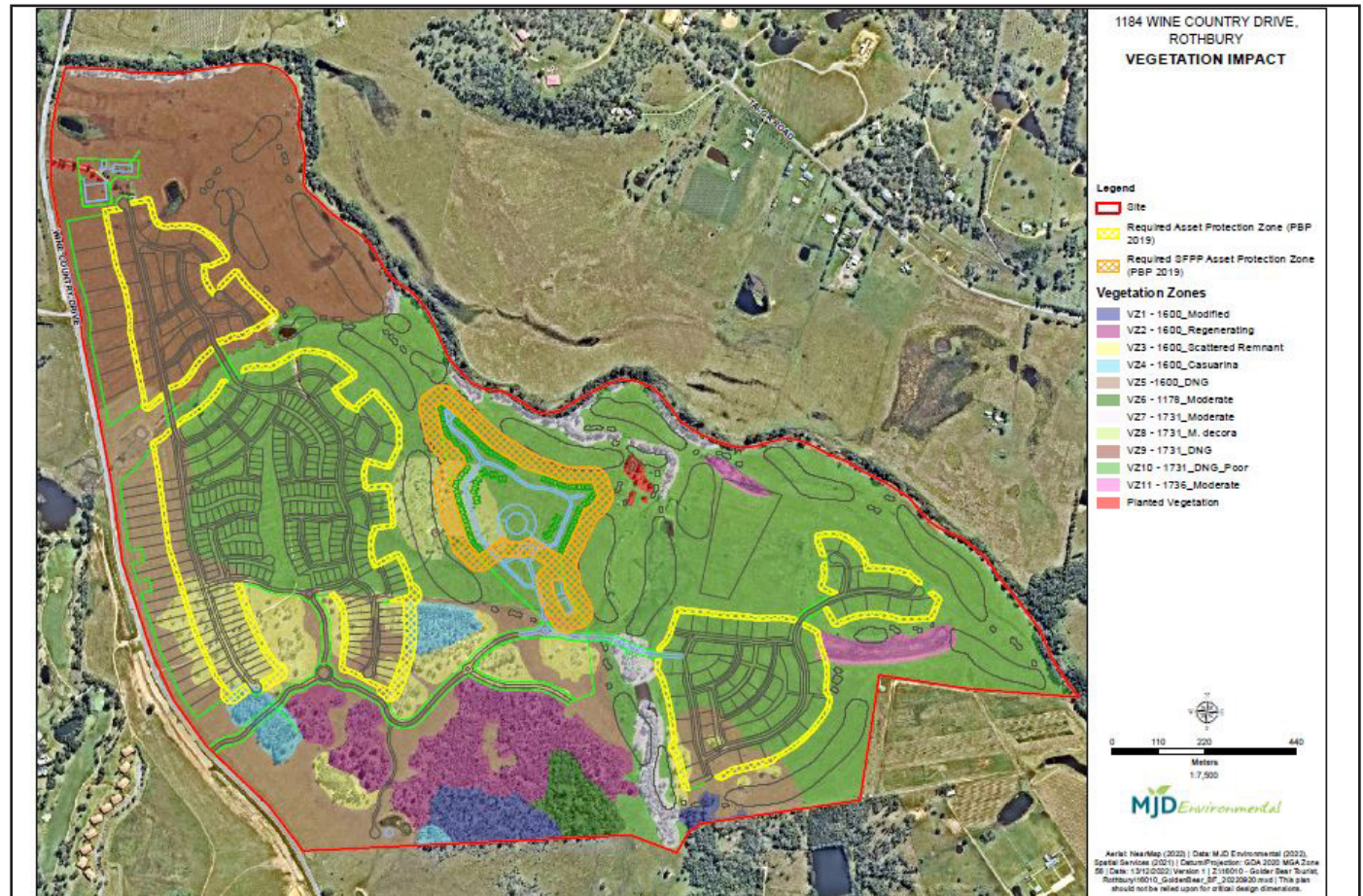


Figure 19 - Vegetation Removal/ Offset



10. DESIGN CONTROLS FOR SIGNIFICANT DEVELOPMENT SITES

10.1 Site Planning & Design

10.1.1 Objectives

- To ensure the Concept Master Plan establishes the most suitable development layout that achieves the vision for the proposal, addresses site constraints and minimises the proposal's potential impacts on the scenic rural and viticultural landscape values of the Cessnock LGA Vineyard's District.;
- To ensure that the site layout is able to support the identified strategies for the development: Transportation, Landscape, Stormwater Management, Hazard & Risk Management and Vegetation Management;
- To establish clearly defined development footprints for the key components of the proposal so that the future land uses and development within the site would achieve the envisaged physical quality;
- To ensure the site layout allows for the gradual landscape transitions between the proposed built-up areas, golf courses, Wine Country Drive and the predominant rural/ agricultural lands of the surrounds.
- To ensure the post-development site addresses the important view corridor along Wine Country Drive, in accordance with the desired character of Cessnock Vineyard District.

10.1.2 Design guidelines/ Controls

Golf course Design

It is envisaged that the future golf course would be fundamental to the design and development of the site layout. As such, it is expected that the site design should be predicated on the setting out of golf courses, whilst ensuring the site layout meets the prescribed objectives. The course would be of international championship golf standards to be able to attract golfers, tourists from across the globe and be able to host national and international level events/ competitions.

- The golf course shall adopt a design philosophy to enhance the site's natural environment to be sympathetic to the rural and viticultural character and amenity of the surrounds, whilst creating challenging and enjoyable courses.
- The golf course layout shall be condensed on the site to produce a quality experience separate to Residential;
- The golf course layout shall achieve adequate separation and uninterrupted landscape amenity between the built-up components, open spaces and adjoining rural landscape;
- The course design shall incorporate on-site natural features and identified archaeological/ heritage sites within the design to create unique courses that are both visually appealing and challenging to stroke play;
- Enhance the amenity and aesthetic quality of out-door public and semi-public spaces;

Development/ Subdivision Layout

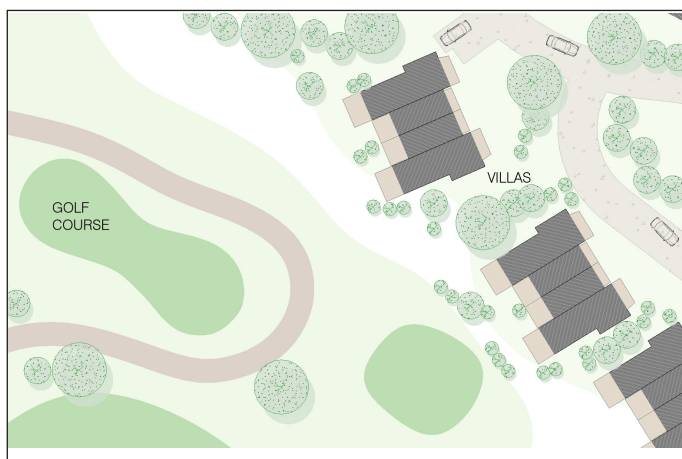
- Development of the site shall be undertaken in accordance with the staged subdivision proposed under Chapter 3 of this Concept Master Plan. This includes:
 - A 4.32 ha road reserve (Lot 1) dedicated for the entrance/ main road and on-site services and infrastructure;
 - A 12.47ha dedicated tourist precinct (Lot 4) for the Resort Hotel/ Clubhouse Complex and ancillary retail & recreational uses, sited approximately 700m from the Wine Country Drive frontage.
 - Maximum density: 20 accommodation units per hectare (total 300);
 - Three dedicated residential precincts (Lot 3), accounting to a total 67.53 ha, dispersed across the site, consisting of maximum 300 dwelling units/ allotments.
 - Minimum 120m setback shall be maintained between the Wine Country Drive frontage and any residential lot.
 - Setback between residential allotments and Wine Country Drive shall be appropriately treated by landscaping mounds.
- The residential subdivision shall be generally in accordance with the relevant requirements provided under Part D.1 - Subdivision Guidelines of Cessnock Development Control Plan 2010.

10. DESIGN CONTROLS FOR SIGNIFICANT DEVELOPMENT SITES

10.2 Building Siting & Design

10.2.1 Objectives

- To establish clear building envelopes for future buildings within the development, as a response to site features and views from Wine Country Drive;
- To minimize potential negative impacts of the development on the character of the locality and the rural/ viticultural landscape of the surrounds;
- To achieve high-quality contemporary, but, visually low impact building design/ architectural outcomes for the resort hotel complex and residential buildings;
- To ensure that future developments would occur generally in accordance with the relevant provisions of Cessnock DCP 2010, Chapter E.2 Vineyards District;
- To have adequate design controls in place, but allow some flexibility for the future design to reflect current and merit-based building design/ architectural trends and industry standards.



10.2.2 Design guidelines/ controls

Tourist Resort Hotel/ Clubhouse Complex

- The Resort Hotel/ Clubhouse shall be incorporated in to a single complex as an architecturally designed landmark building (the main building).
- Maximum building height: The subject site lies below the level of Wine Country Drive. To reflect this feature and to avoid buildings having dominant views to the West, building heights within this precinct shall be limited to 12 metres when measured vertically from the existing ground level to the highest point of the building, or RL 56.0 (AHD), whichever is lower.
- Setbacks: The main building shall have minimum 4m setback to the precinct boundary. Preference should be given to achieve a wider eastern setback;
- Bulk, Scale and Building form: Bulk and scale of the main building shall be minimized by adopting a low-horizontal and stepped building form that follows the natural terrain/ contour pattern. Other tourist accommodation and associated buildings shall be dispersed to maintain separation and low densities.
- Roof forms: Roof forms will not dominate the building of skyline.
- Landscaping: Low-height planting with intermittent canopy trees shall be used in between buildings to create adequate separation but retain views.
- Services and parking: All service and utility equipment shall be sited away from significant Western or Eastern

views. Parking areas for the main building shall be located at the ground floor level, and shall be screened from distant views. Parking shall be provided at a rate of 4 per golf hole (18), 1 per each hotel room plus 1 per each employee, and 1 per each 7m² licensed floor area plus 1 per 3 employees;

Tourist Villas

- Short-term accommodation component would be 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 centrally in the precinct, yet, intentionally separated from the resort hotel/ clubhouse building complex to create an enclosed tranquil environment
- Maximum building height: Two storeys (8.5 m from existing ground level) or RL 56.0 (AHD), whichever is lower;
- Bulk, scale and building form: Each villa shall be a self-contained unit separated from other buildings.
- Landscaping: Landscaping shall achieve an enclosed setting for each villa to create tranquility and should consists of plant schemes in accordance with the preferred species list provided under landscape strategy of this plan.
- Services and parking: All service and utility equipment shall be sited only within the side setbacks and away from distant views. Parking shall be provided at a rate of 1 per each villa unit.



10. DESIGN CONTROLS FOR SIGNIFICANT DEVELOPMENT SITES

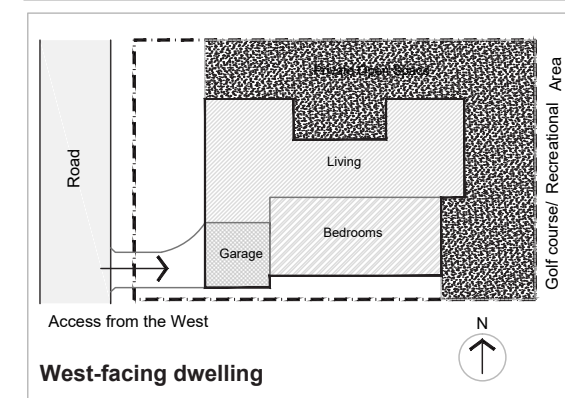
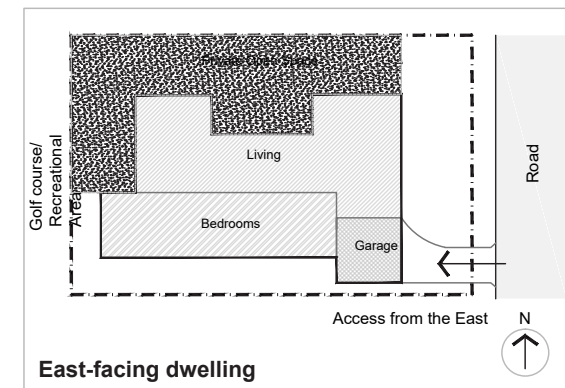
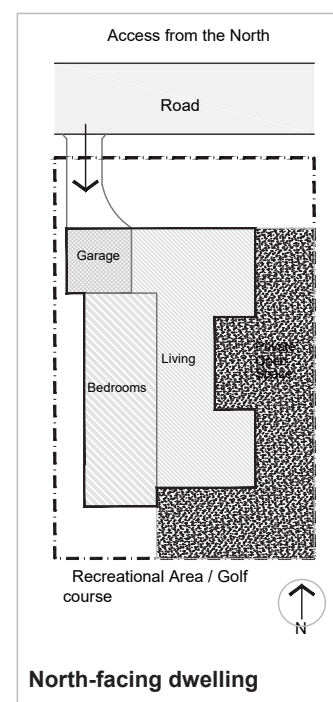
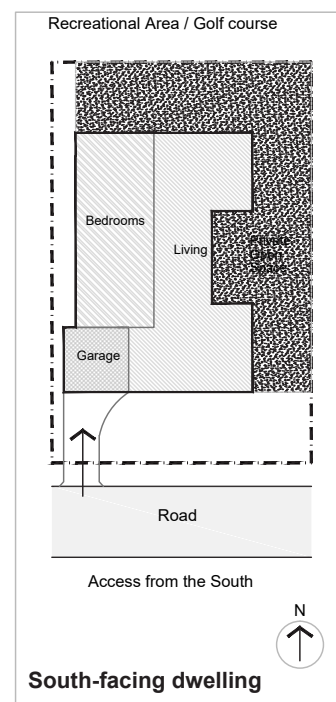
10.2 Building Siting & Design cont.

10.2.2 Design guidelines/ controls cont.

Residential Development

- The residential component of the development will be delivered as completed detached dwellings, where no lots will be offered for sale as vacant undeveloped land;
- Each allotment will have only one dwelling-house. Residential flat buildings, attached and semi-attached dwellings will be specifically excluded;
- No more than 300 detached dwellings/ allotments will be delivered.
- Allotments shall be designed to maximize visual access to golf courses and recreational needs within dwellings;
- Design and siting of dwellings will be carried out generally in accordance with Figure 20.
- The maximum building height for a dwelling house shall be limited to a maximum of 8.5m when measured vertically from ground level (finished) to the highest point of the building, or RL 56.0 (AHD), whichever is lower.
- Dwellings and ancillary development shall generally comply with the relevant provisions of Part D1: Subdivision guidelines of Cessnock DCP.

Figure 20 - Preferred Dwelling Configuration Plan



Objectives:

- To maximise solar access, energy efficiency and thermal comfort of dwellings;
- To optimise the relationship between living areas and private open spaces;
- To enhance the visual quality of the internal and external spaces through maximizing views over the golf course and recreational areas.

Guidelines:

- Design of the dwelling should maximise northerly aspect where possible
- Living areas are to address the private open spaces and recreational areas to create a close relationship between the internal and external areas.
- Garages are to be set back from the front boundary to allow additional car parking in the driveway;
- Dwelling design should include articulated facades to enhance the street appeal



10. DESIGN CONTROLS FOR SIGNIFICANT SITES

10.3 Architectural Style

10.3.1 Objectives

- To establish an architectural theme/ style for the Resort Hotel / Clubhouse Complex precinct and Residential community precincts which adds to the unique Australian character of the Vineyard District, but, acknowledges the sensitive landscape;
- To minimize potential impacts from the Resort Hotel / Clubhouse Complex precinct and Residential community precincts of the development on the viticultural and rural landscape values;
- To achieve high-quality contemporary, but visually low impact architectural outcomes for built-up components.

10.3.2 Design guidelines/ controls

- Architectural Designs for buildings shall avoid urban utilitarian facades;
- Building edges or roof lines shall be designed to avoid or in unavoidable circumstances, to minimize dominance or visual intrusion over the surrounding landscape;
- Architectural theme for development on the site shall not detract from the rural/ winescapes character of the Vineyard District;
- Building materials and finishes shall be non-reflective, shall not consists of large expanses of monotonous materials or finishes. Materials shall also provide finishes that complements the rural landscape of the surrounds.
- No buildings shall consists of bright, reflective or dominant colour schemes on external facades, unless those external walls are under eaves.
- Material and colour schemes shall comply with the provided schedule and consists of darker & earthy tones. Materials and colour finishes shall be used to minimize bulk and scale of buildings;
- Fencing shall be incorporated with landscaping or other appropriate treatments to avoid vast expanses, and consists of dark & neutral colours or material finishes. Bright colourbond fencing shall be avoided.



Figure 21- Colour palette for building materials

11. AMENITIES, FACILITIES & SERVICES

11.1 Infrastructure & Utility Networks

All infrastructure and utility services within the development will be provided to meet the relevant Council Engineering Standards. These networks will only be available to the resident communities and patrons of the golf course/ resort hotel, and will be operated and managed under a community title.

11.1.1 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.

11.1.2 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.

11.1.3 Potable Water

A detailed Water servicing Strategy is being prepared of the site in consultation with Hunter Water Corporation. It is likely that the water supply strategy will include:

- A lead-in watermain extension from the boundary of the site to the existing main on Wine Country Drive;
- A new Pressure reducing Valve on located on Wine Country Drive;

- A security of supply main from Pokolbin 1A WPS to the site and/or
- A reservoir either on private land within the proposed development or regional HWC owned reservoir;
- Water reticulation throughout the proposed development site.

The proposed diameters and alignment of lead-in mains will be subject to further design.

11.1.4 Non-potable Water

Non-potable water requirements including irrigating golf courses and landscaped areas are proposed to be achieved from existing Pokolbin Irrigation District License.

11.1.5 Stormwater Management

A concept Water Cycle Management Plan (WCMP) has been prepared and has illustrated that the proposed development is able to comply with flood planning and water quality requirements.

Generally, all future development will need to implement a treatment train of rainwater tanks, GPT's and bio filtration basins and buffer zones to ensure water quality targets are met prior to discharge into natural watercourses. The golf course will follow the principles of 'Improving the Environment Management of New South Wales Golf Courses'

Channel modification works are required to ensure safe and efficient conveyance of upstream flows through the site. Where possible, existing portions of the channels will be retained to minimise disturbance to existing vegetation and to mimic natural flow regimes as much as possible.

All residential development is to be located a minimum of 500mm above the 1% Annual Exceedance Probability flood level.

11. AMENITIES, FACILITIES & SERVICES

11.2 Common Facilities & Services

11.2.1 Commercial and Retail Uses

All commercial/ retail uses will be offered as ancillary spaces of the tourist development (resort hotel and clubhouse). As such, no separate retail or commercial spaces will be provided within the development.

Only patrons of the resort hotel & clubhouse and resident community will have access to these spaces.

11.2.2 Parking

Resort Hotel/ Clubhouse Precinct

Public parking for patrons, visitors/ tourists and resident community will be provided as outlined above under Chapter 10 Design Controls for Significant Development Sites. Additionally, bus/ coach parking facilities shall be provided as per demand at the hotel site. Vehicular parking areas will be located and screened off appropriately to minimize obtrusive or dominant views.

Formal Recreation Spaces

The nominated formal recreation spaces within the residential precincts will also have dedicated parking facilities in accordance with Cessnock DCP 2011 Part C.1: Parking and Access. These facilities will only be available to the resident community and tourists/ visitors.

11.2.3 Road Design

As shown under Sec. 3.2 of this plan, the provision of 25m and 20m wide road reserves enables the establishment

of a two-tiered road network to achieve Cessnock DCP 2010 - *Clause 1.7.4 Local Street Design standards for R2/ R3 Residential Subdivision*, or equivalent.

Detail specifications for road widths and design standards shall be determined in conjunction with Council at the engineering design stage.

11.2.4 Formal Recreation Spaces/ Facilities

All formal recreation spaces including parks, kids play areas, walkways and associated facilities shall be designed in accordance with the relevant Australian Standards.

12. SITE MANAGEMENT

12.1 Community Title

A management scheme will be adopted under community title where ongoing maintenance and infrastructure funding of the development will be spread on a pre-determined basis amongst the Hotel Resort and dwellings.

A “Community Title Management Plan” will be prepared for the site prior to any development works being undertaken (Stage 2).

12.2 Local Contributions

Similar to that of “The Vintage” Development, the site incorporates a tourist and residential development to an urban standard within a rural setting. The development promotes a golf-tourist themed living which establishes a low density urban environment.

The provision of local contributions therefore, shall include both payment of monetary contributions and provision of on-site open space and community facilities.

The developer shall contribute towards the costs of residential and tourist development under Section 7.11 of the Environmental Planning and Assessment Act, 1979 in accordance with Council’s adopted Contributions Plans for Residential and Tourist Developments.

