



# The Island's Oasis

278-278A Hermitage Road, Kurrajong Hills, 2758

State Significant Development  
Design Submission



Merc Capital

marchesepartners

Life<sup>3A</sup>



# CONCEPT

## THE ISLAND'S OASIS KURRAJONG HILLS

The vision for this new tourist precinct is to create an active tourism development set within the local bushland of Kurrajong Hills and nestled between the Blue Mountains & Wollemi National Parks.

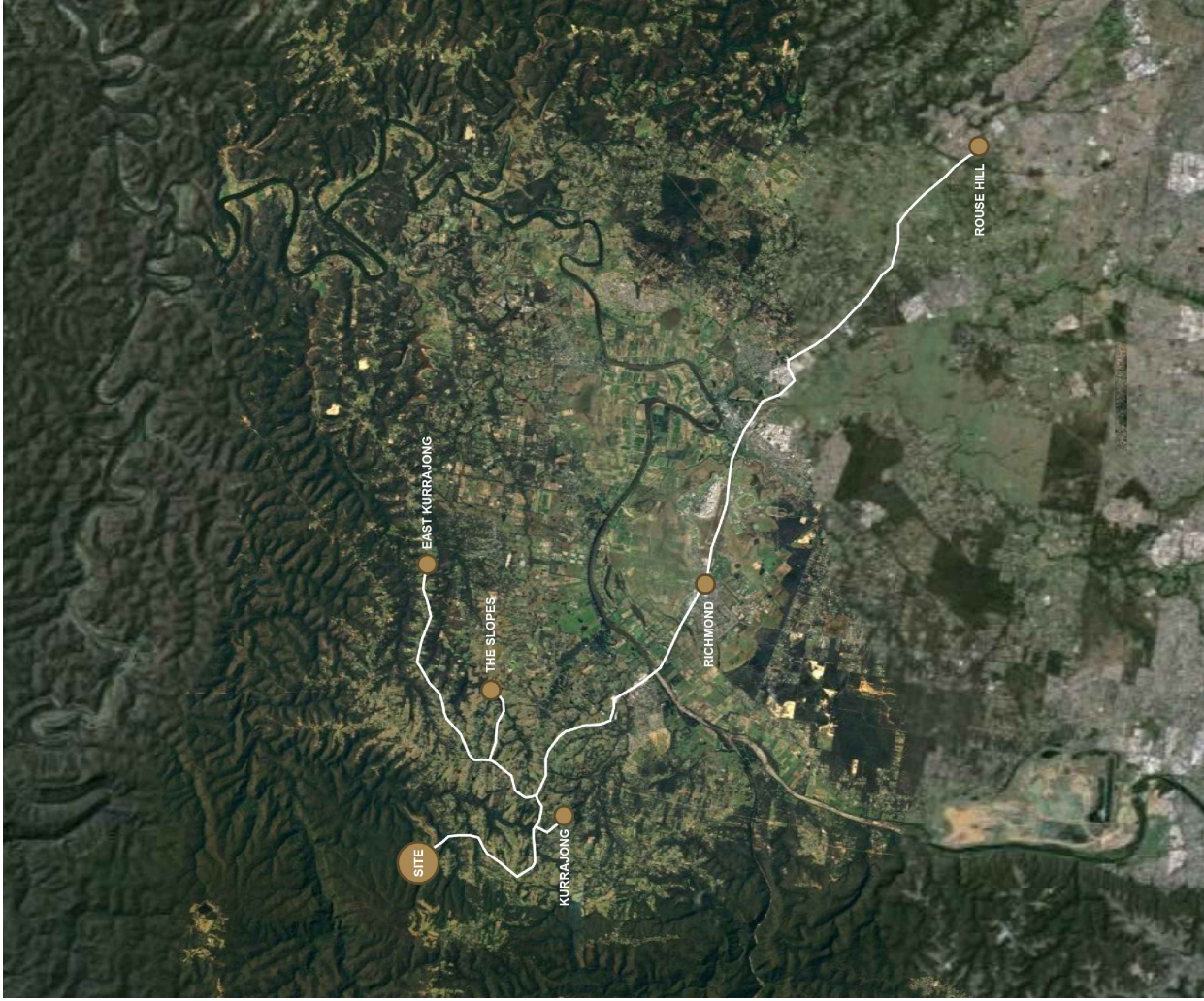
Tourist accommodation and lodging is to include powered camping & caravan sites, holiday lodges and manufactured homes.

A number of outdoor tourist activities are earmarked for the development. These are to include; mountain biking, an outdoor activity centre with an adventure playground, outdoor cultural camp and amphitheatre, horse riding through the adjacent trails as well as a pony club with stables and paddocks.

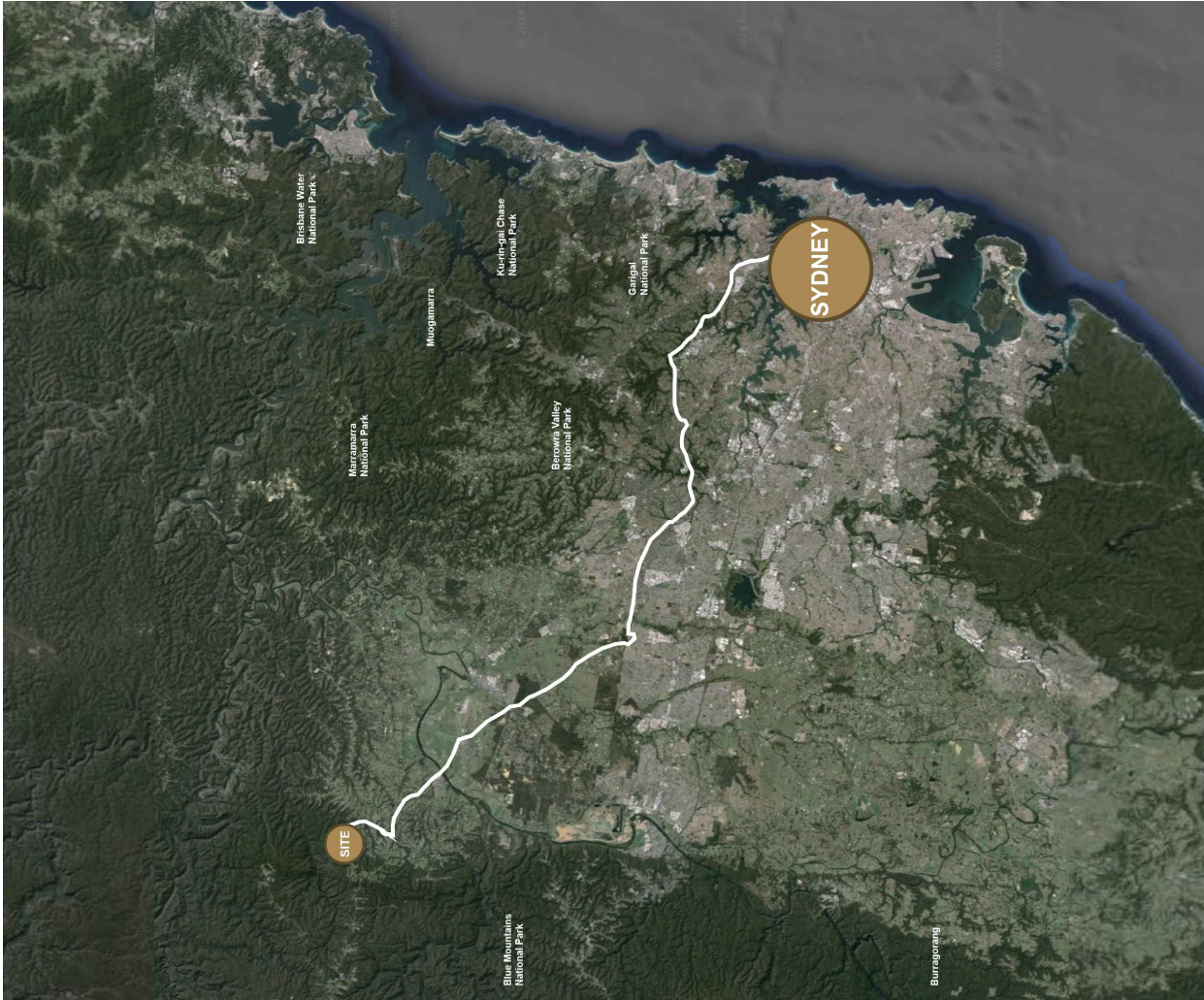
The development will also include central lodge and clubhouse that features a resort-style swimming pool, restaurant & cafe.



# SITE LOCATION



- Car - Kurrumbidgee 8 min (8 km)
- Car - The Slopes 15 min (12.4 km)
- Car - Richmond 20 min (17.5 km)
- Car - East Kurrumbidgee 19 min (18.7 km)
- Car - Rouse Hill 40 min (37.7 km)



Car - Main route 1h 15 min (81.4 km)

**IMPORTANT NOTES**  
Do not scale from drawings. All dimensions shall be checked against the project data. This drawing is for information only and shall be brought to the attention of the architect. Larger scale drawings and sections dimensions take precedence. This drawing is not to be used for construction without the express authority of MARCHESA PARTNERS INTERNATIONAL PTY LTD.

REV	DATE	DESCRIPTION
D	2023.03.22	ISSUANCE
F	2023.04.03	ISSUANCE

BY  
PS  
PS

**SSD APPLICATION**  
DESIGN SUBMISSION

**marchesepartners** **Life**<sup>3A</sup>  
Marchese Partners International Pty Ltd  
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**CLIENT**  
**Merc Capital**

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**PROJECT**  
**The Island's Oasis**  
KURRAJONG HILLS

**DRAWING TITLE**  
**SITE LOCATION**

SCALE	DATE	DRAWN	CHECKED
1:20,000/8A1	2024/04/03	PS	PS
1:40,000/8A3	DRAWING	SSD 1.01	REVISION
JOB	23543		F

# SITE PLAN LOCATION & ACCESS ROADS



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BY	DESCRIPTION
PS	VEGETATION EDGE
PS	WATER
PS	
PS	

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D	2025.02.10	

# LOCATION PLAN MACRO SCALE



DRAWING TITLE	LOCATION PLAN	CHECKED	PS
MACRO SCALE	MACRO SCALE	REVISION	F
SCALE	1:12,000@A1	DRAWN	PS
DATE	2024/04/03	DRAWING	SSD 1.31
JOB	23543		

PROJECT

THE ISLAND'S OASIS  
KURRAJONG HILLS

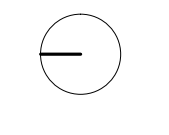
CLIENT

Merc Capital

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marchesepartners **Life**<sup>3A</sup>

Marchese Partners International Pty Ltd  
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LEGEND

VEGETATION EDGE	BY
WATER	PS
	PS
	PS
	PS

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**IMPORTANT NOTES**

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SSD APPLICATION  
DESIGN SUBMISSION



# SITE PLAN WITH APZ

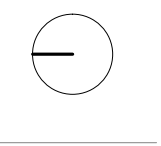


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**SSD APPLICATION**  
 DESIGN SUBMISSION

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A	2023.12.22	SUBMISSION	PS
B	2024.01.09	REVISION	PS
C	2024.01.30	REVISION	PS
D	2024.03.02	REVISION	PS
E	2024.03.02	REVISION	PS
F	2024.03.02	REVISION	PS
G	2024.03.02	REVISION	PS

LEGEND	DESCRIPTION
	VEGETATION EDGE
	WATER
	100 m ASSET PROTECTION ZONE



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 150 Pitt Street, Sydney, NSW 2000, Australia  
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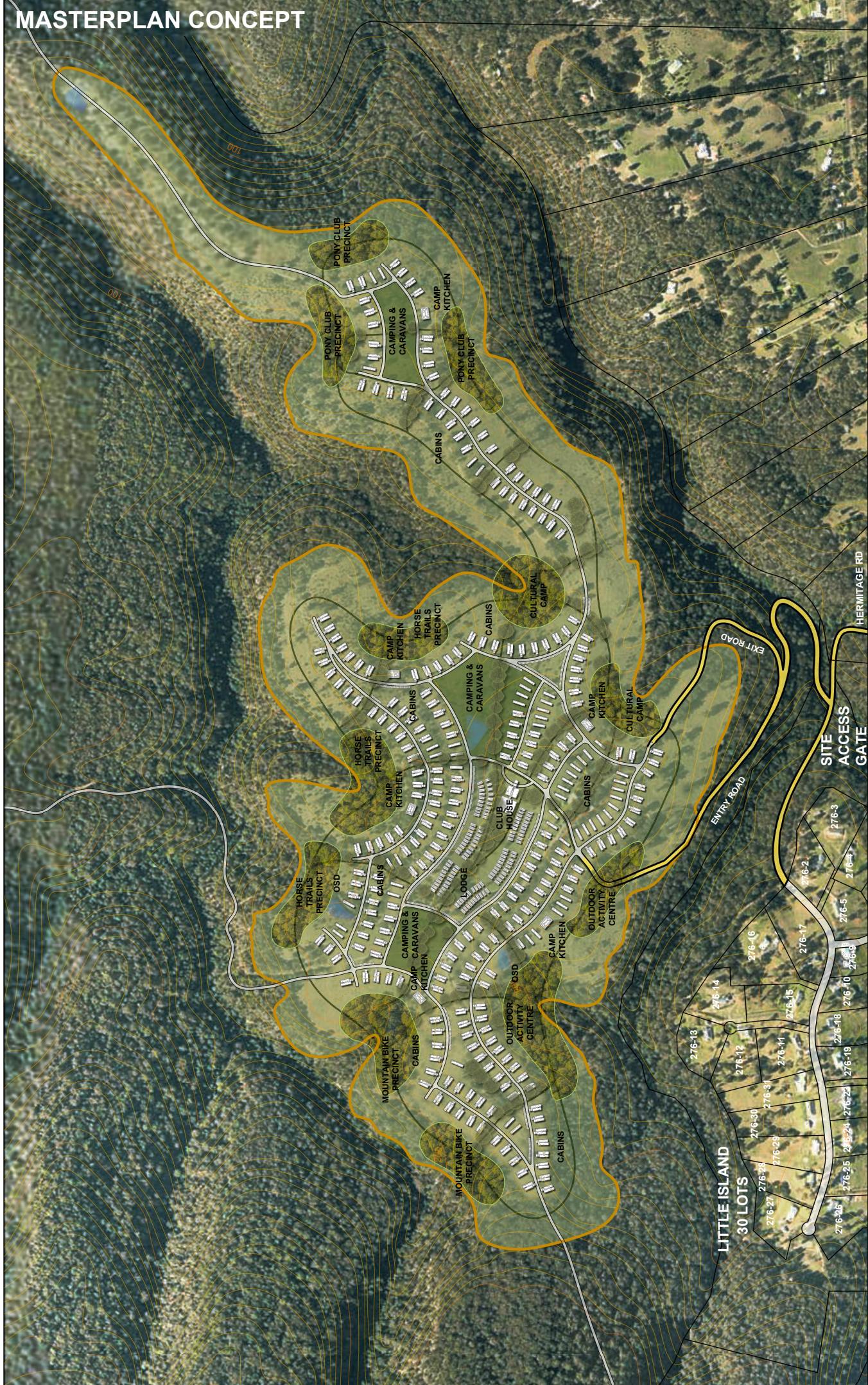
**PROJECT**  
  
**THE ISLAND'S OASIS**  
 KURRAJONG HILLS

**DRAWING TITLE**  
**SITE PLAN WITH APZ**  
 SCALE 1:3,500@A1  
 1:7,000@A3  
 JOB 23543

**DATE** 2024/04/22  
**DRAWING** SSD 1.33  
**DRAWN** PS  
**CHECKED** PS  
**REVISION** G



# MASTERPLAN CONCEPT



DRAWING TITLE	MASTERPLAN CONCEPT
SCALE	1:3,500@A1 1:7,000@A3
DATE	2024/04/22
DRAWING	SSD 2.01
CHECKED	PS
REVISION	G

PROJECT

THE ISLAND'S OASIS  
KURRAJONG HILLS

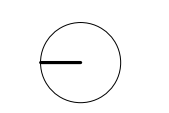
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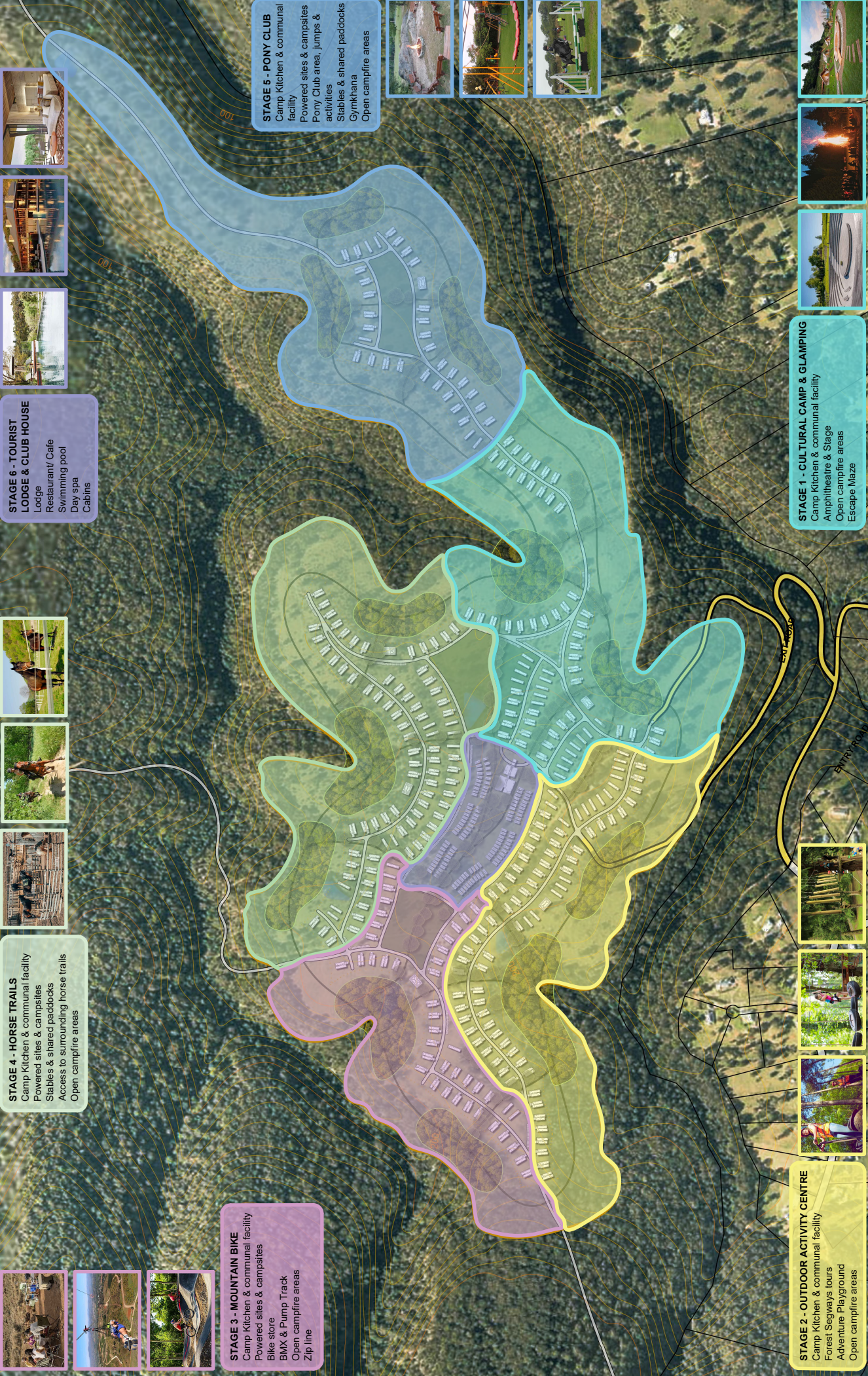
BY	DESCRIPTION
PS	ACCESS ROADS

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**SSD APPLICATION**  
DESIGN SUBMISSION

# MASTERPLAN ACTIVITIES PRECINCTS



**STAGE 6 - TOURIST LODGE & CLUB HOUSE**  
 Lodge  
 Restaurant/ Cafe  
 Swimming pool  
 Day spa  
 Cabins

**STAGE 4 - HORSE TRAILS**  
 Camp Kitchen & communal facility  
 Powered sites & campsites  
 Stables & shared paddocks  
 Access to surrounding horse trails  
 Open campfire areas

**STAGE 3 - MOUNTAIN BIKE**  
 Camp Kitchen & communal facility  
 Powered sites & campsites  
 Bike store  
 BMX & Pump Track  
 Open campfire areas  
 Zip line

**STAGE 5 - PONY CLUB**  
 Camp Kitchen & communal facility  
 Powered sites & campsites  
 Pony Club area, jumps & activities  
 Stables & shared paddocks  
 Gymkhana  
 Open campfire areas

**STAGE 2 - OUTDOOR ACTIVITY CENTRE**  
 Camp Kitchen & communal facility  
 Forest Segways tours  
 Adventure Playground  
 Open campfire areas

**STAGE 1 - CULTURAL CAMP & GLAMPING**  
 Camp Kitchen & communal facility  
 Amphitheatre & Stage  
 Open campfire areas  
 Escape Maze

**STAGE 6 - TOURIST LODGE & CLUB HOUSE**  
 Lodge  
 Restaurant/ Cafe  
 Swimming pool  
 Day spa  
 Cabins

**STAGE 4 - HORSE TRAILS**  
 Camp Kitchen & communal facility  
 Powered sites & campsites  
 Stables & shared paddocks  
 Access to surrounding horse trails  
 Open campfire areas

**STAGE 3 - MOUNTAIN BIKE**  
 Camp Kitchen & communal facility  
 Powered sites & campsites  
 Bike store  
 BMX & Pump Track  
 Open campfire areas  
 Zip line

**STAGE 5 - PONY CLUB**  
 Camp Kitchen & communal facility  
 Powered sites & campsites  
 Pony Club area, jumps & activities  
 Stables & shared paddocks  
 Gymkhana  
 Open campfire areas

**STAGE 2 - OUTDOOR ACTIVITY CENTRE**  
 Camp Kitchen & communal facility  
 Forest Segways tours  
 Adventure Playground  
 Open campfire areas

**STAGE 1 - CULTURAL CAMP & GLAMPING**  
 Camp Kitchen & communal facility  
 Amphitheatre & Stage  
 Open campfire areas  
 Escape Maze

**STAGE 6 - TOURIST LODGE & CLUB HOUSE**  
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 Cabins

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G	2024/04/02	REVISION

**BY**  
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 2024/04/22

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**DRAWING TITLE**  
 MASTERPLAN  
 ACTIVITIES PRECINCTS

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 ACTIVITIES PRECINCTS

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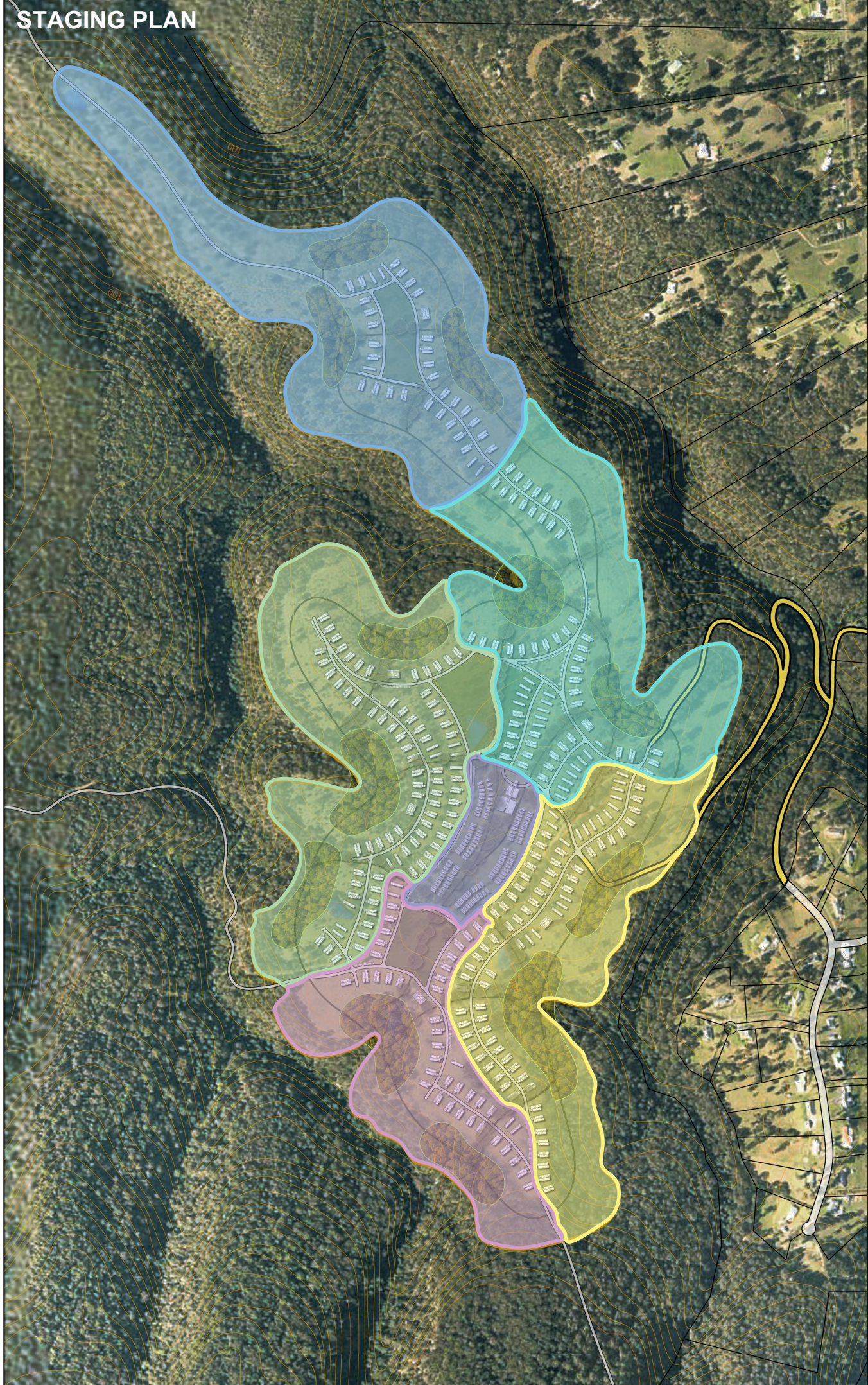
**SSD APPLICATION**  
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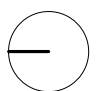
# STAGING PLAN



**IMPORTANT NOTES**  
 Do not scale from drawings. All dimensions shall be checked on site. Dimensions shall be taken to the centre of any structure. This drawing and written dimensions take precedence. This drawing is for information only and shall not be used for construction. All dimensions shall be taken to the centre of any structure. All dimensions shall be taken to the centre of any structure. All dimensions shall be taken to the centre of any structure.

REV	DATE	DESCRIPTION	BY
F	2024/04/03	ISSUANCE	PS
G	2024/04/22	ISSUANCE	PS

- STAGE 1 - CULTURAL CAMP & CLAMPING
- STAGE 2 - OUTDOOR ACTIVITY CENTRE
- STAGE 3 - MOUNTAINBIKE
- STAGE 4 - HORSE TRAILS
- STAGE 5 - HORSE TRAILS
- STAGE 6 - TOILET BLOC
- STAGE 7 - TOILET BLOC & CLUBHOUSE



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**Merc Capital**  
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 P +61 2 9889 4000 W www.merccapital.com.au

**PROJECT**  
  
**THE ISLAND'S OASIS**  
 KURRAJONG HILLS

**DRAWING TITLE**  
**STAGING PLAN**

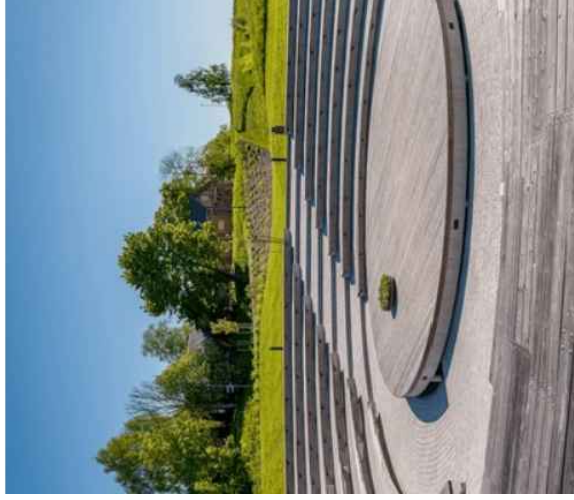
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DATE: 2024/04/22  
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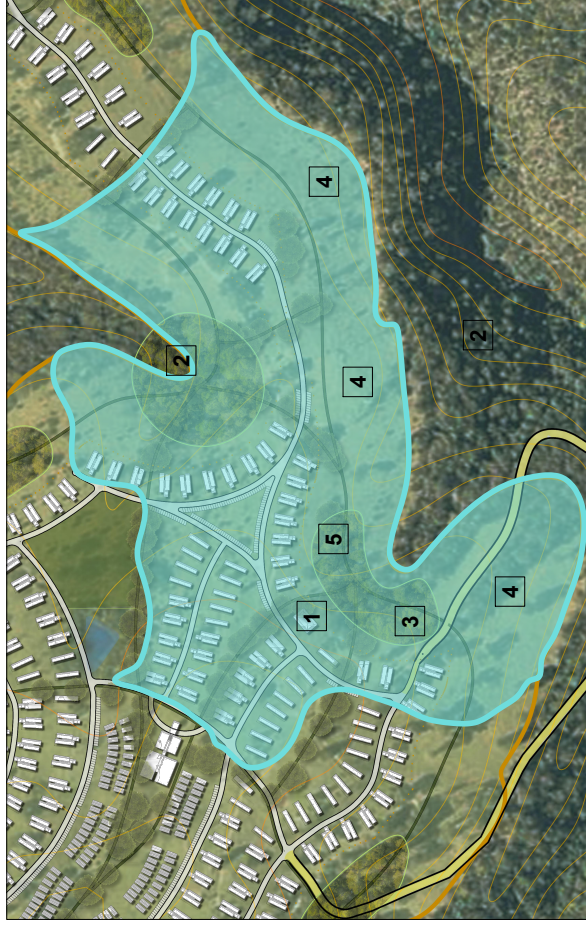
# MASTERPLAN ACTIVITIES PRECINCTS - CULTURAL CAMP & GLAMPING



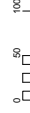
## STAGE 1 - CULTURAL CAMP & GLAMPING

The outdoor cultural area, designed to immerse guests in a rich tapestry of arts and performances will feature a state-of-the-art stage, poised to host an array of live performances, ranging from traditional music and dance to contemporary theatrical productions. Surrounding the stage, an expansive amphitheatre will provide a comfortable and visually stunning setting, allowing guests to enjoy the performances amidst the natural beauty of the lodge's surroundings.

The future promises evenings filled with cultural richness and entertainment, where guests can gather under the open sky, surrounded by the enchanting ambience of the amphitheatre, creating unforgettable memories in an outdoor cultural haven complete with outdoor stays & glamping facilities.



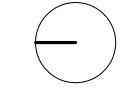
1. Camp Kitchen & communal facility
2. Amphitheatre & Stage
3. Open campfire areas
4. Glamping
5. Wellness Retreat



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REV	DATE	DESCRIPTION
A	2023.12.22	SUBMISSION
B	2024.01.26	REVISION
C	2024.01.26	REVISION
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E	2024.04.03	ISSUANCE
F	2024.04.03	ISSUANCE

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**PROJECT**  
The ISLANDS OASIS  
KURRAJONG HILLS  
A MARCHESA PARTNERS PROJECT

**DRAWING TITLE**  
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ACTIVITIES PRECINCTS  
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# MASTERPLAN ACTIVITIES PRECINCTS - OUTDOOR ACTIVITY CENTRE



## STAGE 2 - OUTDOOR ACTIVITY CENTRE

Glide through the dense foliage on thrilling forest Segway tours, immersed in the serene beauty of the woodland. For families and those young at heart, the outdoor adventure playground will await, seamlessly blending into its bush setting. Meticulously designed, the playground and obstacles will incorporate nature-based play elements and will be constructed primarily from natural materials, fostering a sense of harmony with the environment. Navigate through treehouse structures, climb over logs, and discover the joy of play intertwined with the wonders of the great outdoors. It will be an immersive experience that seamlessly integrates recreation with the pristine beauty of nature.



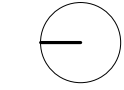
1. Camp Kitchen & communal facility
2. Forest Segways tours
3. Adventure Playground
4. Open campfire areas

REV	DATE	DESCRIPTION
A	2023.12.22	SUBMISSION
B	2024.01.09	REVISION
C	2024.01.26	REVISION
D	2024.02.02	REVISION
E	2024.02.02	REVISION
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**IMPORTANT NOTES**  
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**PROJECT**  
**THE ISLAND'S OASIS**  
KURRAJONG HILLS

**DRAWING TITLE**  
**MASTERPLAN ACTIVITIES PRECINCTS**

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# MASTERPLAN ACTIVITIES PRECINCTS - HORSE TRAILS



## STAGE 4 - HORSE TRAILS

Explore the natural wonders of the lodge's surroundings on horseback, with a network of enchanting horse trails that wind through the picturesque bush landscape. The well-maintained trails will cater to riders of all levels, providing a unique opportunity to connect with nature while enjoying the rhythmic beauty of horse riding. Nestled amidst the greenery, stables stand ready to accommodate the horses, ensuring they are well cared for. The paddocks, framed by the tranquil bush setting, will offer a serene backdrop as horses graze and rest, creating a harmonious atmosphere that complements the peaceful experience of exploring the bush on horseback.



1. Camp Kitchen & communal facility
2. Powered sites & campsites
3. Stables & shared paddocks
4. Access to surrounding horse trails
5. Open campfire areas

**IMPORTANT NOTES**  
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REV	DATE	DESCRIPTION
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**PROJECT**  
The Island's Oasis  
KURRAJONG HILLS  
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KURRAJONG HILLS

**DRAWING TITLE**  
MASTERPLAN  
ACTIVITIES PRECINCTS

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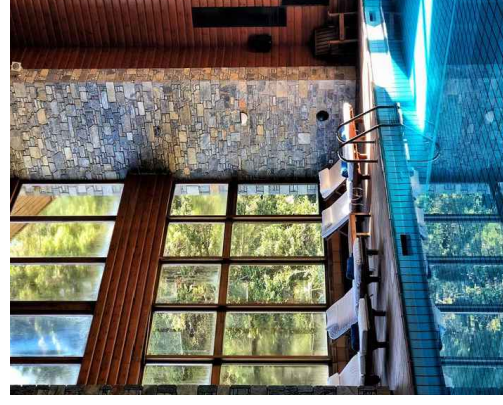
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# MASTERPLAN ACTIVITIES PRECINCTS - DAY SPA & LAP POOL



## STAGE 6 - TOURIST DAY SPA & LAP POOL

Nestled in the heart of pristine wilderness, the bush lodge spa offers a serene escape. Surrounded by nature, the spa seamlessly blends rustic elegance with tranquility. Treatment rooms, adorned with earthy tones, provide an intimate atmosphere for tailored holistic experiences. Guests indulge in rejuvenating massages and invigorating facials using locally sourced ingredients. Outdoor relaxation areas allow guests to unwind amidst the untamed beauty that surrounds them.

Beyond physical rejuvenation, the spa invites guests to reconnect with themselves in an extraordinary setting. Whether strolling through nature trails or lounging by the pool, the bush lodge spa is a haven for both body and soul.

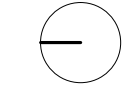


1. Lodge
2. Restaurant/Cafe
3. Swimming pool
4. Day spa
5. Cabins

**IMPORTANT NOTES**  
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REV	DATE	DESCRIPTION
A	2023.12.22	SUBMISSION
B	2024.01.09	REVISION
C	2024.01.26	REVISION
D	2024.02.02	REVISION
E	2024.02.02	REVISION
F	2024.04.03	REVISION

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**PROJECT**  
The ISLAND'S OASIS  
KURRAJONG HILLS

**DRAWING TITLE**  
MASTERPLAN  
ACTIVITIES PRECINCTS

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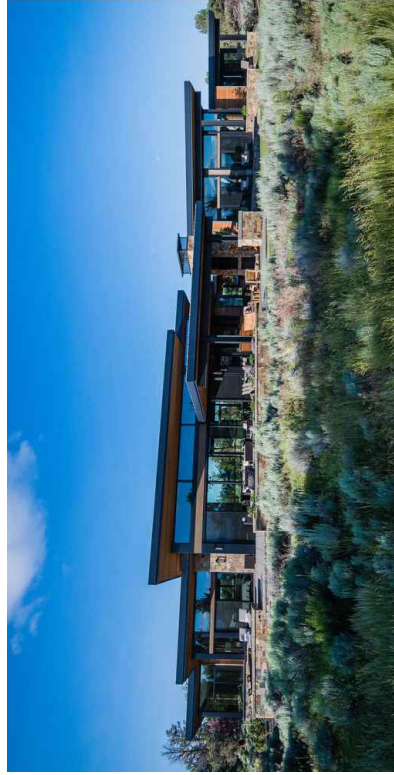
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**SSD APPLICATION**  
DESIGN SUBMISSION

**FACILITY BUILDINGS**

# BUILDINGS REFERENCE IMAGES

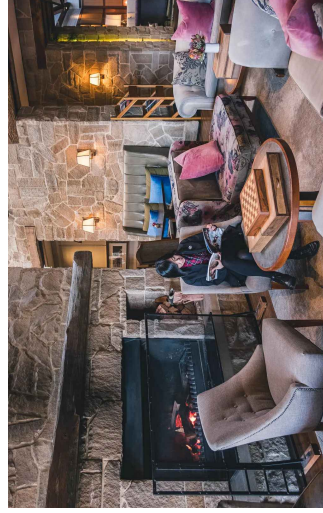


Nestled within the breathtaking beauty of native Australian bushland, the lodge suites and cabins will offer a harmonious retreat designed to seamlessly blend with the natural surroundings.

Architecturally inspired by the tranquility of the bush, the structures will incorporate sustainable materials such as local timber and stone, creating a warm and earthy ambience.

Large windows throughout the suites will provide captivating views of the surrounding landscape, inviting guests to connect with the unique flora and fauna of the region.

This bushland haven not only provides a luxurious escape but also fosters an appreciation for the natural environment, offering a mindful and immersive experience in the heart of Australia's untamed beauty.



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REV	DATE	DESCRIPTION	BY
A	2024.12.22	SUBMISSION	PS
B	2024.01.19	REVISION	PS
C	2024.01.19	REVISION	PS
D	2024.01.19	REVISION	PS
E	2024.04.02	REVISION	PS
F	2024.04.02	REVISION	PS

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**BUILDINGS REFERENCE IMAGES**

SCALE	DATE	DRAWN	CHECKED
NTS	2024/04/03	PS	PS
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# GLAMPING & MODULAR HOMES REFERENCE IMAGES



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A	2024.12.22	SUBMISSION
B	2024.01.29	REVISION
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**PROJECT**  
THE ISLAND'S OASIS  
KURRAJONG HILLS

**DRAWING TITLE**  
GLAMPING & MODULAR HOMES  
REFERENCE IMAGES

**SCALE**  
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**DATE**  
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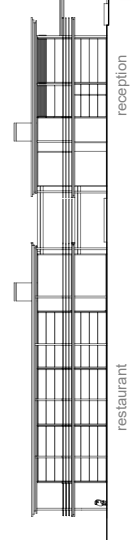
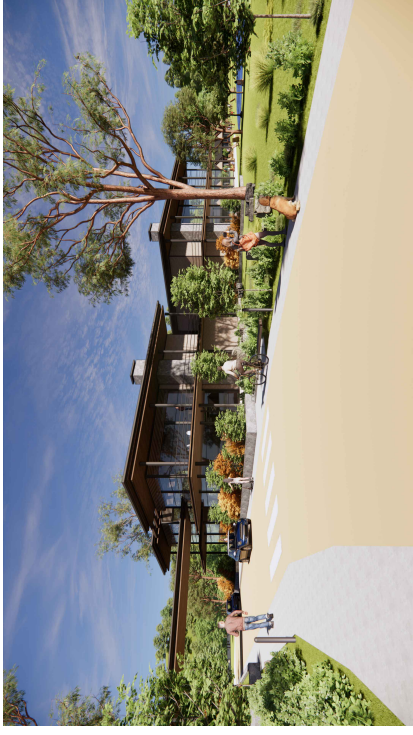
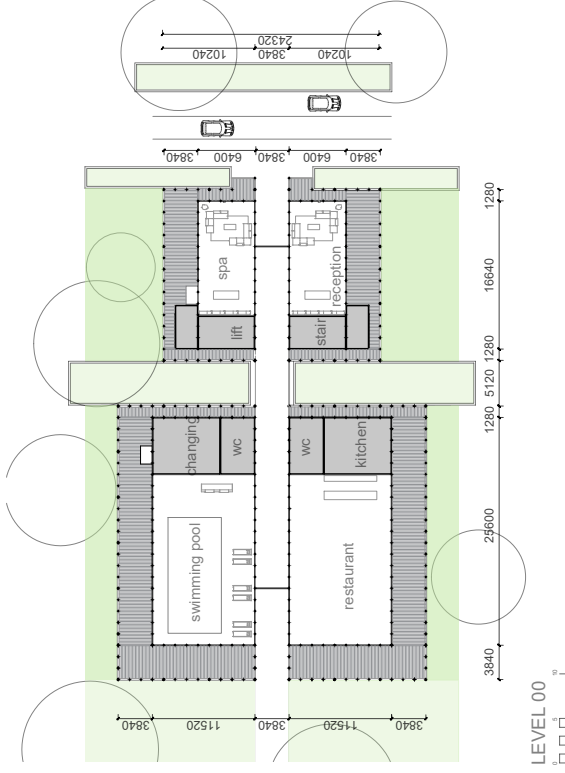
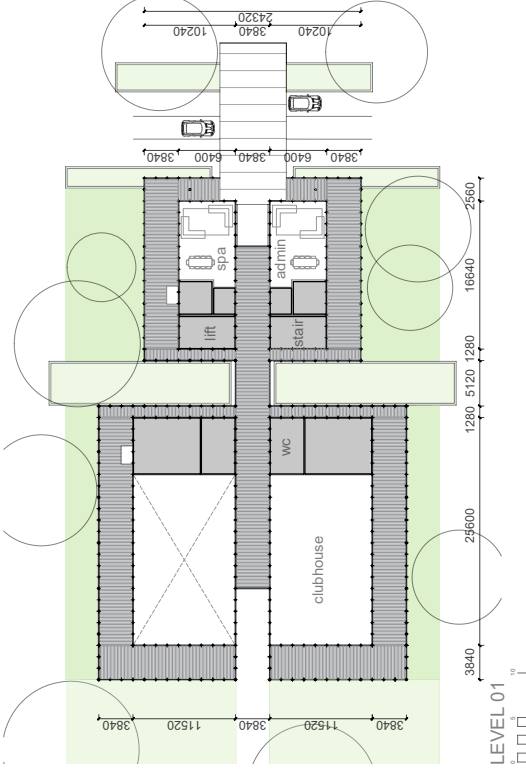
# TOURIST CLUBHOUSE



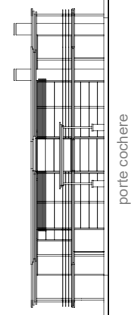
1: TOURIST CLUBHOUSE  
 2: TOURIST LODGE SUITES

MANUFACTURED BUILDING LODGE & MAIN FACILITY  
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 2994sqm

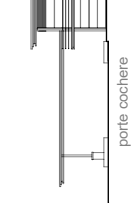
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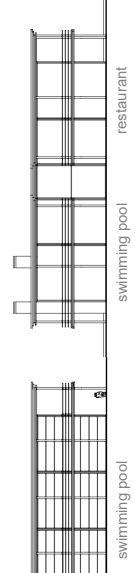
LEFT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



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**IMPORTANT NOTES**  
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**PROJECT**  
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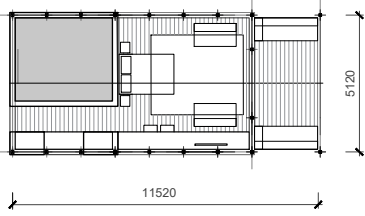
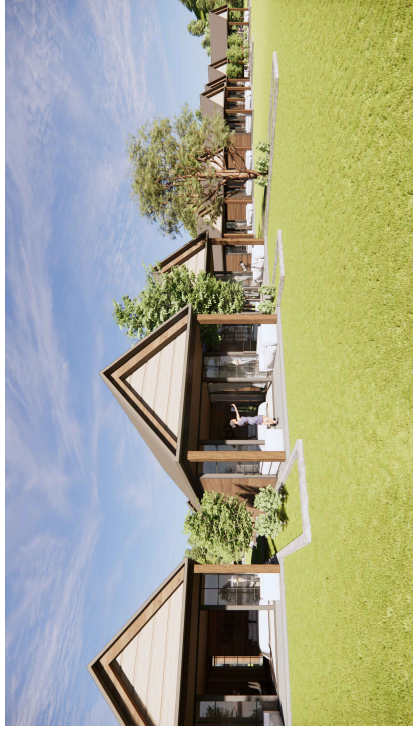
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 TOURIST CLUBHOUSE

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 JOB: 23543

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# TOURIST LODGE SUITES



LODGE UNIT PLAN



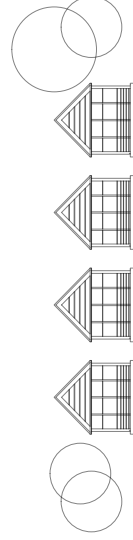
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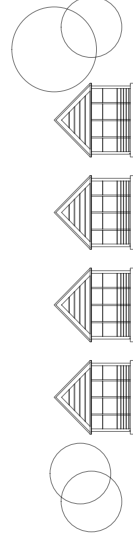
- 1: TOURIST CLUBHOUSE
- 2: TOURIST LODGE SUITES

MANUFACTURED BUILDING ROOMS  
43sqm  
62sqm

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SIDE ELEVATION



FRONT ELEVATION

REV	DATE	DESCRIPTION
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**Life<sup>3A</sup>**

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**PROJECT**  
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KURRAJONG HILLS

**DRAWING TITLE**  
TOURIST LODGE SUITES

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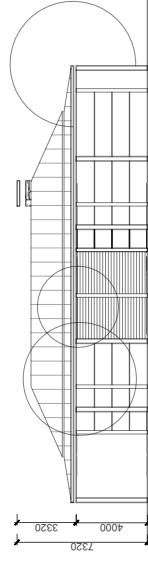
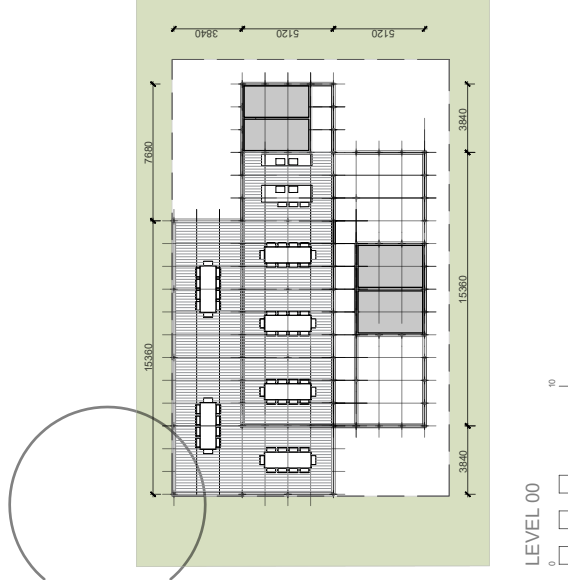
# CAMP KITCHEN & COMMON FACILITY



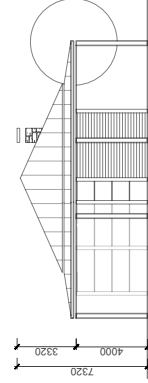
CAMP KITCHEN & COMMON FACILITY

MANUFACTURED BUILDING KITCHEN CAMP & COMMUNAL FACILITY

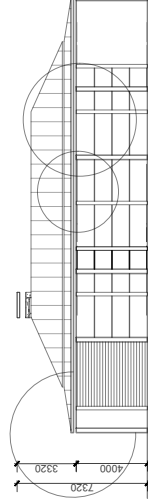
GFA 170sqm  
GBA 380sqm



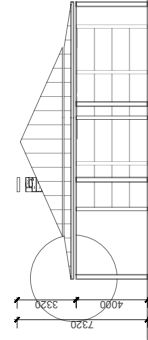
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

**IMPORTANT NOTES**

Do not scale from drawings. All dimensions shall be checked against the approved construction documents. All dimensions shall be brought to the attention of the architect. Larger scale drawings and dimensions are preferred. This drawing is for information only and shall not be used for construction without the written approval of the architect.

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REV	DATE	DESCRIPTION
A	2024.12.22	SUBMISSION
B	2024.01.19	REVISION
C	2024.01.19	REVISION
D	2024.01.19	REVISION
E	2024.01.19	REVISION
F	2024.01.19	REVISION

BY  
PS  
PS  
PS  
PS

**SSD APPLICATION**  
DESIGN SUBMISSION

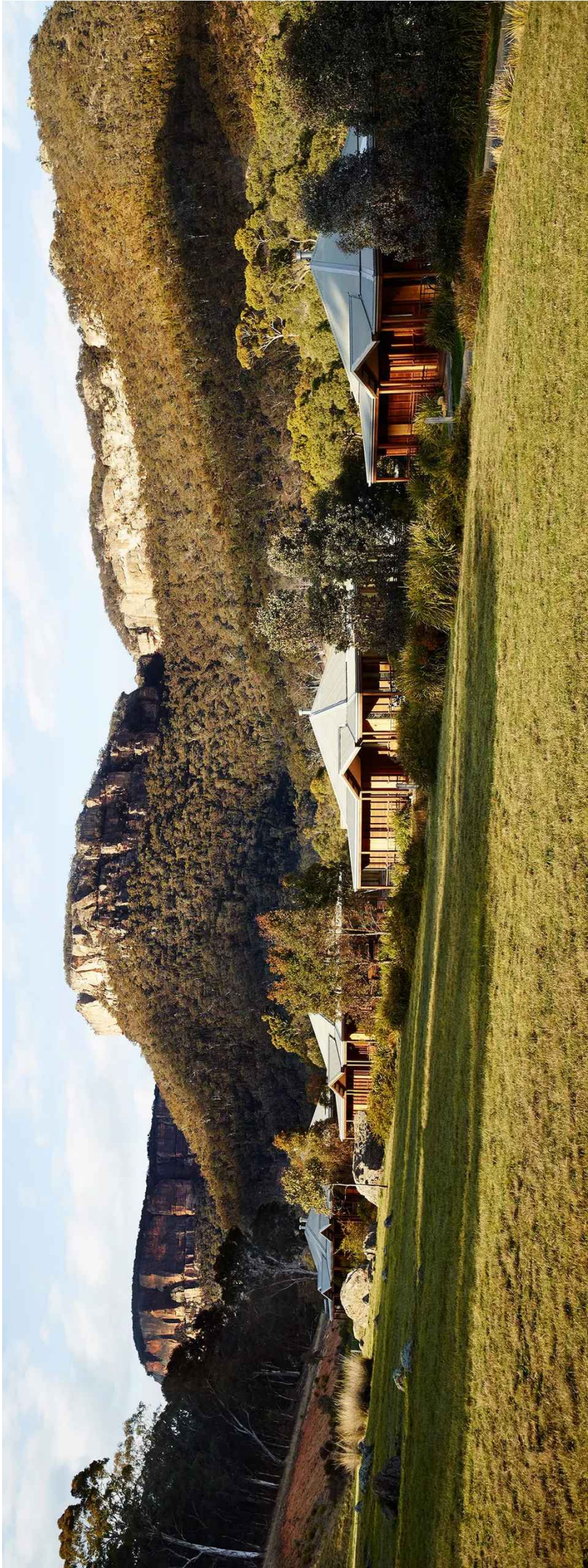
**marchese partners** Life<sup>3A</sup>  
Marchese Partners International Pty Ltd  
NSW 2060, Australia  
P +61 2 9922 4875 E info@marchesepartners.com W www.marchesepartners.com

**Merc Capital**  
MOUNTAIN ISLAND PTY LTD  
706, 275 Alfred Street, North Sydney, NSW 2060  
P +61 2 9899 4000 W www.mercapital.com.au

**PROJECT**  
THE ISLAND'S OASIS  
KURRAJONG HILLS

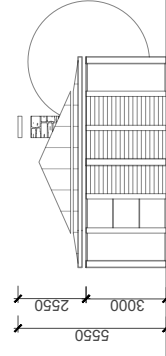
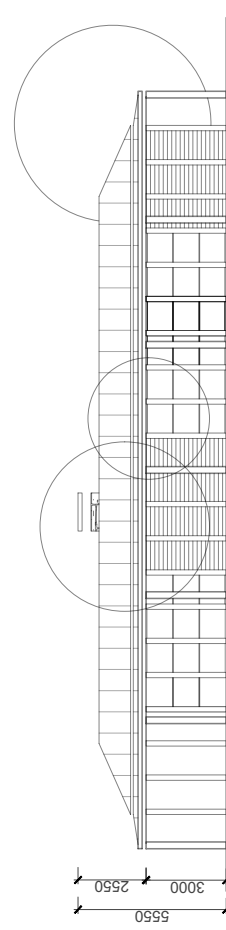
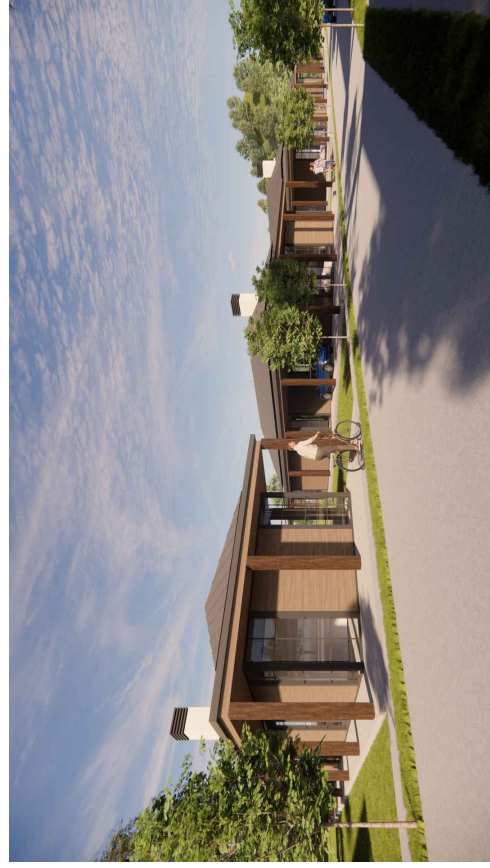
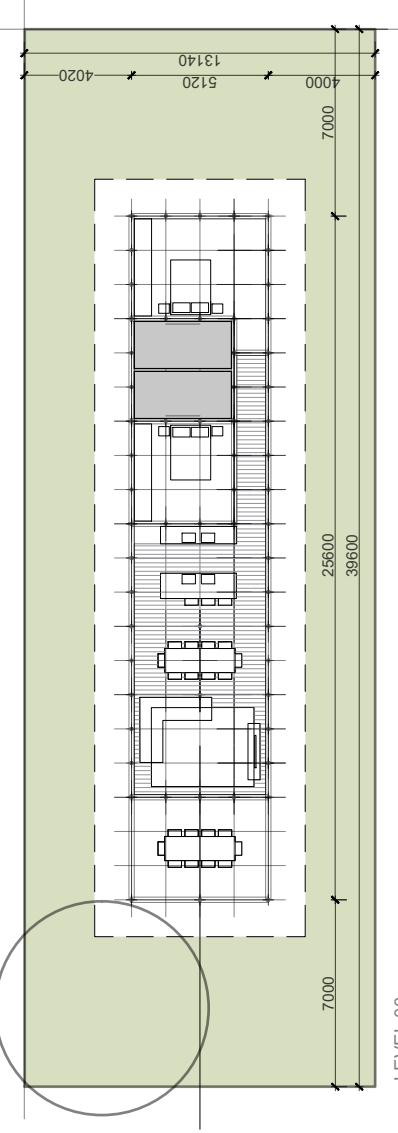
DRAWING TITLE	DATE	DRAWING	CHECKED
CAMP KITCHEN & COMMON FACILITY	2024/04/03	PS	PS
SCALE	1:100@A1	DATE	2024/04/03
JOB	23543	DRAWING	SSD 3.05
REVISION			F

**MANUFACTURED CABIN TYPES**



# MANUFACTURED CABIN TYPE 1

**MANUFACTURED CABIN TYPE 1**  
 LOT SIZE 520sqm  
 LOT DIMENSIONS 39.6m x 13.1m  
 GFA 106sqm  
 GBA 220sqm



LEFT SIDE ELEVATION

FRONT ELEVATION

**IMPORTANT NOTES**  
 Do not scale from drawings. All dimensions shall be checked from the approved drawings. All dimensions shall be checked from the approved drawings. This drawing is for information only and shall not be used for construction. The client shall be responsible for obtaining all necessary permits and approvals. The client shall be responsible for ensuring that the drawings are used in accordance with the relevant building codes and standards. The client shall be responsible for ensuring that the drawings are used in accordance with the relevant building codes and standards.

REV	DATE	DESCRIPTION
A	2023.12.22	SUBMISSION
B	2024.01.26	ISSUANCE
C	2024.01.26	ISSUANCE
D	2024.04.03	ISSUANCE
E	2024.04.03	ISSUANCE
F	2024.04.03	ISSUANCE

BY PS PS PS PS PS PS

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**PROJECT**  
 THE ISLAND'S OASIS  
 KURRAJONG HILLS

**DRAWING TITLE**  
 MANUFACTURED BUILDING  
 CABIN TYPE 1

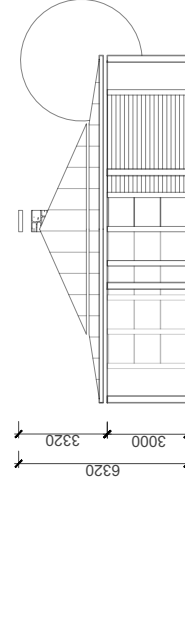
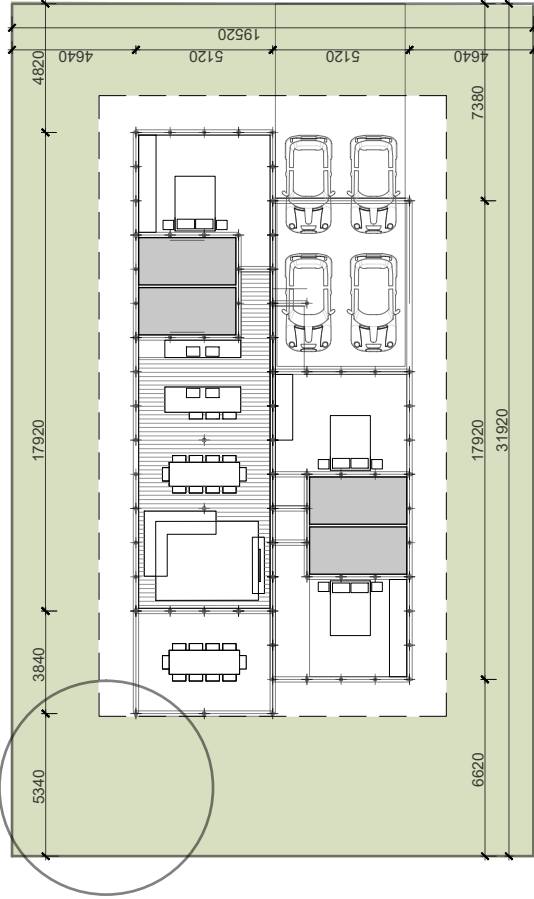
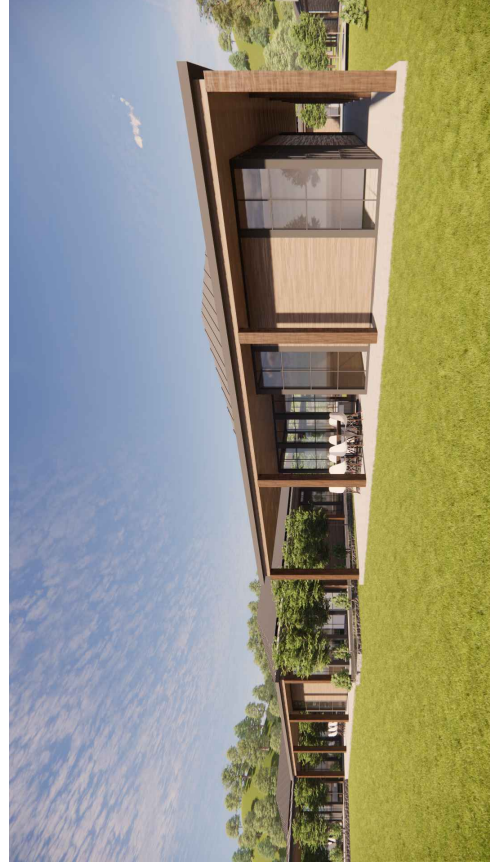
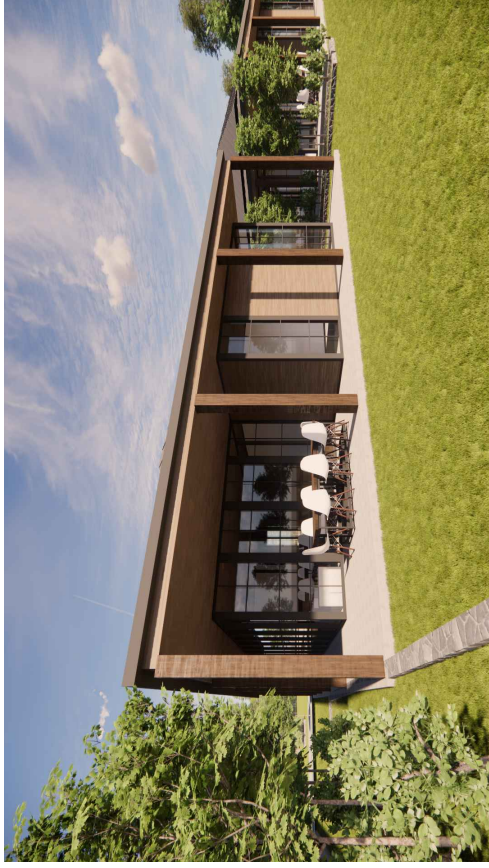
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DATE 2024/04/03  
 DRAWING SSD 4.01

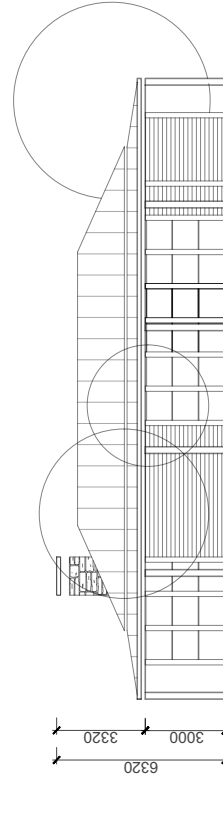
CHECKED PS  
 REVISION F

# MANUFACTURED CABIN TYPE 2

**MANUFACTURED CABIN TYPE 2**  
 LOT SIZE 620sqm  
 LOT DIMENSIONS 32.0m x 19.5m  
 GFA 145sqm  
 GBA 300sqm



FRONT ELEVATION



LEFT SIDE ELEVATION

**IMPORTANT NOTES**  
 Do not scale from drawing. All dimensions shall be checked against the approved plans. All dimensions shall be checked against the approved plans. This drawing is for information only and is not to be used for construction. All dimensions shall be checked against the approved plans. This drawing is for information only and is not to be used for construction.

REV	DATE	DESCRIPTION
A	2024.12.22	SUBMISSION
B	2024.01.19	REVISION
C	2024.01.19	REVISION
D	2024.01.19	REVISION
E	2024.01.19	REVISION
F	2024.01.19	REVISION

BY: PS  
 PS  
 PS  
 PS

**SSD APPLICATION**  
 DESIGN SUBMISSION

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**PROJECT**  
 THE ISLAND'S OASIS  
 KURRAJONG HILLS

**DRAWING TITLE**  
 MANUFACTURED BUILDING  
 CABIN TYPE 2  
 SCALE 1:100@A1  
 1:200@A3  
 JOB 23543  
 DATE 2024/04/03  
 DRAWING SSD 4.02  
 DRAWN PS  
 CHECKED PS  
 REVISION F



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# contact us

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