

HUNTLEE

Villages 2 & 3 Landscape Master Plan



Contents

Title:

Huntlee Villages 2 & 3 Landscape Master Plan

Client:

LWP Property P/L

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CONTENTS **2**
ACKNOWLEDGEMENT OF COUNTRY **3**
INTRODUCTION **4**
Setting the Scene 5
Purpose 5
CONTEXT **6**
Locality 6
Landscape Context 7
ROLE OF THE LANDSCAPE **8**
LANDSCAPE VISION & PRINCIPLES **9**
The Vision 9
Guiding Principles 9
DESIGN GUIDELINES **10**
Guiding Documents 10
THE MASTER PLAN **11**
Huntlee Layout Plan 12
Huntlee Villages Layout Plan 13
Huntlee Park Distribution Plan 14
Villages 2 & 3 Open Space Calculation Plan 17
Villages 2 & 3 Pedestrian & Cycle Network Plan 18
Villages 2 & 3 Street Tree Plan 19
Villages 2 & 3 Open Space Heritage 22
Villages 2 & 3 Open Space Heritage Theme Plan 24
Local Park 1 Concept Plan 25
Colliery Site Concept Plan 26
Landscape Palette **30**
Planting & Species Selection 30
Fences & Walls 32
Pavements 33
Park Furniture & Fixtures 34
Play Spaces 35
STAGE 2 DA AREA LANDSCAPE PLANS **36**

Acknowledgement of Country

Huntlee acknowledges that within its development boundaries are the Traditional Lands of the Wonnarua People. We acknowledge these Aboriginal peoples as the traditional custodians of the land on which our development parcels are located, and pay our respects to Elders past, present and emerging. We also acknowledge all other Aboriginal and Torres Straight Islander people who now live within the Cessnock and Singleton Local Government Area.

MWLA is privileged and grateful to live and work on Awabakal Country, and acknowledge the generous spirit of the traditional custodians in sharing their stories and land with the wider community. We recognise the continuous cultural connection to their country, and pay our respects to the Elders, knowledge holders and all the generations of First Nations peoples who have nurtured this land over time, and continue to do so.



Introduction

Introduction

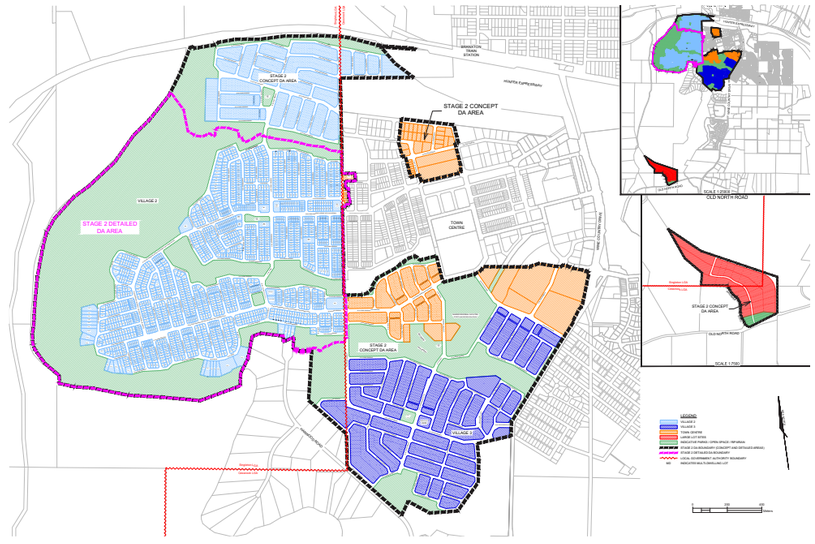
Introduction

This Landscape Master Plan Report supports an Environmental Impact Statement and State Significant Development Application (SSDA) that seeks consent for the Huntlee New Town Stage 2 development, comprising the concept development for the Stage 2 sites including Villages 2 and 3, land off Old North Road and the Town Centre North area, and the detailed development for the central and southern areas of Village 2 The proposal represents the next phase of an extensive planning, assessment and consultation process completed to date for the development of the Huntlee New Town site.

Specifically, this SSDA proposes the following works for the Huntlee New Town:

- A Concept Master plan for the Stage 2 site, comprising:
  - * Overall Stage 2 development footprint, including:
    - Village 2 North, Central and South
    - Village 3 North and South,
    - Town Centre North,
    - Town Centre West and East, and
    - A large lot residential area located to the south of the site on Old North Road.
  - * Proposed land use and development yield, including the provision for subdivision of approximately 4,000 lots;
  - * Associated new road network and required upgrades to existing network;
  - * Site-wide open space and riparian areas.
- Detailed development of Village 2 Central and South and eastern connection to the Town Centre, comprising:
  - * Demolition and clearing of existing built form structures;
  - * Clearing of existing vegetation within proposed development footprints;
  - * Open space, recreation, community and riparian areas, including 4 parks;
  - * Construction of road and access infrastructure;
  - * Bulk earthworks;
  - * Stormwater and drainage works;
  - * Utilities and services, including
    - Sewer and potable water reticulation;
    - Electricity and communications infrastructure;
  - * Subdivision to facilitate approximately 1,722 lots (across an indicative 37 sub-stages) across the Village 2 Central and South areas, comprising of the following lot types:
    - Narrow
    - Cottage
    - Small traditional
    - Traditional
    - Large traditional
    - Urban one
    - Country
    - Medium density
    - Dual occupancy
  - * Select clearing and grading to establish temporary Asset Protection Zones, essential services and temporary construction tracks where development interfaces with the Concept Master plan area.

The accompanying figure demonstrates the location of the Stage 2 Concept and Detailed areas, in the context of the surrounding development.



Setting the Scene

Huntlee is a rapidly developing master planned township situated in the popular Hunter Valley region of NSW. Known for its wines, fine dining, outdoor activities, heritage and scenic landscapes, the Hunter Valley is a tourism destination mecca which is also becoming an enviable place to live, work and play. It is estimated that over the next 20 years, Huntlee will be home to around 20,000 residents in approximately 7,500 dwellings, serviced by a commercial town centre, new schools and over 240 hectares of parks, sports fields and open space linked via a network of active transport corridors and tree-lined streets.

Katherine's Landing (Village 1) is all but developed and has built a strong community presence. Local residents enjoy the abundance of open space, walking trails and variety of playground experiences on offer. Organised community events are periodically held in the parks which are well-patronaged. Parks are often busy with families enjoying social activities while the recreation trails are frequented by walkers and cyclists getting their daily exercise. More parks and recreation trails are still to be delivered in Katherine's Landing, with the design of these active spaces being driven by community requests for high quality amenities with a variety of offerings for all ages and abilities. Other areas of Stage 1 are continuing to be developed, including land surrounding the Town Centre.

The planning for Villages 2 & 3 will allow for the ongoing staged development of Huntlee, a continuation of providing a mix of housing typologies for a diverse community. The landscape and open space network play a pivotal role in the success of delivering a place that is embraced by a growing community. Landscape planning of Villages 2 & 3 will take inspiration from Katherine's Landing, informed by the community's strong sense of place and attachment to the landscape and open space assets.

Purpose

The purpose of the landscape master plan is to establish a framework which advocates for the protection, enhancement and utilisation of the natural assets within a cohesive network of open space corridors including parks, streetscapes, drainage corridors, conservation zones and recreation areas. The existing landscape characteristics and history of the site are the basis for the guiding principles and design language of the development. These design principles will guide the conceptual designs of the parks, public open spaces, linkages and streetscapes to create a rich and diverse green infrastructure network for Huntlee Villages 2 & 3.

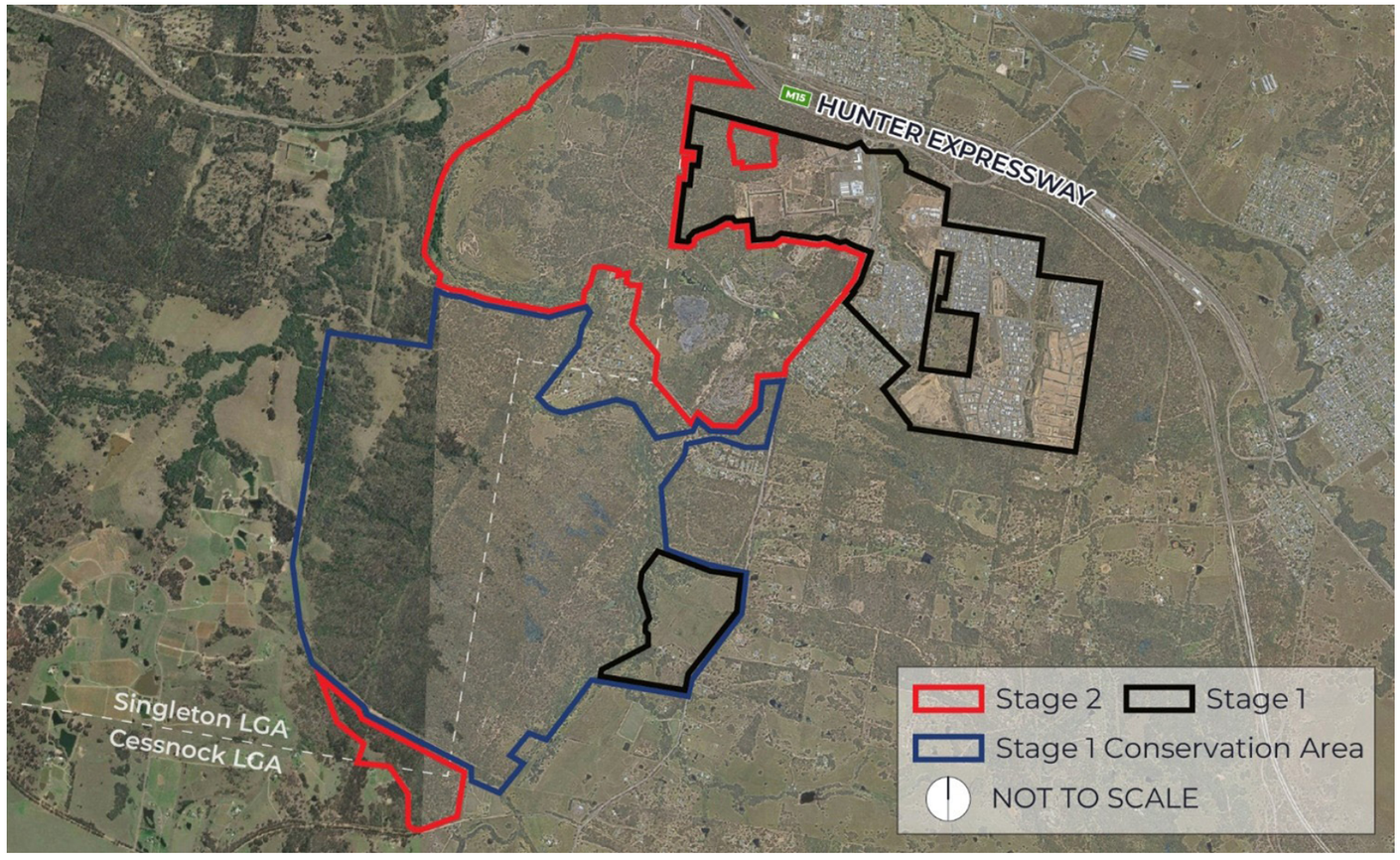


CONTEXT

The Site

The subject site forms a large component of the 1,622 hectare Huntlee New Town, situated to the south of Branxton in the Hunter Valley. It is located approximately 20km north of Cessnock, 23km south-east of Singleton, and 55km north-west of Newcastle.

The subject Site comprises a number of allotments located in both Cessnock and Singleton Local Government Areas (LGAs). It has a combined area of approximately 541.71ha, is irregular in shape and is generally extended to the west and south of the approved Huntlee Town Centre. The site is bound to the west by the Black Creek and floodplain. An aerial photo of the site is provided in the adjacent image.



Locality

The Lower Hunter Regional Strategy recognises the regional importance of Huntlee as a major new release area, the first new township in the Hunter for over 50 years. It is strategically located at the interchange of Wine Country Drive and the Hunter Expressway, a key gateway to the Hunter Valley. With direct access to the Expressway, Huntlee is a comfortable 20-minute drive to Singleton and Maitland and 45 minutes to Newcastle. Cessnock is 20 minutes along Wine Country Drive, while Sydney can be accessed in approximately 2 hours by vehicle.

The historic township of Branxton and the train station is within walking distance to the north. The North Rothbury village directly adjoins Huntlee's southern boundaries. The Hunter Expressway and Main North Railway generally form the northern and eastern boundaries, while Black Creek distinguishes the western boundary. Huntlee expands over two Local Government Areas; Cessnock City Council and Singleton Council.

Huntlee resides within Wonnarua Country which is rich with Aboriginal culture and significant sites throughout the region, such as, Baiame Cave, Appletree Flay Aboriginal Area, Wollombi Brook Conservation Area, Lizard Rock, Bulga Bora and Mount Yengo.

Landscape Context

The surrounding National Parks and State Forests provide some spectacular scenery and backdrops to the Hunter Valley low lying areas, including portions of Huntlee where views of the vegetated ridges are attained from a number of vantage points. The Huntlee Villages 2 & 3 area is predominantly characterised by areas of regrowth open woodland forest following extensive clearing of vegetation associated with past mining and agricultural activities. Vegetation communities found onsite include;

- Hunter Valley Dry Rainforest
- Central Hunter Riparian Forest
- Wollombi Redgum – River Oak Woodland
- Central Hunter Ironbark – Spotted Gum – Grey Box Forest
- Hunter Lowland Redgum Forest

The site is located within the catchments of Black and Anvil Creeks which are tributaries of the Hunter River. Black Creek generally sustains permanent water flows and is a significant landscape feature winding its way along the western periphery, offering cool respite and a reminder of the natural heritage of the site. The creek is characterised by native riparian vegetation along the watercourse with the upper canopy comprising of predominantly Casuarina trees. Decades of poor land management and activities have resulted in the creek environment being dominated by choking weeds and steep, exposed embankments caused by ongoing erosion.

The site's rich heritage is on display through the heavily modified landscape. Remanences of the North Rothbury Colliery are scattered throughout the Village 3 area. Railway lines, buildings, machinery, wash bays, dams, diggings and mounds set within the landscape are all reminders of the site's history. Vast cleared areas alongside Black Creek depict the agricultural history of the Bentham Farm which was established in the 1860s. The exquisitely designed brick and sandstone railway bridge crossing Black Creek located just outside the site boundaries to the north west, is a wonderful example of architectural and engineering expertise contributing to create a feature landmark that nestles into the landscape.















ROLE OF THE LANDSCAPE

Katherine's Landing and the remainder of the Stage 1 development has shown the importance of the landscape in ensuring high quality of life outcomes are readily available for the local community. Whether this be through the cooling properties of shaded tree-lined streets, connecting with natural bushland, appreciating the native birds and animals or socialising with family and friends in the parks. The role of the landscape for Villages 2 & 3 in providing a functional, comfortable and quality environment will be a continuation of the high standard set by the Stage 1 development. Through well-considered planning and implementation, landscaping will be the key element in delivering high-quality amenity. Landscape has the ability to enhance and create such things as;

- Comfortable outdoor places and public spaces through the use of trees and vegetation for shade and creation of micro-climates.
- Quality streetscapes, that when combined with the overall pedestrian network, offers comfortable walking environments.
- Habitat and environmental corridors through the retention of existing vegetation and supplementary planting of trees in the public realm linking the corridors.
- A sense of place by recognising and utilising the existing natural and historical features of the site as well as the distant views of the vegetated ranges.
- A safe community by incorporating Crime Prevention Through Environmental Design (CPTED) principles in the public realm.
- Sustainable and functional storm water management through the implementation of landscaped drainage corridors and basins within the open space network.
- Protection of areas vulnerable to erosion and wind through the establishment of vegetation cover and buffers, particularly within the Black Creek riparian corridor and catchment tributaries.



LANDSCAPE VISION & PRINCIPLES

The Vision

Villages 2 & 3 have the opportunity to establish a distinct landscape character that brings cohesion between the site's natural assets and it's industrial and agricultural past. The landscape will retain, protect and regenerate the natural vegetation corridors, connecting people with nature. The landscape will interpret the history of the site through creative design interventions, connecting people to cultural heritage.

The planning, design and implementation of the landscape will be inspired by the following vision;

Landscaping will help support the creation of a place that celebrates diversity, health and well-being through incorporating environmentally and socially responsive design responses that are respectful of the landscape setting and heritage of the site.

Guiding Principles

This vision will be supported by the following core principles;

Healthy people & landscapes

- Promote high quality urban and landscape design that activates the streets, parks and natural areas.
- Establish well connected biodiversity corridors.
- Protect, preserve and supplement native vegetation corridors to increase canopy cover and habitat value.
- Through design interventions, promote physical activity, socialising and flexible use of the open spaces through a diverse range of community spaces and recreational facilities.
- Establish a network of streetscapes that balance the importance of pedestrians, cyclists and vehicles in the street.

Safe, connected & inclusive

- Engage the wider community with the environment through extended, legible and meaningful pedestrian and greenspace linkages.
- Develop a public domain that is safe, welcoming and engaging and promotes an active outdoor lifestyle.
- Integrate Crime Prevention Through Environmental Design (CPTED) principles.
- Ensure popular pedestrian paths are well lit.
- Consider slow speed infrastructure options for streets adjacent to parks.
- Incorporate universal access principles in the design of the parks, playgrounds, amenities and public open spaces for people of all ages and abilities.

Respecting the past

- Create a unique community aesthetic and sense of place driven by existing site values, heritage and the unique landscape character.
- Provide iconic design features that expresses the site's historic narrative.
- Share knowledge and stories through art, interpretation and meeting places.
- Ensure Wonnarua and fellow custodians of 'Country' are engaged and encouraged to participate in the development of ideas and design interventions.
- Promote and use dual language throughout the public domain.

Building resilience

- Creatively approach drainage with Water Sensitive Urban Design (WSUD) to support protection of creeks and waterways.
- Promote renewable sources of energy for public assets.
- Promote strategies that reduce the Urban Heat Island effect by increasing tree canopy cover and reducing hard surfaces.
- Plan and design landscape elements to minimise resource consumption, reduce ongoing maintenance cost and can withstand likely extreme weather events.
- Consider the anticipated changes in environmental conditions when nominating tree species.

Design Guidelines

'Public space is where public life happens.

It guides and shapes our experience of the places where we live, work and visit, filling them with vibrancy and energy as we connect, interact and share with others. It begins the moment you leave your front door and connects us to both work and leisure, and public and personal life. It includes the streets we walk or cycle in, the town squares we socialise in, libraries we learn in, community halls we gather in and parks, playgrounds and sport fields where we relax or play. It provides a wealth of social, cultural, economic and environmental benefits that are critical to the health, well-being and prosperity of communities.'

(NSW Public Spaces Charter: Ten principles for public space in NSW)

Guiding Documents

The core principles will be conveyed by referencing a number of planning policies and design guidelines. Guidelines specific to Huntlee include;

- Huntlee Development Control Plan, 2013.
- Huntlee Street Tree Master Plan, 2021
- Cessnock City Council Recreation and Open Space Strategic Plan, 2019
- Cessnock City Council Tree Strategy, 2022
- Singleton Council Open Space and Recreation Needs Study, 2013
- Singleton Council Sports Infrastructure Strategy, 2022
- Singleton Development Control Plan, 2014

The NSW Government Architect's Office has a number guiding documents relevant to Huntlee Villages 2 & 3. The purpose of these guidelines is to present strategic advice for everyone involved in the design, planning and development of the built environment to ensure quality landscape and urban design outcomes are achieved. Of particular relevance to this project are the following guidelines;

- Better Placed: An integrated design policy for the built environment of NSW
- Urban Design for Regional NSW: A guide for creating healthy built environments in regional NSW
- Urban Tree Canopy Guide: Green infrastructure for climate adaptation and resilience
- Green Places: Establishing an urban green infrastructure policy for NSW
- Draft Connecting With Country
- NSW Public Spaces Charter: Ten principles for public space in NSW
- Everyone Can Play: A guideline to create inclusive playspaces.

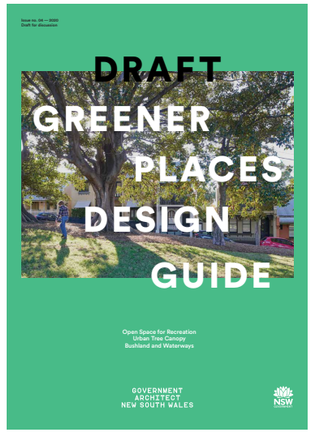
The ten principles of the NSW Open Space Charter include

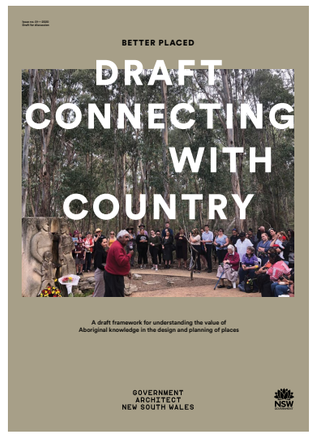
- *Open and welcoming*
- *Community focussed*
- *Culture and creativity*
- *Local character and identity*
- *Green and resilient*
- *Healthy and active*
- *Local business and economies*
- *Safe and secure*
- *Designed for place*
- *Well-managed*











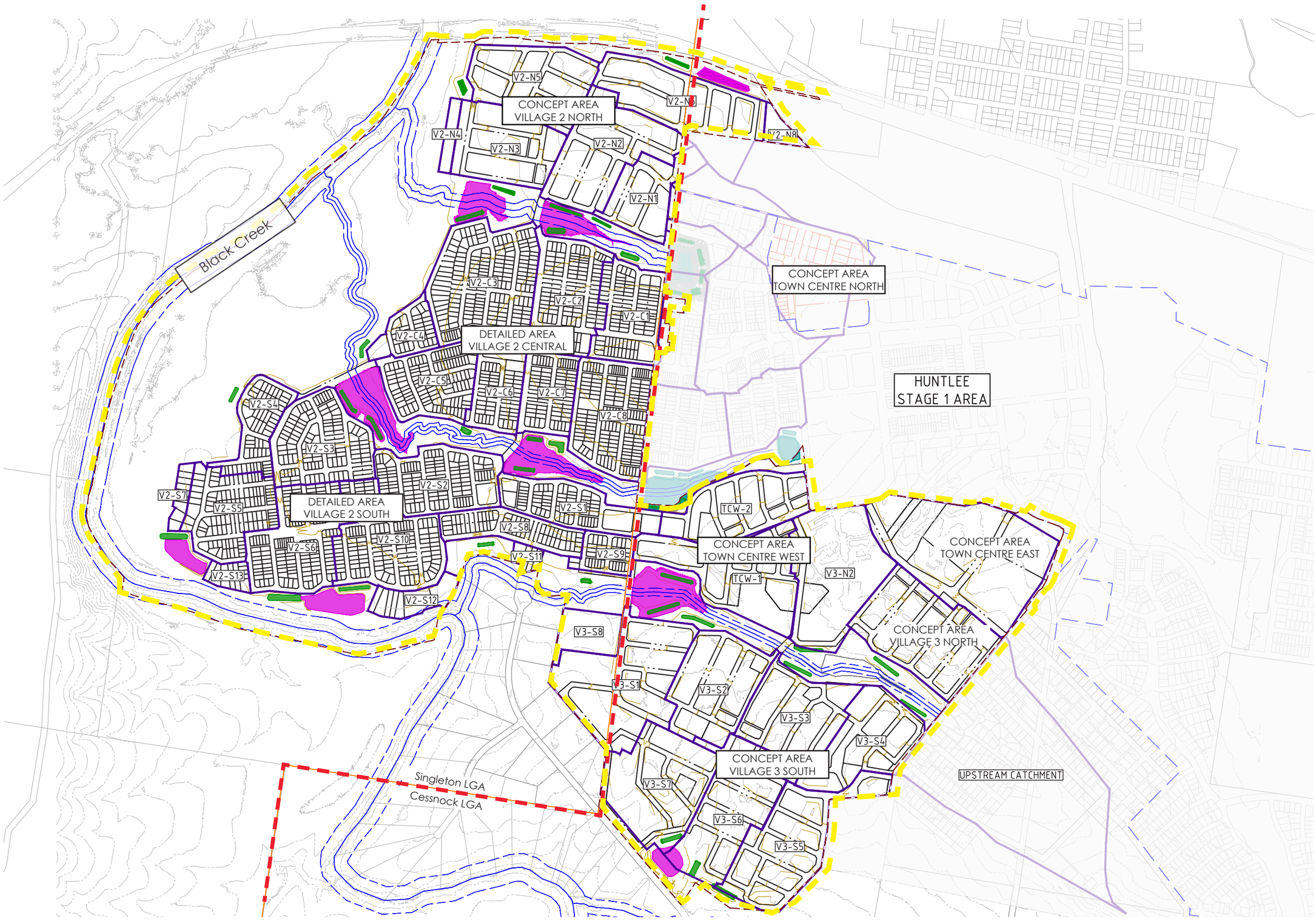
The Master Plan

The Villages 2 & 3 master plan layout is a result of a well-coordinated, collaborative approach with input from specialists in urban design, town planning, heritage, ecology, engineering and landscape design. One of the primary goals for all involved was to create a highly walkable community, providing safe, legible and meaningful experiences for pedestrians and cyclists via a comprehensive network of pathways and complementary routes. The urban design vision proposes a walkable neighbourhood structure based on a five-minute walking radius (400m). The distinct east-west riparian corridors extending from the Huntlee Town Centre to Black Creek are a unique feature of Villages 2 & 3, and provide linear walking trails following natural landscape patterns and vegetation.

The master plan layout for Villages 2 & 3 responds to the site's unique characteristics; natural terrain comprised of prominent ridge and gully lines which connect to Black Creek. The master plan is heavily influenced by retaining as much as possible of the existing terrain around important natural features. Neighbourhood centres are generally located on hilltops or along ridge lines with direct views towards local natural areas or broader vistas of the surrounding landscape backdrop. The retention of landform elements and riparian corridor vegetation help reinforce the sense of place that will become Huntlee.

The landscape master plan for Huntlee Villages 2 & 3 provides a framework for how it can be developed in an environmentally responsible way. The new landscape components build upon the urban structure and form and provides an additional layer of green infrastructure to the existing natural landscapes that are being retained. Extensive areas of open space, parklands, environmental corridors and tree-lined streets all linked via an active transport network, contribute to creating a master planned community that is intrinsically connected to the landscape and enjoying the positive health benefits it provides.



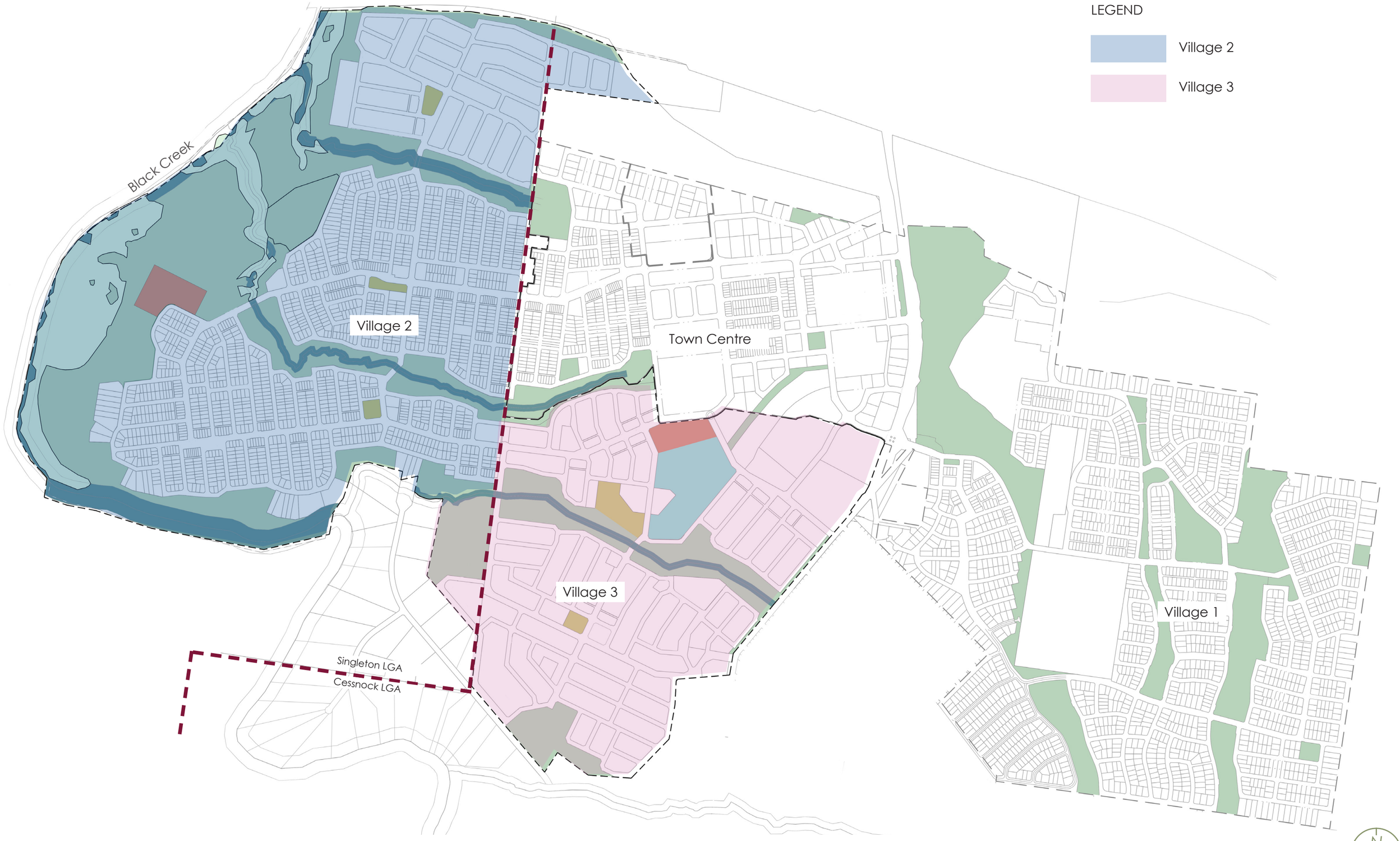


The layout plan prepared by Hatch / Roberts Day demonstrates how the site's features have shaped the urban form. The strong east west orientation follows the riparian corridors that flow to Black Creek. Lots are mostly situated on the elevated portions of the site offering views of the natural areas.

Riparian corridor

Stormwater management basin

Huntlee Layout Plan



Huntlee Villages Layout Plan



Huntlee Park Distribution Plan











Stage 1 District Park images

















Stage 1 Local Parks images

Note: The POS 3 area excludes all CHRF revegetation areas. CRZ1, CRZ2 and CRZ3 also excludes all CHRF revegetation areas



Cessnock LGA		
Zone	**Qty**	**Size**
District Sports Field		
DSF1	1	7.66 Ha
District Park		
DP1	1	1.86 Ha
Local Park		
LP4	1	0.50 Ha
LP5	1	1.94 Ha
		Sub-total 2.44 Ha
Public Open Space		
POS8	1	10.74 Ha
POS9	1	4.83 Ha
POS10	1	1.56Ha
POS11	1	1.55Ha
		Sub-total 18.68 Ha
Core Riparian Zone		
CRZ5	1	2.91 Ha
		Total 33.55 Ha

Singleton LGA		
Zone	**Qty**	**Size**
District Park		
DP2	1	2.93 Ha
Local Park		
LP1	1	0.59 Ha
LP2	1	0.48 Ha
LP3	1	0.43 Ha
		Sub-total 1.50 Ha
Public Open Space		
POS1	1	2.62 Ha
POS2	1	8.82 Ha
POS3	1	53.14 Ha
POS4	1	1.75 Ha
POS5	1	2.03 Ha
POS6	1	6.07 Ha
POS7	1	4.35 Ha
		Sub-total 78.78 Ha
Core Riparian Zone		
CRZ1	1	5.19 Ha
CRZ2	1	3.37 Ha
CRZ3	1	13.38 Ha
CRZ4	1	0.76 Ha
		Sub-total 22.70 Ha
Revegetation Area		
RVG (CHRF)	1	26.86 Ha
		Total 132.77 Ha

Villages 2 & 3 Open Space Calculation Plan



LEGEND

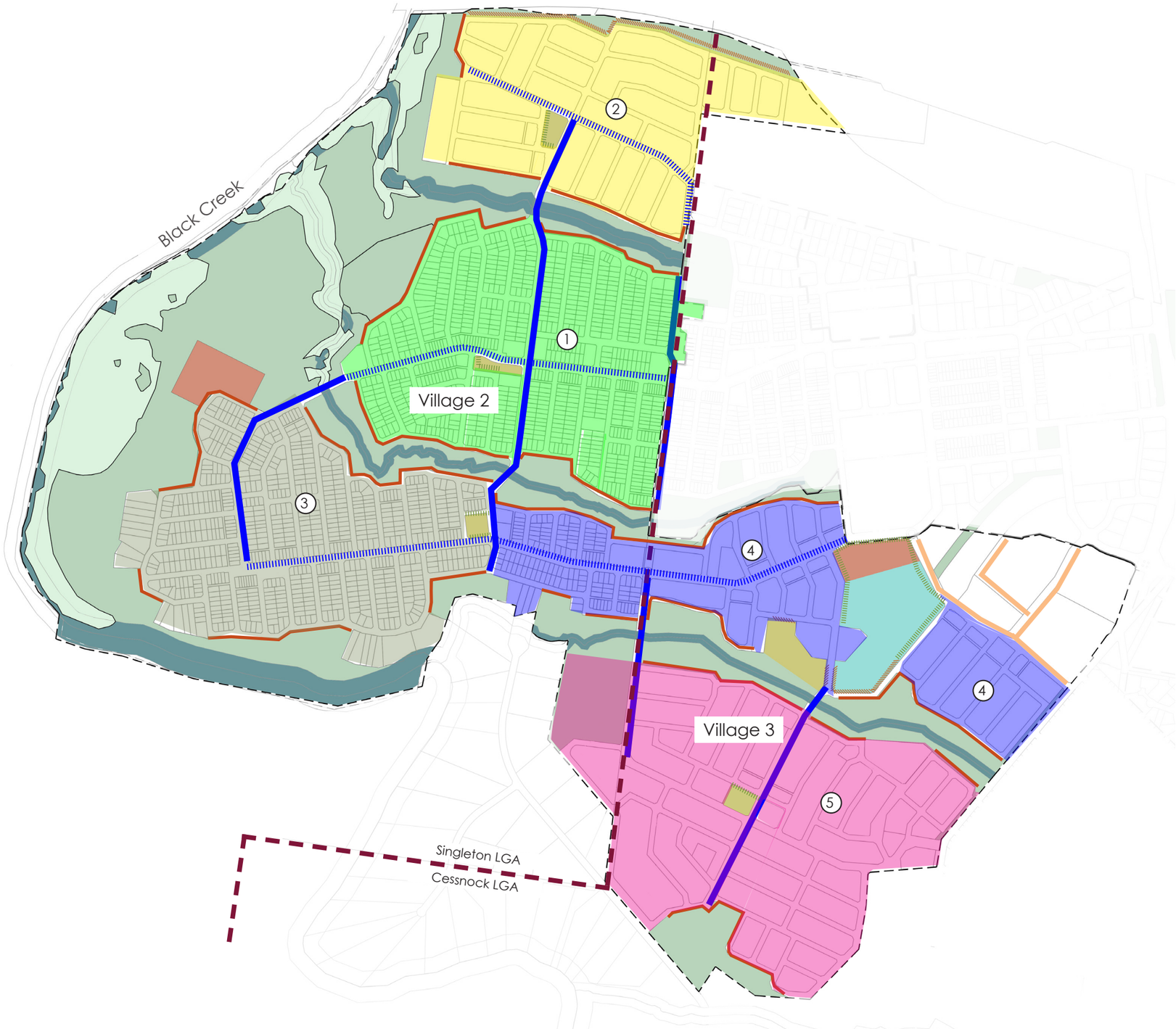
2.5m wide off road shared path

2.0m recreational trail



Images of recreation trails throughout Katherine's Landing

Villages 2 & 3 Pedestrian & Cycle Network Plan



LEGEND - VILLAGES 2 & 3

- Precinct 1 local streets
- Precinct 2 local streets
- Precinct 3 local streets
- Precinct 4 local streets
- Precinct 5 local streets
- Avenue street 1
- Avenue street 2
- Park open space edge
- Park open space edge (native)
- Riparian corridor edge
- Town Centre large streets



Villages 2 & 3 Street Tree Plan

VILLAGES 2 & 3 STREET TREE SPECIES SCHEDULE

Avenue street 1

Lophostemon confertus	Brush Box
Tristaniopsis laurina 'Luscious'	Kanooka
Waterhousea floribunda 'Green Avenue'	Weeping Lilly Pily

Avenue street 2

Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple
Pyrus calleryana 'Aristocrat'	Aristocrat Pear
Pyrus ussuriensis	Manchurian Pear
Quercus palustris	Pin Oak
Ulmus parvifolia 'Todd'	Chinese Elm

Park and open space edge

Callistemon viminalis	Weeping Bottlebrush
Brachychiton discolour	Kurrajong
Fraxinus pennslyvanica 'Urbanite'	Urbanite Ash
Pyrus calleryana 'Capital'	Capital Pear
Magnolia grandiflora 'Exmouth'	Evergreen Magnolia
Ulmus parvifolia 'Todd'	Chinese Elm
Waterhousea floribunda	Weeping Lilly Pilly

Park and open space edge (native)

Callistemon viminalis	Weeping Bottlebrush
Elaeocarpus eumundii	Quandong
Tristaniopsis laurina	Water Gum
Syncarpia glomulifera	Turpentine
Waterhousea floribunda	Weeping Lilly Pilly

Riparian corridor edge

Acacia implexa	*Hickory*
Allocasuarina torulosa	*Forest Oak*
Brachychiton populneum	*Kurrajong*
Casuarina glauca	Swamp Oak
Melaleuca quinquinervia	Swamp Paperbark

Town Centre large streets

Callistemon salignus	Bottlebrush
Lophostemon confertus	Brush Box
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora 'Exmouth'	Evergreen Magnolia
Platinus x hybrida	London Plan Tree

1 Precinct 1 local streets

Acmena smithii 'Sublime'	Lilly Pilly
Agonis flexuosa	Willow Myrtle
Fraxinus grifithii	Himalyan Ash
Leptospermum petersonii	Lemon Scented Tea Tree
Pyrus calleryana 'Capital'	Capital Pear
Waterhousea floribunda	Weeping Lilly Pilly

2 Precinct 2 local streets

Ceratopetalum gummiferum	NSW Christmas Bush
Elaeocarpus reticulatus	Blueberry Ash
Pyrus calleryana 'Capital'	Capital Pear
Pyrus calleryana 'Chanticleer'	Chanticleer Pear
Tristaniopsis laurina 'Luscious'	Kanooka

3 Precinct 3 local streets

Acer negundo 'Sensation'	Sensation Box Elder
Acmena smithii 'Sublime'	Lilly Pilly
Agonis flexuosa	Willow Myrtle
Fraxinus oxycarpa 'Raywoodii'	Claret Ash
Melaleuca linarifolia	Flax Leafed Paperbark

4 Precinct 4 local streets

Cupaniopsis anacardioides	Tuckeroo
Lophostemon confertus	Brush Box
Lagerstroemia indica 'Natchez'	Crepe Myrtle
Prunus cerasifera 'Nigra'	Cherry Plum
Pyrus betulaefolia 'Southworth Dancer'	Dancer Pear
Tristaniopsis laurina 'Luscious'	Kanooka

5 Precinct 5 local streets

Acer negundo 'Sensation'	Sensation Box Elder
Cupaniopsis anacardioides	Tuckeroo
Pistachia chinensis	Chinese Pistachia
Nyssa sylvatica	Black Gum
Syzygium oleosum	Blue Lilly Pilly
Tristaniopsis laurina 'Luscious'	Kanooka
Zelcova serrata 'Green Vase'	Japanese Zelcova

TREE IMAGES



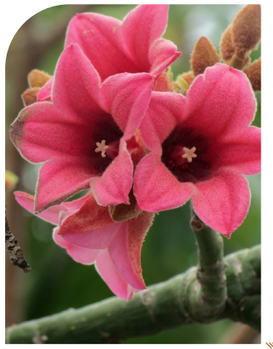
Acer freemanii 'Autumn Blaze'



Agonis flexuosa



Acmena smithii



Brachychiton discolor



Callistemon viminalis



Allocasuarina torulosa



Ceratopetalum gummiferum



Cupaniopsis anacardioides



Elaeocarpus eumundii



Elaeocarpus reticulatus



Callistemon salignus



Casuarina glauca



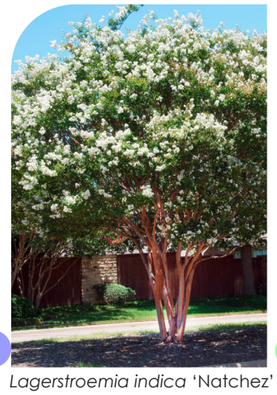
Acacia implexa



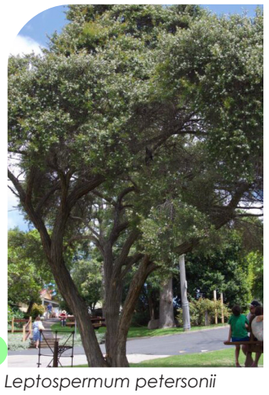
Fraxinus pennsylvanica 'Urbanite'



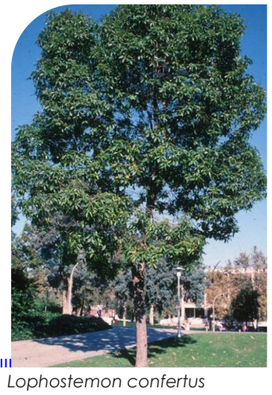
Fraxinus oxycarpa 'Raywoodii'



Lagerstroemia indica 'Natchez'



Leptospermum petersonii



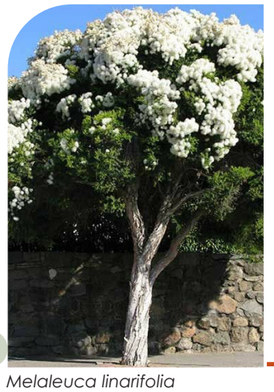
Lophostemon confertus



Magnolia grandifolia 'Exmouth'



Magnolia grandifolia



Melaleuca linarifolia



Melaleuca quinquenervia



Pyrus betulaefolia 'Southworth Dancer'



Pyrus calleryana 'Aristocrat'



Pyrus calleryana 'Capital'



Pyrus calleryana 'Chanticleer'



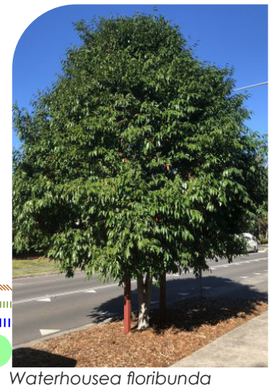
Pyrus ussuriensis



Tristaniopsis laurina 'Luscious'



Ulmus parvifolia 'Todd'



Waterhousea floribunda



Zelcova serrata 'Green Vase'

Heritage on Display

A historic heritage assessment study has been prepared by Nelson Heritage Consulting & Heritage Archaeology + Planning which identified a number of sites across Huntlee Villages 2 & 3 with potential heritage significance. The sites include;

- Ayrfield No. 3 Colliery (previously Rothbury Colliery)
- Bentham Farm (potential archaeological site)
- Cwmdu Colliery (potential archaeological site)

Numerous items with potential heritage importance in varying condition are scattered throughout the site. They range from built structures, redundant equipment, railway lines, walls, footings, pump stations, power poles, ponds, dams, cuttings and the like.

One of the key recommendations of the heritage assessment report states that t '*A Heritage Interpretation Plan must be developed to inform the proposed development of open space and recreation facilities at the Former Ayrfield No. 3 (Rothbury) Colliery site.*'

This open space heritage concept plan outlines preliminary ideas for the incorporation of historic narratives into the design of the parklands, utilising the site's key heritage items. The study suggests themes for individual local parks throughout the Villages, providing a point of difference for each park. The themes will be reinforced through a combination of spatial arrangement, design, materials, finishes, public art and interpretative signage depicting a particular historic or culturally important event.

The purpose of this plan is to provide a concept plan which outlines how the site's heritage could be captured through the design of the public open space areas proposed across the site. It is expected that further detailed plans including a heritage interpretation plan will be prepared in consultation with the Heritage Consultant and relevant Councils prior to the commencement of works in the relevant areas of the site.



Villages 2 & 3 Open Space Heritage

Title: FIGURE 3 - Identified Heritage Items

Location: Wine Country Drive
Huntlee

Client: Huntlee P/L
Date: 9 February 2026

Sheet: 1 of 1
Our Ref: 3267 E

NORTH

0 200 400 600

SCALE 12 000 @ A3

HERITAGE ARCHAEOLOGY + PLANNING

Legend

- Stage Boundary
- Proposed Village 2
- Proposed Village 3
- Proposed Town Centre
- Indicative Parks / Open Space / Riparian
- Rail spur
- Hut Location (Dangar 1823 & 1828)

Item	Item #	Address
Rothbury Riot Memorial	Cessnock LEP I154	1707 Wine Country Drive, North Rothbury Lot 7, DP 813163
Ayrfield No. 3 Colliery including the rail spur that joins the Great Northern Railway near Branxton.	Cessnock LEP I215 Cessnock LEP 1215/1216	Lot 11, DP1137569 Lot 55, DP1162248
Great Northern Railway Network	Cessnock LEP I216	Various
Black Creek Railway Underbridge	ARTC s. 170 ID: 4280446	Lot 1061, DP1211130

BLACK CREEK RAILWAY UNDERBRIDGE

AYRFIELD NO.3 COLLIERY INCLUDING THE RAIL SPUR THAT JOINS THE GREAT NORTHERN RAILWAY NEAR BRANXTON

HUNTER EXPRESSWAY

Black Creek

RAIL SPUR

VILLAGE 2

POSSIBLE SITE OF STRUCTURES RELATED TO BENTHAM FARM

AYRFIELD NO.3 COLLIERY INCLUDING THE RAIL SPUR THAT JOINS THE GREAT NORTHERN RAILWAY NEAR BRANXTON

HANNWOOD ROAD

SINGLETON LGA

CESSNOCK LGA

VILLAGE 3

WINE COUNTRY DRIVE

ROTHBURY RIOT MEMORIAL

Open shed
Shed one
Shed two
Magazine - explosives
Timber building
Electrician's workshop and clay room
Poppet head
Winding engine
Chimney stack
Pumphouse foundations
Lamp store
Electricity sub station
Coal loader
Dam wall pumping station
Rail spur
House 4
House 3
House 2
Mine office
Landscaped feature
Archival photo location
Possible area of archaeology
Ayrfield No 3 entrance gate
House 1
Rothbury Riot Memorial
Cumdu

Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

Google Earth
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2023 Airbus

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Villages 2 & 3 Open Space Heritage Theme Plan

Local Park 1 Concept Plan



Design Intent Statement

Local Park 1 is themed around the former rail yards and mining operations that once occupied the site. A 3m wide path with paving finishes that replicates the patterns of railway tracks is positioned along the previous railway alignment. To further accentuate the look and feel of a railway line, original steel tracks found on site will be strategically incorporated into the path detailing. Aligning the 'railway' path will be nodes of interest where relic machinery and objects found on the site will be displayed and explained through interpretive signs.

A public shelter will be positioned on a 'siding' overlooking the playground. The design of custom park furniture in the 'siding' space will be inspired by heavy machinery and incorporate mining and rail artefacts. Taking advantage of the site topography, a brick retaining wall will provide a canvas for a heritage walk towards the playground.

The centrally located play and communal space provide a safe and highly visible activity node. The space is complemented by a turf kick-about area, as well as a shaded passive space comprising of retained native trees and supplementary tree planting.

The play equipment will have a rail and industrial theme and provide a variety of play experiences for different ages and abilities. Paths are designed to provide disabled access to all the activity areas.

1. Railway 'siding' space overlooks the playground and offers an insight into the former operations of the site through custom furniture and interpretive elements. Terrace seating provides a place to observe the playground.
2. 3m wide 'railway track' replication path extends the full length of the park on the original alignment. It provide a strong historical link to the former site operations and it's significance in the growth of the Greater Hunter Region from a mining and industrial perspective.
3. Rail and mining artefacts found on site are dsiplayed, placed on brick pavement nodes as features of the park, educating visitors of the site's past history.
4. Brick retaining wall and heritage walk.
5. Brick seating walls surround a large shade tree to create a welcoming forecourt to the park and meeting place.
6. Turfed kick-about space
7. Railway themed playground with seating and large communal shelter overlooking the space.
8. A combination of retained remnant native trees and newly planted trees provides a shady breakout space to the playground and a passive space to site and relax.

1:400 @ A3

0 5 10 20m

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Colliery Site Concept Plan



1. **District Park Playground** - Located in close proximity to the town centre and school, this highly visible and accessible district playground provides an activated and welcoming entry to the sports precinct. Play experiences will cater for a wide range of ages and abilities, complimenting the sporting activities provided by the precinct. A key feature will be the linear 'arbour' cutting through the playground with communal shelters sprouting off from the main structure.

2. **Plaza** – The hardstand plaza provides a flexible 'forecourt' to the playground and clubhouse. Capable of holding small events or food vans during busy weekend sports days, this space is a communal meeting space.

3. **Hardcourt** – Conveniently located, it is envisaged the hardcourt will attract people of all ages. It's position provides good surveillance from the collector road, while also being separated from the playground, minimising any possible negative interactions between different groups.

4. **Clubhouse** – The clubhouse offers elevated views over the sports fields. It is imagined it will have a generous open 'portal' through the middle of two buildings, creating a covered breezeway with views through. The amenities will be designed to current community sport standards catering for male and female participants and provide toilets for the district park users.

5. **Sports Fields** – A dual purpose sports field catering for winter and summer sports.

6. **Exercise Stations** – Outdoor exercise stations conveniently located at the junction of fitness trail paths.

7. **Existing Vegetation** – Existing native woodland will be retained where possible to provide instant shade, greenery and habitat. Supplementary planting of locally occurring species of trees, grasses and low shrubs will be undertaken to enhance the bushland character and habitat value.

8. **Heritage Park** – Selected heritage items found onsite will be conserved and displayed within a landscape setting. The heritage items are a reminder of the past land use and indicative of the development of the greater Hunter region. The selective use of existing materials, signage, spatial design and public art will be used to interpret the history of the site and express a narrative throughout the park. Views of the tall brick chimney and poppet head are attained from the club house area.

9. **Pond** – The permanent water body is a remanence from the colliery and provides a stunning focal point for the surrounding parklands. It is rich in birdlife and bordered by dense vegetation. A boardwalk provides the opportunity to get up close and interact with the water and enjoy it's cooling properties.

10. **Railway Line** – The existing railway line will be retained in sections as a further reminder past activities. A shared cycle and pedestrian path will follow the alignment of the railway line and be adorned with interpretive elements. Creative pavement treatments will express the former location of the railway line where it has been removed and transects public areas.

11. **Biofiltration Basins** – The basins form part of the stormwater management and will be planted with native grasses and sedges.

12. **Riparian Corridor** – The existing creekline and native vegetation will be retained where possible. Weeds will be removed and replaced with endemic species to help improve the overall environmental health of the corridor. Areas of erosion will be repaired to ensure the stability of the creek.

13. **Local Park Playground** – A smaller scale playground themed around the industrial past. It is conveniently located within the parklands and accessed through a network of pedestrian and cycle paths.

14. **Communal Space** – This expansive paved area offers spill out space from the existing rail yard sheds which could cater for large community events. It could also become a 'skateable plaza', activating the space and providing a place for local youth. Wedged between the two buildings and in close proximity to the riparian corridor, the space is mostly protected from the elements and will have extensive shade during different times of the day.

15. **Rail yard Sheds** – These two large sheds could be restored and re-purposed to cater for events, community gatherings or become a youth hub.


HI1. Winding engine


HI2. Poppet head


HI3. Chimney stack


HI4. Electricity substation


HI5. Railway line


HI6. Dam wall pump station


RS1. Railway shed


RS2. Railway shed

RS1

RS2

RAILWAY AWNINGS

RAILWAY SHED

HI1

HI2

HI6

HI6

HI5

HI4

HI3

Items for Possible Retention

1:1000 @A3

0 10 20 30 50m

N

Precedent Projects

Images sourced from

PB Site: (https://mcgregorcoxall.com/project-detail/77)

Coal Loader: (https://landezine.com/the-coal-loader-by-clouston-associates/)

Former BP Site, Waverton Sydney



Coal Loader, Waverton Sydney



Precedent Projects

Images sourced from

Mayfield Park: (Google)

Newcastle & Civil Stations: (Michael White)

Mayfield Park, Manchester UK



Newcastle and Civic Train Stations, Newcastle



Landscape Palette

Plant Species

The following plant species list has been derived from a number of resources and guiding documents including the Cessnock Tree Strategy and Huntlee DCP. The plants have been selected based on their suitability to the climatic conditions and proven track record in establishing well throughout Huntlee Stage 1 and the broader Cessnock region. There is a mix of native and non-native species to ensure there is a variety of form, colour and seasonal interest. Local endemic species will be planted throughout Villages 2 & 3 primarily in the riparian corridors and areas of native vegetation restoration.

The planting composition and species selection will be undertaken during the detail design phases of the parks and open space areas. The planting design will need to be considerate of issues such as bushfire, CPTED, maintenance regimes, solar aspect, available water, habitat corridors, aesthetics, safety and the like.



Parks and sports grounds	
Trees (Native)	
Agathis robusta	Queensland Kauri Pine
Angophora costata	Sydney Red Gum
Angophora floribunda	Rough-barked Apple
Backhousia citriodora	Lemon Myrtle
Brachychiton populneus	Kurrajong
Cupaniopsis anacardioides	Tuckeroo
Corymbia citriodora	Lemon Scented Gum
Corymbia torelliana	Cadagi Tree
Elaeocarpus eumundii	Eumundi Quandong
Elaecoarpus reticulatus	Blueberry Ash
Eucalyptus fibrosa	Red Iron Bark
Eucalyptus tereticornus	Forest Red Gum
Ficus macrophylla	Moreton Bay Fig
Ficus mircrocarpa var hillii	Hills Weeping Fig
Ficus rubiginosa	Port Jackson Fig
Lophostemon confertus	Brush Box
Syncarpia glomulifera	Turpentine
w laurina	Watergum
Waterhousia floribunda	Weeping Lilly Pilly
Xanthostemon chrysanthus	Golden Penda
Trees (Non-native)	
Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple
Acer rubrum 'October Glory'	Canadian Maple
Fraxinus raywoodii	Claret Ash
Fraxinus grifithii	Himalayan Ash
Fraxinus excelsior 'Aurea'	Golden Ash
Fraxinus pennslyvanica 'Urbanite'	Urbanite Ash
Jacaranda mimosifolia	Jacaranda
Lagerstroemia indica 'Natchez'	Crepe Myrtle
Liquidambar styraciflua	Sweetgum
Liriodendron tulipifera 'Fastigiata'	Upright Tulip Tree
Magnolia grandiflora 'Exmouth'	Evergreen Magnolia
Nyssa sylvatica	Black Tupelo
Platanus orientalis	Cherry Plum
Prunus cerasifera 'Nigra'	Cherry Plum
Pyrus calleryana 'Aristocrat'	Aristocrat Pear
Pyrus calleryana 'Capital'	Ornamental Pear
Pyrus calleryana 'Chanticleer'	Ornamental Pear
Pyrus ussuriensis	Manchurian pear
Quercus palustris	Pin Oak
Ulmus parvifolia 'Todd'	Todd Chinese Elm
Zelcova serrata 'Green Vase'	Japanese Zelcova

Shrubs and Groundcovers (Native)	
Acacia cognata 'Micro Matt'	Acacia Micro Matt
Acmena smithii 'Allyn Magic'	Dwarf Lilly Pilly
Banksia ericifolia 'Bird Song'	Bird Song Banksia
Banksia spinulosa 'Dwarf Red'	Dwarf Banksia
Billardiera scandens	Apple Berry
Brachycome multifida var multifida	Rock Daisy
Callistemon 'Candy Pink'	Candy Pink Bottlebrush
Callistemon 'Green John'	Green John Bottlebrush
Callistemon 'Red Rover'	Red Rover Bottlebrush
Callistemon viminalis 'Slim'	Callistemon Slim
Chrysocephalim apiculatum	Yellow Buttons
Grevillea 'Cooroora Cascade'	Grevillea 'Cooroora Cascade'
Grevillea 'Gold Cluster'	Gold Cluster Grevillea
Grevillea lanigera 'Mt Tamboritha'	Spider Flower
Grevilea 'Loopy Lou'	Grevilea 'Loopy Lou'
Grevillea rosmarinifolia 'Pink Pixie'	Grevillea Pink Pixie
Hardenbergia violacea	False Sarsaparilla
Melaleuca thymifolia 'Little Beauty'	Thyme Honey Myrtle
Myoporum parvifolium	Boobialla
Westringia fruticosa 'Grey Box'	Dwarf Coastal Rosemary
Westringia 'Mundi'	Dwarf Coastal Rosemary
Shrubs and Groundcovers (Non-native)	
Hebe 'Inspiration'	Hebe
Juniperus 'Cassa Blue'	Shore Juniper
Juniperus horizontalis	Creeping Juniper
Metrosideros collina 'Tahiti'	Metrosideros Tahiti
Rhaphiolepsis indica 'Oriental Pearl'	Indian Hawthorn
Grasses (Native)	
Dianella caerulea	Blue Flax-lily
Dianella longifolia	Pale Flax Lily
Imperata cylindrica	Blady Grass
Lomandra filiformis 'Savanna Blue'	Dwarf Mat Rush
Lomandra longifolia 'Tanika'	Lomandra Tanika
Lomandra longifolia	Spiky Hhead Mat Rush
Pennisetum alopecuroides	Dwarf Fountain Grass
Poa 'Eskdale'	Tussock Grass
Themeda australis	Kangaroo Grass
Grasses (Non-native)	
Carex testacea 'Rusty Fountain'	Carex Rusty Fountain
Dietes grandiflora	Wild Iris
Liriope muscari	Liriope
Tubaghia violacea	Pink Agapanthus

Riparian corridors and native vegetation restoration	
Trees	
Angophora floribunda	Rough-barked Apple
Baloghia inophylla	Brush Bloodwood
Brachychiton discolor	Lacebark
Corymbia maculata	Spotted Gum
Eleocarpus obovatus	Hard Quandong
Eucalyptus crebra	Narrow Leaved Ironbark
Eucalyptus fibrosa	Red Ironbank
Eucalyptus microcorys	Tallowood
Eucalyptus molucana	Grey Box
Eucalyptus punctata	Grey Gum
Eucaltypus tereticornis	Forest Red Gum
Ficus rubiginosa	Port Jackson Fig
Guioa semiglauca	Guioa
Melaleuca decora	White Feather Honeymyrtle
Melaleuca styphelioides	Prickly-leaved Paperbark
Melaleuca linariifolia	Narrow-leaved Paperbark
Melia axedarach	White Cedar
Streblus brunonianus	Whalebone Tree
Shrubs and Groundcovers	
Acacia elongata	Swamp Wattle
Acacia longifolia	Sydney Golden Wattle
Baeckea diosmifolia	Fringed Baeckea
Banksia spinulosa	Hairpin Banksia
Breynia oblongifolia	Coffee Bush
Bursaria spinosa	Native Blackthorn
Callistemon linearifolius	Bottlebrush
Clerodendrum tomentosum	Hairy Clerodendrum
Correa reflexa	Native Fuchsia
Daviesia ulicifolia	Corse Bitter Pea
Grevillea montana	Mountain Grevillea
Hibbertia aspera	Rough Guinea Flower
Hibbertia linearis	Showy Guinea Flower
Hovea linearis	Narrow-leaf Hovea
Jacksonia scoparia	Dogwood
Lissanthe strigosa	Peach Heath
Leucopogon juniperinus	Prickly-leaved Beard Heath
Melaleuca nodosa	Prickly-leaved Paperbark
Persoonia linearis	Narrow-leaved Geebung
Westringia longifolia	Long-leaved Westringia

Grasses	
Aristida ramosa	Purple Wiregrass
Austrodanthonia linkii	Wallaby Grass
Carrex appressa	Tall Sedge
Cymbopogon refractus	Barbed Wire Grass
Dianella longifolia	Pale Flax Lily
Dianella revoluta	Blue Flax Lily
Dichelachne micrantha	Short Hair Plume Grass
Imperata cylindrica	Blady Grass
Lomandra longifolia	Matt Rush
Lomandra multiflora	Flowered Matt Rush
Themeda australis	Kangaroo Grass

Bio-filtration and drainage swales	
Grasses and Sedges	
Baumea articulata	Jointed Twig-rush
Bolboshoenus fluviatillis	Stream Club-rush
Carrex appressa	Tall Sedge
Cymbopogon refractus	Barbed Wire Grass
Dianella longifolia	Pale Flax Lily
Eleocharis sphacelata	Tall Spike-rush
Ficinia nodosa	Knobby Club-rush
Gahnia clarkei	Tall Saw-sedge
Juncus usitatus	Common Rush
Imperata cylindrica	Blady Grass
Lomandra longifolia	Matt Rush
Lomandra multiflora	Flowered Matt Rush
Themeda australis	Kangaroo Grass
Schoenoplectus validus	River Club-rush











Fences and Walls

The walls and fences shall be of a similar typology of what has been delivered in Huntlee Stage 1. Walls facing high use areas such as the collector roads, public spaces and the town centre shall be of a high-quality finish such as the sandstone cladding that has been used throughout Huntlee Stage 1. The scale, bulk and height of the walls and fences shall be of a high consideration. The combination of different colours, materials, patterns, alignments and landscaping shall be utilised to soften the visual prominence. The following provides design guidelines for the fence and walls in varying locations;

Residential street frontages

- Retaining walls shall be less than 1m high where possible. Where walls are higher than 1m and if space permits, walls shall be terraced with planting in between.
- Where walls are greater than 1m high and can't be terraced, a high-quality finish such as sandstone or feature brick cladding is to be used, or alternatively a concrete block wall with a split face or honed finish should be considered.
- Plain concrete block or painted render finish walls are to be avoided
- Fencing along front boundary street frontages is to be discouraged.
- If fencing is required along the top of the retaining walls, it shall be of an open and transparent design to maintain views to the front yards.
- Solid fencing shall not be installed along front boundary street frontages.

Laneways

- Fencing shall be maximum 1.8m high and can be solid.
- Fencing shall be of a high-quality finish facing the laneways. Colourbond fencing is to be discouraged.
- Retaining walls along the laneways shall be a concrete block with a face finish or colour.

Residential Lot Boundaries

- Retaining walls between residential lots shall be a coloured concrete block
- Maximum 1.8m high solid fencing shall be placed on top of retaining walls.
- 1.8m high solid side boundary fences are to terminate in line with the houses and not extend to the front boundary.

Public Domain

- Retaining walls shall be less than 1m high where possible. Where walls are higher than 1m and if space permits, walls shall be terraced with planting in between.
- Sandstone log walls shall be used in the parks and open space areas.
- Highly visible feature areas such as park entries, urban plazas, town centre and estate gateways shall consider high-quality materials and finishes. Materials to be considered include rock gabion, stone cladding, face brick and face concrete blocks.
- Safety barrier fencing on top of retaining walls shall be highly durable open steel fence. Pool type fencing is to be avoided.
- Fencing can be used as a design tool to help reinforce a particular theme.



Images of walls and fences throughout Huntlee Stage 1

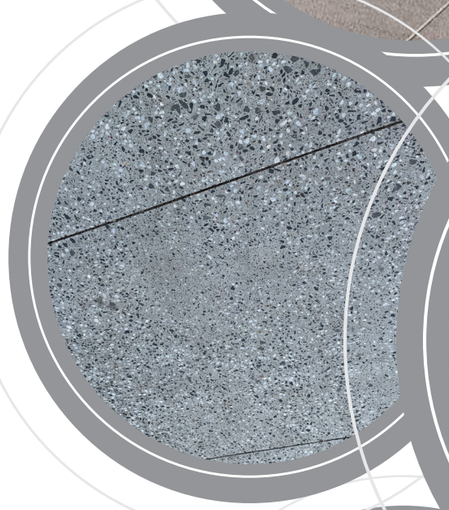
Pavements

Pavements throughout the public domain are to be robust, easy to clean and meet relevant Australian Standards for safety, slip resistance and access. The intention will be to continue with the pavement types delivered throughout Huntlee Stage 1. Pavements will be predominantly concrete, with varying colours and finishes to be concentrated in feature or highlight areas. Areas within the Town Centre and urban plazas will incorporate high-quality segmental pavers to create a unique, urban visual aesthetic. Pavement patterns, materials and finishes may be used to reinforce a particular design theme or form part of an interpretation strategy. The following design guidelines shall be adopted;

- All recreation paths shall be concrete. Different colours and finishes should be considered in nodes, entries or points of interest.
- The use of decomposed granite, loose gravel or asphalt shall be avoided
- High-quality concrete or stone pavers are to be used in the focal areas within the Town Centre and urban plazas.
- Colour pigments are to be integrally mixed through the concrete. Colour toppings and stencil patterns are to be avoided.
- Varying patterns, materials and finishes are to be encouraged in high-use areas, park entries or places of interest to help create visually attractive spaces.
- Paving patterns and colours should be used as part of an overall wayfinding strategy.
- Colours should be sympathetic to natural surroundings.















Furniture and Fixtures

The furniture and fixtures are to reflect the character and aesthetics of the local environment and be readily available from reputable Australian park and street furniture suppliers. All materials and finishes are to be hardy to outdoor climatic conditions, resistant to vandalism and endure long term usage. Ease of maintenance and replacement is to be carefully considered and vandal / stain resistant coatings are to be applied where required to aid cleaning programs. All elements within Villages 2 & 3 are to be similar, hard-wearing materials from environmentally responsible sources that provide a continuity of design aesthetic and materiality that carries through the entire development. Furniture and fixtures delivered in Huntlee Stage 1 that have proven to be withstand the elements will be utilised throughout different areas of Villages 2 & 3.

The following guidelines are to be considered when selecting the furniture and fixtures;

- Steel components shall be anodised or galvanised steel with hard wearing protective coatings.
- The use of timber-look products or composite timber shall be considered in place of natural timber to reduce ongoing maintenance requirements.
- Natural timber products shall be limited to high-use areas that will receive a high frequency of maintenance.
- Neutral colours such as tones of grey or earthy browns should be used.
- Park furniture and bubblers shall be disabled accessible. Bubblers shall include a drink bottle refill tap.
- The design style shall be contemporary and consistent throughout.
- Custom design or bespoke elements shall be limited key feature areas
- Picnic shelters shall be;
  - Designed and orientated to maximise shade during the hot summer months.
  - Open to allow for breezes and good surveillance.
  - Constructed from steel with timber or timber-look products limited to small features.
  - Sourced from a reputable supplier with the ability to add customised features.
  - Comprise roof material of colourbond steel or equivalent.
  - Designed to allow for equitable access and good circulation.











Play Spaces

The playspaces for Villages 2 & 3 shall be community meeting places that cater for everyone – young, old, families, carers and people of all abilities. They will be welcoming, fun, safe, comfortable and encourage imaginative play. They will offer a range of physical challenges in a variety of landscape settings, providing opportunities to connect with people and nature. Inclusivity will be the driving factor in all the design decisions, ensuring the playspaces are inviting for people of all ages, abilities and cultures to come together to socialise and be active in a comfortable setting.

The playspaces will adopt the three core tenets of the Everyone Can Play guidelines;

- Can I get there?
- Can I play?
- Can I stay?

The design process of the playspaces will be guided by the six design principles listed in the Everyone Can Play guidelines;

1. Find – Communicate the purpose and location of play elements and facilities.
2. Fit – Provide a range of play opportunities for people of all abilities and sizes.
3. Choose – Enable exciting individual experiences and social interaction.
4. Join In – Create opportunities for everyone to connect.
5. Thrive – Challenge and involve people of all capabilities.
6. Belong – Create a place that's welcoming and comfortable.

Specific design guidelines to be implemented throughout the Villages 2 & 3 playspaces include;

- Rubber softfall surfaces to be used in high-use, hard wearing areas. Rubber softfall is also to be strategically arranged to allow for all-abilities access to a variety of play offerings.
- The use of black or dark colours in the rubber softfall that absorbs heat are to be avoided and only used in intricate detailing or patterns.
- Playgrounds to have minimum 70% of the area under shade using a combination of high-quality shade sails, existing mature trees and new tree planting.
- Proprietary play equipment is to be predominantly steel and supplied from a reputable company with readily available after install service and replacement parts.
- Custom play equipment such as nature play shall consider the ongoing maintenance requirements, life cycle costs and replaceability.
- Park amenities such as shelters, bins, bubblers and seating shall be positioned in close proximity to the playspaces with open views for good surveillance.
- Fencing of playgrounds is to be discouraged.
- Consider play experiences already provided in Huntlee Stage 1 to avoid delivering an over-supply of the same or similar play offerings.









Stage 2 DA Area

VILLAGE 2 - STAGE 2 DA AREA LANDSCAPE PLANS

L01 - COVER SHEET
L02 - CONTEXT PLAN
L03 - STREET TREE KEY PLAN
L04 - STREET TREE PLAN SHEET 1
L05 - STREET TREE PLAN SHEET 2
L06 - STREET TREE PLAN SHEET 3
L07 - STREET TREE PLAN SHEET 4
L08 - STREET TREE PLAN SHEET 5
L09 - STREET TREE PLAN SHEET 6
L10 - STREET TREE PLAN SHEET 7
L11 - STREET TREE PLAN SHEET 8
L12 - STREET TREE PLAN SHEET 9
L13 - ESTATE ENTRY CONCEPT PLAN
L14 - CULVERT CROSSINGS CONCEPT PLAN
L15 - LOCAL PARK 2 CONCEPT PLAN
L16 - LOCAL PARK 2 CONCEPT SECTIONS
L17 - LOCAL PARK 2 MATERIALS & FINISHES PLAN
L18 - LOCAL PARK 2 PLANTING PLAN
L19 - LOCAL PARK 2 GRADING PLAN
L20 - LOCAL PARK 2 SCHEDULES
L21 - LOCAL PARK 3 CONCEPT PLAN
L22 - LOCAL PARK 3 CONCEPT SECTIONS
L23 - LOCAL PARK 3 MATERIALS & FINISHES PLAN
L24 - LOCAL PARK 3 PLANTING PLAN
L25 - LOCAL PARK 3 GRADING PLAN
L26 - LOCAL PARK 3 SCHEDULES
L27 - RIPARIAN CORRIDOR NORTH CONCEPT PLAN
L28 - RIPARIAN CORRIDOR SOUTH CONCEPT PLAN
L29 - RIPARIAN CORRIDOR SPECIES LIST
L30 - RIPARIAN CORRIDOR CONCEPT SECTIONS
L31 - BLACK CREEK PARK CONCEPT PLAN
L32 - DISTRICT PARK 2 CONCEPT PLAN
L33 - DISTRICT PARK 2 MATERIALS & FINISHES PLAN
L34 - DISTRICT PARK 2 PLANTING PLAN
L35 - DISTRICT PARK 2 GRADING PLAN
L36 - DISTRICT PARK 2 SCHEDULES
L37 - DOG PARK CONCEPT PLAN
L38 - DOG PARK MATERIALS & FINISHES PLAN
L39 - DOG PARK PLANTING PLAN
L40 - DOG PARK GRADING PLAN
L41 - DOG PARK SCHEDULES
L42 - TYPICAL DETAILS SHEET 1
L43 - TYPICAL DETAILS SHEET 2
L44 - TYPICAL DETAILS SHEET 3
L45 - TYPICAL DETAILS SHEET 4
L46 - TYPICAL DETAILS SHEET 5
L47 - TYPICAL DETAILS SHEET 6
L48 - TYPICAL DETAILS SHEET 7






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G	DA Issue for Planning Approval	19/02/26

Client

LWP

Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
COVER SHEET

Project # 1947

L01

19/02/26

Issue G



EE1 Estate Entry 1 - Refer to Sheet L13

CC1 Culvert Crossing 1 - Refer to Sheet L14

CC2 Culvert Crossing 2 - Refer to Sheet L14

CC3 Culvert Crossing 3 - Refer to Sheet L14

LP2 Local Park 2 - Refer to Sheets L15 - L20

LP3 Local Park 3 - Refer to Sheets L21 - L26

BP1 Black Creek Park - Refer to Sheet L31

DP2 District Park 2 - Refer to Sheets L32 - L36

DP Dog Park - Refer to Sheets L37 - L41

RC1 Riparian Corridor North - Refer to Sheet L27

RC2 Riparian Corridor South - Refer to Sheet L28

Village 2 DA Area boundary

Local Government Area boundary

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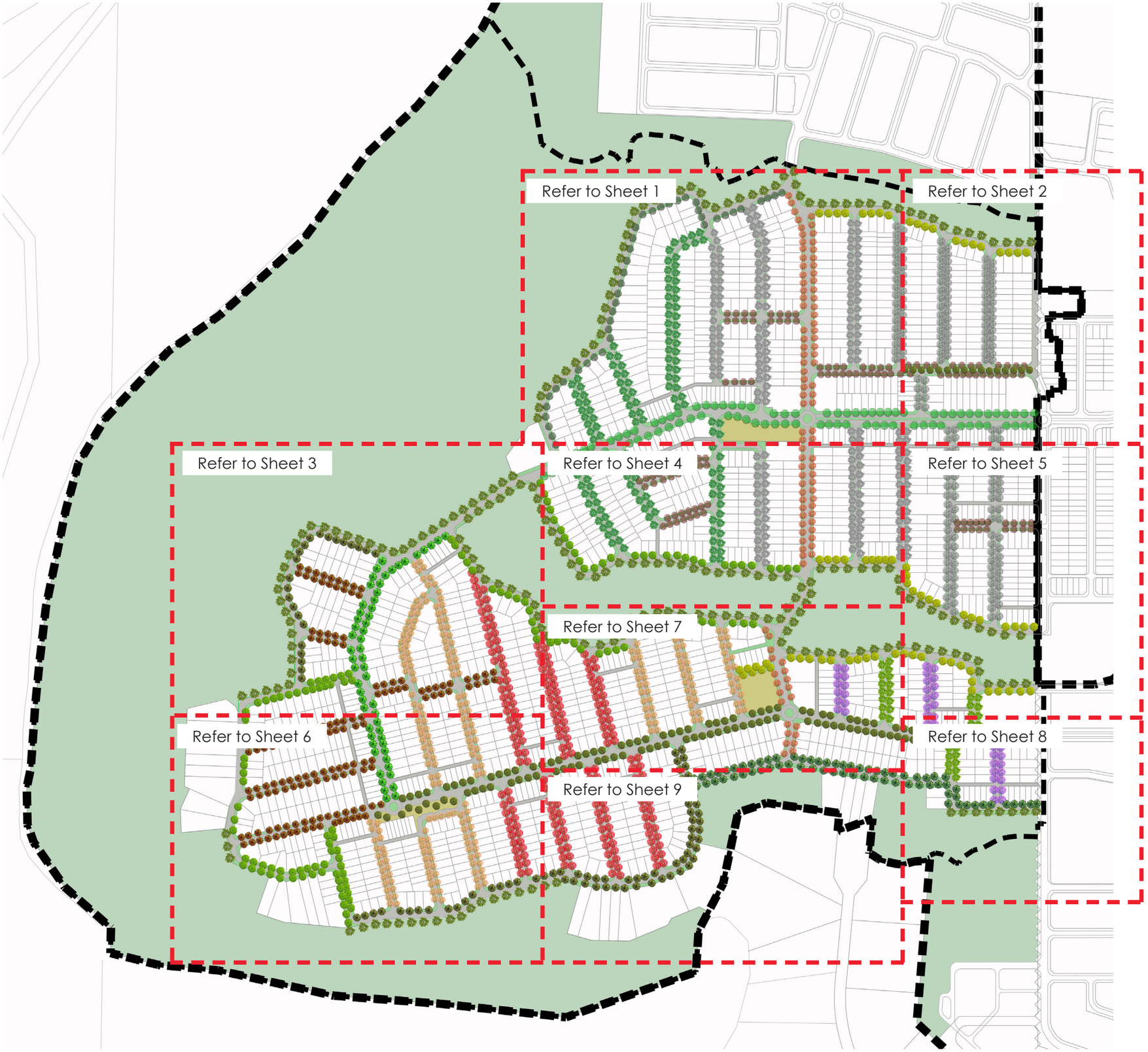
Drawing Title
CONTEXT PLAN

Project # 1947

L02

19/02/26

Issue G



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Client

LWP

Huntlee

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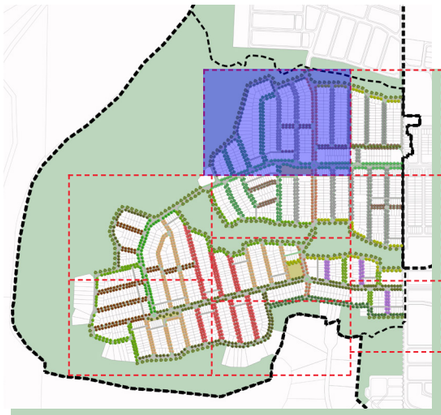
Drawing Title
STREET TREE KEY PLAN

Project # 1947

L03

19/02/26

Issue G





LEGEND

- *Af - Acer freemanii* 'Autumn Blaze'
- *An - Acer negundo* 'Sensation'
- *As - Acmena smithii* 'Sublime'
- *Ag - Agonis flexuosa*
- *Cg - Ceratopetalum gummiferum*
- *Cs - Callistemon salignus*
- *Ca - Cupaniopsis anacardioides*
- *Er - Elaeocarpus reticulatus*
- *Fg - Fraxinus grifitthii*
- *Fo - Fraxinus oxycarpa* 'Raywoodii'
- *Lc - Lophostemon confertus*
- *Ml - Melaleuca linarifolia*
- *Pc - Prunus cerasifera* 'Nigra'
- *Pb - Pyrus betulifolia* 'Southworth Dancer'
- *Pc+ - Pyrus calleryana* 'Capital'
- *Pc- - Pyrus calleryana* 'Chanticleer'
- *Tl - Tristaniopsis laurina* 'Luscious'
- *Up - Ulmus parvifolia* 'Todd'
- *Wf - Waterhousia floribunda* 'Green Avenue'
- Riparian edge trees
  - *Acacia implexa*
  - *Allocasuarina torulosa*
  - *Brachychiton populneum*
  - *Casuarina glauca*
  - *Melaleuca quinquenervia*

1:2000 @A3

0 20 40 60 100m

N

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Client

LWP Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
STREET TREE PLAN SHEET 1

Project # 1947

L04

19/02/26

Issue G



LEGEND

- *Af - Acer freemanii* 'Autumn Blaze'
- *An - Acer negundo* 'Sensation'
- *As - Acmena smithii* 'Sublime'
- *Ag - Agonis flexuosa*
- *Cg - Ceratopetalum gummiferum*
- *Cs - Callistemon salignus*
- *Ca - Cupaniopsis anacardioides*
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- *Fg - Fraxinus grifitthii*
- *Fo - Fraxinus oxycarpa* 'Raywoodii'
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  - *Allocasuarina torulosa*
  - *Brachychiton populneum*
  - *Casuarina glauca*
  - *Melaleuca quinquenervia*

1:2000 @A3

0 20 40 60 100m

N

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Client LWP Huntlee

Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

Address: Wine Country Drive, Huntlee NSW

Drawing Title: STREET TREE PLAN SHEET 2

Project # 1947

L05

19/02/26

Issue G



LEGEND

- *Af - Acer freemanii* 'Autumn Blaze'
- *An - Acer negundo* 'Sensation'
- *As - Acmena smithii* 'Sublime'
- *Ag - Agonis flexuosa*
- *Cg - Ceratopetalum gummiferum*
- *Cs - Callistemon salignus*
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- Riparian edge trees
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  - *Allocasuarina torulosa*
  - *Brachychiton populneum*
  - *Casuarina glauca*
  - *Melaleuca quinquenervia*

1:2000 @A3

0 20 40 60 100m

N

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Client

LWP

Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

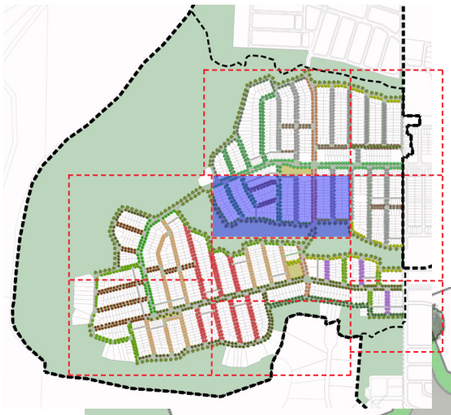
Drawing Title
STREET TREE PLAN SHEET 3

Project # 1947

L06

19/02/26

Issue G





LEGEND

- *Af - Acer freemanii* 'Autumn Blaze'
- *An - Acer negundo* 'Sensation'
- *As - Acmena smithii* 'Sublime'
- *Ag - Agonis flexuosa*
- *Cg - Ceratopetalum gummiferum*
- *Cs - Callistemon salignus*
- *Ca - Cupaniopsis anacardioides*
- *Er - Elaeocarpus reticulatus*
- *Fg - Fraxinus grifitthii*
- *Fo - Fraxinus oxycarpa* 'Raywoodii'
- *Lc - Lophostemon confertus*
- *Ml - Melaleuca linarifolia*
- *Pc - Prunus cerasifera* 'Nigra'
- *Pb - Pyrus betulifolia* 'Southworth Dancer'
- *Pc+ - Pyrus calleryana* 'Capital'
- *Pc- - Pyrus calleryana* 'Chanticleer'
- *Tl - Tristaniopsis laurina* 'Luscious'
- *Up - Ulmus parvifolia* 'Todd'
- *Wf - Waterhousia floribunda* 'Green Avenue'
- Riparian edge trees

  Acacia implexa
  Allocasuarina torulosa
  Brachychiton populneum
  Casuarina glauca
  Melaleuca quinquenervia

1:2000 @A3

0 20 40 60 100m

N

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Client

LWP Huntlee

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Address
Wine Country Drive, Huntlee NSW

Drawing Title
STREET TREE PLAN SHEET 4

Project # 1947

L07

19/02/26

Issue G



LEGEND

- *Af - Acer freemanii* 'Autumn Blaze'
- *An - Acer negundo* 'Sensation'
- *As - Acmena smithii* 'Sublime'
- *Ag - Agonis flexuosa*
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1:2000 @A3

0 20 40 60 100m

N

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Client

LWP Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
STREET TREE PLAN SHEET 5

Project # 1947

L08

19/02/26

Issue G



LEGEND

- *Af - Acer freemanii* 'Autumn Blaze'
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  - *Casuarina glauca*
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1:2000 @A3

0 20 40 60 100m

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LWP

Huntlee

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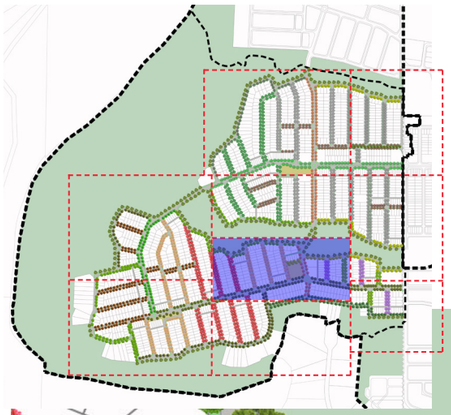
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STREET TREE PLAN SHEET 6

Project # 1947

L09

19/02/26

Issue G





LEGEND

- *Af - Acer freemanii* 'Autumn Blaze'
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1:2000 @A3

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Client

LWP Huntlee

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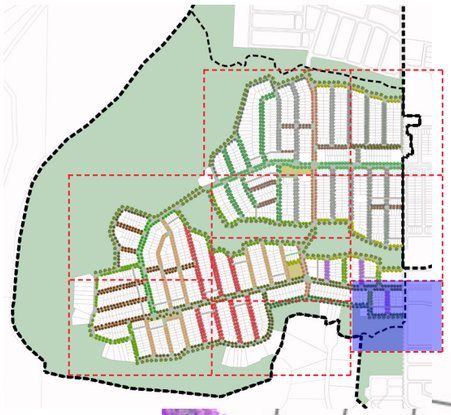
Drawing Title
STREET TREE PLAN SHEET 7

Project # 1947

L10

19/02/26

Issue G





LEGEND

- *Af - Acer freemanii* 'Autumn Blaze'
- *An - Acer negundo* 'Sensation'
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- *Ag - Agonis flexuosa*
- *Cg - Ceratopetalum gummiferum*
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1:2000 @A3

0 20 40 60 100m

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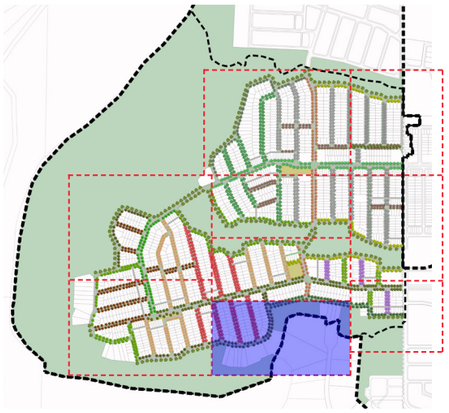
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STREET TREE PLAN SHEET 8

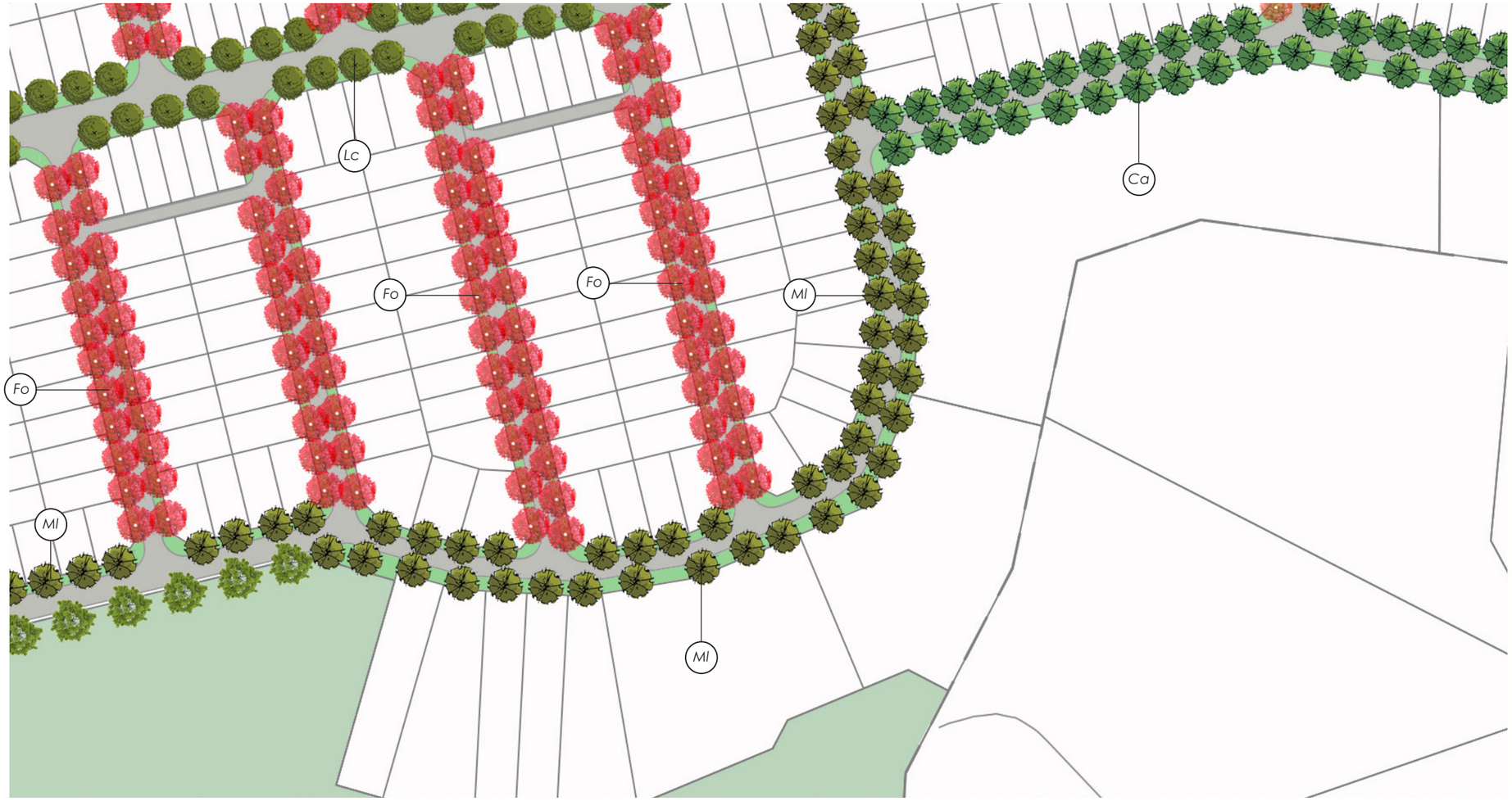
Project # 1947

L11

19/02/26

Issue G





LEGEND

- *Af - Acer freemanii* 'Autumn Blaze'
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  - *Casuarina glauca*
  - *Melaleuca quinquenervia*

1:2000 @A3

0 20 40 60 100m

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Client

LWP Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
STREET TREE PLAN SHEET 9

Project # 1947

L12

19/02/26

Issue G



Rusted steel panels with laser cut images symbolising the arches in the nearby railway bridge

Brick wall pattern and colour to be similar to the brickwork in the railway bridge

Sandstone logs used to create the raised landscape platform

Concrete seating wall

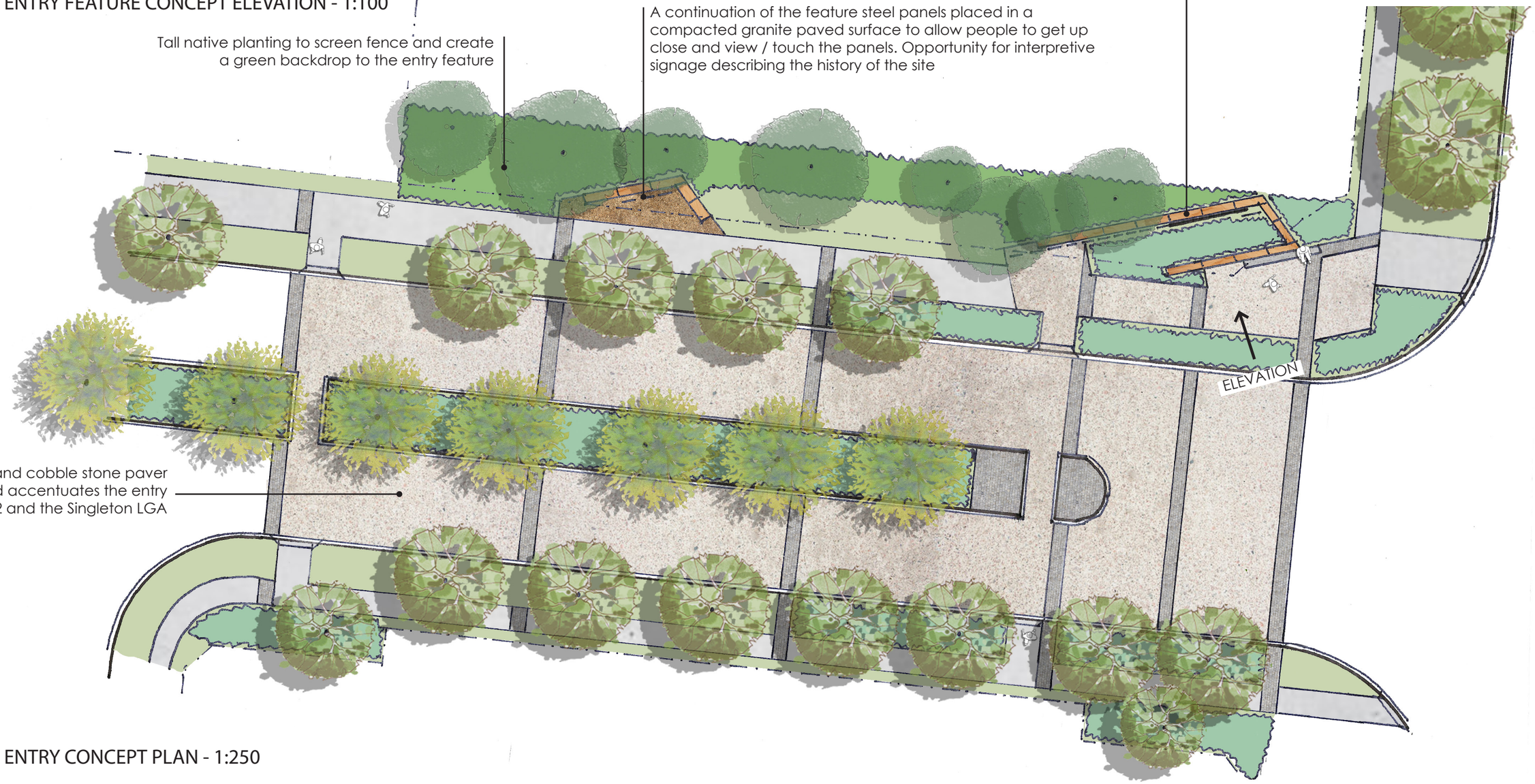


VILLAGE 2 ENTRY FEATURE CONCEPT ELEVATION - 1:100

Village 2 entry feature and signage on an elevated platform designed to be visually prominent. The materials and finishes are inspired by the historic agricultural land uses and nearby brick railway bridge to create a 'rustic rural' theme

Tall native planting to screen fence and create a green backdrop to the entry feature

A continuation of the feature steel panels placed in a compacted granite paved surface to allow people to get up close and view / touch the panels. Opportunity for interpretive signage describing the history of the site



Concrete and cobble stone paver banding threshold accentuates the entry into Village 2 and the Singleton LGA

VILLAGE 2 ENTRY CONCEPT PLAN - 1:250

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C	DA Issue for Planning Approval	06/12/23
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E	DA Issue for Planning Approval	08/07/25
F	DA Issue for Planning Approval	16/10/25
G	DA Issue for Planning Approval	19/02/26

Client: LWP, Huntlee

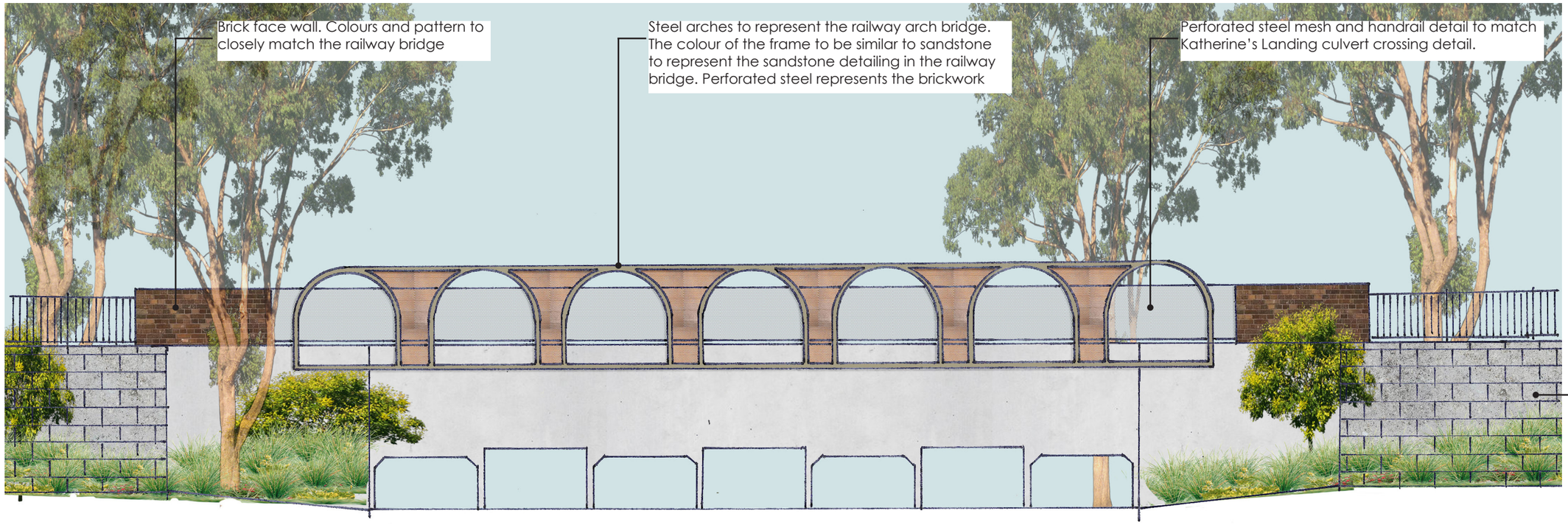
Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

Address: Wine Country Drive, Huntlee NSW

Drawing Title: ESTATE ENTRY CONCEPT PLAN

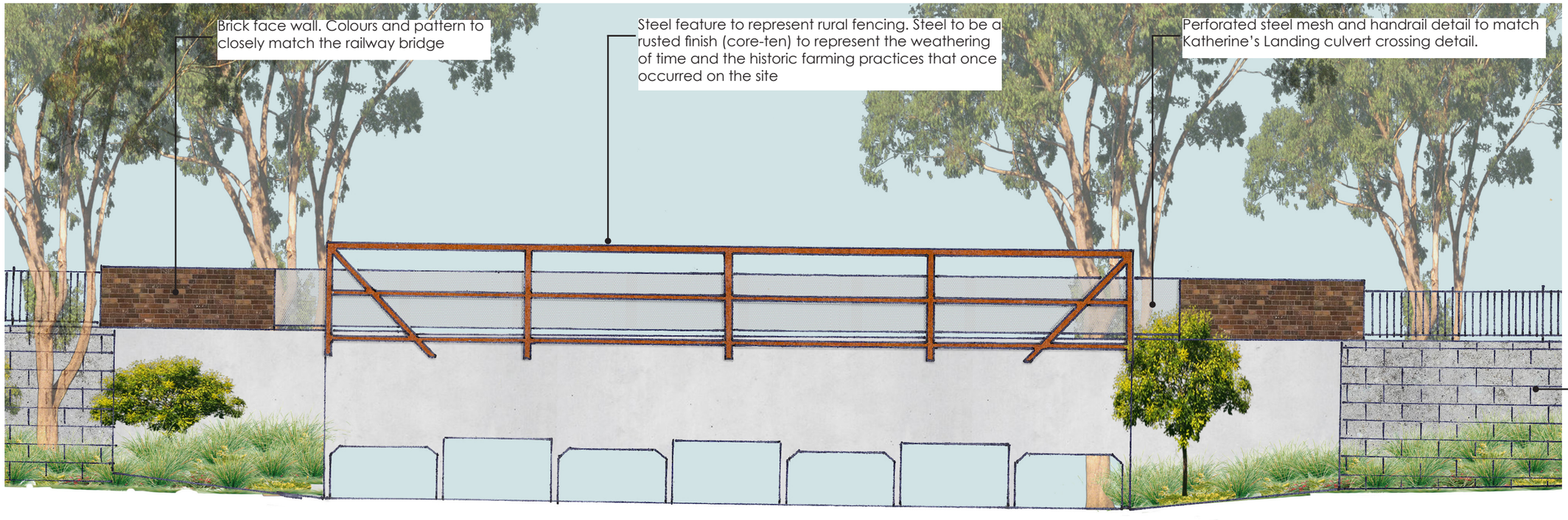
Project # 1947 | L13

19/02/26 | Issue G





VILLAGE 2 CULVERT CONCEPT - CROSSINGS 1 & 2



VILLAGE 2 CULVERT CONCEPT - CROSSING 3

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G	DA Issue for Planning Approval	19/02/26

Client
LWP
Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
CULVERT CROSSINGS CONCEPT PLAN

Project # 1947
L14
19/02/26
Issue G

Design Intent Statement

Local Park 2 is themed around the Early Settlers of the Hunter Valley region. The spatial arrangement, planting, architectural style, materials and finishes are designed to evoke a sense of early agricultural practices and a rural setting. A heritage trail meandering through the existing bushland vegetation contains interpretive elements depicting the history of settlement in the area, with a particular focus on Bentham Farm that once occupied the site.

The centrally located play and communal space is nestled into the sloping site, creating a sense of containment and protection from the elements design. The space overlooks a turfed kick-about space that is bordered by post and rail timber fencing representative of a farm 'paddock'. Rows of deciduous trees that are common in rural settings will provide striking seasonal colour, as well as protection from the sun and wind during the hotter months.

The play equipment will have a farming theme and provide a variety of play experiences for different ages and abilities. Paths are designed to provide disabled access to all the activity areas.



1. Park shelters with architectural detailing to reflect an early settlement homestead. Feature pavement and bordering retaining walls contribute to creating an intimate community social space overlooking the playground.
2. Playground with play equipment to cater for a range of ages and abilities and have an 'agricultural' theme. Rubber softfall to be used in high activity areas of the playground.
3. The playground entry is signified by a set of grand steps, seating walls and feature pavement. Bike racks are conveniently located at the top of the steps adjacent to garden beds.
4. A hardwood timber post and rail rural fence aligned with a 'windbreak' row of trees is a modern representation of the historic Bentham Farm.
5. Heritage interpretive trail path follows the existing contours and contains points of interest with information about early settlement in the Hunter Valley region. Interpretation could be a combination of signs, old agricultural equipment, public art or design features representative of early farming.
6. Park entry comprising of feature pavement and seating walls
7. Existing woodland vegetation to be retained. Selective clearing of dense tall shrubs to be undertaken to maintain views through the park. Supplementary planting of locally occurring native grasses and groundcovers will take place to create a low maintenance bushland setting.
8. Formal row of deciduous trees align the cycle path and creates a colourful 'windbreak' edge to the park
9. The 'paddock' kick-about space enclosed by the bordering rural fence and retaining walls.
10. Grove of tall, clean-trunk Eucalyptus trees reinforces the woodland character and provides views into the park.
11. Disabled accessible path of travel

1:400 @ A3

0 5 10 20m

N

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G	DA Issue for Planning Approval	19/02/26

Client: LWP, Huntlee

Project: HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address: Wine Country Drive, Huntlee NSW

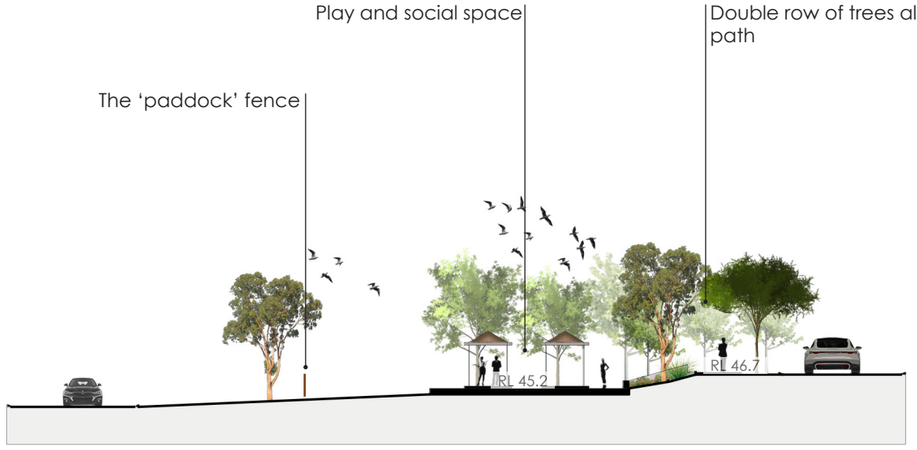
Drawing Title: LOCAL PARK 2 CONCEPT PLAN

Project # 1947 L15

19/02/26 Issue G



SECTION A



SECTION B

1:400 @ A3

0 5 10 20m

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G	DA Issue for Planning Approval	19/02/26

Client

LWP Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
LOCAL PARK 2 CONCEPT SECTIONS

Project # 1947

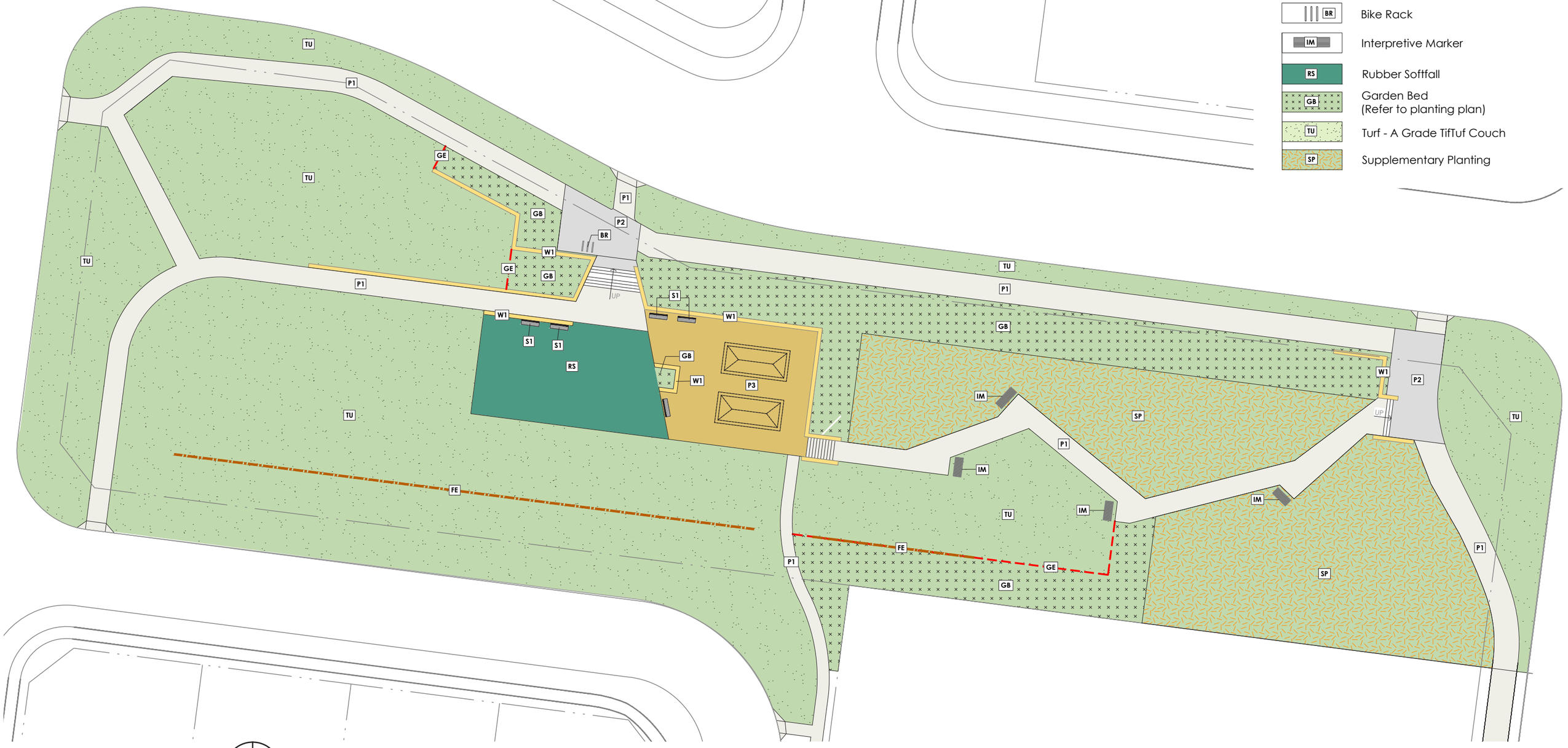
L16

19/02/26

Issue G

Materials and Finishes Legend

- P1 — Paving Type 1
- P2 — Paving Type 2
- P3 — Paving Type 3
- W1 — Wall Type 1
- GE — Garden Edge
- FE — Fence
- S1 — Seat Type 1
- BR — Bike Rack
- IM — Interpretive Marker
- RS — Rubber Softfall
- GB — Garden Bed (Refer to planting plan)
- TU — Turf - A Grade TifTuf Couch
- SP — Supplementary Planting



1:400 @ A3

0 5 10 20m

N

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Client: LWP, Huntlee

Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

Address: Wine Country Drive, Huntlee NSW

Drawing Title: LOCAL PARK 2 MATERIALS & FINISHES PLAN

Project # 1947 | L17

Issue G | 19/02/26

Planting Legend

- Proposed Tree
- Planting Mix Type 1
- Planting Mix Type 2
- Planting Mix Type 3
- Planting Mix Type 4
- Supplementary Planting

Lop con
Bra pop
Cor cit
PM 3
PM 3
Xan chr
SP
Xan chr
PM2
Ace fre
Fra exc
Zel ser
SP
PM1
Cor tor
PM4
Cor cit
PM1

1:400 @ A3

0 5 10 20m

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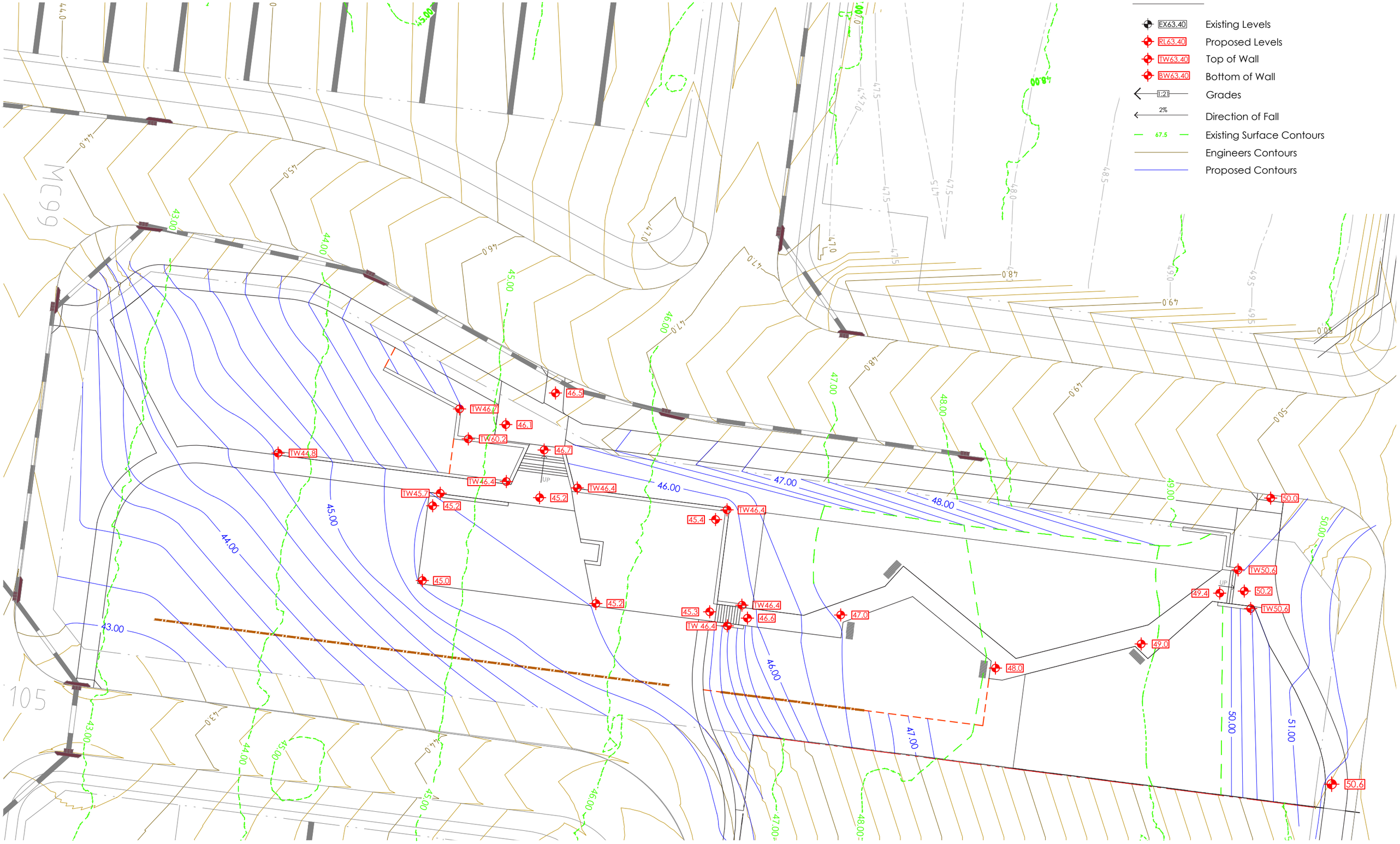
Client
LWP
Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
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Drawing Title
LOCAL PARK 2 PLANTING PLAN

Project # 1947
L18
19/02/26
Issue G



1:400 @ A3

0 5 10 20m

N

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G	DA Issue for Planning Approval	19/02/26

Client LWP Huntlee

Project: HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address: Wine Country Drive, Huntlee NSW

Drawing Title: LOCAL PARK 2 GRADING PLAN

Project # 1947 L19

19/02/26 Issue G

Local Park 2 Plant Schedule		
Code	**Botanic Name**	**Common Name**
Trees – To be planted at minimum 75Lt pot size and spaced as shown on plans		
Ace fre	*Acer freemanii* 'Autumn Blaze'	Autumn Blaze Maple
Ang cos	*Angophora costata*	Sydney Red Gum
Bra pop	*Brachychiton populneus*	Kurrajong
Cor cit	*Corymbia citriodora*	Lemon-scented Gum
Cor tor	*Corymbia torelliana*	Cadagi Tree
Euc ter	*Eucaltypus tereticornis*	Forest Red Gum
Fra exc	*Fraxinus excelsior* 'Aurea'	Golden Ash
Lop con	*Lophostemon confertus*	Brush Box
Xan chr	*Xanthostemon chrysanthus*	Golden Penda
Zel ser	*Zelcova serrata* 'Green Vase'	Japanese Zelcova
Shrubs, Grasses & Groundovers		
Cal lin	*Callistemon linearifolius*	Bottlebrush
PM1 – Random mix planted in 140mm pots spaced at 700mm centres		
	Callistemon 'Green John'	Green John Bottlebrush
	Callistemon 'Red Rover'	Red Rover Bottlebrush
	Westringia 'Blue Gem'	Blue Gem Coastal Rosemary
PM2 - Random mix planted in 140mm pots spaced at 500mm centres		
	Lomandra filiformis 'Savanna Blue'	Dwarf Mat Rush
	Lomandra longifolia 'Tanika'	Lomandra Tanika
	Poa 'Eskdale'	Tussock Grass
PM3 - Random mix planted in 140mm pots spaced at 600mm centres		
	Hebe 'Inspiration'	Hebe
	Juniperus 'Cassa Blue'	Shore Juniper
	Rhaphiolepsis indica 'Oriental Pearl'	Indian Hawthorn
SP – Supplementary planting amongst the retained trees and understory. Planting to occur in areas bare of vegetation. Shrubs to planted at minimum 5m centres. Grasses to be planted at 600mm centres. All plants to be planted as tubestock		
Shrubs	*Baeckea diosmifolia*	Fringed Baeckea
	Clerodendrum tomentosum	Hairy Clerodendrum
	Correa reflexa	Native Fuchsia
	Daviesia ulicifolia	Corse Bitter Pea
	Grevillea montana	Mountain Grevillea
	Persoonia linearis	Narrow-leaved Geebung
	Westringia longifolia	Long-leaved Westringia
Grasses	*Aristida ramosa*	Purple Wiregrass
	Austrodanthonia linkii	Wallaby Grass
	Carrex appressa	Tall Sedge
	Cymbopogon refractus	Barbed Wire Grass
	Dianella longifolia	Pale Flax Lily
	Dianella revoluta	Blue Flax Lily
	Dichelachne micrantha	Short Hair Plume Grass
	Imperata cylindrica	Blady Grass
	Lomandra longifolia	Matt Rush
	Lomandra multiflora	Flowered Matt Rush
	Themeda australis	Kangaroo Grass

Code	Description	Material / Colour / Finish	Product Code	Supplier
P1	Concrete pavement	M: Insitu concrete C: Plain grey F: Light broom finish Pavement finish slip resistance classification AS4586:P4	N/A	TBC
P2	Concrete & unit paver	M: Colour insitu concrete & brick paver C: Concrete 'Grape' as supplied by CCS. Brick paver TBC F: Light broom finish Pavement finish slip resistance classification AS4586:P4	N/A	TBC
P3	Concrete pavement	M: Colour insitu concrete C: Concrete 'Paperbarck' as supplied by CCS. F: Light broom finish Pavement finish slip resistance classification AS4586:P4	N/A	TBC
RS	Rubber softfall	M: Rubber wetpour with impact attenuation layers under fall zones C: TBC F: To manufacturers specifications	Rosehill TPV Absorption layer as per manufacturers specification	TBC
FE	Fence	M: Recycled plastic (replas) post and rail fence C: TBC F: Sturdy recycled plastic Bollards and Profiles	65mm x 90mm x 3.6m round rails 125mm x 125mm x 1.5m bollards	TBC
W1	Sandstone clad wall	M: Sandstone cladding C: Colonial banded F: Split face	75mm thick cladding in random squares and rectangles	TBC
PT	Picnic table and seat setting	M: Aluminium C: Natural F: Anodised finish	Code: FELAGPS Bolt down fixing Wheel chair accessible arrangement	Felton Industries
S1	Aluminium Seat	M: Powdercoated mild steel frame C: Duralloy 'Light Grey' RAL 7035 F: Powder coated Satin Finish 2727907S	Bolt down fixing Wheel chair accessible arrangement	Commercial Systems Australia
BR	Bike rack	M: 316 stainless steel C: stainless steel F: Satin polished	Manhattan Bike Leaning Rail: BR7102 Surface mounted	Commercial Systems Australia
PS	Picnic shelter	M: Steel posts and timber frames C: Steel posts - Colourbond Duralloy 'Anotec Silver Grey'. Timber – Colour stain F: Steel posts - Powder coated Matt Finish 27251272	Peninsula Series - K309 (6000 x 4000mm)	Landmark Pro
IM	Interpretive marker	M: TBC C: TBC F: TBC	N/A	TBC

Note: Selection of play equipment to be nominated during the detail design phase. Playground shade structures to be designed and documented by nominated supplier

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G	DA Issue for Planning Approval	19/02/26

Client

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
LOCAL PARK 2 SCHEDULES

Project # 1947

L20

19/02/26

Issue G



1:400 @ A3

0 5 10 20m

N

Design Intent Statement

Local Park 3 is themed around the Black Creek environmental heritage. The use of natural materials such as timber and boulders in the play spaces reflects the Black Creek natural landscape. The ephemeral creek bed is designed to be a fun and interactive interpretation of the creek, allowing children to better understand nature in a playful way. Selected tree, shrub and groundcover species will be consistent with what is found in the Black Creek riparian corridor and the retained Central Hunter Riparian Forest species. It is intended that the new vegetation will reflect the natural landscape structure.

The elevated position of the play space and communal areas provides views across the park, maintaining safe surveillance of the children playing in the different zones. It also creates a fun and adventurous boulder hopping and creek cascade activity space that flows downstream through the park to the low level 'wetland' representation.

Path gradients are designed so that all areas are disabled accessible. The play spaces will ensure children of all ages and abilities are able to enjoy the play experiences on offer in an inclusive way. A pathway along the creek and areas with remnant Central Hunter Riparian Forest species will allow visitors the opportunity to learn about native and endemic plant species.

1. Park shelter with picnic table setting. Feature pavement contributes to creating an intimate community social space overlooking the playground and remnant Central Hunter Riparian Forest (CHRF) species.

2. Playground with play equipment to cater for a range of ages and abilities. A spring loaded water tap or manually operated pump feeds the 'cascading creek' bed.

3. A series of boulders, drop offs and planting creates a 'natural' ephemeral creek bed. Children are encouraged to explore and rock-hop along and across the creek.

4. Lower level 'nature play' areas sit alongside the creek bed and nestled amongst the native gardens.

5. Creek crossing deck includes seating benches overlooking the nature play space and nattive vegetation.

6. The 'wetlands' comprise of native grasses and sedges surrounding the creek bed drainage outlet. The grasses create the appearance of a wetland without any standing water or soggy ground.

7. Turfed kick-about space enclosed by bordering street trees and remnant CHRF species.

8. Remnant CHRF vegetation to be retained.

Note all paths and play space zones are at disabled accessible grades

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Client

LWP Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

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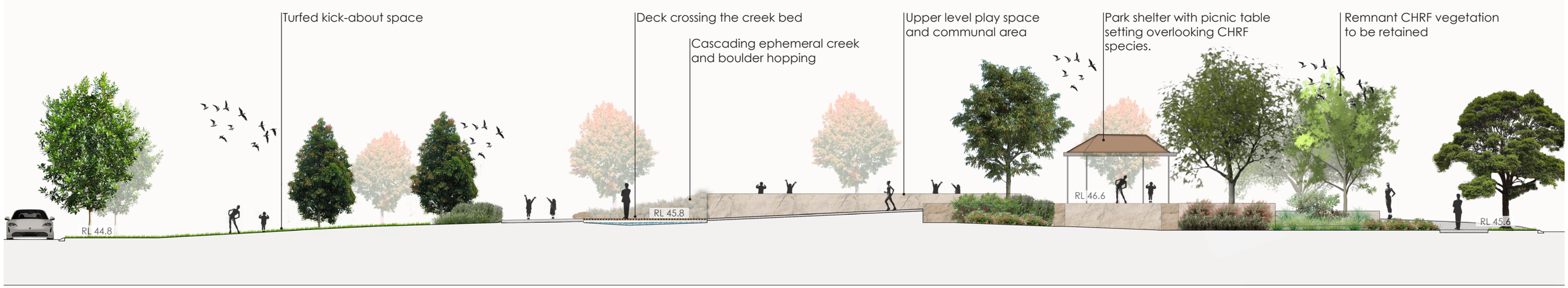
Drawing Title
LOCAL PARK 3 CONCEPT PLAN

Project # 1947 L21

19/02/26 Issue G



SECTION A



SECTION B

1:200 @A3

0 1 2 3 4 5 10m

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Client

LWP Huntlee

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HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
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Huntlee NSW

Drawing Title
LOCAL PARK 3 CONCEPT SECTIONS

Project # 1947

L22

19/02/26

Issue G



MATERIALS AND FINISHES LEGEND

- P1 Paving Type 1
- P2 Paving Type 2
- W1 Wall Type 1
- GE Garden Edge
- IM Interpretive Marker
- ST Seat Type 1
- BR Bike Rack
- CF Existing CHRF vegetation to be retained
- GB Garden Bed (Refer to Planting Plan)
- TU Turf - A Grade TifTuf Couch
- RS Rubber Softfall
- MS Mulch Softfall
- DS Drainage Sedges
- CB Creek Bed
- DE Decking
- BO Boulders
- PS Picnic shelter

1:400 @ A3

0 5 10 20m

N

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Client: LWP, Huntlee

Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

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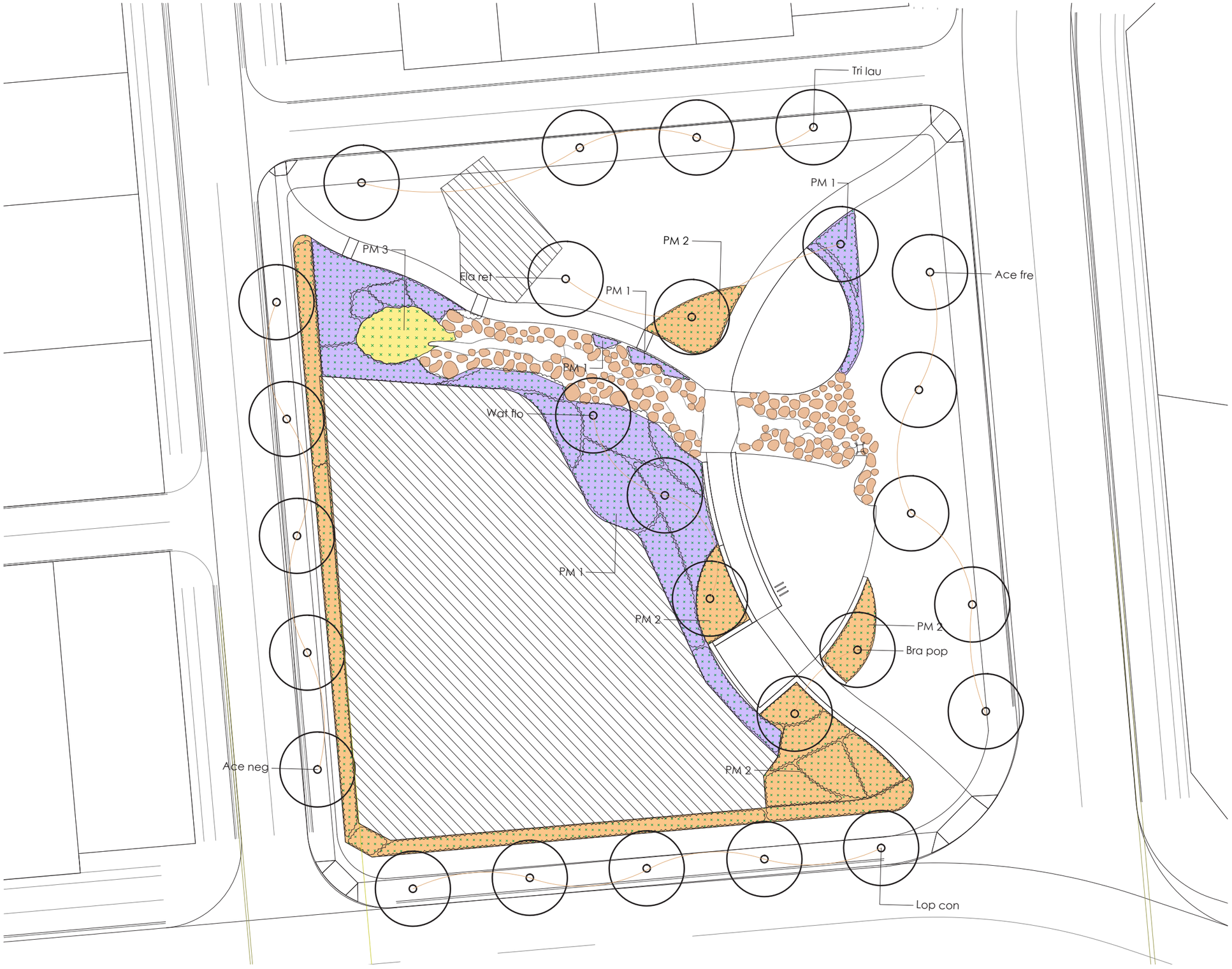
Drawing Title: LOCAL PARK 3 MATERIALS & FINISHES PLAN

Project # 1947

L23

19/02/26

Issue G



PLANTING LEGEND

- Proposed Trees
- Planting Mix Type 1
- Planting Mix Type 2
- Planting Mix Type 3
- Existing CHRF vegetation to be retained

1:400 @ A3

0 5 10 20m

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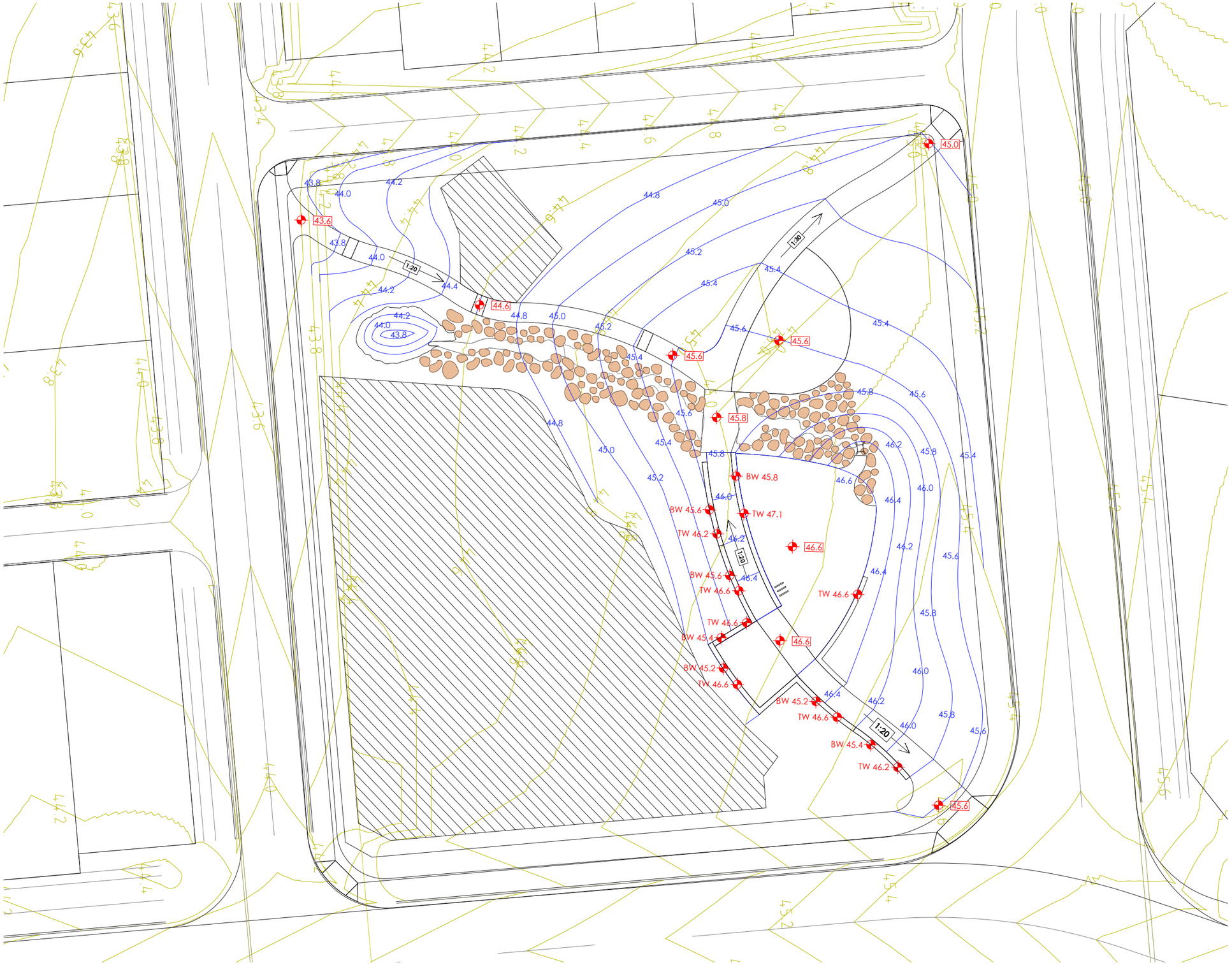
Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

Address: Wine Country Drive, Huntlee NSW

Drawing Title: LOCAL PARK 3 PLANTING PLAN

Project # 1947 | L24

19/02/26 | Issue G



GRADING PLAN LEGEND

- Proposed levels
- Top of Wall level
- Bottom of Wall level
- Grades
- Engineer's Contours
- Proposed Contours
- Existing CHRF vegetation to be retained

1:400 @ A3

0 5 10 20m

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LWP

Huntlee

Project
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Address
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Drawing Title
LOCAL PARK 3 GRADING PLAN

Project # 1947

L25

19/02/26

Issue G

Local Park 3 Plant Schedule		
Code	**Botanic Name**	**Common Name**
Trees – To be planted at minimum 75Lt pot size and spaced as shown on plans		
Ace fre	*Acer freemanii 'Autumn Blaze'*	Freeman Maple
Ace neg	*Acer negundo 'Sensation'*	Sensation Box Elder Maple
Bra pop	*Brachychiton populneus*	Kurrajong
Ela ret	*Elaecoarpus reticulatus*	Blueberry Ash
Lop con	*Lophostemon confertus*	Brush Box
Tri lau	*Tristaniopsis laurina*	Watergum
Wat flo	*Waterhousia floribunda*	Weeping Lilly Pilly
Shrubs, Grasses & Groundovers		
PM1 – Random mix planted in 200mm pots spaced at 1.5m centres		
	Banksia spinulosa	Hairpin Banksia
	Bursaria spinosa	Native Blackthorn
	Carex appressa	Tall Sedge
	Callistemon linearifolius	Bottlebrush
	Correa reflexa	Native Fuchsia
	Dianella revoluta	Blue Flax Lily
	Gervillea montana	Mountain Grevillea
	Lomandra longifolia	Matt Rush
	Westringia longifolia	Long-leaved Westringia
PM2 - Random mix planted in 140mm pots spaced at 700mm centres		
	Acacia cognata 'Micro Matt'	Acacia Micro Matt
	Banksia spinulosa 'Dwarf Red'	Dwarf Banksia
	Callistemon 'Candy Pink'	Candy Pink Bottlebrush
	Callistemon 'Green John'	Green John Bottlebrush
	Grevillea rosmarinifolia 'Pink Pixie'	Pink Pixie Grevillea
	Melaleuca thymifolia 'Little Beauty'	Thyme Honey Myrtle
	Westringia fruticosa 'Grey Box'	Dwarf Coastal Rosemary
PM3 - Random mix planted in 140mm pots spaced at 500mm centres		
	Dianella longifolia	Pale Flax Lily
	Ficinia nodosa	Knobby Club-rush
	Juncus usitatus	Common Rush
	Imperata cylindrica	Blady Grass
	Lomandra multiflora	Flowered Matt Rush

Note: Selection of play equipment to be nominated during the detail design phase. Playground shade structures to be designed and documented by nominated supplier. Design of creek bed including bedding material, hand pump, equipment, etc to be undertaken during the detail design phase.

Code	Description	Material / Colour / Finish	Product Code	Supplier
P1	Concrete pavement	M: Insitu concrete C: Plain grey F: Light broom finish Pavement finish slip resistance classification AS4586:P4	N/A	TBC
P2	Concrete pavement	M: Colour insitu concrete C: Concrete 'Paperbarck' as supplied by CCS. F: Light broom finish Pavement finish slip resistance classification AS4586:P4	N/A	TBC
RS	Rubber softfall	M: Rubber wetpour with impact attenuation layers under fall zones C: TBC F: To manufacturers specifications	Rosehill TPV Absorption layer as per manufacturers specification	TBC
MS	Mulch softfall (bark)	M: Playground certified mulch C: TBC F: To manufacturers specifications	ANL playground mulch	ANL
DE	Recycled plastic (Replas) decking	M: Recycled plastic decking C: TBC F: To manufacturers specifications	195 x 55mm x variable length R10 (P3) slip resistance rating	TBC
W1	Sandstone log wall	M: Sandstone log C: Natural F: A grade banded with smooth finish on top face	2000 x 500 x 500mm blocks	TBC
BO	Boulder	M: Site recovered sandstone boulders of various sizes C: Natural F: Smooth finish with no sharp edges, corners or finger entrapments	N/A	N/A
PT	Picnic table and seat setting	M: Aluminium C: Natural F: Anodised finish	Code: FELAGPS Bolt down fixing Wheel chair accessible arrangement	Felton Industries
ST	Aluminium Seat	M: Powdercoated mild steel frame C: Duralloy 'Light Grey' RAL 7035 F: Powder coated Satin Finish 2727907S	Bolt down fixing Wheel chair accessible arrangement	Commercial Systems Australia
BR	Bike rack	M: 316 stainless steel C: stainless steel F: Satin polished	Manhattan Bike Leaning Rail: BR7102 Surface mounted	Commercial Systems Australia
PS	Picnic shelter	M: Steel posts and timber frames C: Steel posts - Colourbond Duralloy 'Anotec Silver Grey'. Timber – Colour stain F: Steel posts - Powder coated Matt Finish 27251272	Peninsula Series - K309 (6000 x 4000mm)	Landmark Pro
IM	Interpretive marker (in pavement)	M: TBC C: TBC F: TBC	N/A	TBC

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G	DA Issue for Planning Approval	19/02/26

Client

Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

Address: Wine Country Drive, Huntlee NSW

Drawing Title: LOCAL PARK 3 SCHEDULES

Project # 1947 | L26

19/02/26 | Issue G

Design Intent Statement

The riparian corridors play an important role in providing biodiversity habitat links to Black Creek and beyond. The landscape design intent is to retain as much of the existing vegetation and creek alignment as possible. Stormwater drainage basins will be planted with endemic species. Edge batters and areas disturbed during construction will be revegetated with locally occurring natives and arranged to look the same as the natural vegetation patterns. Weed management and revegetation practices will be informed by the VMP prepared by others.

Residents will be encouraged to interact with the nature by placing recreation paths along the edges and informal bush trails and creek crossings throughout the corridors.



1. Only areas disturbed during construction in the detention basin to be planted with native grasses and trees.
2. Bio-filtration basin to be planted with native grasses and wetland sedges.
3. Existing riparian corridor vegetation to be retained. Weeds to be removed and supplementary planting of endemic grasses and low shrubs to be undertaken in accordance with the VMP.
4. Planting of endemic trees, grasses and low shrubs on constructed batters and disturbed areas.
5. Extent of existing Central Hunter Riparian Forest (CHRF) vegetation to be retained.

1:2000 @A3

0 20 40 60 100m

N

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Client: LWP, Huntlee

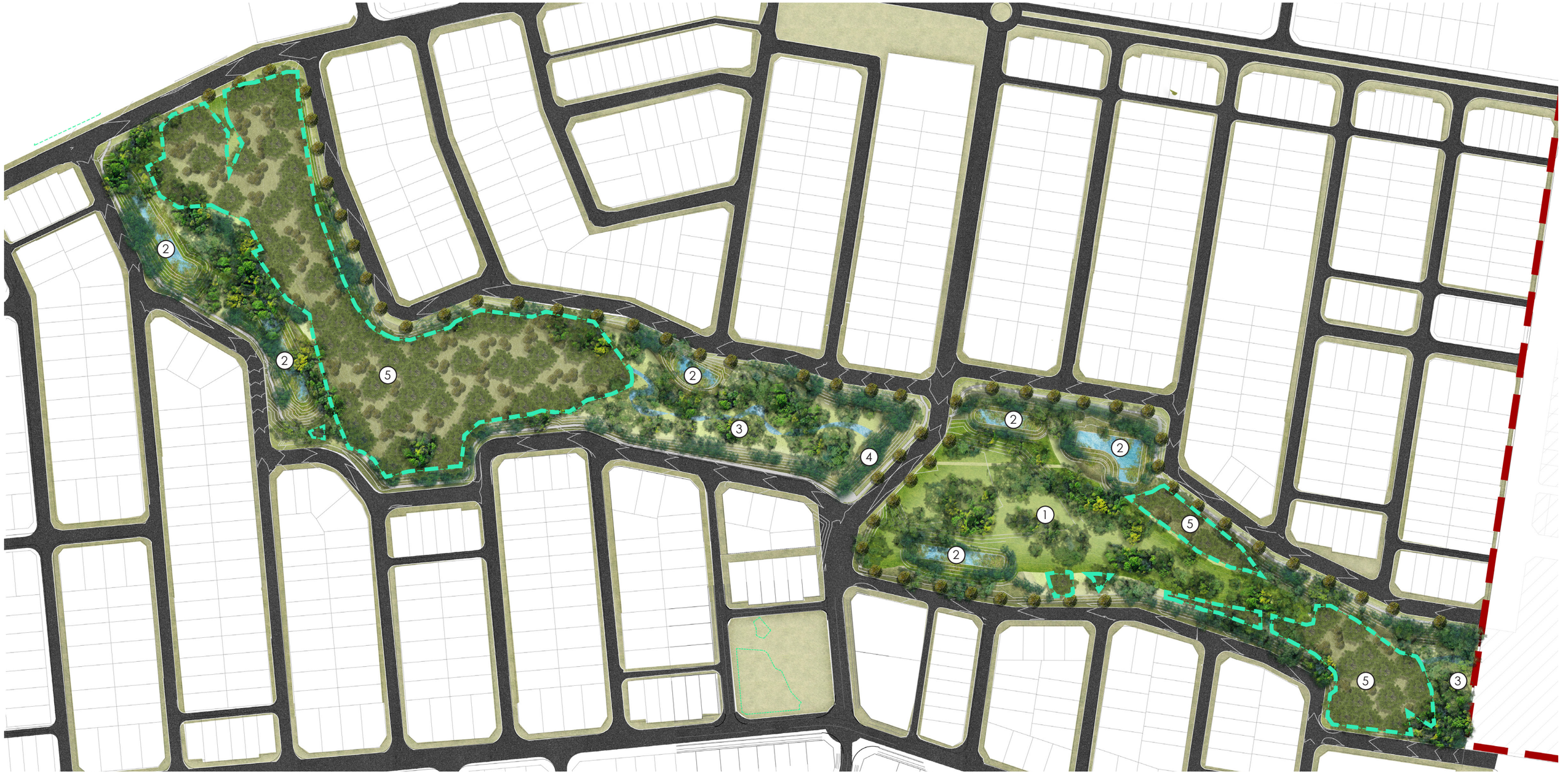
Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

Address: Wine Country Drive, Huntlee NSW

Drawing Title: RIPARIAN CORRIDOR NORTH CONCEPT PLAN

Project # 1947 L27

19/02/26 Issue G



1. Only areas disturbed during construction in the detention basin to be planted with native grasses and trees.
2. Bio-filtration basin to be planted with native grasses and wetland sedges.
3. Existing riparian corridor vegetation to be retained. Weeds to be removed and supplementary planting of endemic grasses and low shrubs to be undertaken in accordance with the VMP.
4. Planting of endemic trees, grasses and low shrubs on constructed batters and disturbed areas.
5. Extent of existing Central Hunter Riparian Forest (CHRF) vegetation to be retained.

1:3000 @A3

0 20 40 60 100

N

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G	DA Issue for Planning Approval	19/02/26

Client

LWP Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
RIPARIAN CORRIDOR SOUTH CONCEPT PLAN

Project # 1947

L28

19/02/26

Issue G

Riparian corridors and native vegetation restoration	
Trees	
Angophora floribunda	Rough-barked Apple
Baloghia inophylla	Brush Bloodwood
Brachychiton discolor	Lacebark
Corymbia maculata	Spotted Gum
Elaeocarpus obovatus	Hard Quandong
Eucalyptus crebra	Narrow Leaved Ironbark
Eucalyptus fibrosa	Red Ironbank
Eucalyptus microcorys	Tallowood
Eucalyptus molucana	Grey Box
Eucalyptus punctata	Grey Gum
Eucaltypus tereticornis	Forest Red Gum
Ficus rubiginosa	Port Jackson Fig
Guioa semiglauca	Guioa
Melaleuca decora	White Feather Honeymyrtle
Melaleuca styphelioides	Prickly-leaved Paperbark
Melaleuca linariifolia	Narrow-leaved Paperbark
Melia axedarach	White Cedar
Streblus brunonianus	Whalebone Tree
Shrubs and Groundcovers	
Acacia elongata	Swamp Wattle
Acacia longifolia	Sydney Golden Wattle
Baeckea diosmifolia	Fringed Baeckea
Banksia spinulosa	Hairpin Banksia
Breynia oblongifolia	Coffee Bush
Bursaria spinosa	Native Blackthorn
Callistemon linearifolius	Bottlebrush
Clerodendrum tomentosum	Hairy Clerodendrum
Correa reflexa	Native Fuchsia
Daviesia ulicifolia	Corse Bitter Pea
Grevillea montana	Mountain Grevillea
Hibbertia aspera	Rough Guinea Flower
Hibbertia linearis	Showy Guinea Flower
Hovea linearis	Narrow-leaf Hovea
Jacksonia scoparia	Dogwood
Lissanthe strigosa	Peach Heath
Leucopogon juniperinus	Prickly-leaved Beard Heath
Melaleuca nodosa	Prickly-leaved Paperbark
Persoonia linearis	Narrow-leaved Geebung
Westringia longifolia	Long-leaved Westringia

Grasses	
Aristida ramosa	Purple Wiregrass
Austrodanthonia linkii	Wallaby Grass
Carrex appressa	Tall Sedge
Cymbopogon refractus	Barbed Wire Grass
Dianella longifolia	Pale Flax Lily
Dianella revoluta	Blue Flax Lily
Dichelachne micrantha	Short Hair Plume Grass
Imperata cylindrica	Blady Grass
Lomandra longifolia	Matt Rush
Lomandra multiflora	Flowered Matt Rush
Themeda australis	Kangaroo Grass

Bio-filtration and drainage swales	
Grasses and Sedges	
Baumea articulata	Jointed Twig-rush
Bolboshoenus fluviatillis	Stream Club-rush
Carrex appressa	Tall Sedge
Cymbopogon refractus	Barbed Wire Grass
Dianella longifolia	Pale Flax Lily
Eleocharis sphacelata	Tall Spike-rush
Ficinia nodosa	Knobby Club-rush
Gahnia clarkei	Tall Saw-sedge
Juncus usitatus	Common Rush
Imperata cylindrica	Blady Grass
Lomandra longifolia	Matt Rush
Lomandra multiflora	Flowered Matt Rush
Themeda australis	Kangaroo Grass
Schoenoplectus validus	River Club-rush

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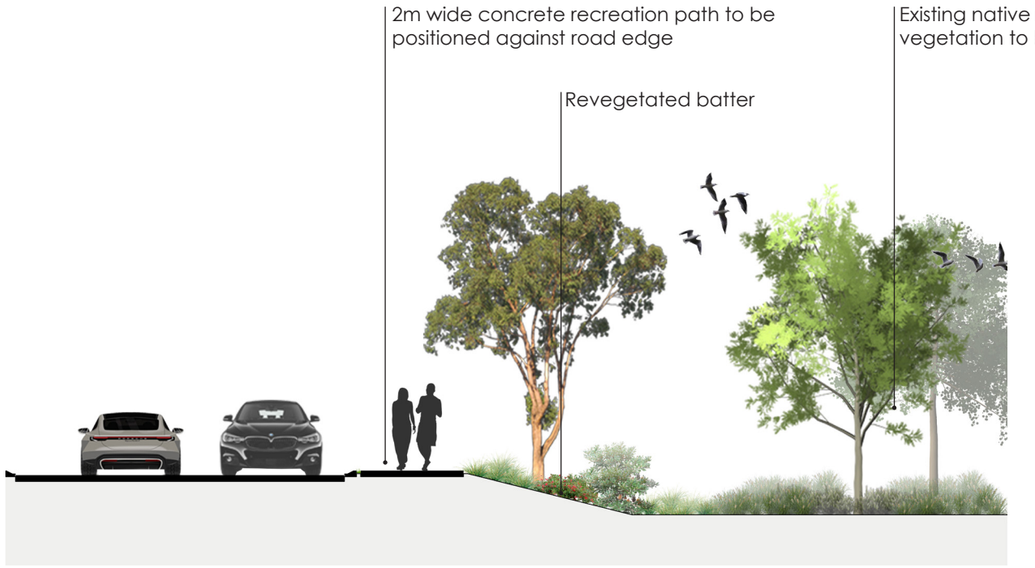
Client
LWP
Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

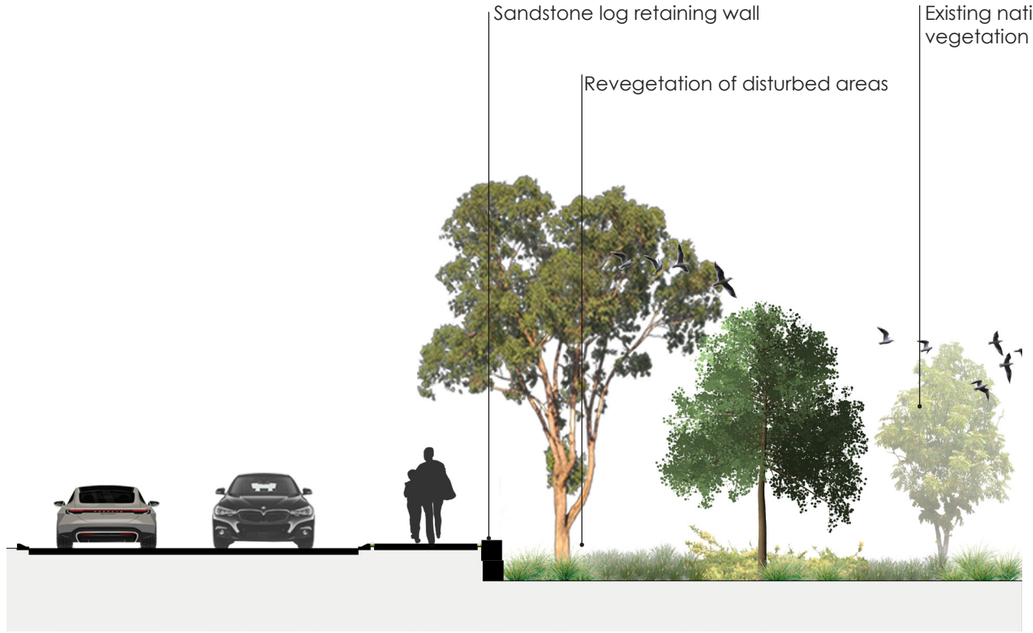
Address
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Huntlee NSW

Drawing Title
RIPARIAN CORRIDOR SPECIES LIST

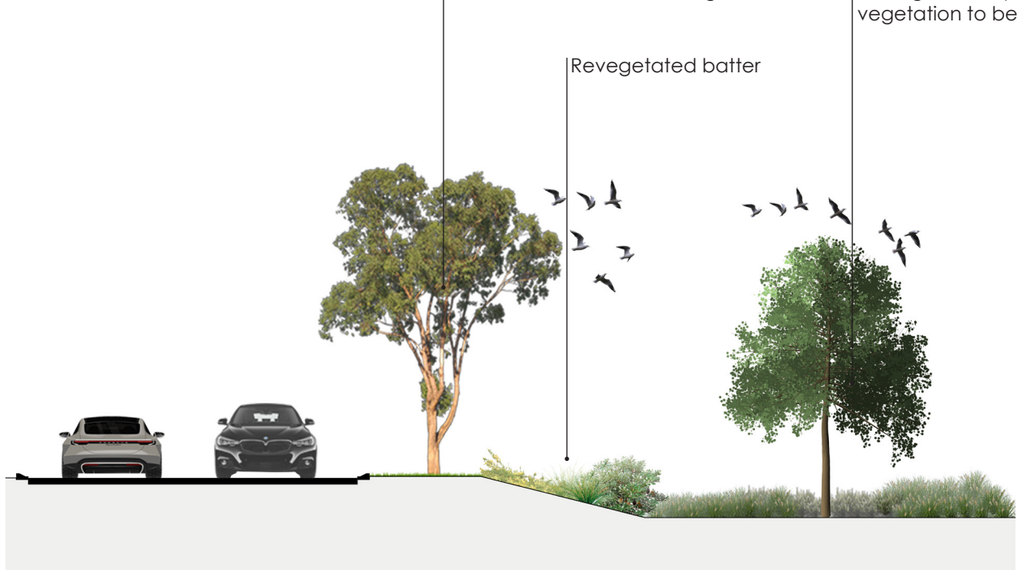
Project # 1947
L29
19/02/26
Issue G



TYPICAL SECTION A - Path on top of constructed batter



TYPICAL SECTION B - Path on top of retaining wall



TYPICAL SECTION C - Verge and batter with no path

Note: The typical sections are indicative only and express the landscape treatment intent. Refer to civil engineers plans for location of walls and batters along the riparian corridor edges.

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Address
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Drawing Title
RIPARIAN CORRIDOR CONCEPT SECTIONS

Project # 1947

L30

19/02/26

Issue G



1. Fenced off-leash dog park to include dedicated spaces for small and large dogs. Standard dog park amenities such as shelters, seating, bins and bubblers will be incorporated.
2. District park play and activity space. Refer to Sheet L32 for details
3. Managed turf kickabout space bordered by a concrete recreation path and native shade trees.
4. Trail meeting point provides a space for small social gatherings. There is an opportunity to include educational interpretive elements and public art that express important stories or interesting historical site facts
5. Points of interest are located at path intersections and help people navigate around the park. Seating and expanded paved areas creates a meeting / rest stop space which could include interpretive information about the Black Creek natural environment or past land uses.
6. Pockets of remnant native trees to be retained and protected.
7. Reinstatement of the endemic native grasslands and trees commonly found in the Hunter Valley fllood plains. Refer to VMP.
8. Bike skills pump track.
9. Turfed off-line detention basin. Refer to engineers plans and details.
10. Hunter River 1% AEP provided by Singleton Council.
11. Existing Central Hunter Riparian Forest (CHRF) species to be retained.
12. Concrete recreation loop trail

Design Intent Statement

Black Creek Park is primarily a low lying nature reserve that forms part of the local flood plains. It plays an important role in providing an environmental buffer between Black Creek and the urban fringes. Being a former agricultural property, currently the site is mostly cleared and comprises of pasture grasses, weeds and pockets of native remnant trees.

The design intent is to create a nature reserve that resembles the vegetation communities that once dominated the landscape. A series of recreation trails traverse the park and provides opportunities to explore Black Creek. Activity nodes are located close to the residential areas to ensure easy access for users and maintenance operations.

Points of interest are located along the paths and provide opportunities for interpretation, wildlife viewing or rest stops. A district park, bike pum track and fenced off-leash dog park provides a variety of recreational offerings.

1:6000 @A3

0 50 100 150 300m

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Client: LWP, Huntlee

Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

Address: Wine Country Drive, Huntlee NSW

Drawing Title: BLACK CREEK PARK CONCEPT PLAN

Project # 1947

L31

19/02/26

Issue G



1. An activity node that comprises of a multi-purpose hardcourt that includes concrete seating walls designed that they can become skateable features and a 'hit-up' wall. The space also includes picnic shelters, park amenities and landscaping to create a pleasant active social space set within the greater Black Creek nature reserve.
2. The flat, expansive turf space can be used for kickabout or community events.
3. District level playground and outdoor gym. Playground to include a variety of play experiences for all ages and abilities under the cover of shade sails. Large picnic shelter to include BBQ facilities that overlook shady grass areas, the playspace and exercise equipment. Toilet block included.
4. Native garden beds stabilise the batters and create an attractive entry to the parklands.
5. Existing Central Hunter Riparian Forest (CHRF) vegetation to be retained.
6. Maximum 1:20 walkway slopes down from the road to the District Park and bike pump track.
7. Steps provide direct access from the road level down to the park's recreation trail network
8. Carparking bays.
9. New native tree planting creates a shady grass space for general relaxation.
10. Ashpalt sealed bike pump track to include a picnic shelter, bubbler and bike repair facilities to create central meeting hub.
11. Hunter River 1% AEP provided by Singleton Council.

1:1000 @A3

0 10 20 30 50m

N

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Client

LWP Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
DISTRICT PARK 2 CONCEPT PLAN

Project # 1947 L32

19/02/26 Issue G

Materials and Finishes Legend

- P1 — Paving Type 1
- P2 — Paving Type 1
- P3 — Paving Type 1
- RS — Rubber Softfall
- W1 — Wall Type 1
- W2 — Wall Type 2
- F1 — Fence Type 1
- GE — Garden Edge
- S1 — Seat Type 1
- WT — Water Tap
- DF — Drinking Fountain
- BE — Bin Enclosure
- GB — Garden Bed (Refer to planting plan)
- TU — Turf - A Grade TifTuf Couch (Irrigated)
- PS — Picnic Shelter
- TB — Toilet Block

Detail design of pump track to future design by others

1:500 @A3

0 5 10 15 25m

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Client: LWP, Huntlee

Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

Address: Wine Country Drive, Huntlee NSW

Drawing Title: DISTRICT PARK 2 MATERIALS & FINISHES PLAN

Project # 1947

L33

19/02/26

Issue G



Planting Legend

- Proposed Tree
- Planting Mix Type 1
- Planting Mix Type 2
- Planting Mix Type 3
- Planting Mix Type 4

1:500 @A3

0 5 10 15 25m

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Client

LWP

Huntlee

Project
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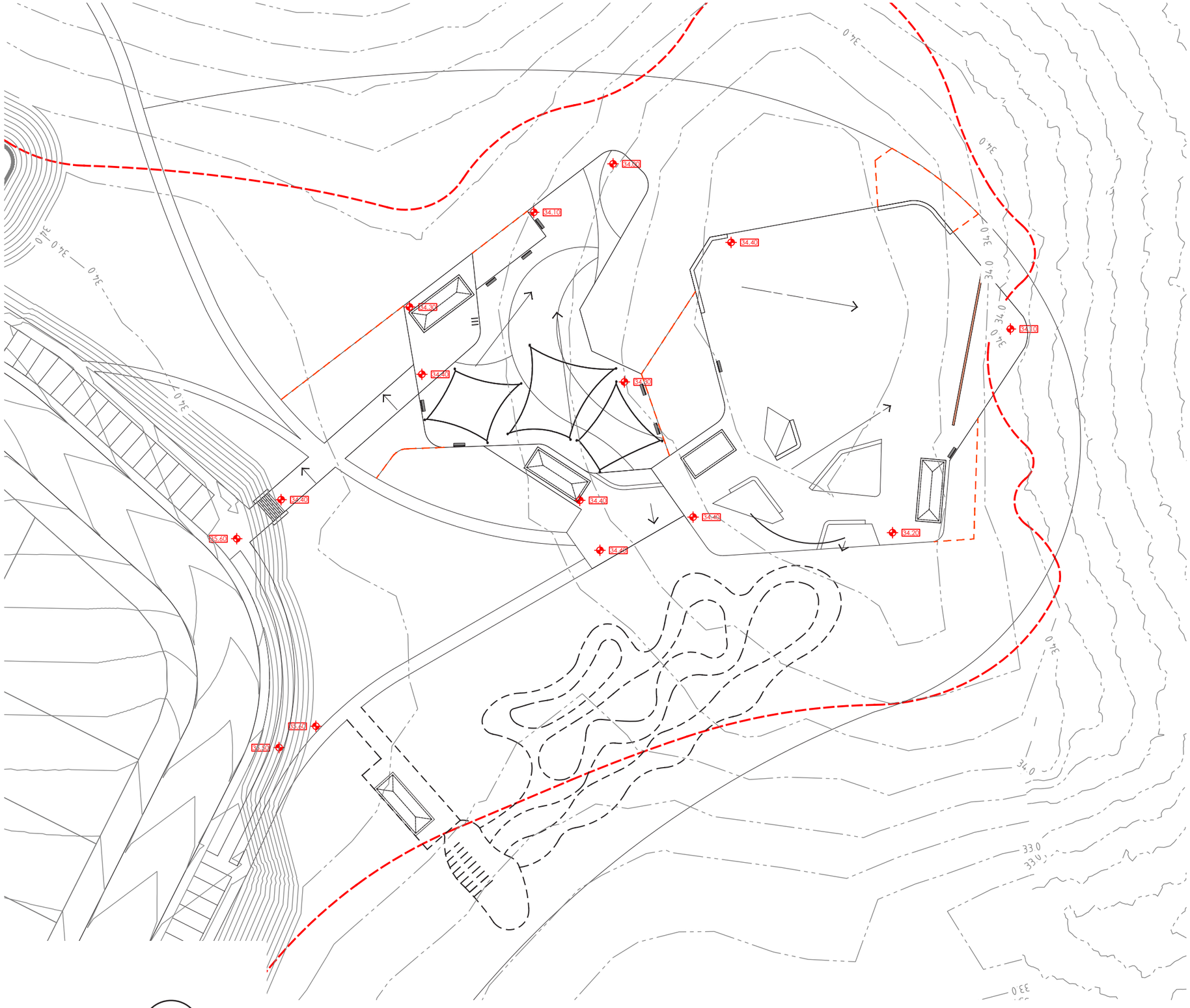
Drawing Title
DISTRICT PARK 2 PLANTING PLAN

Project # 1947

L34

19/02/26

Issue G



GRADING

- EX63.40 — Existing Levels
- RL63.40 — Proposed Levels
- TW63.40 — Top of Wall
- BW63.40 — Bottom of Wall
- 1:21 — Grades
- 2% — Direction of Fall
- 67.5 — Existing Surface Contours
- Engineers Contours
- Proposed Contours

1:500 @A3

0 5 10 15 25m

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Client: LWP, Huntlee

Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

Address: Wine Country Drive, Huntlee NSW

Drawing Title: DISTRICT PARK 2 GRADING PLAN

Project # 1947 | L35

19/02/26 | Issue G

Black Creek Park Plant Schedule		
Code	**Botanic Name**	**Common Name**
Trees – To be planted at minimum 75Lt pot size and spaced as shown on plans		
Ang flo	*Angophora floribunda*	Rough-barked Apple
Cor mac	*Corymbia maculata*	Spotted Gum
Cup ana	*Cupaniopsis anacardioides*	Tuckeroo
Ela obo	*Elaeocarpus obovatus*	Hard Quandong
Euc fib	*Eucalyptus fibrosa*	Red Iron Bark
Euc mic	*Eucalyptus microcorys*	Tallowood
Euc ter	*Eucaltypus tereticornis*	Forest Red Gum
Gui sem	*Guioa semiglauca*	Guioa
Mel sty	*Melaleuca styphelioides*	Prickly-leaved Paperbark
Mel qui	*Melaleuca quinquenervia*	Broad-leaved Paperbark
Tri lau	*Tristaniopsis laurina*	Watergum
Wat flo	*Waterhousia floribunda*	Weeping Lilly Pilly
Shrubs, Grasses & Groundovers		
PM1 - Random mix planted in 140mm pots spaced at 700mm centres		
	Banksia spinulosa 'Dwarf Red'	Dwarf Banksia
	Correa reflexa	Native Fuchsia
	Callistemon 'Candy Pink'	Candy Pink Bottlebrush
	Callistemon 'Green John'	Green John Bottlebrush
	Grevillea 'Poorinda Royal Mantle'	Royal Mantle Grevillea
	Melaleuca thymifolia 'Little Beauty'	Thyme Honey Myrtle
	Myoporum parvifolium	Boobialla
	Westringia 'Blue Gem'	Dwarf Coastal Rosemary
PM2 - Random mix planted in 140mm pots spaced at 500mm centres		
	Dianella longifolia	Pale Flax Lily
	Lomandra multiflora	Flowered Matt Rush
PM3 – Random mix planted in 140mm pots spaced at 1.5m centres		
	Banksia spinulosa	Hairpin Banksia
	Callistemon linearifolius	Bottlebrush
	Westringia longifolia	Long-leaved Westringia
PM4 - Random mix planted in 140mm pots spaced at 600mm centres		
	Acacia cognata 'Allyn Magic'	Dwarf Lilly Pilly
	Acmena smithii 'Micro Matt'	Acacia Micro Matt
	Banksia spinulosa 'Dwarf Red'	Dwarf Banksia
	Callistemon 'Sweet Burst'	Sweet Burst Bottlebrush
	Grevillea 'Cooroora Cascade'	Grevillea 'Cooroora Cascade'
PM5 - Random mix planted in 140mm pots spaced at 500mm centres		
	Chrysocephalum apiculatum	Yellow Buttons
	Grevillea rosmarinifolia 'Pink Pixie'	Pink Pixie Grevillea
	Lomandra longifolia 'Tanika'	Lomandra Tanika
	Myoporum parvifolium	Boobialla
	Pennisetum alopecuroides	Dwarf Fountain Grass

Note: Selection of play equipment to be nominated during the detail design phase.
Playground shade structures to be designed and documented by nominated supplier.
Wall type 1 to be designed for skating and scooters.

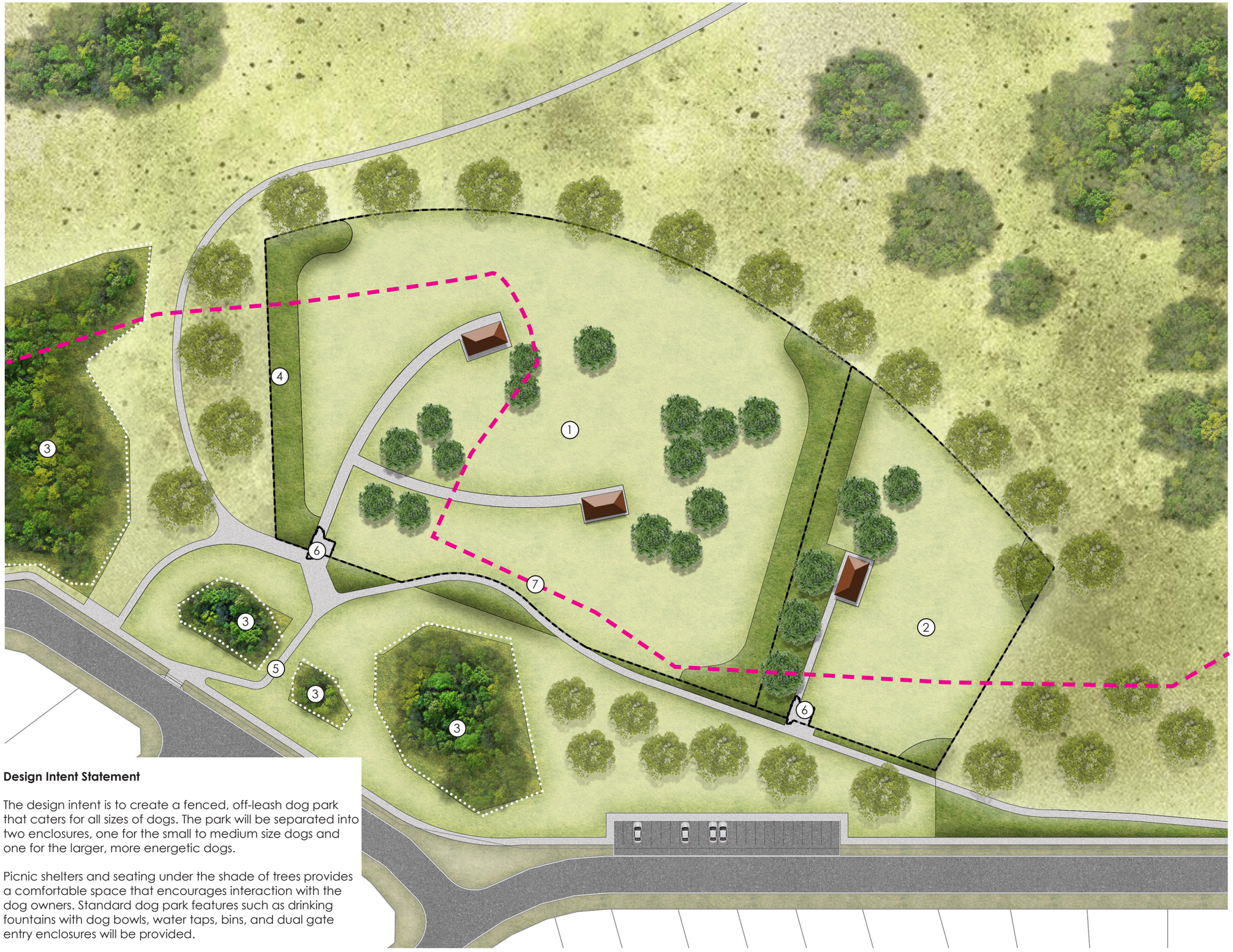
Code	Description	Material / Colour / Finish	Product Code	Supplier
P1	Concrete pavement	M: Insitu concrete C: Plain grey F: Light broom finish Pavement finish slip resistance classification AS4586:P4	N/A	TBC
P2	Concrete pavement	M: Colour insitu concrete C: Concrete 'Paperbarck' as supplied by CCS. F: Abrasive blast exposed aggregate with decorative saw cuts Pavement finish slip resistance classification AS4586:P4	N/A	TBC
P3	Concrete pavement with line marking	M: Colour insitu concrete C: Concrete 'Sundance' as supplied by CCS. F: Light broom Pavement finish slip resistance classification AS4586:P4	N/A	TBC
RS	Rubber softfall	M: Rubber wetpour with impact attenuation layers under fall zones C: TBC F: To manufacturers specifications	Rosehill TPV Absorption layer as per manufacturers specification	TBC
W1	Concrete wall	M: Insitu formed concrete C: Plain grey F: Class 2 finish	N/A	TBC
W2	Core -filled concrete block wall (3m high ball hitting wall with line marking)	M: Concrete blocks C: Plain grey F: Smooth		TBC
PT	Picnic table and seat setting	M: Aluminium C: Natural F: Anodised finish	Code: FELAGPS Bolt down fixing Wheel chair accessible arrangement	Felton Industries
S1	Seat	M: Powdercoated mild steel frame C: Duralloy 'Light Grey' RAL 7035 F: Powder coated Satin Finish 2727907S	Bolt down fixing Wheel chair accessible arrangement	Commercial Systems Australia
DF	Drinking fountain (bubbler)	M: Mild and stainless steel C: Colourbond Duralloy 'Anotec Silver Grey' F: Powder coated mild steel with stainless steel chute	Lisboa Drinking Fountain: DF5200 Side water bottle refill outlet	Commercial Systems Australia
BR	Bike rack	M: 316 stainless steel C: stainless steel F: Satin polished	Manhattan Bike Leaning Rail: BR7102 Surface mounted	Commercial Systems Australia
BE	Bin enclosure	M: Frame – mild steel, Battens – Enviroslat recycled C: Frame - Colourbond Duralloy 'Anotec Silver Grey'. Battens - Woodgrain F: Natural	Manhattan Bin Enclosure 240L: LR6533 Surface mounted	Commercial Systems Australia
PS	Picnic shelter	M: Steel posts and timber frames C: Steel posts - Colourbond Duralloy 'Anotec Silver Grey'. Timber – Colour stain F: Steel posts - Powder coated Matt Finish 27251272	Peninsula Series - K309 (6000 x 4000mm)	Landmark Pro
TB	Toilet block	M: Steel C: TBC F: As per manufacturers specification	Standard 3 cubicle with one universal access toilet. Atlantis 3	Modusaustralia
BB	Barbeque bench	M: Stainless steel C: TBC F: Powder coated cabinet with electropolished stainless steel top	Grillex double BBQ & sink 88644	Unisite Group

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F	DA Issue for Planning Approval	16/10/25
G	DA Issue for Planning Approval	19/02/26

Client

Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**
Address: Wine Country Drive, Huntlee NSW
Drawing Title: DISTRICT PARK 2 SCHEDULES
Project # 1947 L36
19/02/26 Issue G



1. Large dog enclosure
2. Small dog enclosure
3. Existing Central Hunter Riparian Forest (CHRF) vegetation to be retained.
4. Planting.
5. Disabled accessible walkway
6. Separate entries for each enclosure. Bins to be located at each entry.
7. Hunter River 1% AEP provided by Singleton Council.

Design Intent Statement

The design intent is to create a fenced, off-leash dog park that caters for all sizes of dogs. The park will be separated into two enclosures, one for the small to medium size dogs and one for the larger, more energetic dogs.

Picnic shelters and seating under the shade of trees provides a comfortable space that encourages interaction with the dog owners. Standard dog park features such as drinking fountains with dog bowls, water taps, bins, and dual gate entry enclosures will be provided.

1:1000 @A3

0 10 20 30 50m

N

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Client

LWP Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
DOG PARK CONCEPT PLAN

Project # 1947

L37

19/02/26

Issue G

Materials and Finishes Legend

- P1 — Paving Type 1
- F1 — Fence Type 1
- GE — Garden Edge
- S1 — Seat Type 1
- WT — Water Tap
- DF — Drinking Fountain
- BE — Bin Enclosure
- CH — Central Hunter Riparian Forest (CHRF)
- GB — Garden Bed (Refer to planting plan)
- TU — Turf - A Grade TifTuf Couch (Irrigated)
- PS — Picnic Shelter

1:1000 @A3

0 10 20 30 50m

N

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G	DA Issue for Planning Approval	19/02/26

Client: LWP, Huntlee

Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

Address: Wine Country Drive, Huntlee NSW

Drawing Title: DOG PARK MATERIALS & FINISHES PLAN

Project # 1947 L38

Issue 19/02/26 G

Planting Legend

- Proposed Tree
- Planting Mix Type 1
- Planting Mix Type 2
- Planting Mix Type 3
- Planting Mix Type 4

Euc ter
PM 3
PM 3
PM 1
Cor cit
Euc fib
PM 2
PM 2
PM 2
Ang flo
Cor mac
PM 2
Ela obo
Cor mac
Wat flo
PM 2
Tri lau
1:33

1:1000 @A3

0 10 20 30 50m

N

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Client
LWP
Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
DOG PARK PLANTING PLAN

Project # 1947
L39
19/02/26
Issue G

GRADING

- EX63.40 — Existing Levels
- RL63.40 — Proposed Levels
- TW63.40 — Top of Wall
- BW63.40 — Bottom of Wall
- 1:2 — Grades
- 2% — Direction of Fall
- 67.5 — Existing Surface Contours
- Engineers Contours
- Proposed Contours

1:1000 @A3

0 10 20 30 50m

N

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Client: LWP, Huntlee

Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

Address: Wine Country Drive, Huntlee NSW

Drawing Title: DOG PARK GRADING PLAN

Project # 1947 | L40

19/02/26 | Issue G

Dog Park Plant Schedule		
Code	**Botanic Name**	**Common Name**
Trees – To be planted at minimum 75Lt pot size and spaced as shown on plans		
Ang flo	*Angophora floribunda*	Rough-barked Apple
Cor mac	*Corymbia maculata*	Spotted Gum
Cor cit	*Corymbia citriodora*	Lemon-scented Gum
Ela obo	*Elaeocarpus obovatus*	Hard Quandong
Euc fib	*Eucalyptus fibrosa*	Red Iron Bark
Euc ter	*Eucaltypus tereticornis*	Forest Red Gum
Tri lau	*Tristaniopsis laurina*	Watergum
Wat flo	*Waterhousia floribunda*	Weeping Lilly Pilly
Shrubs, Grasses & Groundovers		
PM1 - Random mix planted in 140mm pots spaced at 700mm centres		
	Banksia spinulosa 'Dwarf Red'	Dwarf Banksia
	Correa reflexa	Native Fuchsia
	Callistemon 'Candy Pink'	Candy Pink Bottlebrush
	Callistemon 'Green John'	Green John Bottlebrush
	Grevillea 'Poorinda Royal Mantle'	Royal Mantle Grevillea
	Melaleuca thymifolia 'Little Beauty'	Thyme Honey Myrtle
	Myoporum parvifolium	Boobialla
	Westringia 'Blue Gem'	Dwarf Coastal Rosemary
PM2 - Random mix planted in 140mm pots spaced at 500mm centres		
	Dianella longifolia	Pale Flax Lily
	Lomandra multiflora	Flowered Matt Rush
PM3 – Random mix planted in 140mm pots spaced at 1.5m centres		
	Banksia spinulosa	Hairpin Banksia
	Callistemon linearifolius	Bottlebrush
	Westringia longifolia	Long-leaved Westringia
PM4 - Random mix planted in 140mm pots spaced at 500mm centres		
	Chrysocephalum apiculatum	Yellow Buttons
	Grevillea rosmarinifolia 'Pink Pixie'	Pink Pixie Grevillea
	Lomandra longifolia 'Tanika'	Lomandra Tanika
	Myoporum parvifolium	Boobialla
	Pennisetum alopecuroides	Dwarf Fountain Grass

Code	Description	Material / Colour / Finish	Product Code	Supplier
P1	Concrete pavement	M: Insitu concrete C: Plain grey F: Light broom finish Pavement finish slip resistance classification AS4586:P4	N/A	TBC
W1	Concrete wall	M: Insitu formed concrete C: Plain grey F: Class 2 finish	N/A	TBC
PT	Picnic table and seat setting	M: Aluminium C: Natural F: Anodised finish	Code: FELAGPS Bolt down fixing Wheel chair accessible arrangement	Felton Industries
S1	Seat	M: Powdercoated mild steel frame C: Duralloy 'Light Grey' RAL 7035 F: Powder coated Satin Finish 2727907S	Bolt down fixing Wheel chair accessible arrangement	Commercial Systems Australia
DF	Drinking fountain (bubbler)	M: Mild and stainless steel C: Colourbond Duralloy 'Anotec Silver Grey' F: Powder coated mild steel with stainless steel chute	Lisboa Drinking Fountain: DF5200 Side water bottle refill outlet	Commercial Systems Australia
BE	Bin enclosure	M: Frame – mild steel, Battens – Enviroslat recycled C: Frame - Colourbond Duralloy 'Anotec Silver Grey'. Battens - Woodgrain F: Natural	Manhattan Bin Enclosure 240L: LR6533 Surface mounted	Commercial Systems Australia
PS	Picnic shelter	M: Steel posts and timber frames C: Steel posts - Colourbond Duralloy 'Anotec Silver Grey'. Timber – Colour stain F: Steel posts - Powder coated Matt Finish 27251272	Peninsula Series - K309 (6000 x 4000mm)	Landmark Pro
F1	Fence	M: Chain wire mesh C: Black F: PVC coated	1500mm high	TBC
WT	Water tap	M: Stainless steel C: Natural F: Brushed	Vandal proof spring loaded tap	TBC

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Client

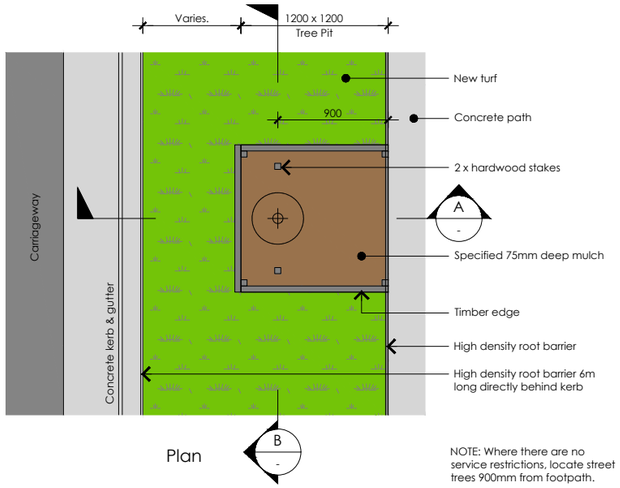
Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
DOG PARK SCHEDULES

Project # 1947 | L41

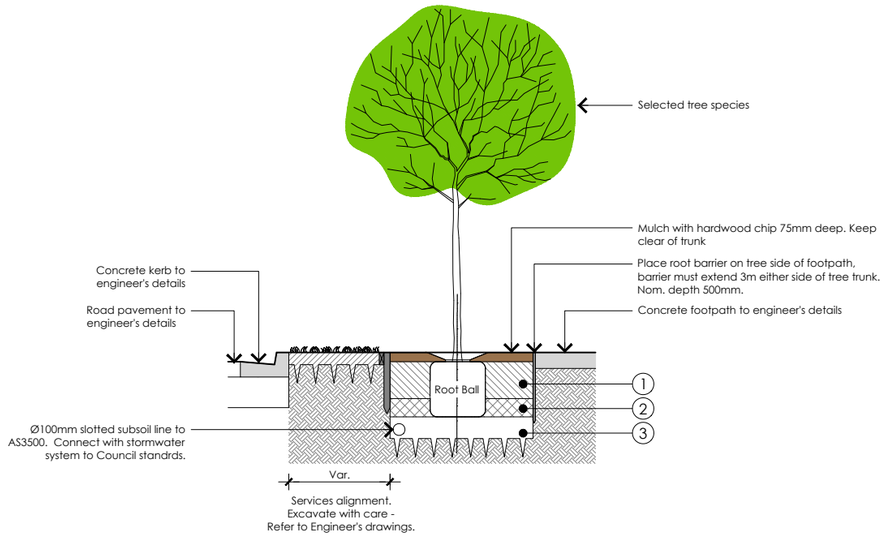
19/02/26 | Issue G



NOTE: Where there are no service restrictions, locate street trees 900mm from footpath.

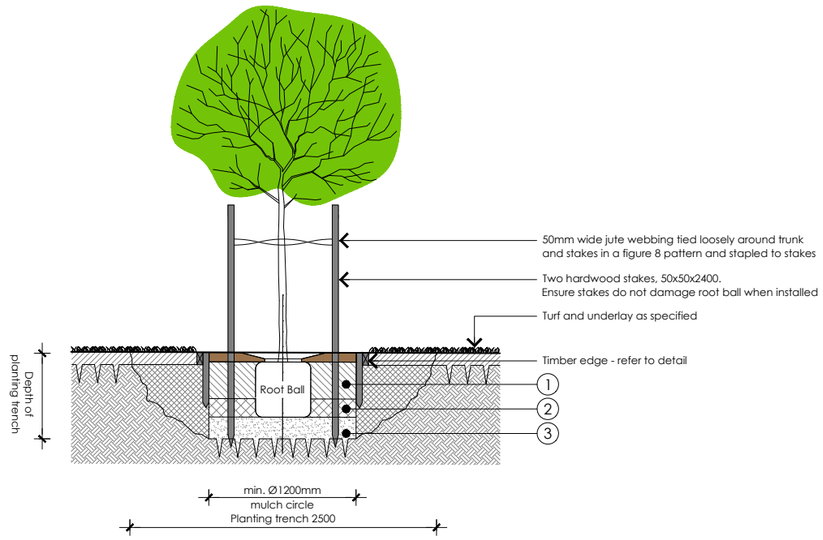
Tree Planting Adjoining Footpath - Typical Detail

Scale 1:25



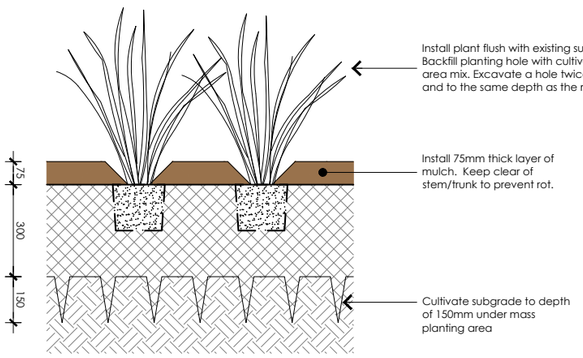
A - Section

SCALE 1:25



B - Section

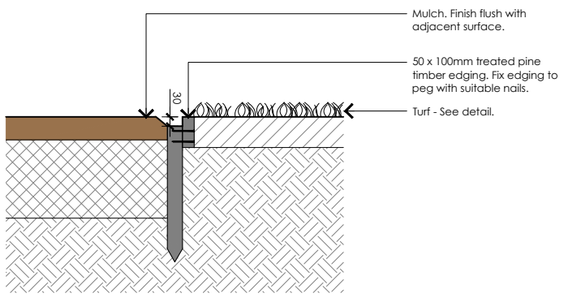
SCALE 1:25



Mass planting detail for the garden beds between the pedestrian path and retaining wall

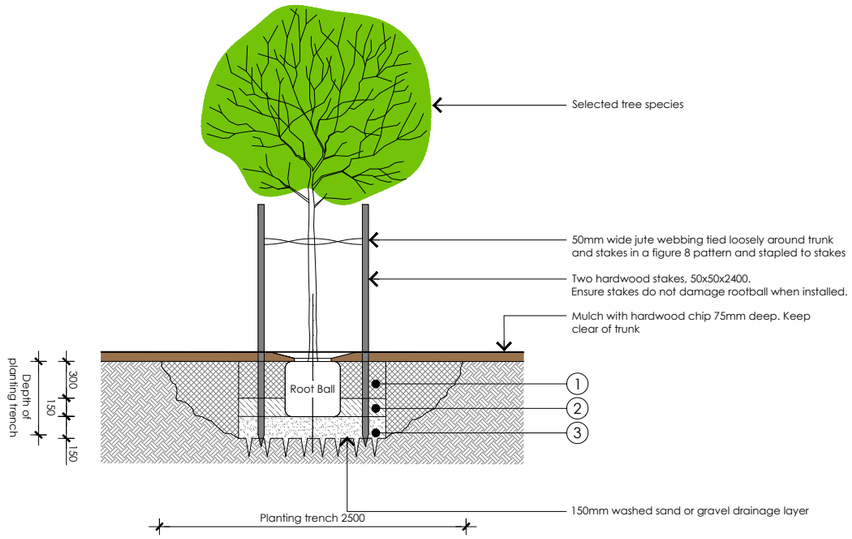
Mass Planting - Typical Detail

Scale 1:10



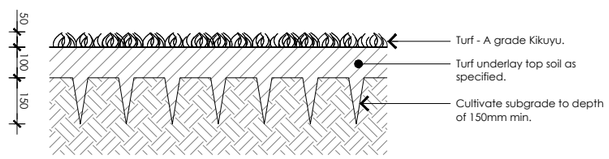
Timber Edge - Typical Detail

Scale 1:10



Tree Planting in Mulch - Typical Detail

Scale 1:25



Turf - Typical Detail

Scale 1:10

Tree Pit Soil Notes

1. Tree pit A1 Horizon:
   300mm deep ameliorated site soil or imported media Type A to AS4419 as per specification.
   Gently tamp and use water to consolidate - do not compact.
2. Tree pit A2 Horizon:
   150mm deep ameliorated site soil or imported media Type B to AS4419 as per specification.
   Gently tamp and use water to consolidate - do not compact
3. Tree pit drainage layer:
   150mm deep washed sand or gravel

Additional Notes:

- Street tree setout must meet Cessnock City Council requirements in relation to offsets to paths and services.
- Street trees to be minimum 1.2m from kerb.
- Street trees to be minimum 500mm from footpaths.
- Street trees to be minimum 500mm from all services.
- Where there are no service restrictions, locate street trees 900mm from footpath.
- Where services allow for tree to be planted further than 500mm from footpath, increase width of tree pit and decrease length proportionately.
- Where offsets cannot be achieved, coordinate with Superintendent prior to placement of tree as additional root barrier maybe required.
- Root barrier to be installed where tree are less than 500mm from paths.
- Street trees to be minimum 2m from driveways.
- Street trees to be minimum 5m from street and park light poles street trees to be minimum 2m from storm water pits and inlets refer to civil engineers drawings for additional information pertaining to tree provisions with in verge profile/cross sections.
- Note: landscape contractor to assume all site levels will be set 100mm below finished surface level, and to allow for additional excavation to specified depths as required.
- Verify and coordinate the location of any service prior to excavation of pit and ripping of subgrade

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Client

LWP

Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
TYPICAL DETAILS - SHEET 1

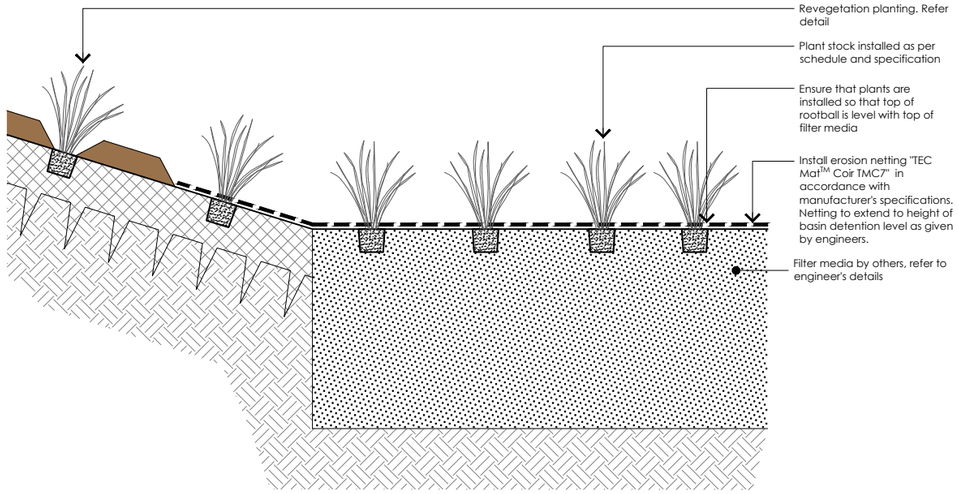
Project # 1947

L42

19/02/26

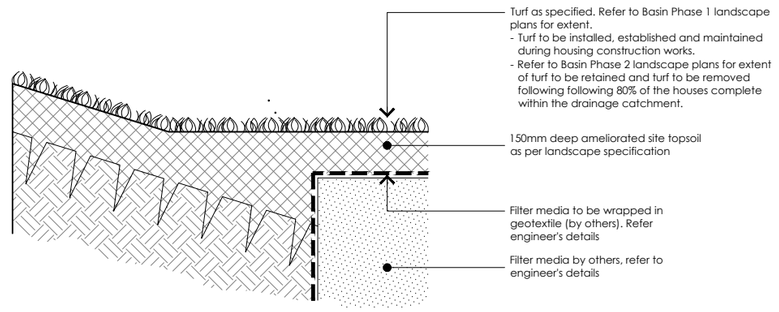
Issue G

Note, the following details are for the landscape treatments of the bio-filtration basins



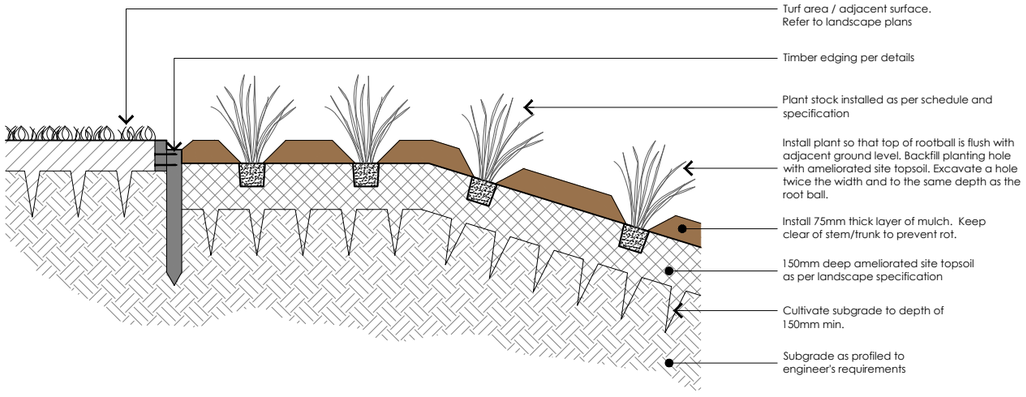
Batter planting/Basin floor - Typical Detail

Scale 1:10



Basin temporary turf - Typical Detail

Scale 1:10

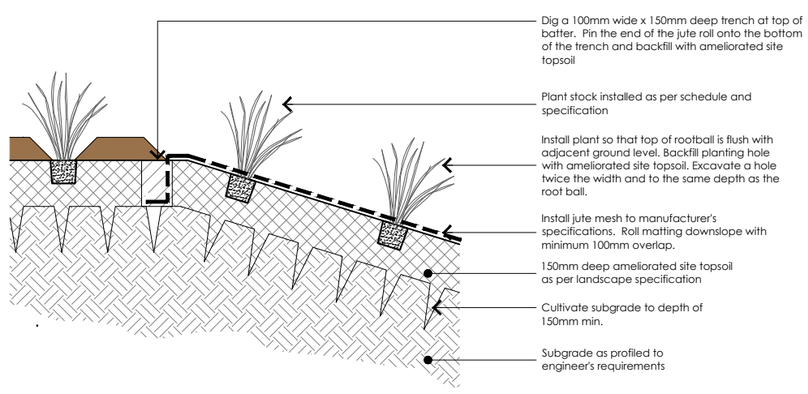


Basin batter planting - Typical Detail

Scale 1:10

Notes:

1. Basin works include all erosion and sedimentation controls as specified in guidelines:
   - "Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands" and
   - IECA "Best Practice Erosion and Sediment Control (BPESC)"
2. Both the Landscape and Civil Contractors responsible for the basin works are to ensure that all erosion and sedimentation controls are installed and maintained in accordance with the guidelines.
3. Phase 2 landscape works to be undertaken following minimum 80% of the houses fully completed within the drainage catchment.



Jute planting - Typical Detail

Scale 1:10

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Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

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Wine Country Drive, Huntlee NSW

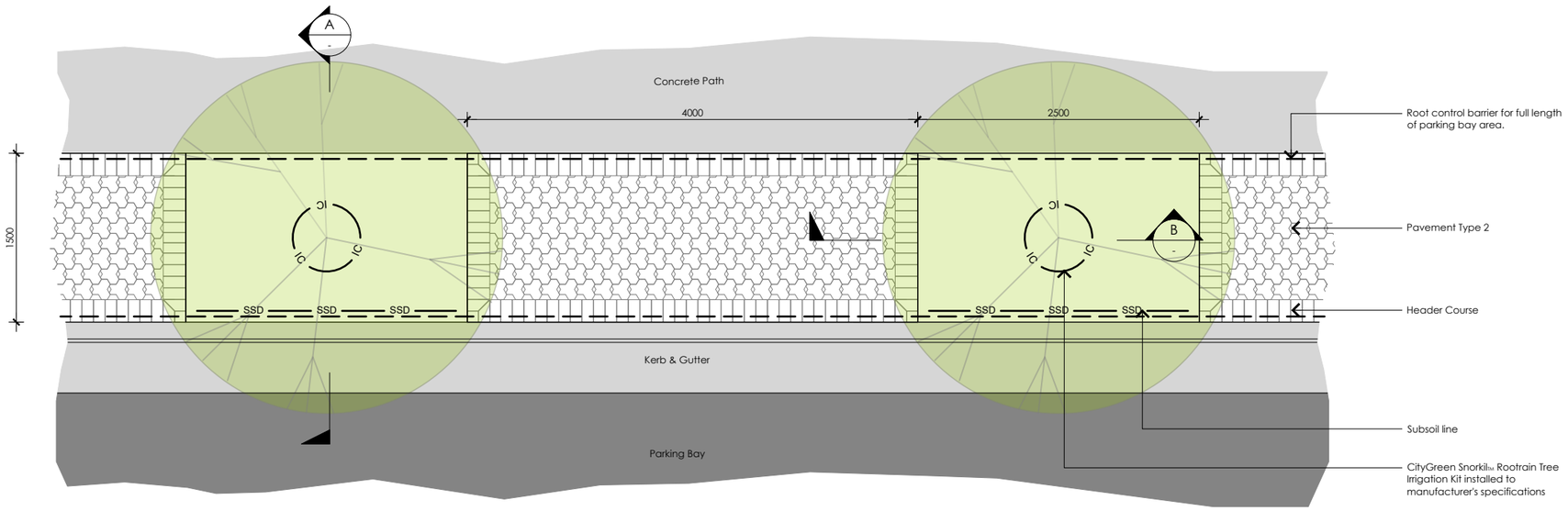
Drawing Title
TYPICAL DETAILS - SHEET 2

Project # 1947

L43

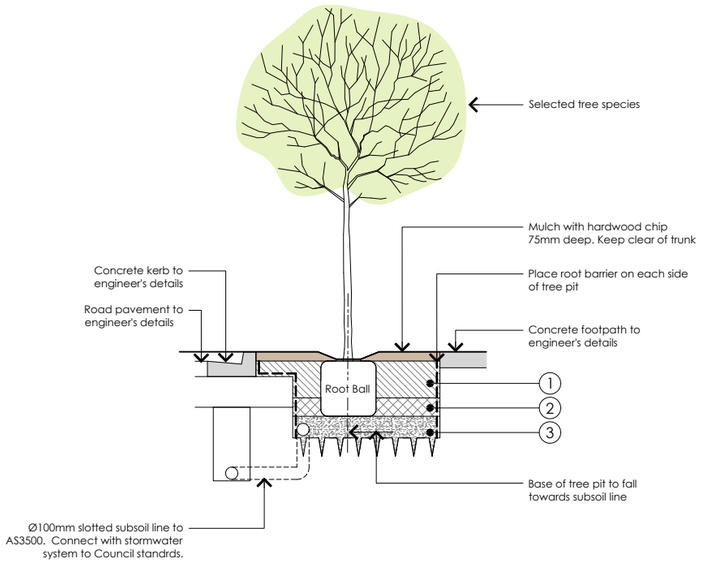
19/02/26

Issue G



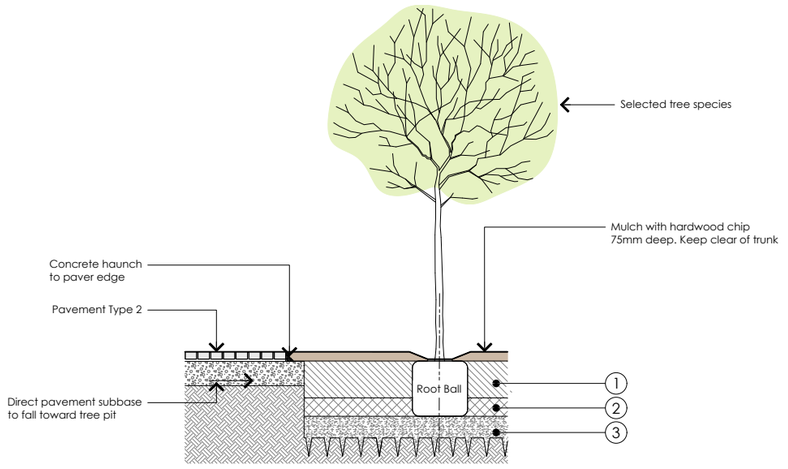
Tree planting in parking bay pavement - Typical Detail

Scale 1:25



A - Section

SCALE 1:25



B - Section

SCALE 1:25

Tree Pit Soil Notes

1. Tree pit A1 Horizon:
300mm deep ameliorated site soil or imported media Type A to AS4419 as per specification. Gently tamp and use water to consolidate - do not compact.

2. Tree pit A2 Horizon:
150mm deep ameliorated site soil or imported media Type B to AS4419 as per specification. Gently tamp and use water to consolidate - do not compact

3. Tree pit drainage layer:
150mm deep washed sand or gravel

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Client: LWP, Huntlee

Project: HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address: Wine Country Drive, Huntlee NSW

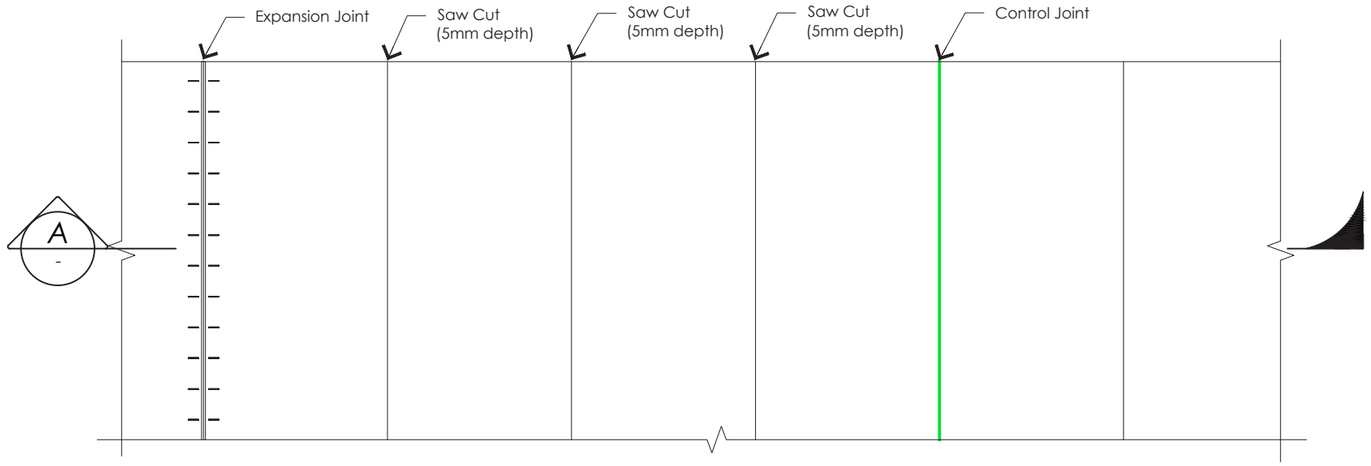
Drawing Title: TYPICAL DETAILS - SHEET 3

Project # 1947

L44

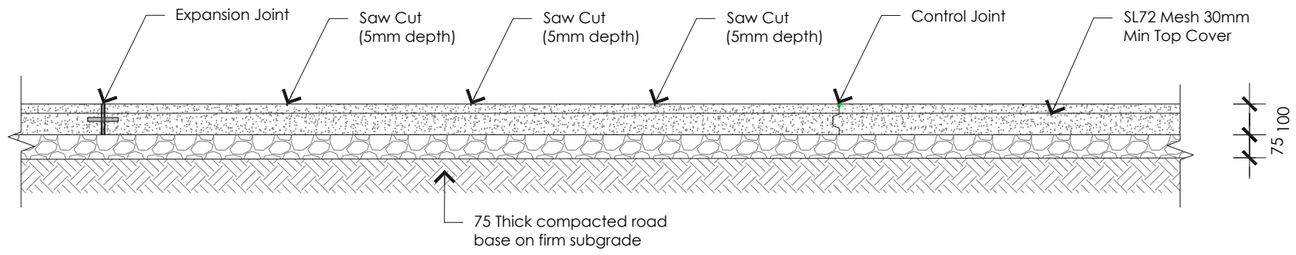
19/02/26

Issue G



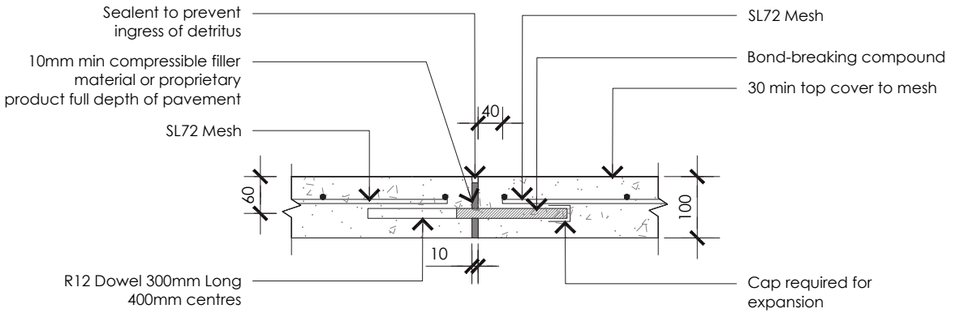
Concrete Pavement Plan

Scale 1:20



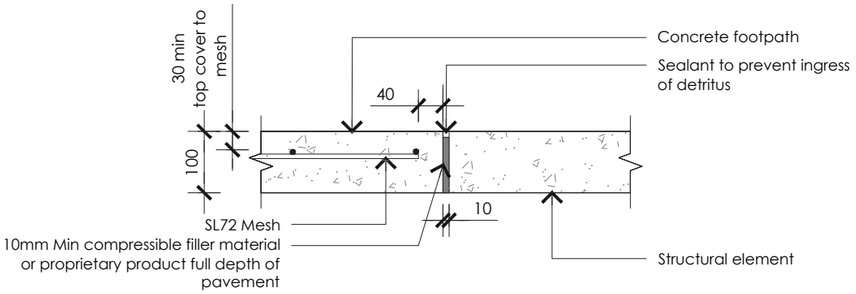
Concrete Pavement Section A

Scale 1:20



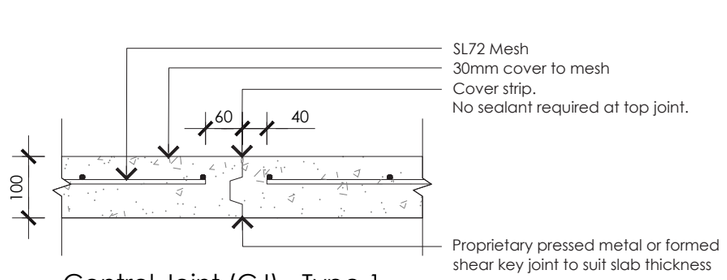
Expansion on Joint (EJ) 100mm Path

Scale 1:10



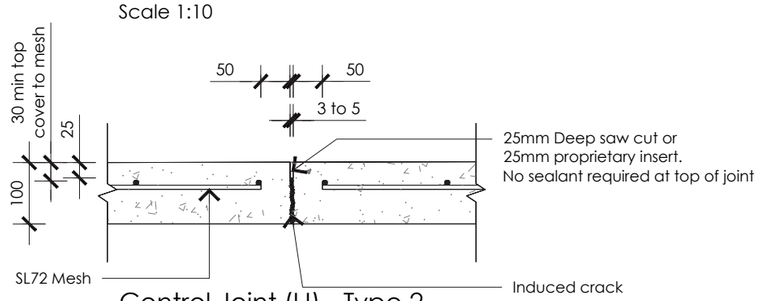
Isolation Joint (IJ)

Scale 1:10



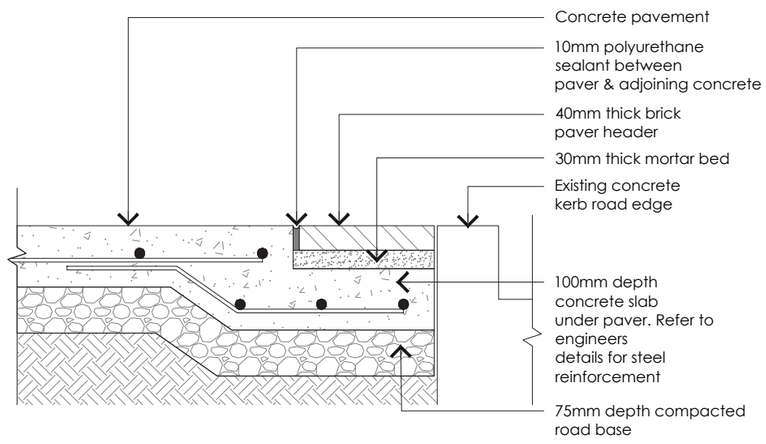
Control Joint (CJ) - Type 1

Scale 1:10



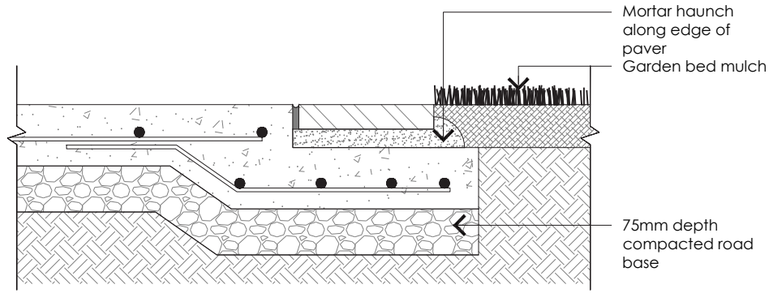
Control Joint (IJ) - Type 2

Scale 1:10



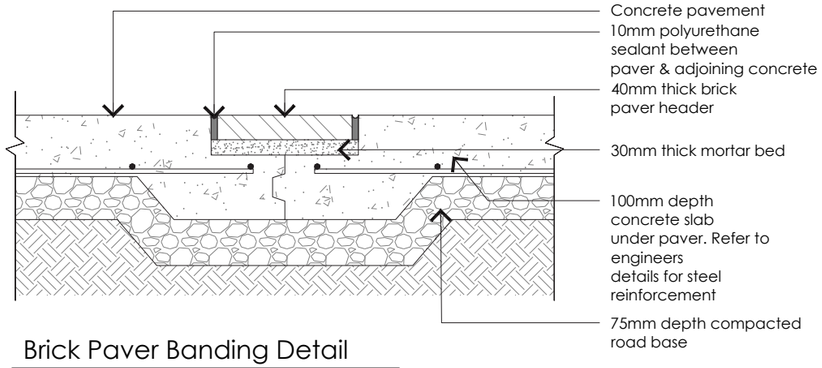
Brick Paver Detail Adjacent to Kerb

Scale 1:10



Brick Paver Detail Adjacent to Garden Bed

Scale 1:10



Brick Paver Banding Detail

Scale 1:10

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G	DA Issue for Planning Approval	19/02/26

Client

LWP

Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive,
Huntlee NSW

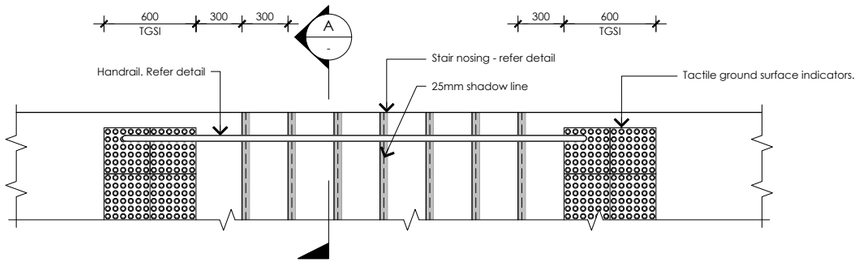
Drawing Title
TYPICAL DETAILS - SHEET 4

Project # 1947

L45

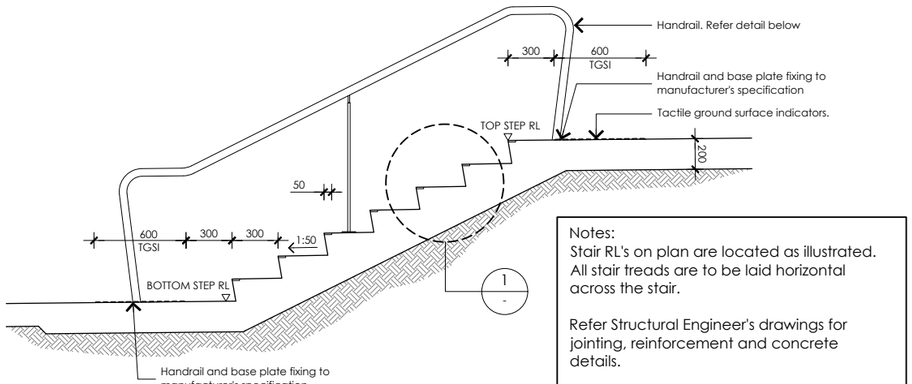
19/02/26

Issue G



Typical Stair Arrangement - Plan

Scale 1:20



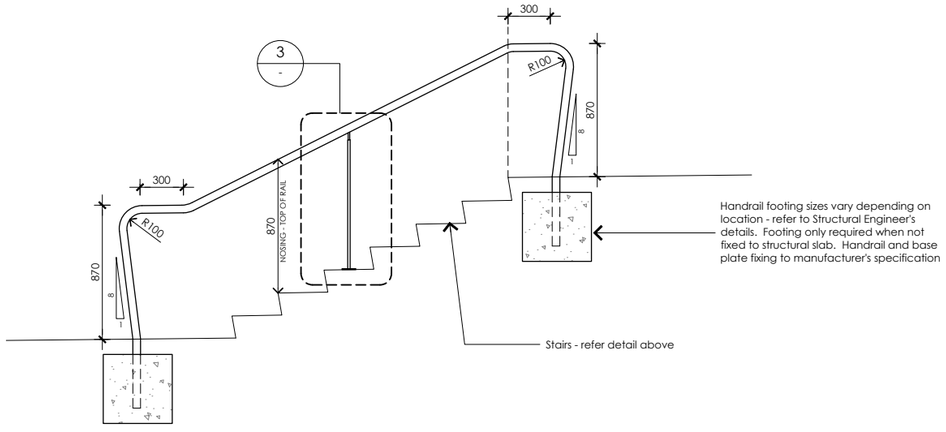
Typical Stair Arrangement - Section

Scale 1:20

Notes:
Stair RL's on plan are located as illustrated. All stair treads are to be laid horizontal across the stair.

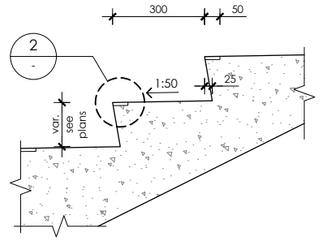
Refer Structural Engineer's drawings for jointing, reinforcement and concrete details.

For spans longer than 4m, engineer to be consulted.



Typical Stair Handrail Arrangement

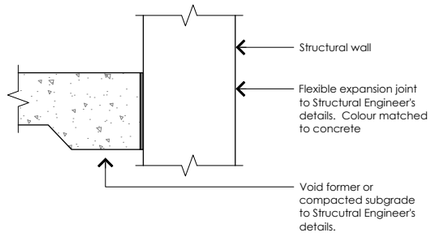
Scale 1:20



1 - Detail

Scale 1:10

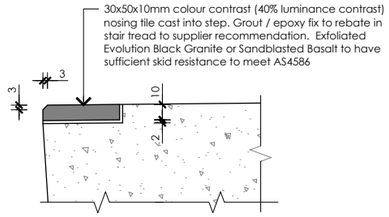
Typical stair riser



A - section

Scale 1:10

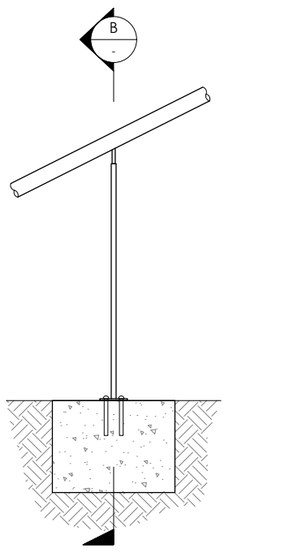
Stair edge to wall interface



2 - Detail

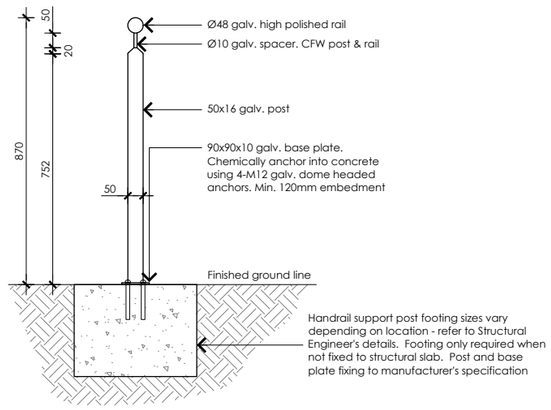
Scale 1:2

Typical stair nosing



1 - Detail

Scale 1:10



B - section

Scale 1:10

Handrail intermediate support post detail

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Client

LWP

Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive,
Huntlee NSW

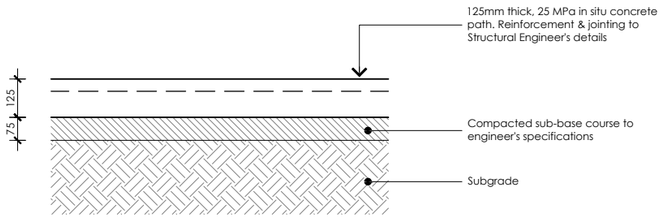
Drawing Title
TYPICAL DETAILS - SHEET 5

Project # 1947

L46

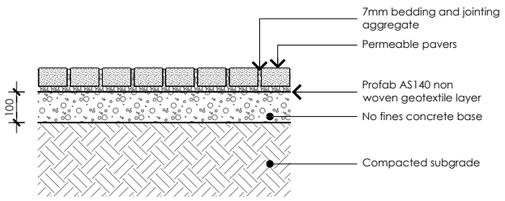
19/02/26

Issue G

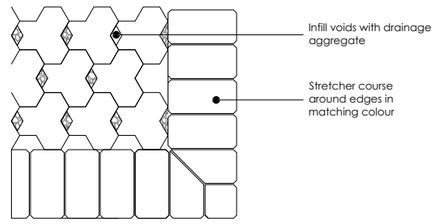


Pavement Type PT1 - Concrete

Scale 1:10



SECTION



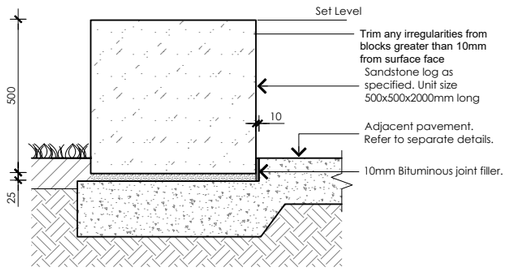
PLAN

Pavement Type PT2 - Permeable Paving

Scale 1:10

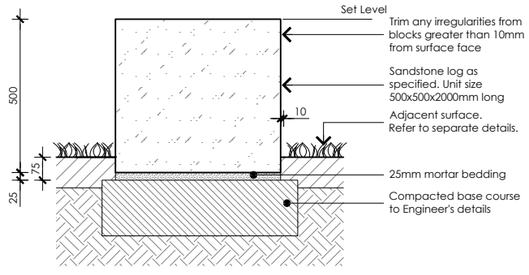
Notes:

1. Refer to surface finishes plans for extent and location of pavements and edging treatments
2. Maximum cross-fall to all pathway pavements to be 2.0% unless otherwise noted.
3. Refer to engineering plans and specifications for details of paving thicknesses, reinforcement (for concrete paving), jointing and subgrade preparation.



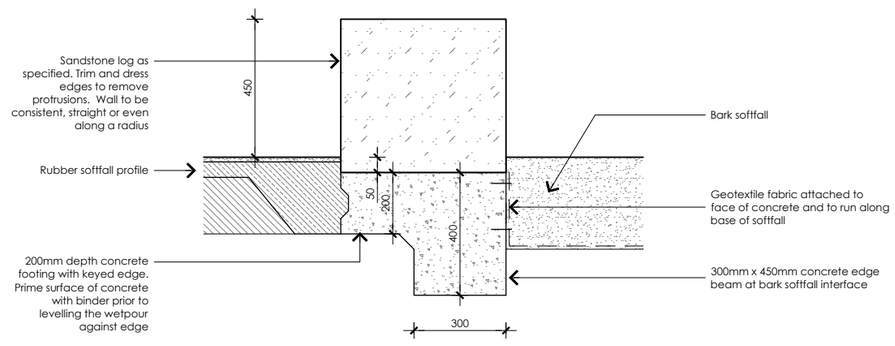
Sandstone Log Adjoining Concrete

Scale 1:10



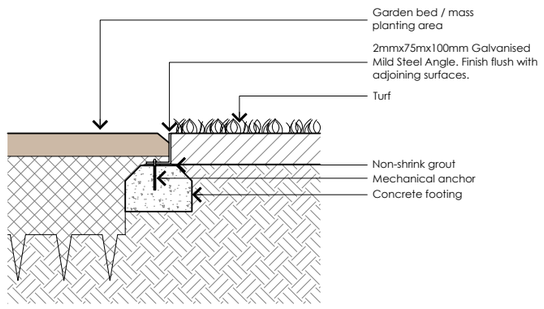
Sandstone Log Adjoining Turf

Scale 1:10



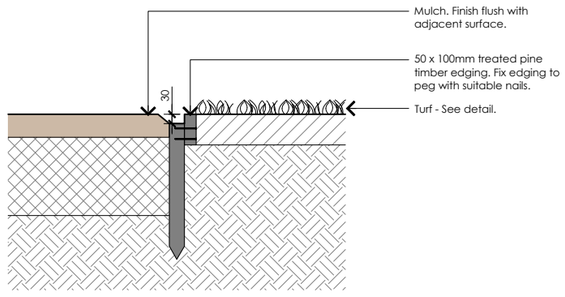
Sandstone log adjoining softfall

Scale 1:10



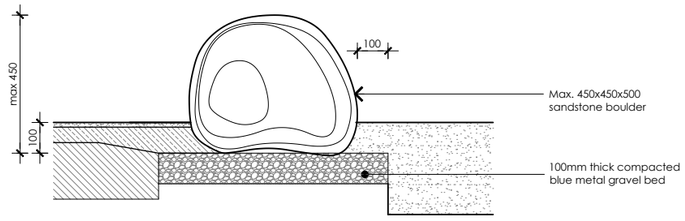
Steel edge detail

Scale 1:10



Timber Edge - Typical Detail

Scale 1:10



Sandstone boulder

Scale 1:10

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Client

LWP Huntlee

Project: **HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA**

Address: Wine Country Drive, Huntlee NSW

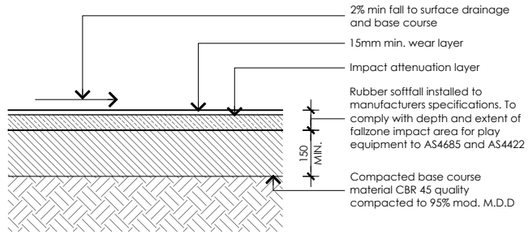
Drawing Title: TYPICAL DETAILS - SHEET 6

Project # 1947

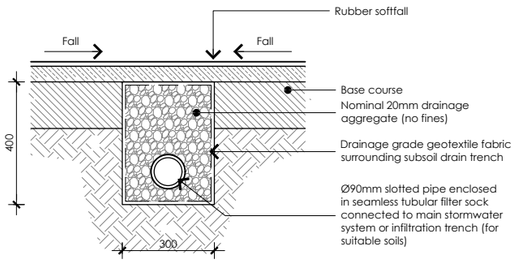
L47

19/02/26

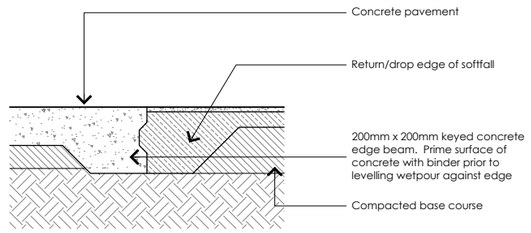
Issue G



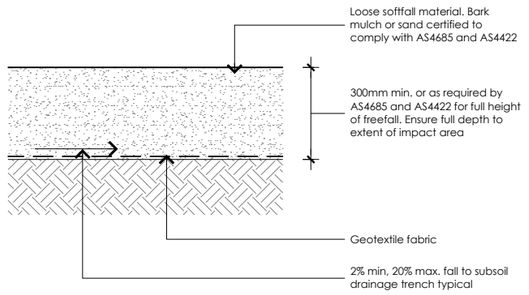
Rubber softfall - typical profile
Scale 1:10



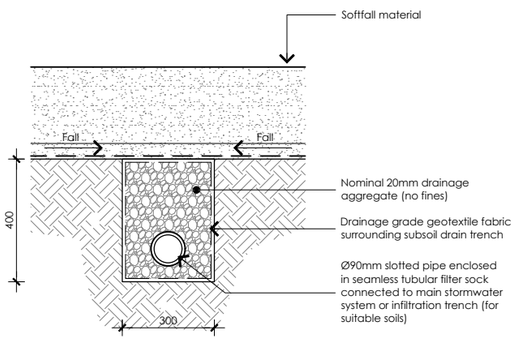
Rubber softfall - subsoil drainage
Scale 1:10



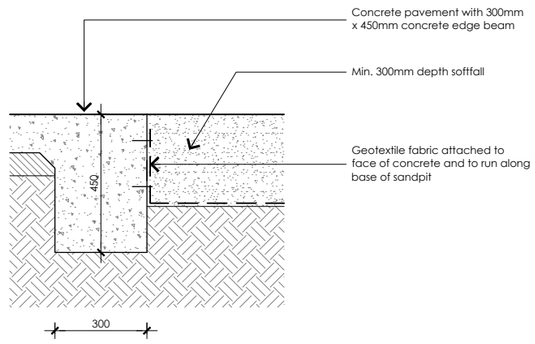
Rubber softfall edge to new concrete
Scale 1:10



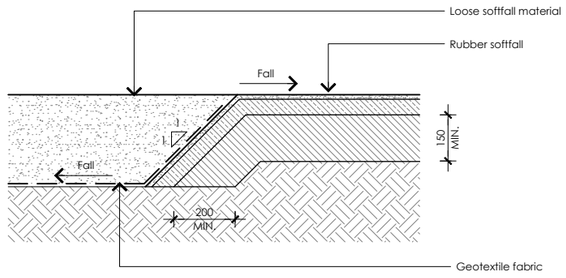
Bark softfall - typical profile
Scale 1:10



Bark softfall - subsoil drainage
Scale 1:10



Softfall edge to new concrete
Scale 1:10



Junction of loose softfall and rubber softfall
Scale 1:10

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Client
LWP
Huntlee

Project
HUNTLEE - VILLAGES 2 - STAGE 2 DA AREA

Address
Wine Country Drive, Huntlee NSW

Drawing Title
TYPICAL DETAILS - SHEET 7

Project # 1947
L48
19/02/26
Issue G

HUNTLEE

Villages 2 & 3 Landscape Master Plan