

AVONDALE LODGE & SPA

PROPOSED ECO-TOURIST DEVELOPMENT

UPDATED SCOPING REPORT CONCEPT PACKAGE

CONTENTS

1.0 LOCATION

- Journey to the Site
- Site Details
- Site Mining and Grazing History Interventions
- Current Site Conditions

2.0 VISION

- Project Vision

3.0 SITE CONTEXT

- Site Context Views
- Existing Key Features
- Land Holdings Plan
- Local Environmental Plan - Zoning

4.0 ENVIRONMENTAL PROTECTION WORKS

- Bush Regeneration and Rehabilitation

5.0 ENVIRONMENTAL FACILITIES

- Indicative Masterplan and Environmental Facilities Map
- Eco-Friendly Journey and Discovery

6.0 MASTERPLAN CONCEPT

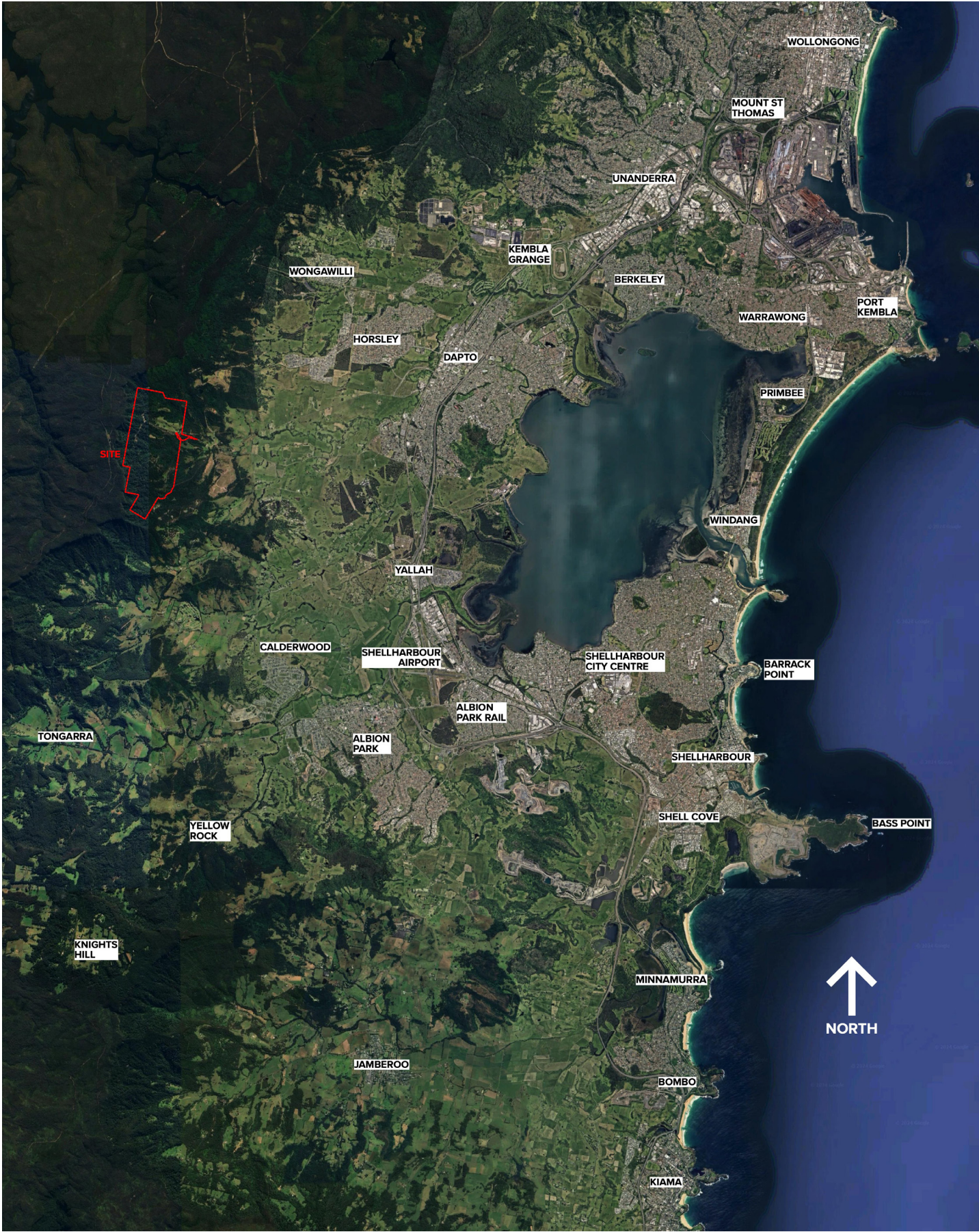
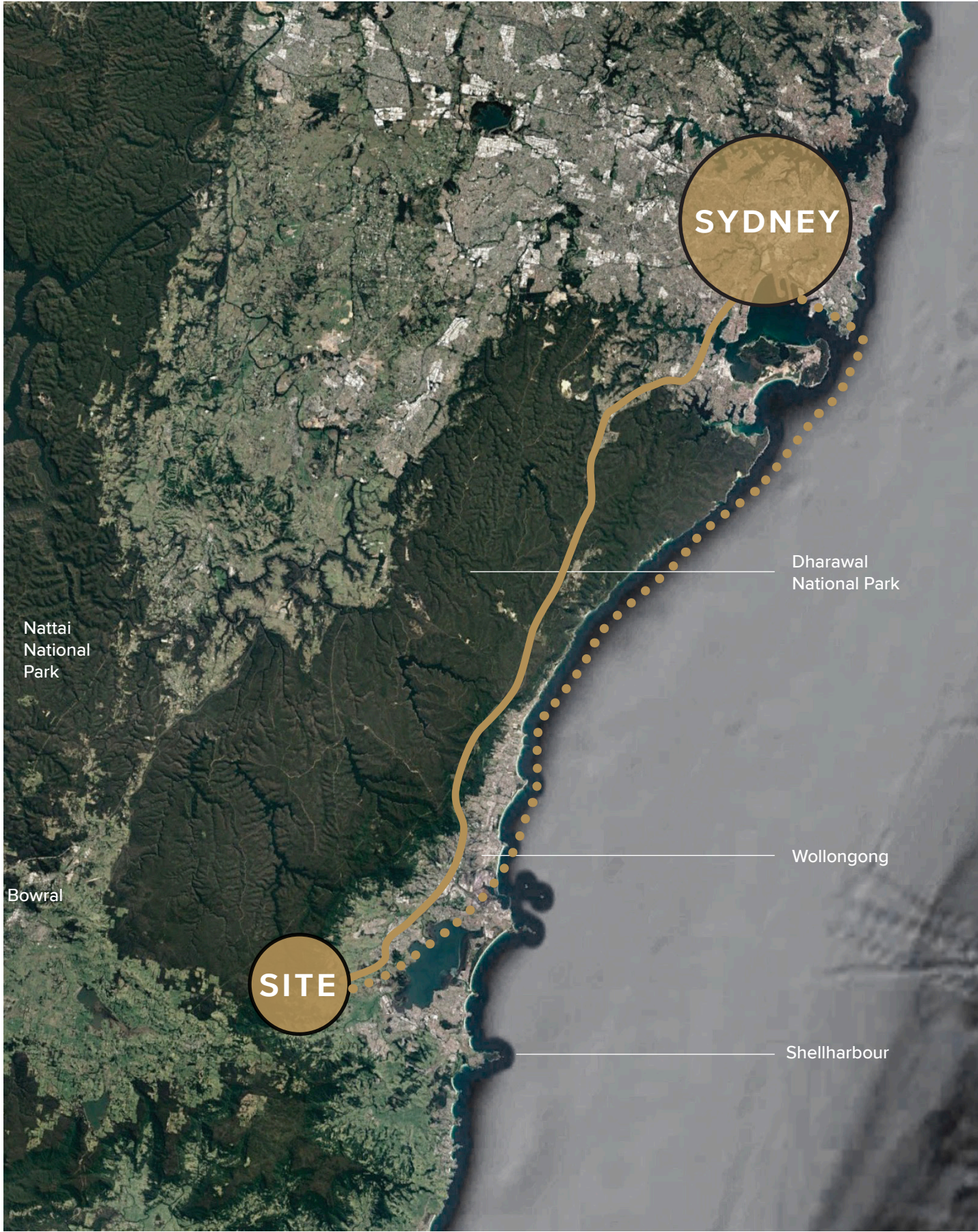
- Avondale Lodge & Spa

7.0 COMPONENTS

- The Lodge
- Accommodation
- Day Spa

1. LOCATION

An aerial photograph of a vast, dense forest covering a mountainous landscape. The forest is a mix of various shades of green, indicating different types of trees and vegetation. In the background, a prominent rocky cliff face is visible, partially covered by trees. The sky above is filled with large, white, fluffy clouds, with some blue sky peeking through. The overall scene is a natural, undisturbed wilderness.



— Car - Main route (1 h 20 min _ 110 km)
..... Helicopter route (25 min)

SITE DETAILS

AVONDALE LODGE & SPA

SITE DETAILS

Site Area (Avondale Escarpment Lands):
Approx. 317 Ha (783 Acres)

Access:
Avondale Road

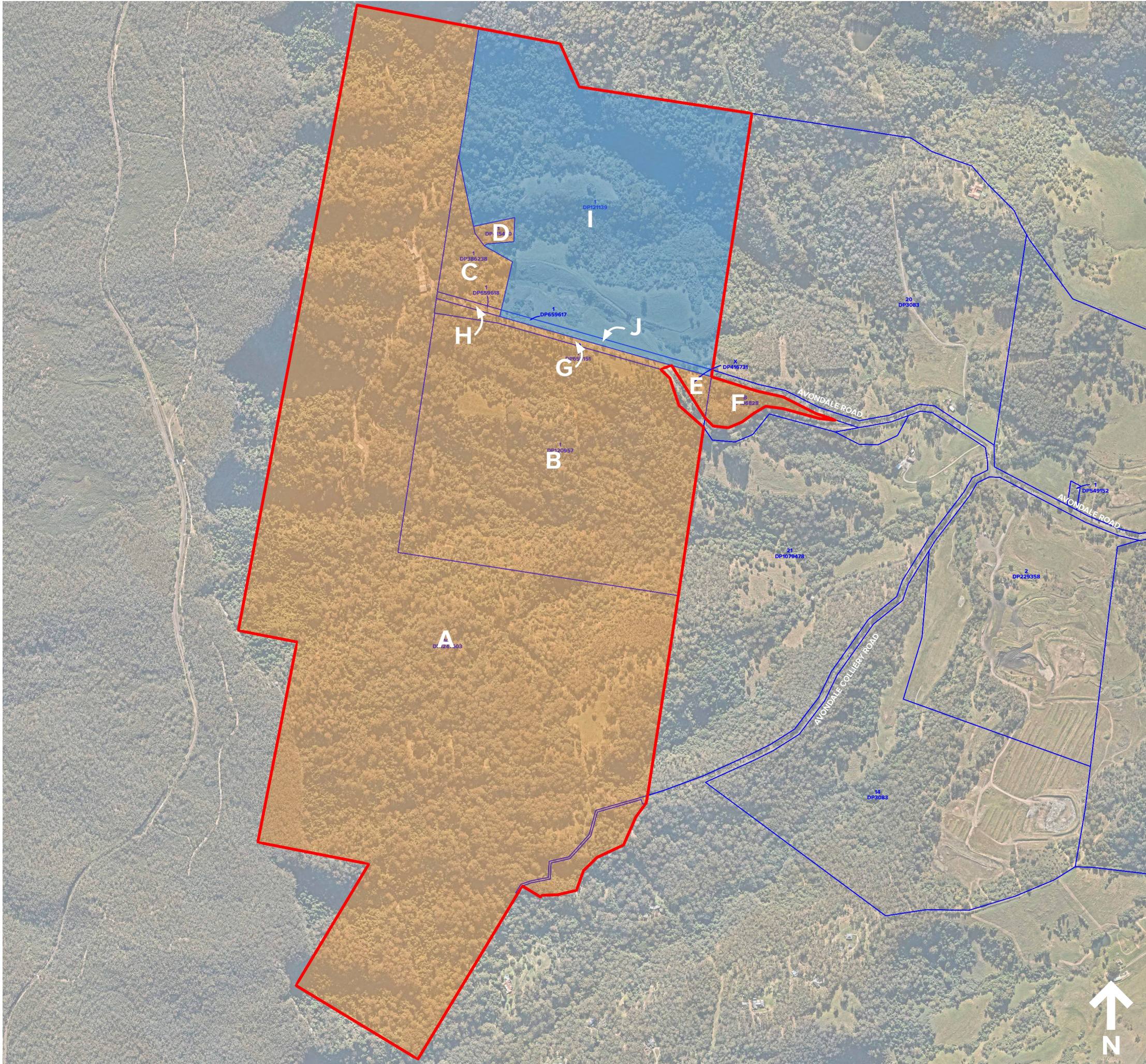
Existing Land Holdings:

A	101 / 1247603
B	1 / 120957
C	1 / 386238
D	1 / 415430
E	X / 416731
F	B / 106828
G	1 / 655151
H	1 / 659618

New Land Holdings:

I	1 / 121139
J	1 / 659617

- Avondale Escarpment Lands
- Existing Land Holdings
- New Land Holdings



SITE MINING & GRAZING HISTORY INTERVENTIONS



Huntley Colliery - Working the Tongarra seam at the Northern Portal 1972

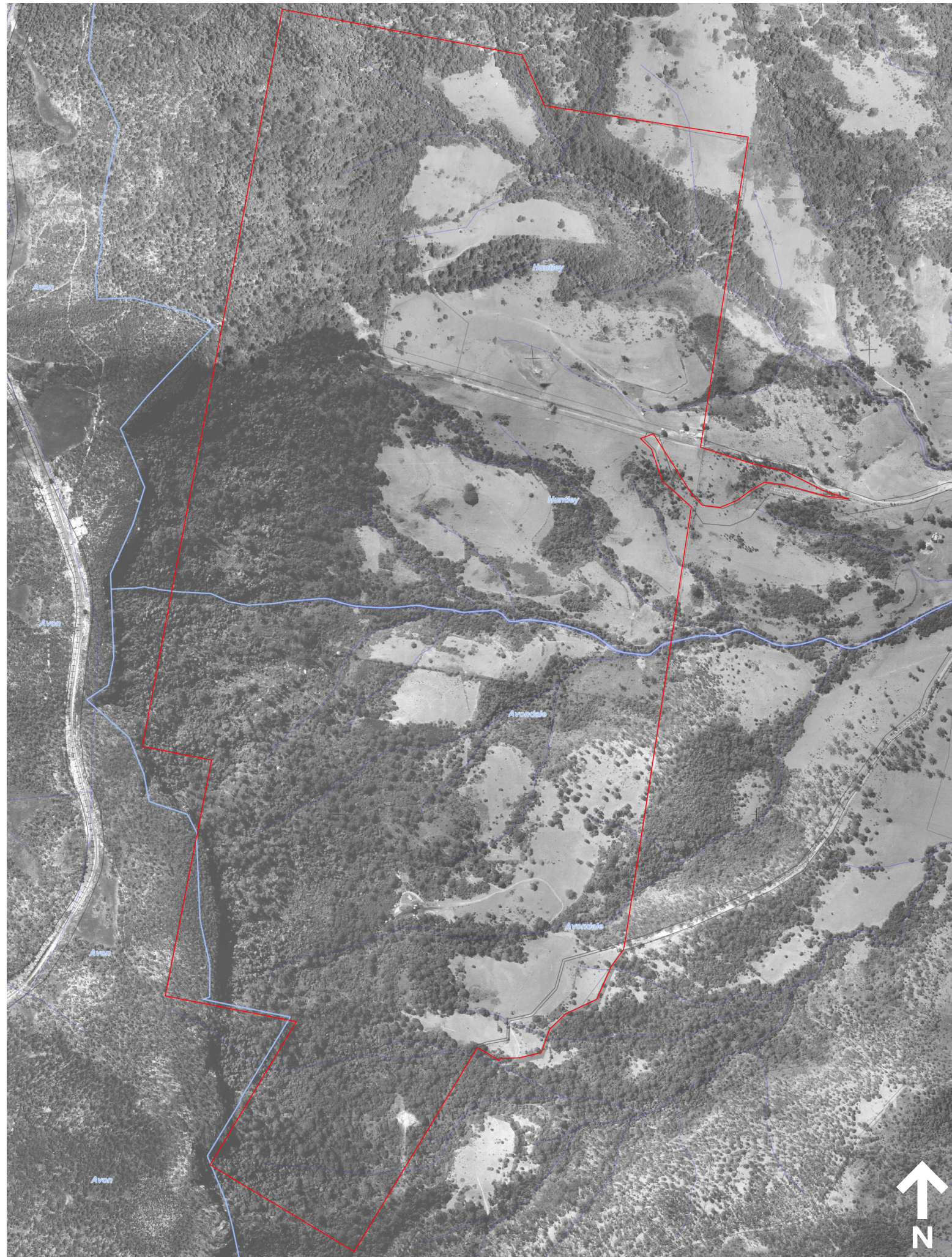
The site has an extensive history of agricultural uses, but more recently was occupied by the NSW Government-owned Huntley Colliery from 1946 to 1989, which was originally a small hand-worked mine from the outcrop in the Tongarra seam. The existing Huntley Colliery was established near the end of Avondale Road. A steep access road was available through dairy cattle farms to a small platform established about halfway up the escarpment of the Illawarra Range. This platform was later enlarged and extended to accommodate the surface buildings for the Colliery. In 1952, bulldozer works uncovered the Wongawilli seam. Sample testing proved satisfactory and accordingly, roadways were driven into the seam to develop production.

Production within the colliery increased heavily from 1953, leading it to become a major coal mine with a peak of 488 employees and which by 1966 was the first coal mine in Australia to exceed a million tonnes a year. These past uses have significantly influenced the current land form in parts of the site and these are the areas which have been identified as suitable for new tourist facilities.

The site is approximately 317 ha ([previously 255 ha](#)) in size and comprises a range of different terrains. The site can be characterised by former cleared grazing areas in the form of grassed paddocks, and remnant vegetation characteristic of the foothills of the Illawarra Escarpment. The vegetation portion of the site has a number of clearings spread throughout that relate to the former operation of the site as a Colliery. A number of the former colliery buildings are still present throughout the site, some of which will be retained by the proposed works and utilised within the Tourist Facility.

SITE MINING & GRAZING HISTORY INTERVENTIONS

Aerial Map dated 1948-51

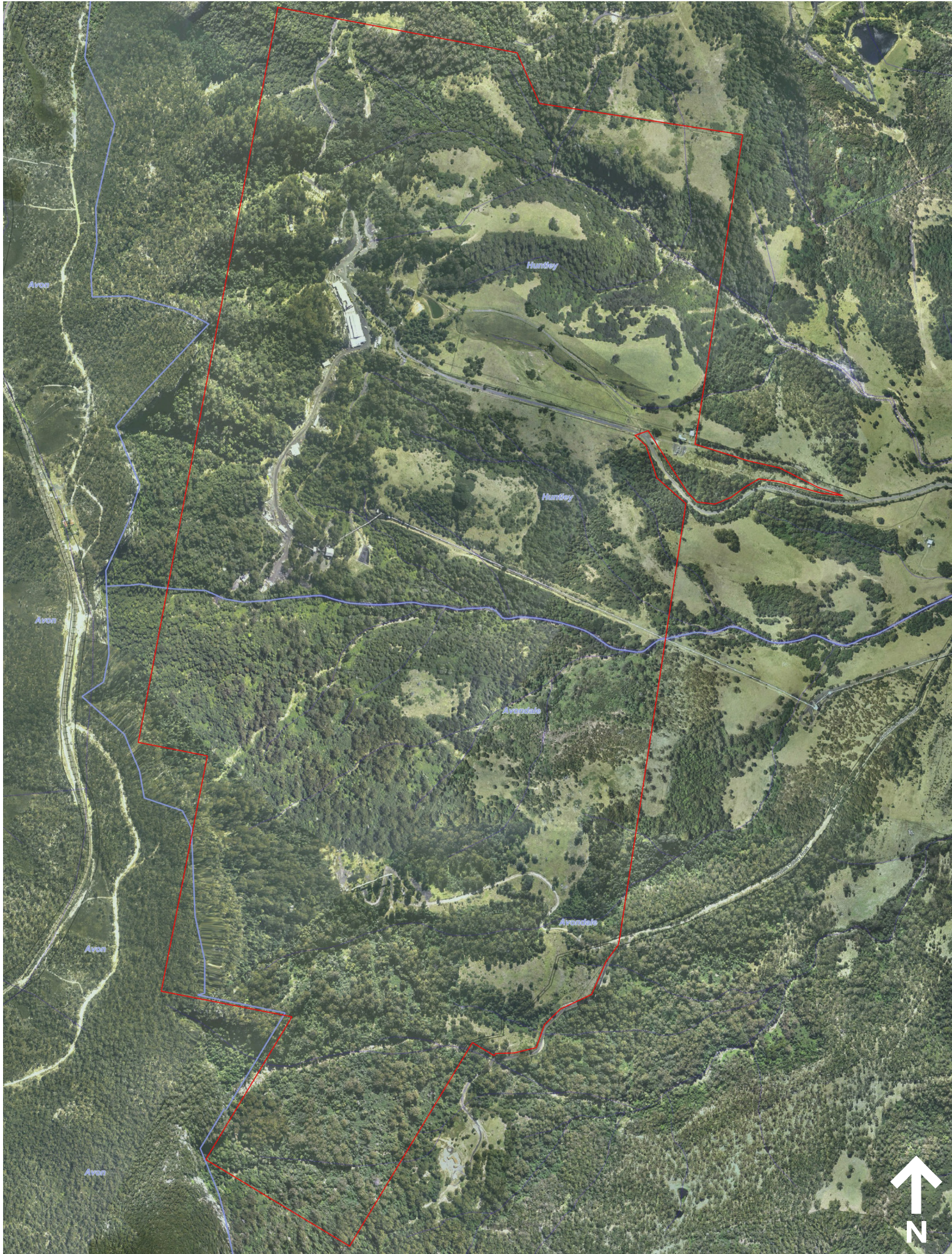


— Avondale Escarpment Lands

SITE MINING & GRAZING HISTORY INTERVENTIONS

Aerial Map dated 1986-87

Avondale Escarpment Lands





SITE MINING & GRAZING HISTORY INTERVENTIONS
Aerial View of site for future Huntley Workshop and Administration Building



SITE MINING & GRAZING HISTORY INTERVENTIONS

Huntley Coal Hopper Construction



SITE MINING & GRAZING HISTORY INTERVENTIONS
Huntley Coal Crushing Plant



SITE MINING & GRAZING HISTORY INTERVENTIONS

North Huntley Stockpiles



SITE MINING & GRAZING HISTORY INTERVENTIONS
Aerial View of Huntley Colliery Administration Building and Workshop



SITE MINING & GRAZING HISTORY INTERVENTIONS

Southern end of Huntley Mine



CURRENT SITE CONDITIONS

Derelict Mining Buildings



Administration Building



Training Building



Workshop Concrete Pad



Pump Shed

CURRENT SITE CONDITIONS

Derelict Mining Buildings



Equipment Shed



Coal Conveyor Gantry



Avondale Portal



Training Building

CURRENT SITE CONDITIONS

Mining Debris



CURRENT SITE CONDITIONS

Mining Debris



CURRENT SITE CONDITIONS

Weed Infestation within the Landscape



CURRENT SITE CONDITIONS

Weed Infestation within the Landscape



CURRENT SITE CONDITIONS

March - April 2022 Flood Damage due to lack of drainage maintenance



2. VISION

PROJECT VISION

AVONDALE LODGE & SPA



The 317ha (previously 255 ha) site is an abandoned former coal mining site with dilapidated mining buildings, remnant mining structures and hardstand areas and a network of bitumen sealed roads and dirt tracks formerly utilised by both the Huntley and Avondale Coal mines.

This concept proposal is an initiative to repair a site with historical regional mining importance that sits within a quintessential Illawarra escarpment landscape.

The proposal only seeks to occupy some of those parts of the site that have been significantly modified and degraded through the invasive mining operations. All the fringes of the site mining interventions are now suffering major weed infestation though lack of care and maintenance. The two existing buildings, a workshop shed and administration building, have been subjected to significant vandalism and weather deterioration.

This is a true Eco-tourist facility, a luxury health and well-being development that indicatively comprises a main lodge with studios, free-standing suites, 1, 2 and 3 bedroom villas together with 15-20 glamping pavilions on the former grazing area near the arrival pavilion making up approximately 61 suites and villas subject to the final operator preferred mix. In addition, there would also be a freestanding arrival lounge, a day spa, staff and maintenance area and ecologically focussed recreation facilities. Reuse of an old steel portal structure would become a key restaurant/bar/lounge area. The existing road and track network would provide for all required site circulation routes.

This Eco-tourist proposal seeks to integrate environmental facilities such as the recreational use of the natural systems and will include walking tracks, seating, shelters, board walks and observation decks through the landscape. Environmental protection works such as bush regeneration and weed management and existing demolition rubbish removal works would also form part of the scheme. Some interpretative mining elements together with associated display structures to celebrate the former use would form part of the property repair and reinvention.

The site's ecology and mining history are fundamental attributes for an authentic guest experience, an experience that one would expect with a well-executed Eco-tourist facility.

The realisation of this proposal will ensure further dilapidation of remnant mining structures and degradation of the landscape can be halted and then systematically managed towards an enhanced state.

3. SITE CONTEXT





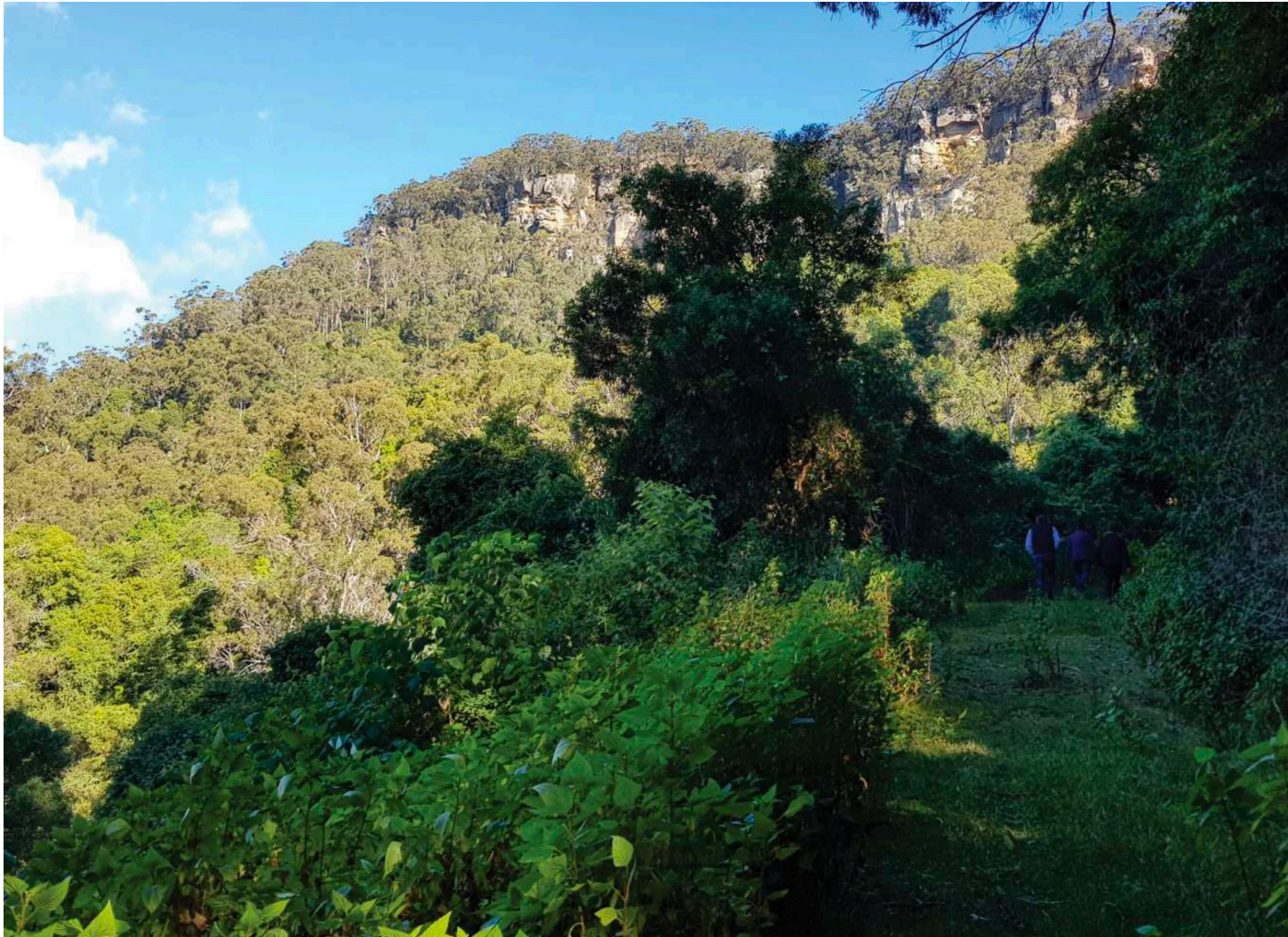
Approach to the site - Huntley Road



Huntley Mine Gate



View from ‘Huntley Central Lookout’



View along road up to former Training Building



View from ‘Huntley North Road’

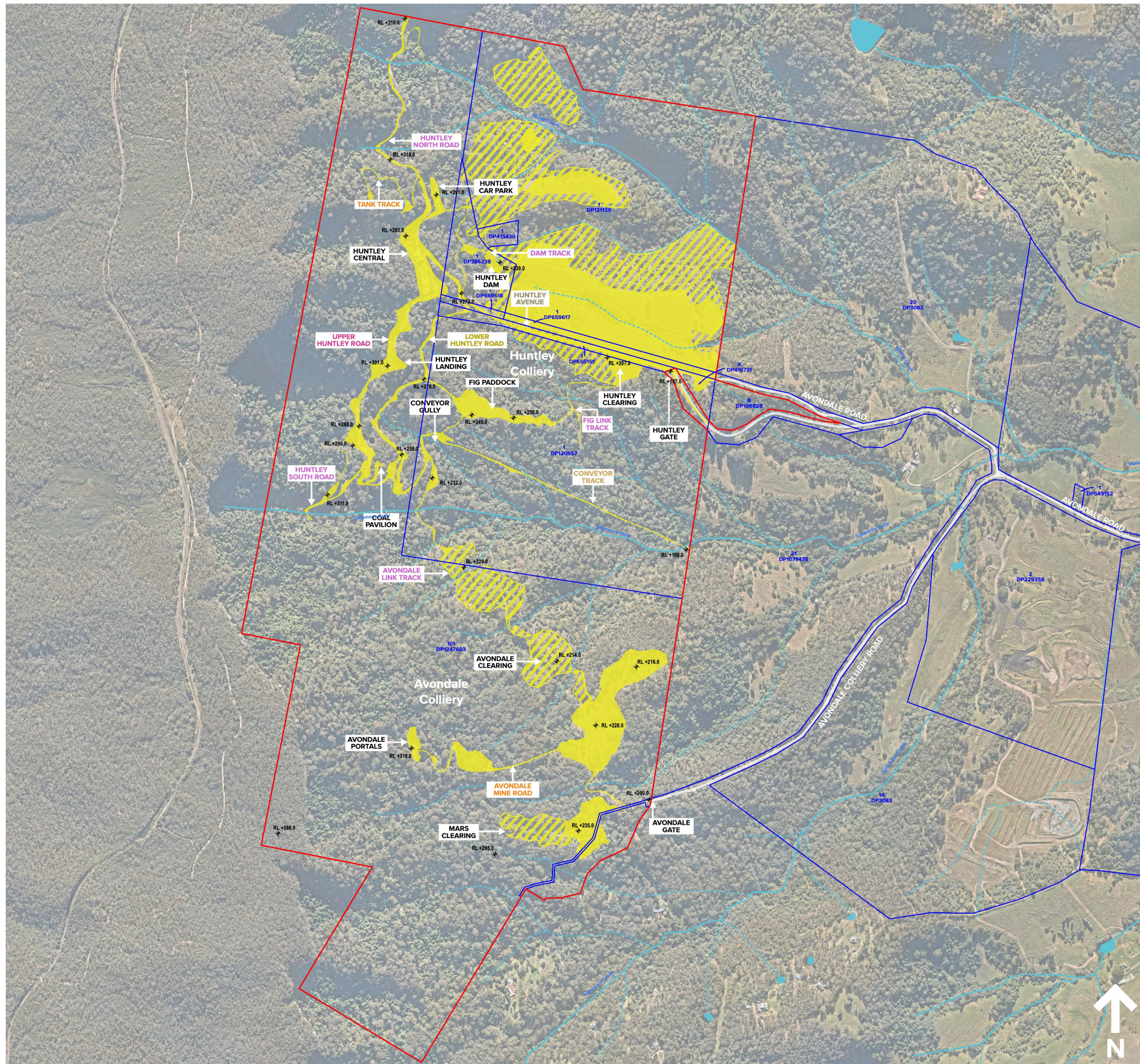
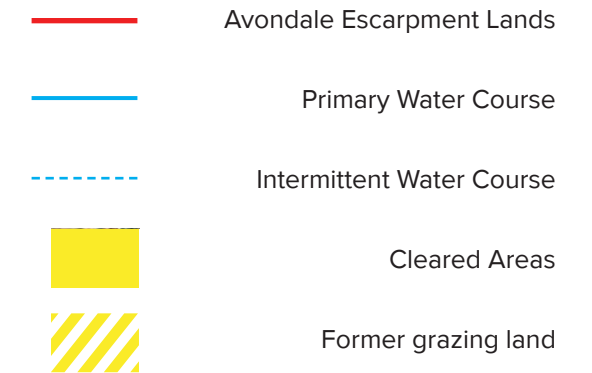


View from ‘The Fig Paddock’

EXISTING KEY FEATURES & CLEARED AREAS

AVONDALE LODGE & SPA

LEGEND



LAND HOLDINGS PLAN
AVONDALE LODGE & SPA

LEGEND

Avondale Escarpment Lands



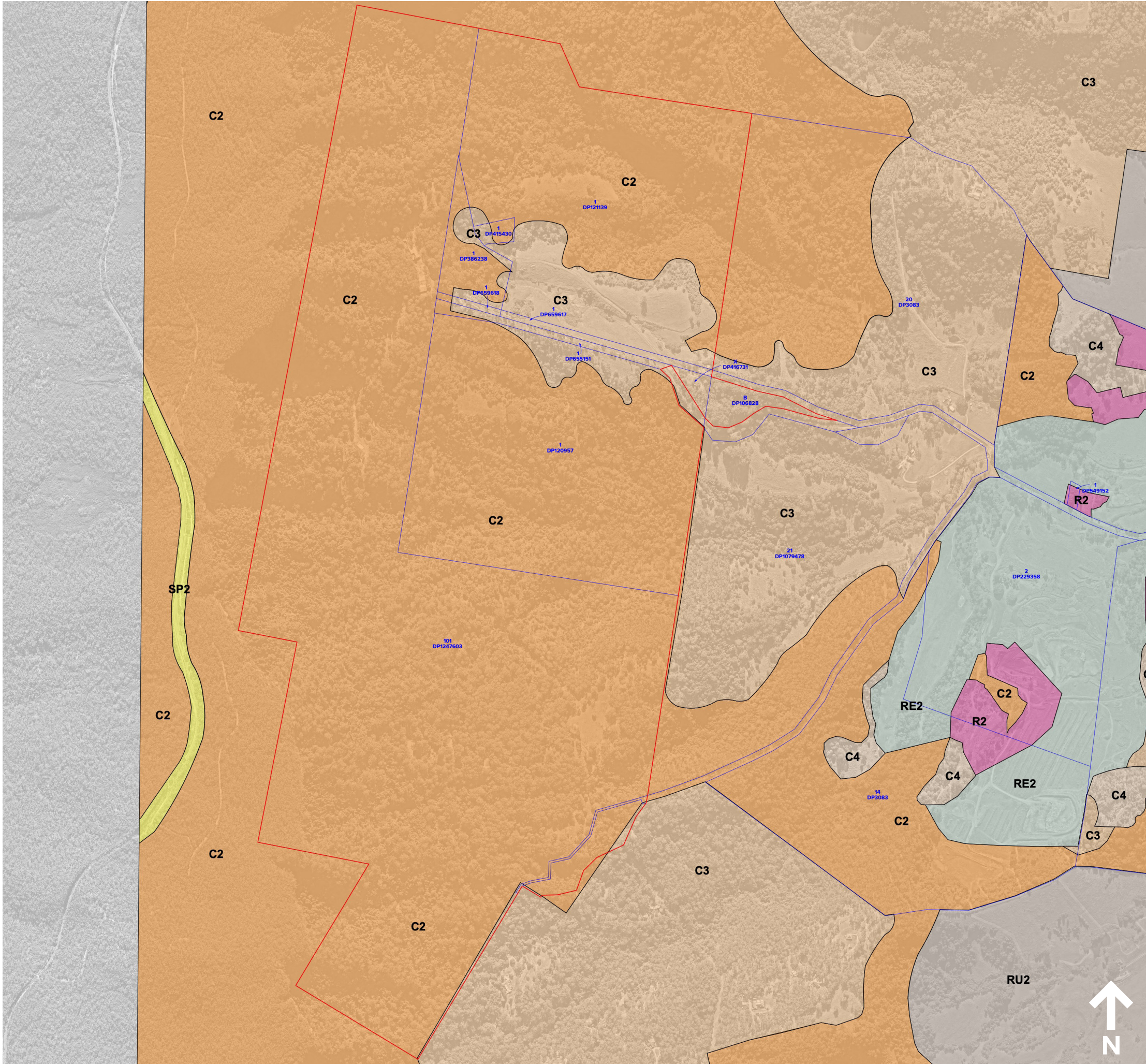
LEP ZONING MAP

AVONDALE LODGE & SPA

LEGEND

Environmental Conservation	C2
Environmental Management	C3
Environmental Living	C4
Low Density Residential	R2
Private Recreation	RE2
Rural Landscape	RU2
Infrastructure	SP2

Avondale Escarpment Lands





4. ENVIRONMENTAL PROTECTION WORKS

RESTORING AND MANAGING THE NATURAL SITE



Bush Regeneration



Lantana & Wild Tobacco Removal



Existing Rubbish and Debris Removal



Invasive Flora Clearing



Native Fauna Analysis and Protection



Invasive Fauna Control



Invasive Flora Control



Revegetation



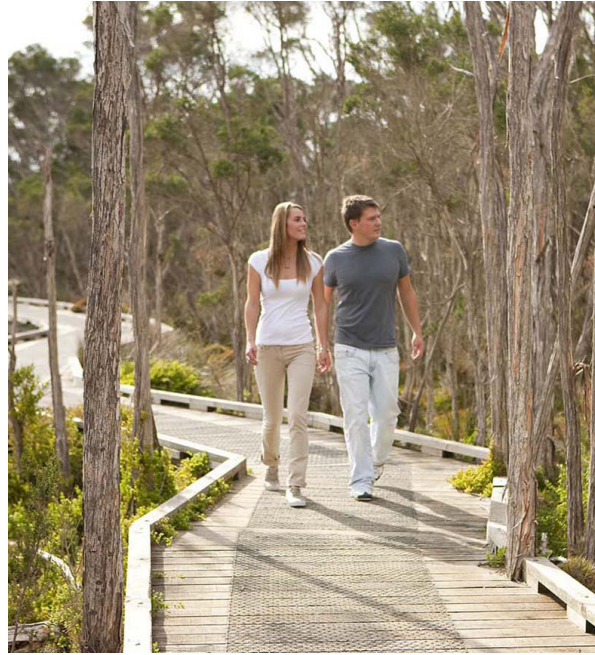
Native Planting Programs

All images are illustrative examples only

A couple stands on a wooden viewing deck, looking out over a vast, green valley. The woman has long blonde hair and is wearing a light blue shirt and pink shorts. The man is wearing a purple shirt and blue shorts. They are standing close together, with the man's arm around the woman. The deck has a black metal railing with a red handrail. The landscape below is a mix of green fields, forests, and a coastline in the distance under a clear blue sky.

5. ENVIRONMENTAL FACILITIES

AN ECO-FRIENDLY EXPERIENCE



All images are illustrative examples only

INDICATIVE MASTERPLAN AND ENVIRONMENTAL FACILITIES PLAN

AVONDALE LODGE & SPA

LEGEND

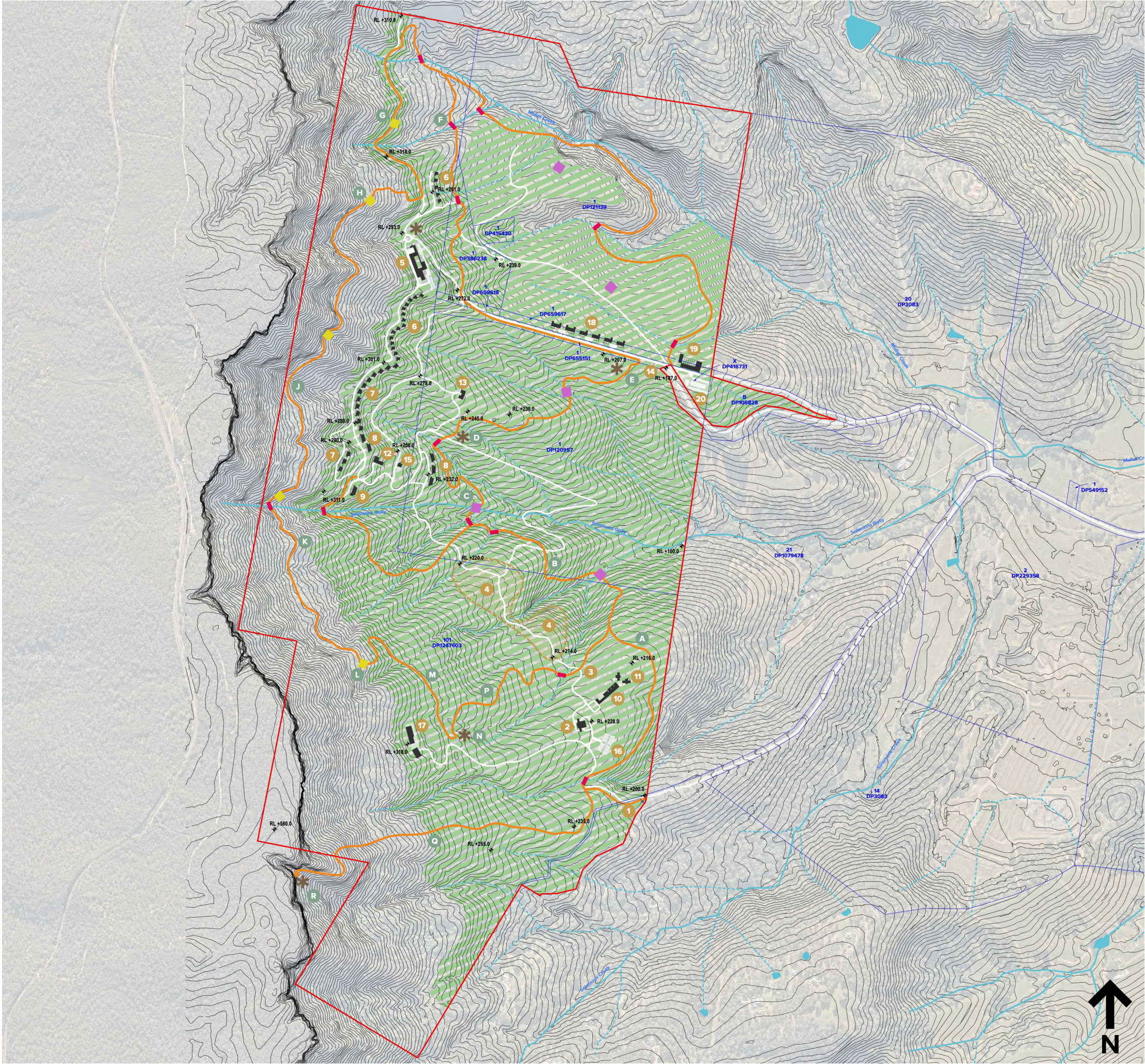
- Avondale Escarpment Lands
- 5m Contours
- Indicative Environmental Protection Works

INDICATIVE MASTERPLAN

- 1 Guest Arrival Gate
- 2 Arrival Lounge Pavilion
- 3 Guest Entry Drive
- 4 Potential Glamping Area
- 5 The Lodge
- 6 Suites
- 7 One-Bedroom Villas
- 8 Two-Bedroom Villas
- 9 Three-Bedroom Villa
- 10 Day Spa
- 11 Spa Villas
- 12 Coal Pavilion Adaptive Reuse
- 13 Tea House
- 14 Service Entry and Drive
- 15 Kids Club
- 16 Guest Parking
- 17 Property & Maintenance Shed
- 18 Northern Villas
- 19 Provedore, Stores & GM Accommodation
- 20 Parking

INDICATIVE ENVIRONMENTAL FACILITIES

- A 'Chinese Gardens' Native Walk
- B Foothills Track
- C Scenic Picnic Deck at Solomons Gully
- D Remnant Aerial Mine Conveyor Reuse / Walk
- E Huntley Mine Interpretative Information
- F Lower Creek Walk
- G Upper Creek Walk
- H Huntley Lookout
- J Escarpment Walk
- K Rest Spot
- L Lookout
- M Boardwalk
- N Avondale Mine Interpretative Information
- P Avondale Mine Rest Spot
- Q Mars Pass Walk
- R Mars Pass Rest Area
- Primary Water Course
- Intermittent Water Course
- Bushwalking Trail
- Bridge Crossing
- Scenic Picnic Deck / Shelter
- Lookout
- Interpretive Information
- Potential Glamping Area



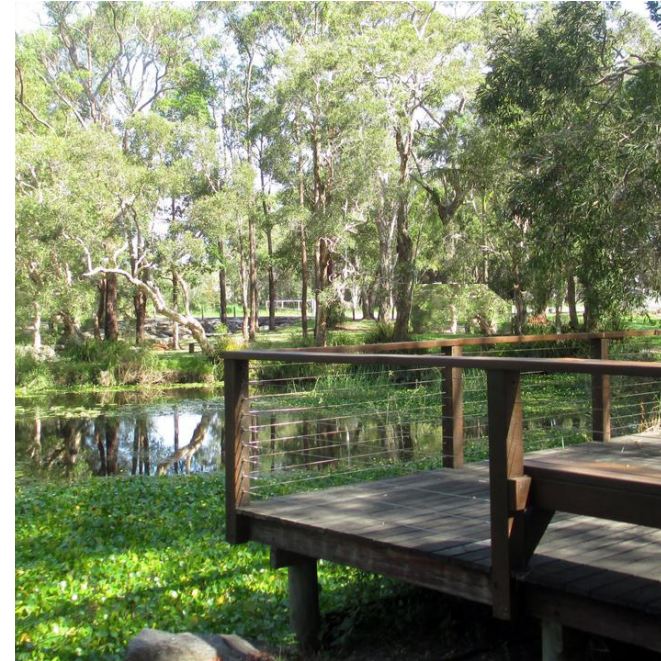
JOURNEY, EXPLORE, AND DISCOVER



'Chinese Gardens' Walk (Former Market Garden)



Foothills Track



Scenic Picnic Deck and Shelter



Remnant Aerial Mine Conveyor Information



Huntley Mine Interpretative Information



Water Crossings



Wayfinding and Information



Lookout

All images are illustrative examples only

WALK, REST AND ENJOY



Aerial Mine Conveyor Reuse / Walk



Rest Spots



Gully Lookouts



Boardwalks



Avondale Mine Interpretative Information



Avondale Mine Rest Spot



Mars Pass Walk



Mars Pass Rest Area

All images are illustrative examples only

ILLUSTRATIVE ADAPTIVE REUSE OF EXISTING COAL PAVILION



All images are illustrative examples only

CGI Source: KHA



6. MASTERPLAN CONCEPT

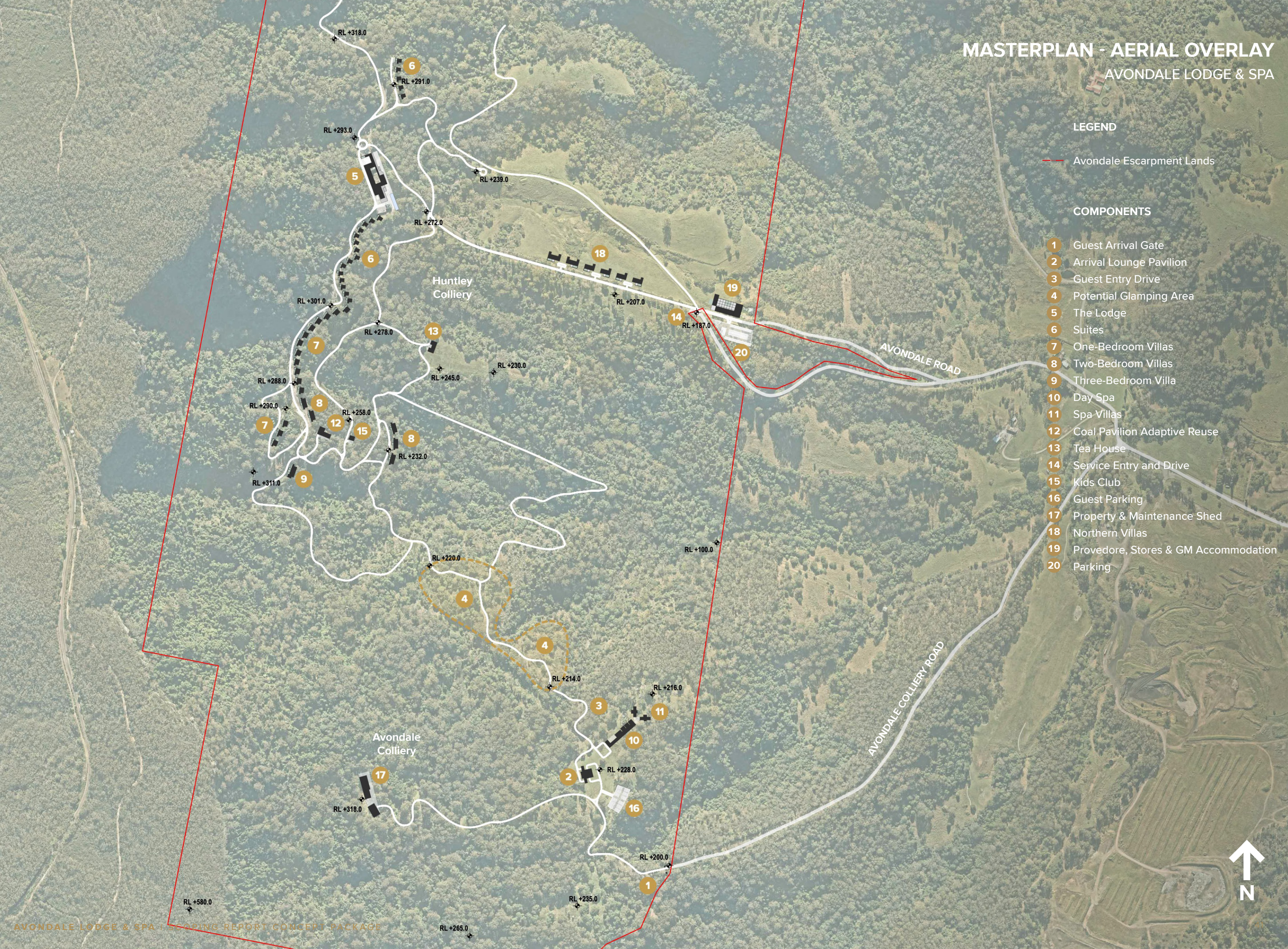
MASTERPLAN - AERIAL OVERLAY
AVONDALE LODGE & SPA

LEGEND

Avondale Escarpment Lands

COMPONENTS

- 1 Guest Arrival Gate
- 2 Arrival Lounge Pavilion
- 3 Guest Entry Drive
- 4 Potential Glamping Area
- 5 The Lodge
- 6 Suites
- 7 One-Bedroom Villas
- 8 Two-Bedroom Villas
- 9 Three-Bedroom Villa
- 10 Day Spa
- 11 Spa Villas
- 12 Coal Pavilion Adaptive Reuse
- 13 Tea House
- 14 Service Entry and Drive
- 15 Kids Club
- 16 Guest Parking
- 17 Property & Maintenance Shed
- 18 Northern Villas
- 19 Provedore, Stores & GM Accommodation
- 20 Parking



MASTERPLAN

AVONDALE LODGE & SPA

LEGEND

— Avondale Escarpment Lands

COMPONENTS

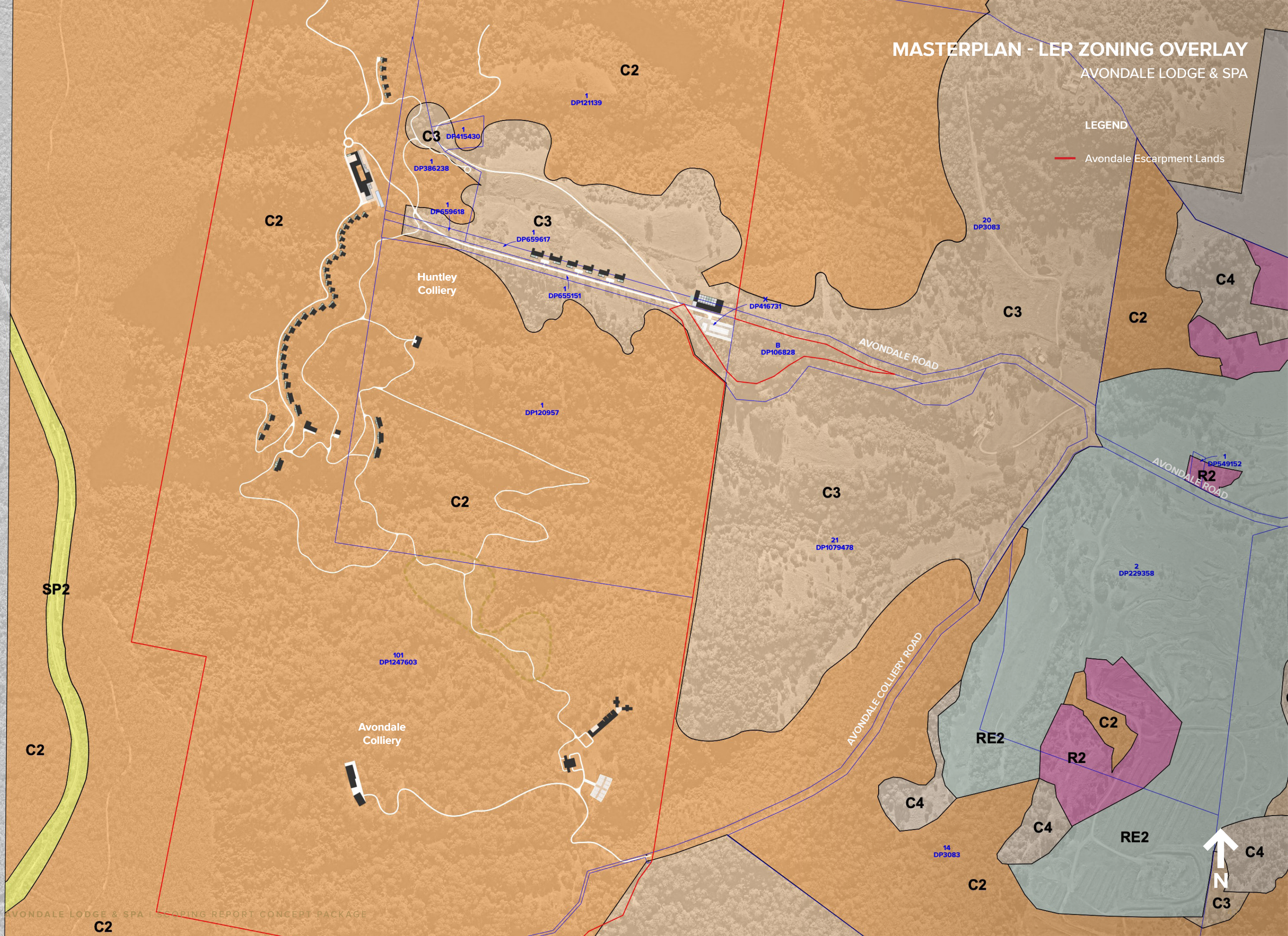
- 1 Guest Arrival Gate
- 2 Arrival Lounge Pavilion
- 3 Guest Entry Drive
- 4 Potential Glamping Area
- 5 The Lodge
- 6 Suites
- 7 One-Bedroom Villas
- 8 Two-Bedroom Villas
- 9 Three-Bedroom Villa
- 10 Day Spa
- 11 Spa Villas
- 12 Coal Pavilion-Adaptive Reuse
- 13 Tea House
- 14 Service Entry and Drive
- 15 Kids Club
- 16 Guest Parking
- 17 Property & Maintenance Shed
- 18 Northern Villas
- 19 Provodore, Stores & GM Accommodation
- 20 Parking

MASTERPLAN - LEP ZONING OVERLAY

AVONDALE LODGE & SPA

LEGEND

— Avondale Escarpment Lands

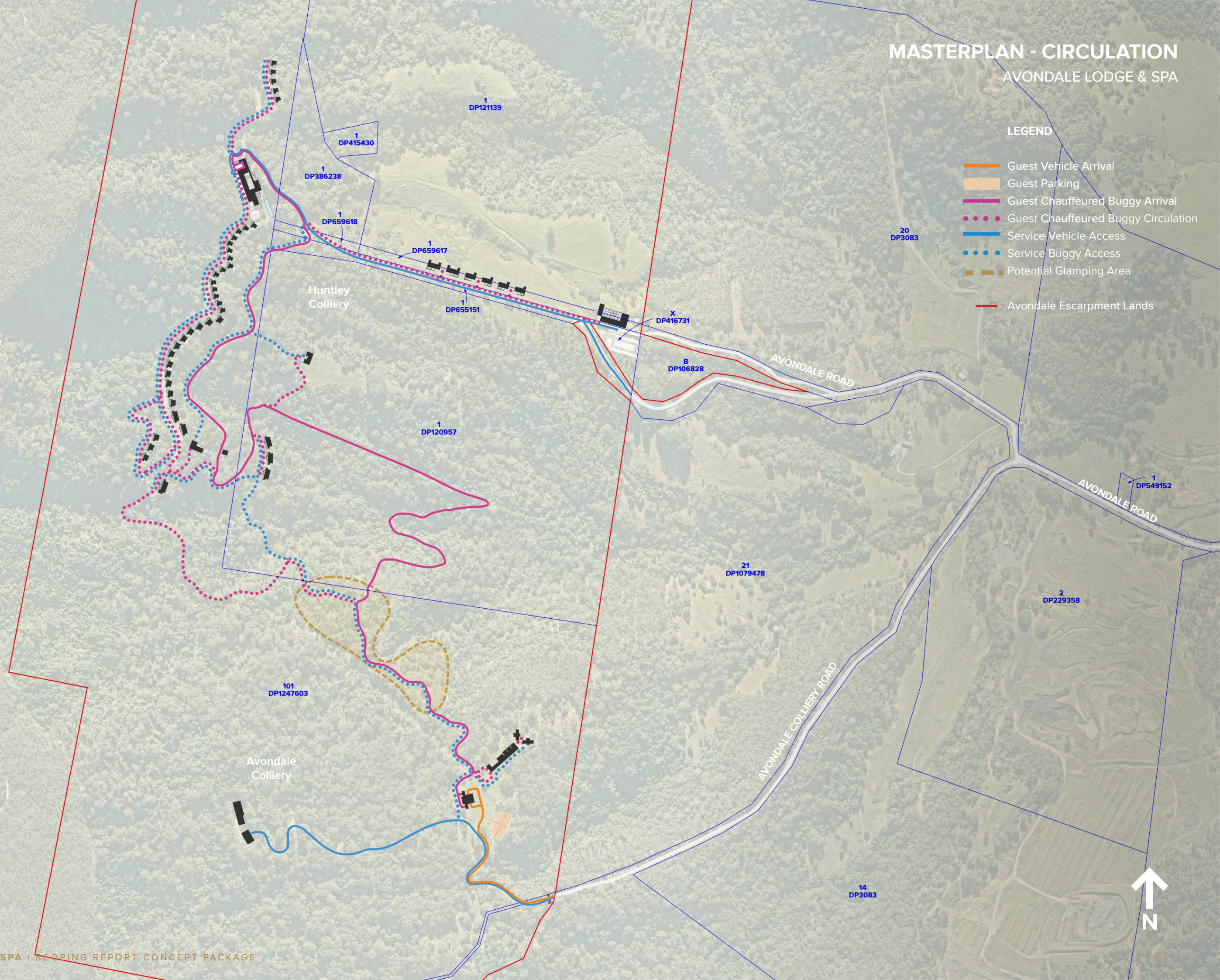


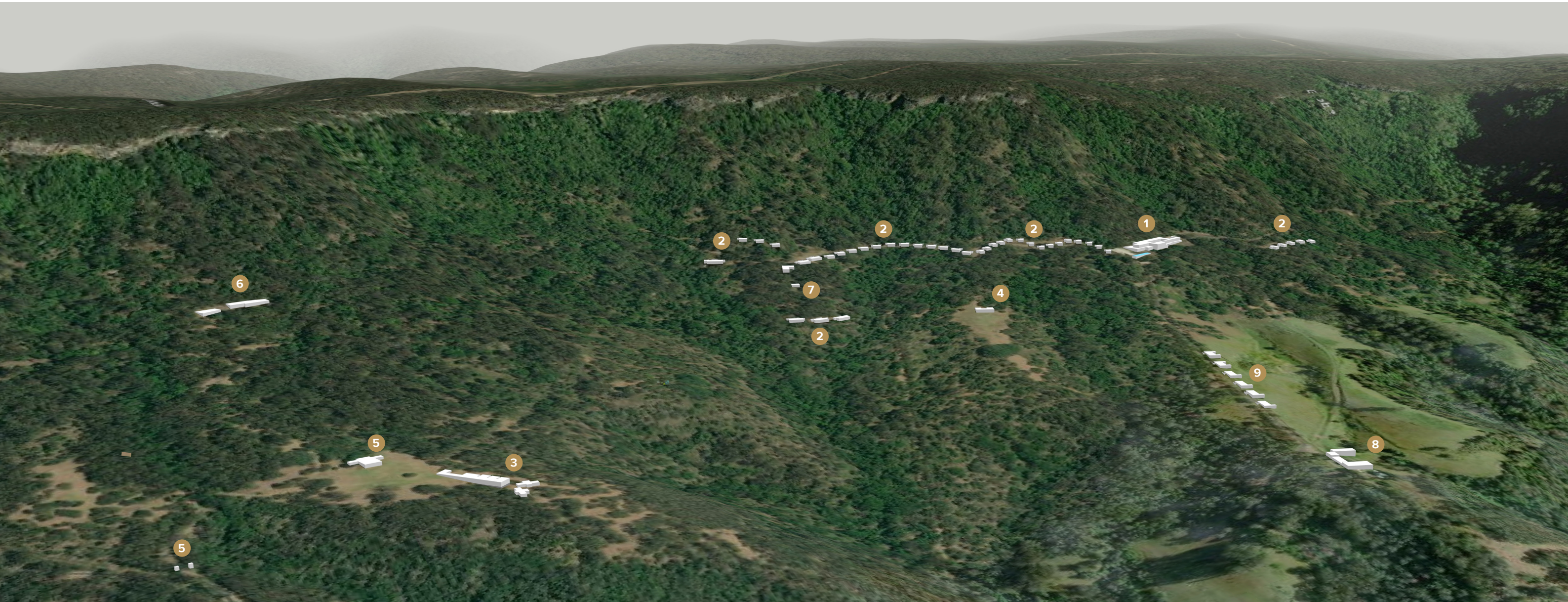
MASTERPLAN - CIRCULATION

AVONDALE LODGE & SPA

LEGEND

- Guest Vehicle Arrival
- Guest Parking
- Guest Chauffeured Buggy Arrival
- Guest Chauffeured Buggy Circulation
- Service Vehicle Access
- Service Buggy Access
- Potential Glamping Area
- Avondale Escarpment Lands





THE LODGE 1 GROUND Arrival Port Cochere Guest Buggy Parking Lobby Library Bar / Lounge All-day Casual Dining Private Dining Board Room Administration	ACCOMMODATION 2 LOWER GROUND Prefunction Hall Function Space Gymnasium Guest Change Amenities Pool & Sundeck Pool Bar Service Parking Back of House Facilities	DAY SPA 3 VILLAS Suites One-Bedroom Villas Two-Bedroom Villas Three-Bedroom Villa Glamping Pavilions	TEA PAVILION 4 Guest Buggy Parking Prefunction Area Lounge & Bar Chapel Space Tea Rooms Guest Amenities Marquee Lawn	ARRIVAL GATE & LOUNGE 5 Guest Arrival Gate Valet Service Welcome Lounge Pavilion Guest Refreshment Guest Amenities Chauffeured Buggy Service Back of House Facilities	STAFF & MAINTENANCE 6 Staff Accommodation Staff Kitchen and Lounge Staff Amenities House Keeping Supply Storage Laundry	ENVIRONMENTAL FACILITIES & PROTECTION Bush Regeneration Revegetation Invasive Species Management / Removal Native Species Analysis & Protection Rubbish & Debris Removal Walking Tracks Seating & Shelters Boardwalks Lookouts & Observation Decks Interpretative Information & Placemaking. Retain and repair existing paths for circulation. Adaptive reuse and restoration of Steel Coal Pavilion for Events / Restaurant
		SPA VILLAS Private Wellness Villas with: Lounge & Daybed Treatment Rooms Plunge Pools	KIDS CLUB 7 Kids Club Facilities	EASTERN PRECINCT 8 ARRIVAL & STORES Provedore Kitchen Garden Terrace GM Accommodation Stores / Waste	EASTERN PRECINCT 9 ACCOMMODATION Northern Villas	

A wide-angle landscape photograph showing a dense forest of green trees covering a hillside. At the top of the hill is a prominent, flat-topped plateau with exposed, layered rock formations in shades of brown and grey. The sky above is filled with soft, white and grey clouds, with patches of blue visible. The overall scene is a natural, scenic view of a mountainous region.

7. COMPONENTS

THE LODGE

ARRIVAL



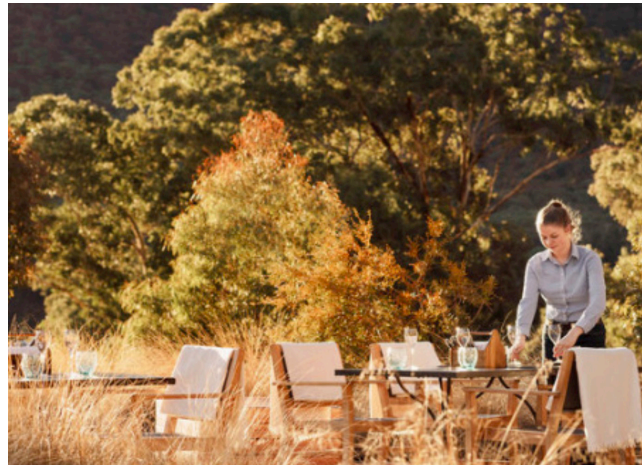
DINING



All images are illustrative examples only

THE LODGE

EVENTS



POOL



All images are illustrative examples only

THE LODGE

AVONDALE LODGE & SPA

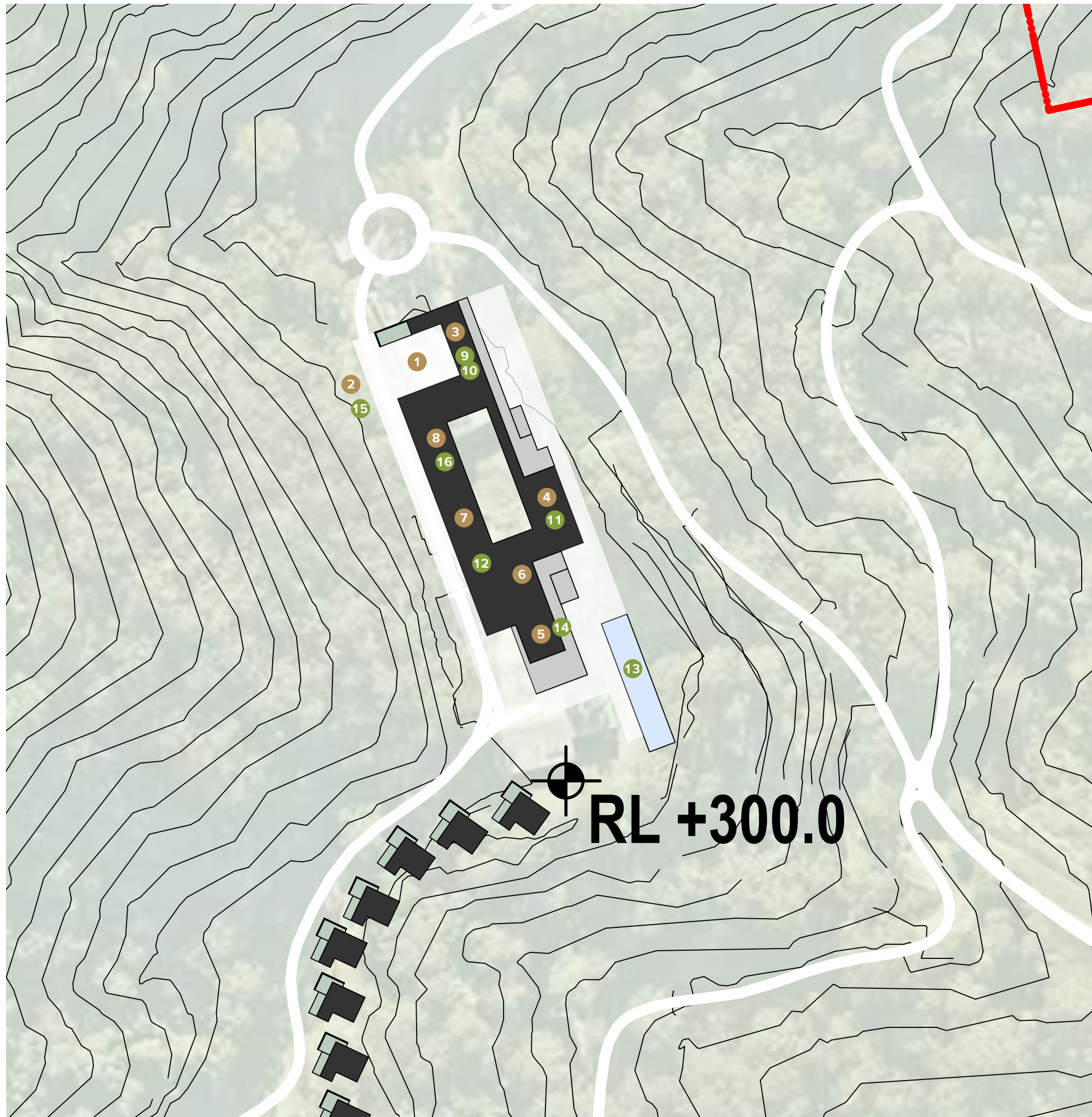
LEGEND

GROUND

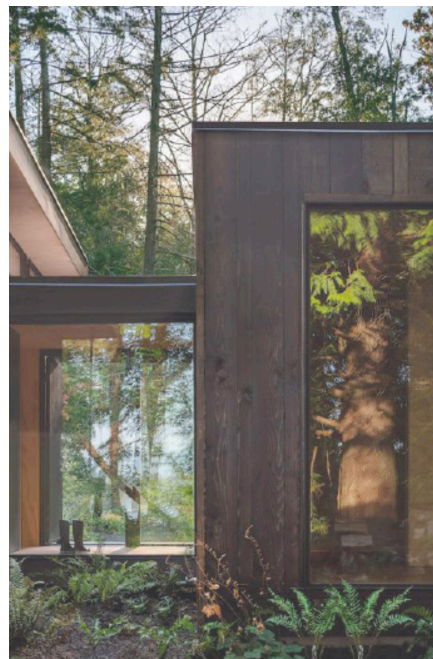
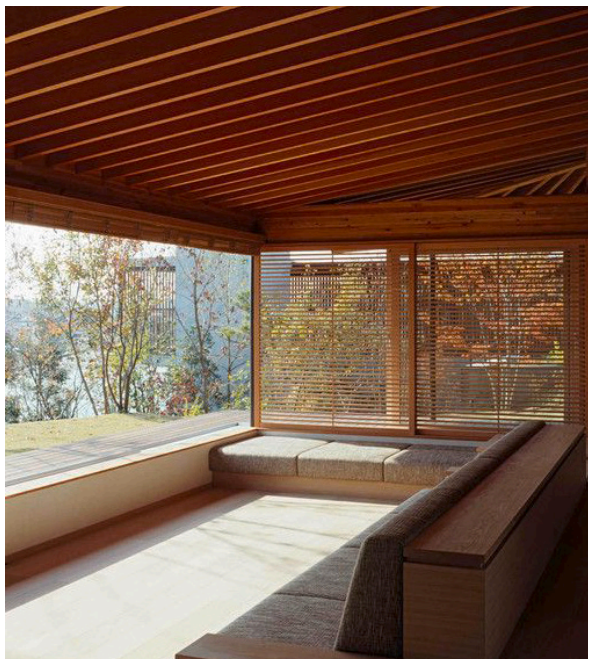
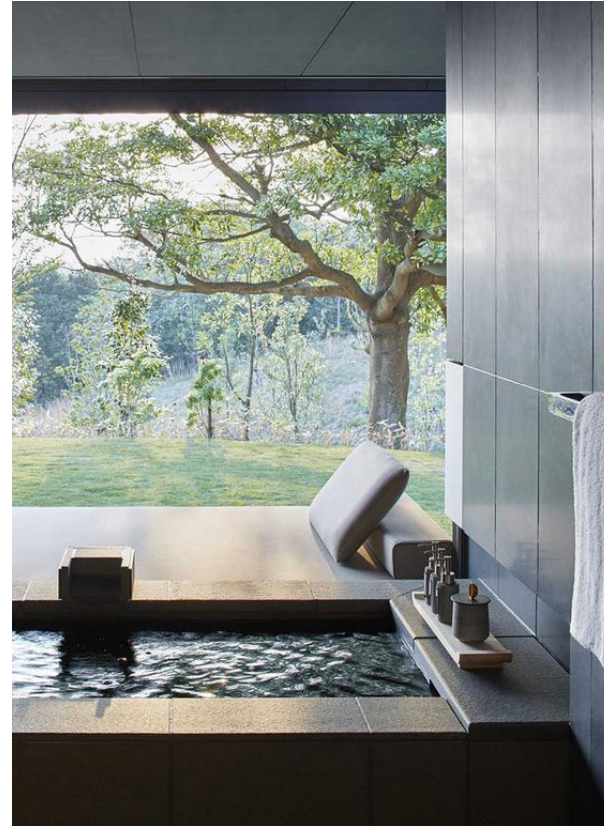
- 1 Arrival Port Cochere
- 2 Guest Buggy Parking
- 3 Lobby / Library
- 4 Bar / Lounge
- 5 All-day Casual Dining
- 6 Private Dining
- 7 Board Room
- 8 Administration

LOWER GROUND

- 9 Prefunction Hall
- 10 Function Room
- 11 Gymnasium
- 12 Guest Change Amenities
- 13 Pool & Sundeck
- 14 Pool Bar
- 15 Service Parking
- 16 Back of House Facilities



ACCOMMODATION



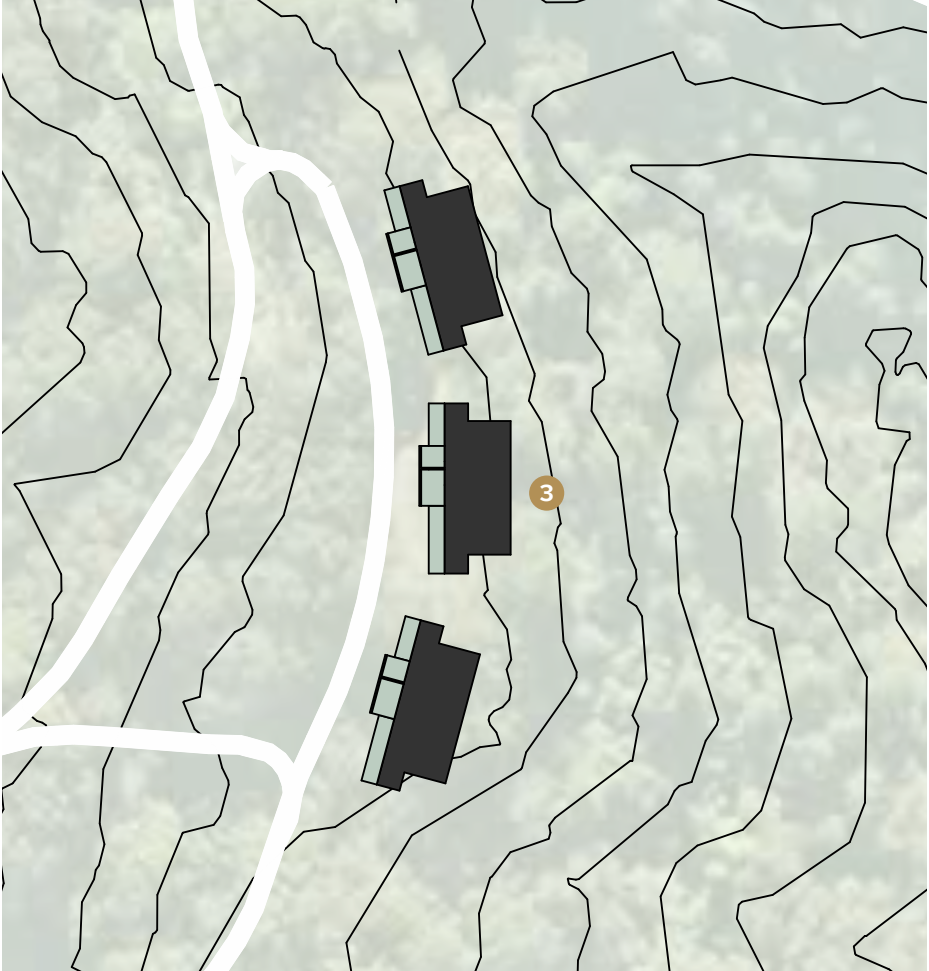
All images are illustrative examples only

ACCOMMODATION
AVONDALE LODGE & SPA

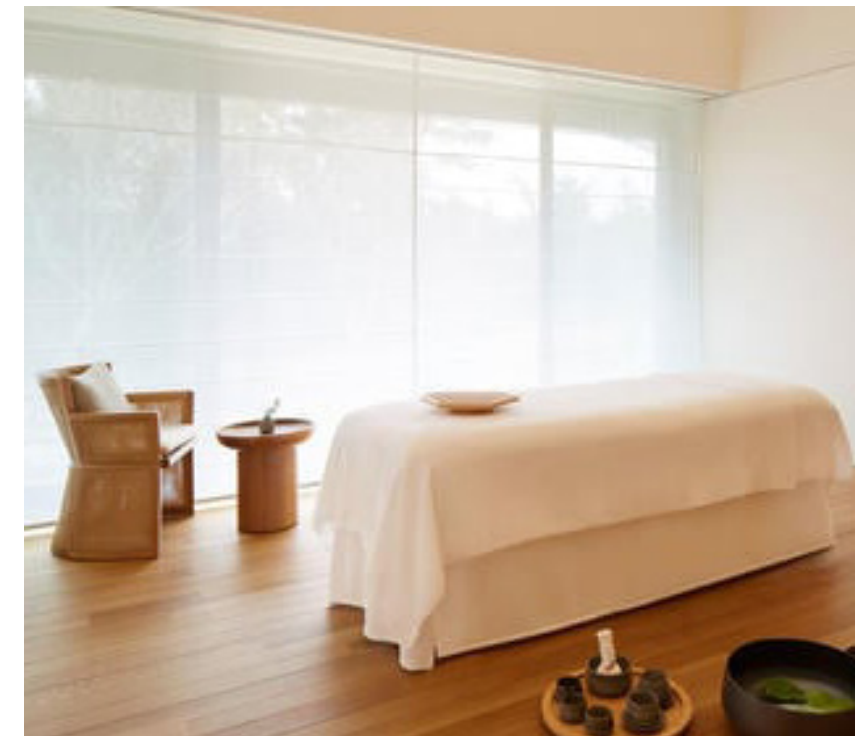
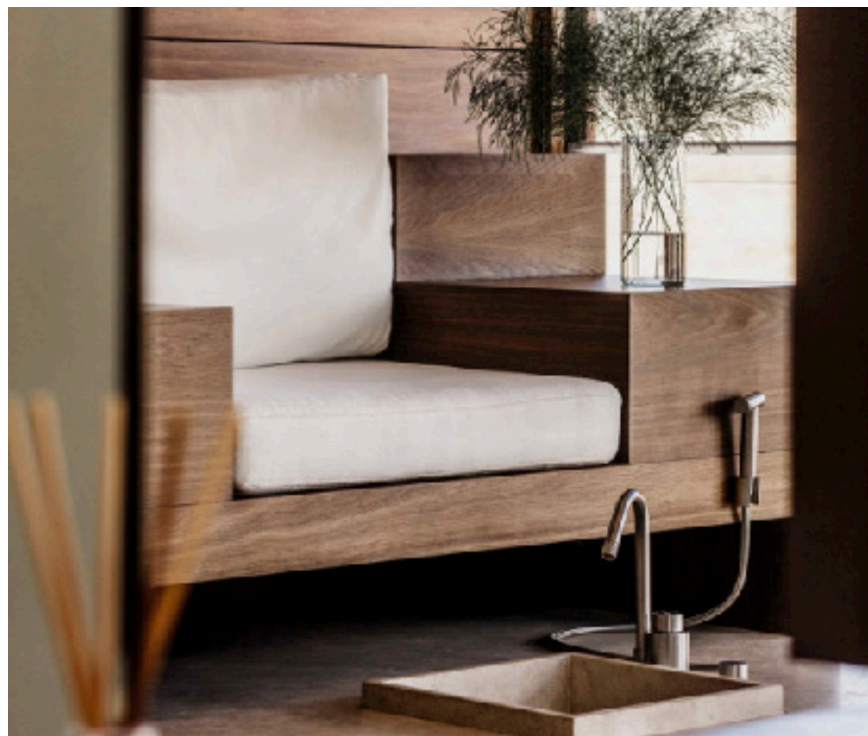
LEGEND

VILLAS

- 1 Studio Villas
- 2 One-Bedroom Villas
- 3 Two-Bedroom Villas
- 4 Three-Bedroom Villa



DAY SPA



All images are illustrative examples only

DAY SPA

AVONDALE LODGE & SPA

LEGEND

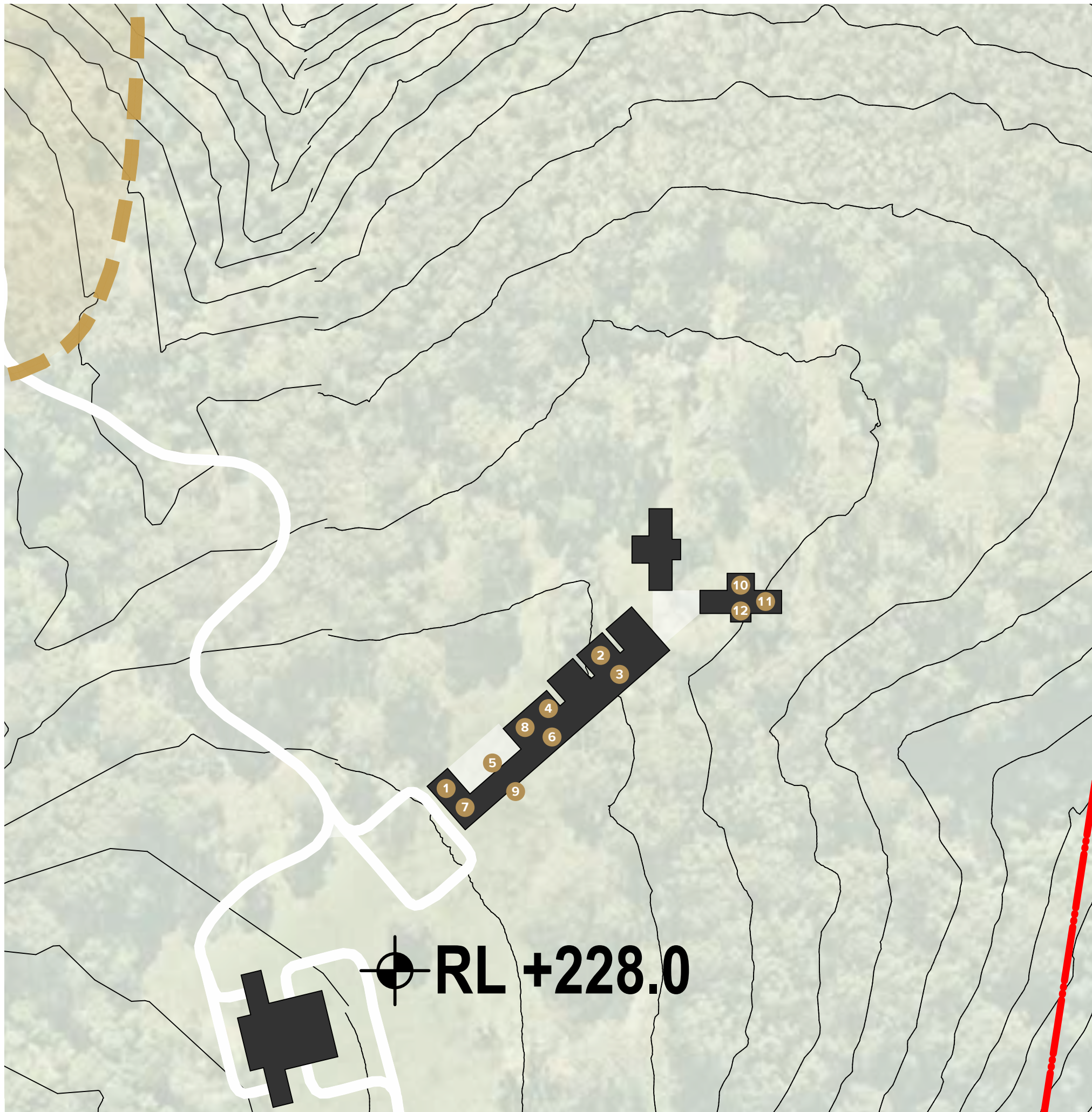
MAIN SPA

- 1 Welcome Lounge
- 2 Treatment Rooms
- 3 Heated Baths
- 4 Zen Room
- 5 Yoga / Meditation Space
- 6 Beauty Salon
- 7 Juice Bar
- 8 Relaxation Lounge
- 9 Back Of House Facilities

SPA VILLAS

Private Wellness Villas with:

- 10 Lounge & Daybed
- 11 Treatment Rooms
- 12 Plunge Pools





AVONDALE LODGE & SPA

PROPOSED ECO-TOURIST DEVELOPMENT