



Eco-Tourism Facility Management Plan



Experience OZ Ecotourism Facility



Cover Letter

To
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Eco-Tourism Facility Management Plan for proposed ecotourism facility for Experience OZ Pty Ltd at 51 Atkinson Street, Mort's Estate, NSW 2790, Lot 152, DP 659519.

Dear Sir or Madam,

The Experience OZ company has prepared an eco-tourism facility management plan relevant to the eco-tourist accommodation proposed at 51 Atkinson Street. The plan is written to address the future visitor and assumes the proposal and the engagement activities are approved and built.

Please feel free to contact me if you require further information. Our office number is 02 6352 5758 or mobile 0407 990 613.

With regards



Jane T Aiken CPSS, CEnvP.
Project Lead, Consulting & Environmental Services Pty Ltd



Table of Contents

Eco-Tourism Facility Management Plan	1
Cover Letter	2
Table of Contents	3
Document Registration	6
Eco-Tourism Management Plan.....	8
Introduction.....	8
Submission in Concurrence with Lithgow Environment Management Plan 2014.....	8
Submission in Concurrence with Lithgow Development Control Plan 2021.....	8
Submission in Concurrence with Planning for Bushfire Protection	8
Statement of Project Intentions.....	9
Statement of Project Compliance Clause 5.13 Eco-tourist facilities (LLEP 2014).....	9
1. Welcome	11
Figure 1-1 Site Layout Diagram.....	13
2. Context of the organization.....	14
2.1 Experience OZ Pty Ltd	14
2.2 Stakeholders	14
Table 2.1 List of Stakeholders.....	14
2.3 Commitment to the Visitor Experience.....	15
2.4 Introduction to the natural environment and cultural history	15
3. Aspects for Management – Principles for Continual Improvement.....	17
3.1 Compliance in the Facility Management – Operational Plan.....	17
3.2 Regulatory Compliance	17
3.3 Cultural values of the site.....	17
3.4 Environmental values of the site	17
3.5 Industrial Heritage values of the site	18
3.6 Architectural and Building Values.....	18
3.7 Community Values	19
4. Vegetation management zones as habitat zones	19
4.1 Native Vegetation Restoration Zone	20
4.2 Asset Protection Zone	20
4.3 Construction.....	20
4.4 Landscaping	20
Figure 4-1 Concept Landscaping Plan with Vegetation Management Zones	21
5. Constructed Natural Landscapes.....	22
5.2 Landscaping – plants low shrubs, habitat trees, shade trees.....	22



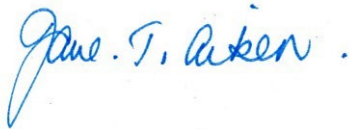
5.3	Paths and Walkways.....	22
5.4	Herb and vegetable gardens	22
5.5	Managed Lawn	23
5.6	Table of Areas.....	23
6.	Aspects and Impacts.....	24
6.1	Lighting.....	24
6.2	Noise	24
6.3	Hazards and other	24
6.3.1	The Bush Fire Emergency Management and Evacuation.....	25
6.4	Waste Management	25
6.4.1	General Solid Waste	25
6.5	Soil and Water Management.....	26
7.	Eco-tourism engagement activities	27
7.1	Visitor Experience	27
7.1.1	Signage.....	27
7.1.2	Check-in and the Common Rooms.....	27
7.1.3	Herb and Vegetable Gardens.....	27
7.1.4	The sensory path	28
7.1.5	Bicycle facility	28
7.1.6	Sustainable operation and management.....	28
	Figure 7-1 Ecotourism Visitor Management.....	29
7.2	Surrounding areas.....	30
7.2.1	Destination Pagoda and the Gardens of Stone	30
7.2.2	State Mine Heritage Park.....	30
7.2.3	Mingaan Wiradjuri Aboriginal Corporation.....	31
7.2.4	Destination Seven Valleys	31
7.3	Business Organisational Chart.....	31
8.	Quality Commitment - Close	32
8.1	Australian and International Standards	32
8.1.1	Quality	32
8.1.2	Environmental Management	32
8.2	Operations Management	33
8.2.1	Tourist Management	33
Table 8-1	DCP 2021-8.2.1 – Tourist Development.....	33
8.2.2	Site Management.....	34



Table 8-2	DCP 2021 – 8.2.4.....	34
Table 8-3	Planning for Bush Fire 2019, Clause 6.3.1 Specific tourism uses	39
8.3	Review of Objectives	40
References & Bibliography		41
Appendix A	Emergency Management and Evacuation.....	43
Appendix B	Legislation Aspect LEP 2014 - 5.13 Eco-tourist facilities	44
Appendix C	Site Plans.....	47

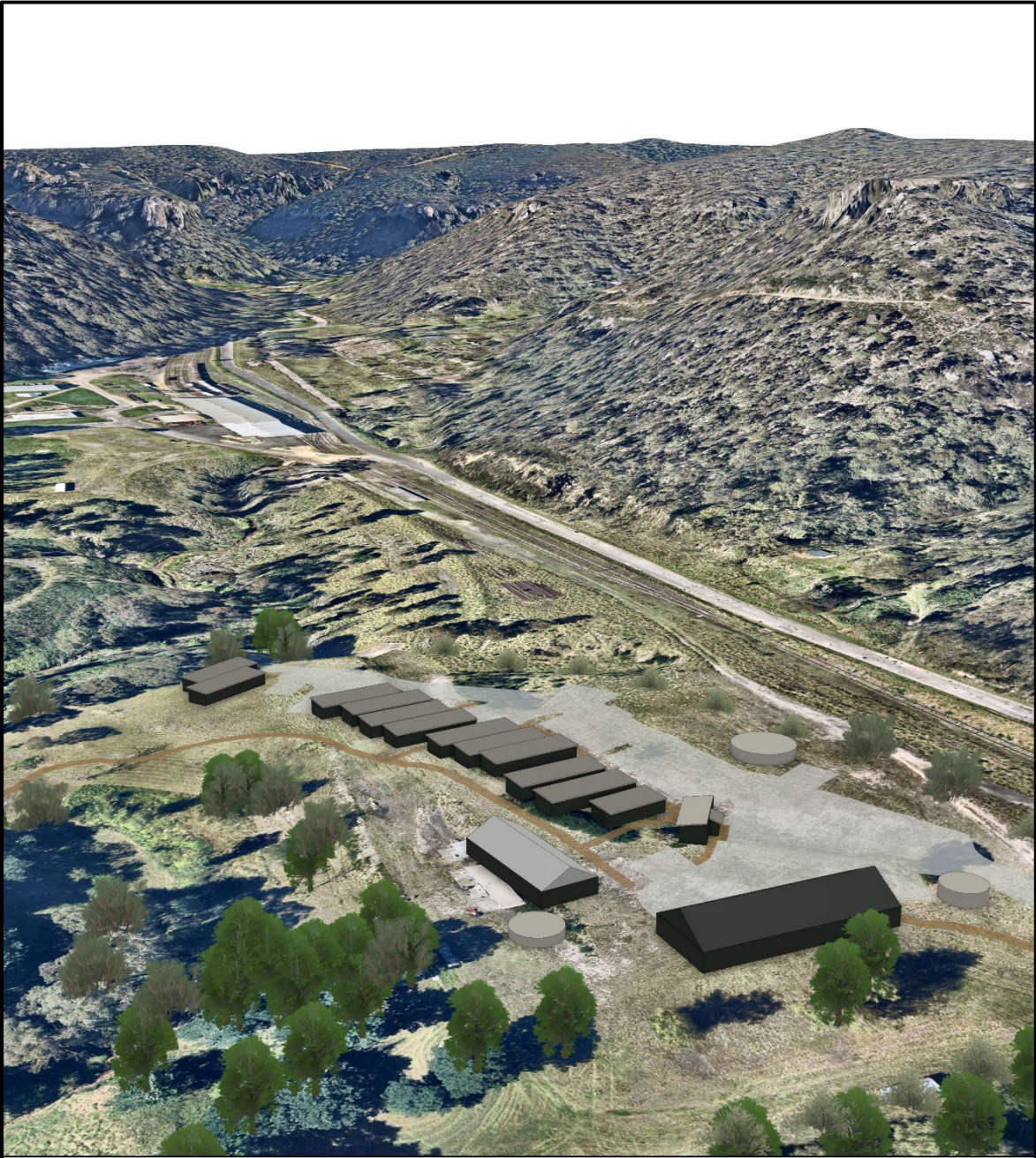


Document Registration

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EXPERIENCE OZ ECOTOURISM FACILITY

51 ATKINSON STREET MORTS ESTATE 2790

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Eco-Tourism Management Plan

Introduction

An Eco-Tourism Management Plan is required to submit a development application for an Eco-Tourism Facility. This plan addresses the future visitors and assumes the proposal and the engagement activities are approved and built.

The Experience OZ company submits the Eco-tourism Facility Management Plan, version 02, relevant to the eco-tourist accommodation proposed at 51 Atkinson Street. This document is prepared to note all requirements by the Lithgow Environment Management Plan 2014 (Lithgow City Council, 2014) and the Lithgow Development Control Plan 2021 (Lithgow City Council, 2021).

This is a development seeking positive environmental outcomes with minimal impact, as shown by the planning for bushfire post development case.

Submission in Concurrence with Lithgow Environment Management Plan 2014

An ecotourist facility is an accommodation type that is an approvable land development with the zoning C3 Environmental Management.

We submit that all parts of Clause 5.13 Eco-tourist facilities (LLEP 2014), will be met by this proposal.

Submission in Concurrence with Lithgow Development Control Plan 2021

Council can approve this proposal when they are satisfied The Lithgow Local Environment Plan 2014 Clause 5.13 Section 3 (a- k) requirements are demonstrated, and Clause 8.2.1 - Tourist Development and Clause 8.2.4 Eco-Tourist Facilities & Larger Rural Tourist Developments.

Submission in Concurrence with Planning for Bushfire Protection

Planning for bushfires has specific tourism uses in Eco-Tourist facilities.

Statement of Project Intentions

1. Design a proposal that fits into the local character and context containing residential, industrial, and environmental aspects.
2. Retain and rehabilitate the natural environment of the site and conserve habitat connectivity.
3. Incorporate adaptation measures to natural hazards (bushfires, floods) in the design and operation of the facility.
4. Develop a facility where visitors can enjoy and explore the ecological attributes of the site as well as the manifold opportunities of the region.
5. Design a sustainable facility where everyone feels welcome, and people can connect with other people and nature.
6. Providing visitor accommodation and modernising facilities to boost tourism in Lithgow.
7. Meet the Council and the community's expectations.

Statement of Project Compliance Clause 5.13 Eco-tourist facilities (LLEP 2014)

The LLEP2014 Clause 5.13- Eco-tourist facilities have requirements for these specialist forms of tourist and visitor accommodation and ancillary uses. For this proposal the project is response is that all compliance requirements in the local environmental planning instrument have been addressed positively. The Statement of Environmental Effects provides more detailed information on the project's response to Clause 5.13 of the Lithgow LEP ([Appendix B](#)).

Clause 5.13 Eco-tourist facilities (LLEP 2014)	Project Response
(1) The objectives of this clause are as follows—	
(a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,	YES
(b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.	YES
(2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.	YES
(3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that—	
(a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and	YES
(b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and	YES
(c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and	YES



Clause 5.13 Eco-tourist facilities (LLEP 2014)	Project Response
(d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and	YES
(e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and	YES
(f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and	YES
(g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and	YES
(h) any infrastructure services to the site will be provided without significant modification to the environment, and	YES
(i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and	YES
(j) the development will not adversely affect the agricultural productivity of adjoining land, and	YES
(k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment—	YES
(i) measures to remove any threat of serious or irreversible environmental damage,	YES
(ii) the maintenance (or regeneration where necessary) of habitats,	YES
(iii) efficient and minimal energy and water use and waste output,	YES
(iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,	YES
(v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.	YES

1. Welcome

Welcome to the Experience Oz Ecotourism Facility. We trust the online check-in has explained the following: On arrival, there is a check-in cabin opposite the bus parking space. You will find lockers and swipe key cards with a standard door key, a welcome information pack, and a site plan showing walkways, fences, and management zones.

Today we share the surroundings, a scenery of natural heritage, culture, and several industrial histories. You are in the State Mine Gully, an area characterised by the State Mine Creek, which your cabin overlooks. You will find this part of the Lithgow Valley unique by its location as a site in the catchment of Farmers Creek, the local water supply and tributary to the Coxs River and Sydney's Warragamba Dam. This is the land of the Wiradjuri, a country of aboriginal New South Wales, an aboriginal nation of past and present riverine environments.

Here in the State Mine Gully is a site of interest to an industrial historian and is one of the many unique places linked by the early railways. Your accommodation was approved with all relevant planning requirements met. We have repurposed the allotment from being vacant for fifty years into a multi-cabin accommodation offering clear fresh air, views to four spectacular horizons, spring sunshine and sunsets you can enjoy when viewed at the vantage point that is the Blast Furnace Park and Lake Pillans wetlands. The Lithgow Valley is one of seven valleys that represent our district.

For your stay in the Experience Oz Ecotourism Facility, you are on the northern side of the Lithgow Valley and minutes by car from the Newnes Plateau's escarpment and the new adventure tourism destination within the Gardens of Stone State Conservation Area. You are a five-minute walk to the information centre at the State Mine Heritage Park 300 m north and a twenty-minute walk to Lithgow's Main Street.

Your cabin is either one of our eight available one-bedroom (single-quarters) or nine two-bedroom options. All cabins are sited to conform with the existing topography. It is on a site where remnant coal mine tailings were used as earthworks fill for the installation of permanent drainage features (spillways) for the purpose of bank stabilisation for the State Mine Creek. All cabins are installed using methods of minimum disturbance and lightweight construction without notable changes to the site or land shape.

Our site design allows for space for the grassland areas and shading as space available for wildlife to traverse and pass through the site to range freely across multiple hectares of the surrounding bushland. Looking east at the tracks, the rail line beside us serviced the State Coal Mine and the Power Station, formerly located on the east side of the rail line further north at the State Mine Heritage Park & Rail Museum. A heritage rail line travels back through Lake Pillans and to the rail yards at Eskbank.

In winter, our climate is cold from May through to October. Winds in this area are from the northwest during spring. They start in August to herald the start of a warmer and hotter climate of the spring-summer seasons; thus, we can share the sights of the many spectacular gardens to show off our region. And if you are visiting in July, you may experience the fields of

spring wattles on the mountainsides or the white snowfall over the eucalypts. And for our visitors with bikes, there is a secure lockup as well as a service station for your bike or e-bike.

We have planned to keep you safe and healthy. Our goals and responsibilities as site managers are set out in this operational plan to keep you mindful in a site with special ecological, environmental, conservation, and heritage values, so that you might experience with interest our local story.

Please utilise the check-in and common room and always follow all directions and signposting. Your stay is coordinated from the check-in building for hosting and tours. For all other after-hours inquiries, please call the Manager's Residence.

The facility's site plan ([Figure 1-1](#)) provides the location of all buildings, pathways, and vehicle ways relevant to operating the visitor experience at this site.



Figure 1-1 Site Layout Diagram

2. Context of the organization

2.1 Experience OZ Pty Ltd

Experience OZ Pty Ltd is a business allied to the Sydney bus company Wise Fleet Pty Ltd. Both companies are owned and operated by Mr Ben Harris, the property owner who is also the proposer and financier for this visitor experience. His investment is to use the block's size and location and its configurations to share the living experience with visitors and locals in this part of the Seven Valleys districts.

2.2 Stakeholders

Interested parties relevant to the environmental management system will include the external organisations and local communities and visiting workers. Internal stakeholders are the environment, the customers and the community including local workers.

Table 2.1 List of stakeholders

Stakeholders	Context of the Organisation
Customers	Workers and Tourists
Mr Ben Harris	Property Owner
Lithgow City Council	Consent Authority
The Seven Valleys Tourism	Membership
Local Tourism Operators	Business Networking
Environment	Water Quality, Vegetation, Biodiversity
Lithgow District Chamber of Commerce	Goods and Services Network
Experience Oz Pty Ltd	The Organisation
Community	Noise, Traffic, Amenity, Privacy, Bushfire
Workers	Site Facilities, Lawns, Drains, Litter, Recycling, Waste, Security, Site Manager

2.3 *Commitment to the Visitor Experience*

The commitment of Experience OZ Pty Ltd as a provider of an ecotourism experience is to

- 1) Understand the external and internal issues relevant to the site's environmental conditions.
- 2) Continuously maintain and improve site conditions (through the vegetation management plan and the ISO 9001 and 14001 series (Standards Australia, 2016b).
- 3) Identify and facilitate opportunities for visitors to engage with the natural environment on-site and in the surrounding region of a Seven Valleys Tourism Destination.
- 4) Identify and facilitate opportunities for visitors to engage with the area's cultural history, including Aboriginal heritage and the history of the State Mine.

2.4 *Introduction to the natural environment and cultural history*

The Experience Oz Tourism Facility at 51 Atkinson Street is on an allotment created from land parcels previously part of the State Coal Mine. It was created from the former Lithgow State Coal Mine and Lithgow Power Station decommissioning procedures. The State Coal Mine operated from 1922 until 1964 (Elford & McKeown, 1947) and the site was used for coal chitter rejects. The soil materials were investigated for their combustibility and heavy metal contamination, and it was determined that the site does not threaten human or environmental health. It was also revealed that the coal rejects fill platform was shaped to conform with the watercourse of the State Mine Creek.

The soils of the Lithgow Valley are old. They are silica-rich, derived from the Permian geological period in the Palaeozoic Era some 250 million years ago.

This is a property with a majority boundary with the State Mine Creek, and thus, this is a property with waterfront land and, therefore, responsibilities for the maintenance for appropriate environmental management. These environmental responsibilities include keeping the 30 m wide vegetated riparian zone that follows the creek line and the top of the bank as a riparian native habitat. A riparian zone describes the transition zone between the land, or the terrestrial environment, and a watercourse, or an aquatic environment. State Mine Creek is a north-to-south running tributary to Farmers Creek which traverses Lithgow from east to west and flows into Coss River at Lake Lyell.

The other half of the allotment is covered by open perennial grassland, which is being used by native wildlife such as wombats, kangaroos, and wallabies for grazing and a range of native birds. The development footprint covers just over 30% of the total area, leaving the remaining 70% for native flora and fauna and for our visitors to enjoy.

The traditional custodians of this area are the Wiradjuri people, the largest Aboriginal group in New South Wales. Their country is known for its three rivers, which define its borders: the Macquarie River (Wambool) to the north, the Lachlan River (Kalari) to the west, and the

Murrumbidgee River (Murrumbidgee) to the south. To the east, the Blue Mountains border the Wiradjuri country, and this is where we are.

The proposal for the site is an ecotourism accommodation with minimal land disturbance. This is done by minimising the facility's footprint and utilising the existing landform as much as possible. Minor earthworks were done to prepare the ground before placing the cabins onto the land without major changes to the drainage patterns. The existing drains and spillways manage the environmental inflows into the State Mine Creek. The cabins have been placed on small piers to minimise the need for concrete and to raise the ground floor, as the site may be prone to flooding.

This site can be impacted by bushfires. In line with the guidelines of the NSW Rural Fire Service, the facility has been designed to keep our visitors safe during a potential bushfire event. The common room was built as a bushfire refuge and is within less than 100m walking distance from all cabins. Please read the pamphlet and the site plan for emergency management and evacuation in your cabin to be aware of evacuation procedures and the emergency assembly point. The emphasis of bushfire management is placed on emergency management, leaving early and non-operation on days of extreme or catastrophic fire weather (The State of New South Wales, 2019).

The best way to live within natural ecosystems and their unpredictability is to be aware of the hazards, adapt to them by appropriate site and building design, and educate our visitors.

3. Aspects for Management – Principles for Continual Improvement

3.1 Compliance in the Facility Management – Operational Plan

The principles of continual improvement can be applied to the implementation of the project. Generally, a continual improvement process has four components. Plan, Do, Monitor, Review.

The Experience OZ Ecotourism Facility identifies for this proposal the management categories of:

1. Site Management Planning Objectives
2. Visitor Hosting and Experience
3. Monitoring and Measurement
4. Reports and Review.

Documents will include an:

- a. Aspects & Impacts listed,
- b. Bibliography list
- c. Development consent conditions.

3.2 Regulatory Compliance

In this plan we are submitting that the project attributes meet the development compliance clauses of the LEP 2014 and the DCP 2021, relevant to consent requirements for ecotourist facilities in New South Wales ([Section 7.2.1](#)). Aspects of Planning for Bushfire (The State of New South Wales, 2019) are incorporated to the proposal as Bushfire Assessment (Hammill, 2023a).

3.3 Cultural values of the site

The cultural values of the site are that people can be in a quiet natural environment and shielded by the mountains. The development will share these attributes with our visitors, where mateship, and friendship is inclusive for families, friends, travellers, and workers, with the aim to market the environmental aspects of clean air, spectacular horizons, wide streets, cold winters, and waterfront properties; all while being respectful to the unique ecological habitats that the site provides. Experience Oz Ecotourism Facility aims to connect its visitors to the cultural history of the site, from the land being Wiradjuri Country to its past land use as state coal mine.

3.4 Environmental values of the site

Conservation values for the land along the State Mine Creek rely on humans managing weeds and litter. Experience OZ has a policy of 'waste-less' on this property. The company is responsible for the land area allocated to the accommodation development, a proposal that by its size, is one that leaves two-thirds of the land area with minimum visitor impacts that will provide the retention of the current use of the property by the existing populations of wildlife. We offer an exposure to nature that is healthy, quiet, comfortable, and sustainable.

3.5 *Industrial Heritage values of the site*

The State Mine Gully has a rich industrial heritage stem from its position in the Western Coalfields. The industry established in the State Mine Gully has contributed to developing the City of Lithgow and the State of New South Wales. The State Coal Mine was opened in 1923, ceasing production in 1964 after flooding encroached upon the mine. The Lithgow State Mine Museum and Railway was established in 1990 and has continued in various guises to the present day. The Lithgow Power Station, originally owned by the Department of Railways, was opened in 1928, decommissioned in 1969, and demolition took place in 1976. The power station supplied power to the City of Lithgow and its various industry; the State Grid, and to the Railways for the electrification of the Blue Mountains Line in the 1950s.

To expand on the factual aspects of industry and power developments, there is an importance to the actual location of the site as a coal deposition, which can be linked to the Permian heritage that is some 250 million years pre-settlement¹The coal depositions drove the development of the Lithgow region as one of the prominent industrial townships derived from natural geological resources. The community has arisen from the coal depositions. Now, the coal depositions and the historical advantage of remnant infrastructure allow for special interest tourist opportunities.

For this site, which is within the heritage backdrop of the former Lithgow Power Station, the former State Mine, and the Heritage Railway, we will offer our visitors these as historical interests in combination with the environmental interests available in this location. The proposed site has values for outdoor activities across a wide range of special interests to advantage the business of hosting a visitor.

3.6 *Architectural and Building Values*

The architectural and building values in this proposal are landscape sympathetic.

At 51 Atkinson Street, the setting demands a proposal with modern styling, bright, clean outlines, and details that enhance the simplicity of the intention. This brand allows for privacy, community, access, and utility, to suggest to the visitor that this is a cohesive shared space. To do this, the buildings are uniquely presented with similarities but not sameness. The openness of the large, shed-style common room that faces the public presents to the visitor a modern trim that accentuates this attention. Privacy and access are afforded to the management residence a building with the features for a family with available undercover verandah roofing to protect from the western summer sun. All buildings have living areas that face the waterfront land in this proposal. Prefabricated buildings are the accommodation cabins and check-in. They have a similar colour scheme and a rated thermal performance for materials that meet the objectives for sustainable buildings.

The styling of all buildings is lightweight steel construction with wall cladding of Colorbond® steel nominated as for roof, the standard steel wall and roofing Custom Orb®.

¹ The Permian is the last era of the The Paleozoic Era the first of three geological eras of the Phanerozoic Eon. Beginning 538.8 million years ago, it succeeds the Neoproterozoic and ends 251.9 Ma at the start of the Mesozoic Era (Source Wikipedia <https://en.wikipedia.org/wiki/Paleozoic>).

All buildings will comply with the NSW State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29- 8-2022) using Version 4.0 NSW Government BASIX certification by the Do-It-Yourself BASIX model. This proposal selects the colours and finishes to achieve the brand intention, coordinated to contribute to the thermal performance rating. Thus, we used the colour charts with swatch notations on solar absorptance SA, colour value, with the Building Code of Australia (BCA) classification of tone, to achieve the desired technical performance ratios. Colour selections also present the aesthetic function of the nominated architectural purpose for this development.

In addition to the heating and cooling properties of colour, insulation, and aspect, the cabins include renewable energy. All cabins are designed with a skillion roof of 15-degree pitch and a north-facing aspect. The manager's residence and the common room/refuge have gable-end-styled roofs, pitched at 30 degrees with a north-facing aspect. These are appropriate roof pitches for solar panel installation.

Overall, the architectural values of this proposal allow for this statement. "The Experience OZ Ecotourist Facility is a facility that offers outdoor experiences to visitors in a secluded, quiet location. It is comfortable on a cold winter night or a warm and hot summer afternoon. The common room is a shared space for groups. It has an outdoor kitchen, onsite laundry, and walking pathways extending to access the private creek frontage. We welcome our visitors to share a private space where they will view natural scenes and native habitats, experiencing these unique natural surroundings of a home away from home".

3.7 Community values

Experience Oz aims to connect people from different demographic, social and cultural backgrounds through their curiosity for nature and the outdoors. We strive to bring our visitors together in spaces like the common room. Further, we also intend to connect our visitors with the local community by offering them tours, workshops, events, and other facilities.

We invite people who do not regularly have the privilege of being surrounded by the natural environment to immerse themselves in what this exceptional site and the surrounding region offer.

4. Vegetation management zones as habitat zones

A vegetation management plan is applied to land to protect native, site-provenance species of plants and habitat. The property at 51 Atkinson St is being developed with three almost equally sized vegetation management zones, each with different management principles and objectives ([Figure 4-1](#)). Our proposal's ecological values are based on the opportunities to protect native vegetation and habitat.

4.1 Native Vegetation Restoration Zone

The riparian zone flanking State Mine Creek has the most ecological values and wildlife biodiversity. It occurs along the western side of the allotment and is quantified as 7,027 sqm. It will be managed as a habitat and with the environmental value of the natural creek water frontage.

This zone focuses on vegetation management. We protect the existing remnant eucalyptus trees and restore the native habitat along the creek and the riparian zone. This zone makes up 35% of the allotment.

We do not offer specific activities in this zone but feel free to roam around and enjoy the calmness and bird songs. Please take care not to step on new tree plantings (they will be fenced off), and if you come across native wildlife, keep your distance. Please let us know at check-in if you want to get involved in some bush and creek regeneration. We would love for you to be involved.

4.2 Asset Protection Zone

For this site, we have calculated that 6,749 sqm is quantified in this proposal as land to be managed with vegetation suitable for an asset protection zone (Hammill, 2023). This zone comprises the area required for the asset protection zone around the buildings for bushfire protection (33% of the property). It contains spread-out native trees (check out the signs under each tree as well as the sensory path) and a ground layer of native grasses for wildlife such as wallabies, kangaroos, and wombats to enjoy. This area contains wombat burrows that must not be disturbed, as we want our animal visitors to enjoy the site as much as you do.

Look at the signs about the different species that like to spend time here, as well as the information about the riparian zone, stormwater management, flooding, and bushfires.

4.3 Construction

The site area for the buildings and the facility's driveways is 6,403 sqm. This is represented as the total site area that will encounter site disturbance and development. It comprises the eastern side of the property, demarcated in the proposed construction and landscaping zone.

This zone contains the cabins, check-in and common room, manager's residence, driveway, parking, and services. It also contains herb and vegetable gardens, most stormwater interventions, such as rain gardens, and managed lawn and landscaping areas. This area makes up 32% of the total site area.

4.4 Landscaping

For you as visitors, this zone is where you will spend most of your time during your stay. The pathways allow you to connect with other visitors, enjoy the herb and vegetable gardens, plan activities and tours in the region or participate in a workshop in the common room.



Figure 4-1 Concept Landscaping Plan with Vegetation Management Zones

5. Constructed Natural Landscapes

5.2 Landscaping – plants low shrubs, habitat trees, shade trees

The Asset Protection Zone and the Native Vegetation Restoration Zone are rehabilitated with native vegetation. This encompasses low shrub plantings along the eastern boundary (towards the State Mine Heritage Park) to avoid visual dominance of hardstand areas. These plantings are being used to soften the boundary marked by fencing to secure the railway tracks. There is no fencing along the northern and western boundaries to allow wildlife to traverse the site.

Along the southern boundary (to Atkinson Street), shrub plantings are screening the ecotourism facility from neighbouring properties and the existing trees at the south boundary. To the west of the cabins, large trees are planted for habitat and shade to delight all the property's residents. All these planting areas are within the bush fire asset protection zone and are spread out to maintain a canopy cover of less than 15% and a crown separation of 2 to 5 meters.

In the Native Vegetation Restoration Zone, tree and shrub plantings may be denser than in the asset protection zone (Hammill, 2023b). We have been planting some species in this area, including *Acacia melanoxylon* (Blackwood), *Acacia rubida* (Red-stemmed wattle), *Banksia marginata* (Silver banksia), *Callistemon sieberi* (River bottlebrush), *Lomatia silaifolia* (Crinkle Bush), and *Persoonia linearis* (Narrow-leaved Geebung). For more information on the species, check out the signage under each planting.

5.3 Paths and Walkways

The Experience Oz Ecotourism Facility is entered via the pedestrian walkway from Atkinson Street. Walkways wide enough to cater for wheelchair users or two passing pedestrians with impaired mobility connect the cabins with the common room and the check-in building. There is also a path that goes down to the creek. The walkways in between the buildings are setback from the car spaces and the structures to allow for plantings and landscaping features along either side and separate the pedestrians from the vehicles. The pathways are made from porous materials to reduce the amount of surfaces that do not enable stormwater infiltration.

5.4 Herb and vegetable gardens

The herb and vegetable gardens are located along the eastern boundary behind the carparks and bins. They are built into the split retaining walls to reduce the mass and bulk of high walls. The gardens include seasonal bushtucker, vegetables and herbs, and the signs will explain what plants are planted, their cultural relevance and how they can be used. The yield in these gardens is improved by applying our own compost from the Enrich360 food waste dehydrator in the common room. See also [Section 7.1.3](#).



5.5 Managed Lawn

The remainder of the Construction and Landscaping Zone that is not covered by buildings, driveways, carparks, walkways, or landscaping features consists of managed lawn. The lawn serves as buffer strips that reduce and filter stormwater runoff and can be used for picnics and games.

5.6 Table of Areas

The [Table 5-1](#) presents the site areas representing the three vegetation management zones.

ZONE	PERVIOUS/IMPERVIOUS	ITEMS	AREA (m2)	PROPORTIONS (%)
Construction zone	Impervious	Driveway	1,725	
		Buildings and decks, stairs	1,180	
		Carparking, bus parking, carwash	609	
		Watertanks	156	
		Sump	1	
		TOTAL	3,671	53
	Pervious	Walkways	490	
		Lawn and landscaping	2,620	
		Stormwater interventions	208	
		TOTAL	3,318	47
		TOTAL	6,403	35
Asset protection zone	Impervious	Concrete drain	161	
		Sump	4	
		TOTAL	165	3
	Pervious	Walkways	91	
		Stormwater interventions	1,272	
		Native grasses and trees	4,640	
		TOTAL	6,003	97
		TOTAL	6,749	31
Native Vegetation Restoration	Impervious	Concrete drain	37	
		TOTAL	37	1
	Pervious	Walkways	50	
		Native vegetation	6,674	
		Stormwater interventions	220	
		TOTAL	6,711	96
		TOTAL	7,018	35
		TOTAL LOT	20,175	

6. Aspects and Impacts

6.1 Lighting

All pedestrian walkways, the driveway, car spaces, the check-in office and the common room are equipped with lighting per AS1158.3 Pedestrian Area Lighting whilst avoiding impacts on neighbouring properties and private visitor spaces by minimising light spill. Most of the installed lighting is solar powered with the mains electricity supply back-ups. The effective lighting makes our visitors feel safe and comfortable to move around at night.

6.2 Noise

The facilities' buildings have been sited to minimise impacts on adjoining properties by increasing the setback from the southern boundary (Atkinson Road) as much as possible. Additionally, the boundaries are planted with screening plants, which act as a noise buffer and visual screen. Both interventions minimise noise transfer.

Nonetheless, noise must be kept to a minimum after 10 pm and before 6 am.

6.3 Hazards and other

Snakes and flies are the general hazards of living with the ecology of this region. Your hosts will keep you informed when these hazards need to be managed. We aim to maintain areas in buildings that can be kept free of flies and mosquitos and keep the pathways clear when walking safely around the facility. Kangaroos may be another potential hazard. The site at 51 Atkinson Street is known to be home to a large male Eastern Grey Kangaroo and its family. Visitors must keep a reasonable distance from any wildlife they encounter to protect the wildlife as well as themselves so we can all share the site.



6.3.1 The Bush Fire Emergency Management and Evacuation

An emergency management and evacuation plan is available in every cabin. Please ensure that you are aware of the evacuation procedures and the emergency assembly point. The common room was built as a bushfire refuge and is within less than 100m walking distance from all cabins. The emphasis of bushfire management is placed on emergency management, leaving early and non-operation on days of extreme or catastrophic fire weather

In the event of a bush fire emergency, staff will ensure that all occupants are aware of the potential threat, risk assessments and evacuation procedures.

Resources useful to the facilities operation are provided on mapping ([Emergency Management – Appendix A](#)).

6.4 Waste management

6.4.1 General Solid Waste

The facility is using Council's garbage and recycling bins. The location for the bins is indicated on the architectural site plan among others as opposite the D-units. Lithgow City Council collects bins in Lithgow on Thursdays with alternating weekly, recycling (yellow bin) and green waste (green bin).

Recyclable waste that cannot be put into the yellow bin will be sorted through and disposed of at the Community Recycling Centre of the Lithgow Solid Waste Facility. The recycling centre accepts aerosols, batteries, fire extinguishers, globes and tubes, gas bottles, oils, and paint among others. The Return & Earn scheme will be used for eligible cans and bottles.

For construction waste, this will be general solid waste. For recycling and resource recovery, this will be managed through the Lithgow Solid Waste Facility.

Facility	Hours of operation	What can I dispose of there
Lithgow Solid Waste Depot The main facility for the LGA 68 Geordie Street Lithgow	Open 8.00am - 5.00 pm Closed Christmas Day Last vehicle must enter by 4.45pm	Household residential waste, green waste, tyres, mattresses, bases & ensembles, whitegoods, building waste, putrescible waste, commercial waste, demolition waste & asbestos. This is Council's ONLY facility to accept commercial Waste, demolition waste, mattresses, bases & ensembles, tyres & asbestos. Please note asbestos must be booked in with Customer Service prior to delivery on (02) 6354 9999.
Portland Garbage Depot Portland/Cullen Bullen Road Portland	Open 8.30am – 4.30pm Closed on Good Friday and Christmas Day	Household residential waste, green waste and scrap metal recycling. (Fines apply for the following prohibited items; asbestos, commercial, demolition, industrial, tyres, mattresses, bases & ensembles, white goods, motor oil & grease, trucks/ tip trucks and non-resident dumping)

<https://council.lithgow.com/waste-recycling/waste-facilities/>.



6.4.2 Food Waste

The camp kitchen has an Enrich360 food waste dehydrator (Enrich 360, 2023) which recycles all food waste. It dehydrates all scraps, including meat, cooked food, coffee grinds, vegetables, etc. The resulting product will be used as pathogen-free, nutrient-rich compost and fertiliser in our herb and vegetable gardens.



6.5 Soil and water management

Each cabin has a small water tank that flow to any of three large main water tanks.

The water retained in the larger tanks from the stormwater runoff from the roofs is recycled and used for toilet flushes and laundry in the common room, reducing the amount of freshwater used in the facility's day-to-day operation. The overflow from the tanks and the runoff from the driveway and parking areas is treated in a series of stormwater interventions, including rain gardens, rock-lined and grassed swales, and a reed bed to reduce pollutant loads. The outflow from these interventions goes into the State Mine Creek through two large concrete drains in the site's north-eastern and south-western corner of the site. This system ensures that the facility has a neutral or beneficial effect on the water quality and quantity.

During construction, a long sediment fence was installed downslope of the construction zone to ensure that no sediments impacted the riparian zone or the creek.

7. Eco-tourism engagement activities

The ecotourism management plan ([Figure 7-1](#)) shall be read in conjunction with this section.

7.1 Visitor Experience

7.1.1 Signage

In the eastern setback of the Lot, signage about the historical relevance of the site as part of the State Coal Mine (Anon, 1994; Humble W, 1923; Pratten. C and Irving. R, 1994; The City of Greater Lithgow Mining Museum Inc (CGLMM), 2021) is installed.

In the riparian area, signage describes the site's ecological features, including native flora and fauna, State Mine Creek, the importance of riparian areas, and potential flood and bushfire hazards.

Each old or newly planted tree has a sign at the bottom of the trunk with its scientific and common name and some facts about it.

None of the signs will be visible from the public road reserve.

7.1.2 Check-in and the Common Rooms

The check-in building serves as a place of engagement for you as visitors of the Ecotourism Facility with the surrounding areas and local tourism operators.

It offers brochures of activities in the area and can be used as an exhibition place for local tourism operators. You can book activities or plan your stay in the region here.

The common room serves not only as a refuge during a bushfire event but is also equipped with a camp kitchen with barbeques, comfortable chairs, and sofas to bring visitors together. It can also be used as a conference room for workshops.

The camp kitchen has an Enrich360 food waste dehydrator. Please place all your food waste into the Enrich360. It will dehydrate all your scraps, including meat, cooked food, coffee grinds, vegetables, etc. The resulting product will be used as pathogen-free, nutrient-rich compost and fertiliser in our herb and vegetable gardens.

7.1.3 Herb and Vegetable Gardens

The facility contains two areas of herb and vegetable gardens. The first area is behind the carparks P28-P31 on the split retaining wall. It includes local bushtucker and other edible herbs and vegetables.

The second and third areas are the rain garden behind the carparks P23-P26 and the rain garden at the end of the turning circle in front of the manager's cottage. A rain garden retains and filters stormwater before discharging it into the environment. It is made up of different layers, and the vegetation on top reduces the nitrogen levels of the stormwater.

The planting areas are open for visitors to enjoy. Signage explains what plants are being planted, their traditional uses and benefits. Other signs explain how a rain garden works and how stormwater management benefits the surrounding riparian and aquatic environments.

7.1.4 The sensory path

The sensory path is situated below the cabins in the property's riparian zone. It includes several sensory boxes that contain different natural products, such as gum nuts or leaves, for visitors to feel and experience by excluding the visual senses. This is especially exciting for our young visitors.

7.1.5 Bicycle facility

Outside the common room is a bicycle parking and e-bike charging station. It also includes tools to change a tube or do other necessary work to fix your bike and a lock-up facility. A little bit further down near the E-cabins is a secure bike storage.

7.1.6 Sustainable operation and management

We aim to manage and operate the Experience Oz Ecotourism Facility most sustainably. This includes equipping each cabin with a water tank in addition to the large main water tanks. The water retained in the tanks from the stormwater runoff from the roofs is used for toilet flushes and laundry in the common room, reducing the amount of freshwater used in the facility's day-to-day operation.

Recycled water is generated by capturing and treating greywater from the managers' unit, which is reused in the laundry and the toilets of the amenities and check-in building.

Solar panels are installed for the cabins and the common room. Therefore, most of the electricity that you use in your cabins is generated from the most powerful energy source that we have – the sun. When not all generated electricity is used, it feeds into the mains electricity supply, contributing to the proportion of renewable energy in the area.

The Lithgow Solid Waste Facility has a Community Recycling Centre, where people can go and sort through their waste and dispose of it responsibly. The recycling centre accepts aerosols, batteries, fire extinguishers, globes and tubes, gas bottles, oils, and paint. Thus, besides the normal curb-side recycling of paper, cardboard, plastics and glass, the Council's waste facility aims to recycle and reuse as much as possible in the Community Recycling Centre. Further, in the common room is a basket for cans and bottles that can be recycled under the Return & Earn scheme. Please place your eligible cans and bottles in this container, and we will bring them to a return & earn station for you. The refund that we get from your recyclables will be used for group projects or new plantings in the herb and vegetable gardens or vegetation restoration zone.

If you have time on the best days for gardening, please join us on our planting days.

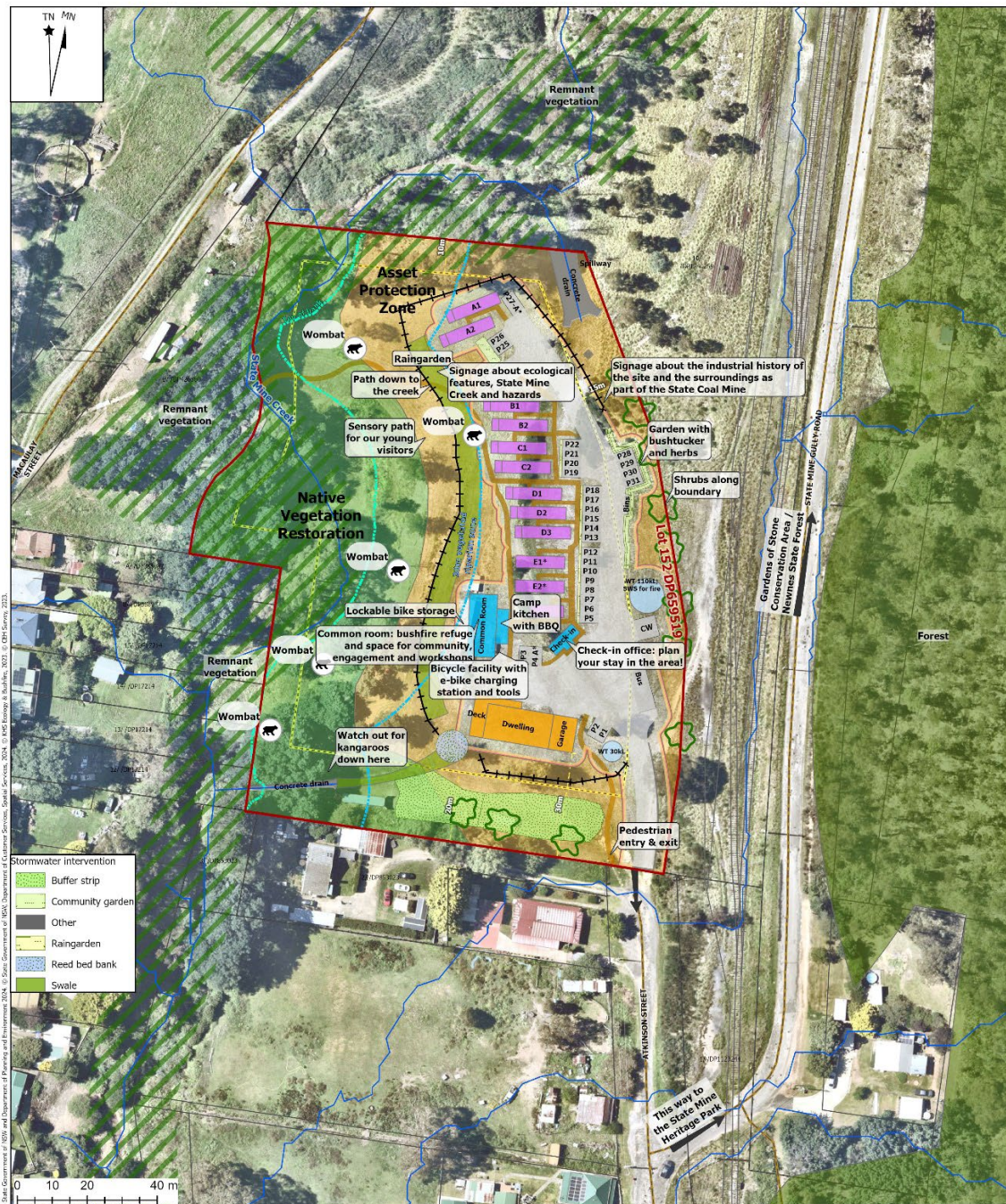


Figure 7-1 Ecotourism Visitor Management

7.2 Surrounding areas

7.2.1 Destination Pagoda and the Gardens of Stone

The Colong Foundation for Wilderness, Blue Mountains Conservation Society and Lithgow Environment Group have developed a visitor plan for Lithgow called Destination Pagoda (Brown et al., 2019). It presents Lithgow as the gateway to the Gardens of Stone Conservation Area (NSW National Parks and Wildlife Service, 2023).

Destination Pagoda describes the area's ancient landscape. The word pagoda is derived from Asian pagodas, which are tiered towers with many eaves and refer to the formation of rock towers typical in the region. The Experience OZ Ecotourism Facility is near the locations for Destination Pagoda.

The Gardens of Stone State Conservation Area is a 39,000-hectare large area within the Central Tablelands region of New South Wales and was established in May 2022 (National Parks and Wildlife Service, 2023). The Gardens of Stone National Park borders it to the north, the Wollemi National Park to the northeast and the Blue Mountains National Park to the east, all parks that are part of the Greater Blue Mountains World Heritage Area. Newnes, Ben Bullen and Wolgan State Forests are at the centre of the Conservation Area.

The edge of the Gardens of Stone Conservation Area (Newnes State Forest) is just 2.5 km north of the Experience Oz Ecotourism Facility. Paddy's Creek Corner is the closest lookout, which displays the ancient pagoda landscape. Lost City and the Glow Worm tunnel are also must-see places within the Conservation Area. Beyond the main lookouts, the area offers countless walking, 4x4, mountain bike, horseback, and cycling tracks.

The Destination Pagoda management plan proposes allowing responsible underground mining in the area, investing in recreational facilities, conserving and managing the land, and protecting the significant pagoda landscapes, rare swamps, and other natural and cultural features.

For you as visitors of the Destination Pagoda area, this would mean family-friendly walks for all abilities and opportunities to reach and explore remote, uncrowded, natural bushland without having to drive a long way from facilities.

Please use the check-in facilities to find and book to participate in the many and various special interest opportunities when visiting The Seven Valleys to enhance your visitor experiences.

7.2.2 State Mine Heritage Park

The State Mine Heritage Park is a multiple award-winning museum of mining and industry and is operated by The City of Greater Lithgow Mining Museum Inc (State Mine Heritage Park, 2019).

After the extension of the Great Western Railway from Mount Victoria (Blue Mountains) to Lithgow in 1869, a small settlement was built in the now-called Lithgow Valley. After passing the NSW State Coal Mines Act in 1912, the land of the Lithgow state coal mine was acquired by the Government in 1919, and coal production commenced in 1922. At the end of the 1920s, the Lithgow Coal Mine was the largest employer in the NSW coal industry and the third biggest

employer in NSW overall. In 1964, the mine was closed after severe flooding of the workings (Pratten & Irving, 1994). By 1974, the State Coal Mine land(s) were sold to create the State Mine Heritage Park & Railway and Museum. In 2019, the Board of Directors developed a new vision for the museum.

The Experience Oz Ecotourism Facility is adjacent to the State Mine Heritage Park and the visitor centre is only a short 300 m walk north of the facility.

7.2.3 Mingaan Wiradjuri Aboriginal Corporation

Mingaen is a local Aboriginal non-for-profit community organisation that gives Aboriginal people in the community a voice but also, among others, creates awareness or training packages to expand people's knowledge and appreciation of Aboriginal Australia and offers cultural tours through local Wiradjuri lands (Mingaen Wiradjuri Aboriginal Corporation, 2023)

We want to give you as our visitors the opportunity to engage with the cultural history of the area by organising workshops in our common room facilitated by the Mingaan Wiradjuri Aboriginal Corporation as well as to enable tours and ceremonies that you can participate in. Book tours and educational events through our check-in building.

7.2.4 Destination Seven Valleys

Seven Valleys is the brand on which the Lithgow City Council leads tourism initiatives (Seven Valleys Visitor Information Centre, 2023)The Council collaborates across the seven valleys of Lithgow, Wolgan, Kanimbla, Capertee, Megalong, Hartley, and Tarana to represent the region's vast variety. The Seven Valleys Visitor Information Centre is located on the Great Western Highway in Lithgow. The initiative promotes local sights, activities, localities, and tour operators.

Our check-in building has all the details about what's happening in the Seven Valleys region and can help you book tours and plan trips.

7.3 Business Organisational Chart

TBC

8. Quality Commitment - Close

8.1 Australian and International Standards

8.1.1 Quality

For the operational plan, we write that we will use an auditor-based program for the facility management plan. Thus, we expect to meet the quality requirements of an ISO 9001 and ISO 14001 accreditation for this business. At this stage, the nominated company is Global Mark Australia (<https://www.global-mark.com.au/#certification1>) (Global-Mark, 2023).

Business benefits of working with the ISO 9001 Quality Management Systems – requirements (Standards Australia, 2016a) are:

- **Customer confidence:** The standard ensures that organisations have robust quality control processes, increasing customer trust and satisfaction.
- **Effective complaint resolution:** ISO 9001 offers guidelines for resolving customer complaints efficiently, contributing to timely and satisfactory problem-solving.
- **Process improvement:** The standard helps identify and eliminate inefficiencies, reduce waste, streamline operations, and promote informed decision-making, resulting in cost savings and better outcomes.

8.1.2 Environmental Management

ISO 14001 is the internationally recognised standard for environmental management systems (EMS) (Standards Australia Limited/Standards New Zealand, 2016). It provides a framework for organisations to design, implement, and continually improve their environmental performance. By adhering to this standard, organisations can take proactive measures to minimise their ecological footprint, comply with relevant legal requirements, and achieve their environmental objectives. The framework encompasses various aspects, from resource usage and waste management to monitoring ecological performance and involving stakeholders in environmental commitments.

Using an independent review/audit scenario helps the organisation demonstrate that the standards expected when interacting with the environment, ecology, and cultural heritage of our district are being maintained. The Global Mark certification is our way of honouring and achieving our management objectives and ensuring your visitor experience continues to meet quality and environmental standards. Achieving those standards allows us to display our accreditations.

This ecotourism management plan is to be used as a business operations plan. Here we highlight the importance of documenting the objectives that are important for the facility by creating the resources so that the facility fulfils its objectives and identifying through audit or planned reviews how these processes are working, e.g. visitors incoming. To ensure the visitor experiences can be delivered, the site manager's job is to review the plan and ensure that the aspects listed in the

plan remain valid. This may include the establishment of various local memberships and networks of the emerging tourist opportunities of the region.

Consequently, the next version 03 of the management plan will be reverted to consistency to align with the standards (AS/NZS ISO 9001 and AS/NZS ISO 14000).

8.2 Operations Management

8.2.1 Tourist Management

The project operations management of a tourist development must be presented, as outlined by Clause 8.2.1 (1) of the Lithgow Development Control Plan 2022. [Table 8-1](#) provides this information.

Table 8-1 DCP 2021-8.2.1 – Tourist Development

Clause	Aspect DCP 2021 - 8.2.1. Tourist Development	Response
DCP 2021 - 8.2.1. Tourist Development	1) Operations/Management: Tourist development provides a Management Plan that address the operational and management requirements including, but not limited to:	
	a) Maximum capacity of people	Design is 44 people
	b) Range of facilities offered including meals and entertainment;	Living only. BYO
	c) Management and booking system	YES
	d) Vehicle access, traffic and parking impacts and requirements	Included in Site Design
	e) Disabled accessibility and parking (as required)	Included in Site Design
	f) Environmental impacts, natural hazards & safe refuge or evacuation routes	Included in Site Design
	g) Drinking water provision & safety	Local Water Municipal Supply & Rain tanks
	h) Food preparation and safety (if required) (see DCP Section 7.4.9 Food Premises)	Not Required
	i) Wastewater (effluent) management	Local Municipal Sewage
	j) Solid waste management	Not Applicable
	k) Electricity provision (grid or solar power)	Grid & Solar Power
	l) Fire safety and smoke detector systems (if required).	Yes
	2) Land Use Conflict: Tourist development: a) Is integrated with, but does not impact significantly on, the agricultural use of the land and/or rural industries on the site and/or adjacent sites. b) It is setback from property boundaries to avoid and/or minimise potential for conflicts and allow adjacent primary production land to be used for a wide range of agricultural activities.	Aspects 2(a) to 2(d) is noted and where relevant this aspect was included in the Site Design.

Clause	Aspect DCP 2021 - 8.2.1. Tourist Development	Response
	<p>c) It considers site planning of any proposed or existing building to maintain a reasonable level of acoustic and visual privacy and views for dwellings on adjoining properties.</p> <p>d) It provides minimum setbacks of 20m to boundaries (or 100m to dwelling(s) on adjoining land, whichever is greater) unless the applicant can justify smaller setbacks will have no impact on adjoining land (existing or future) agricultural uses.</p>	
	<p>3) Character: Tourist development addresses and is consistent with the zone objectives and the rural and landscape character of the area by minimising visual impacts and integrating with the topography and landscape. It specifically addresses the requirements of DCP Section 2.2 Site Analysis, Local Character & Context, especially (if relevant) Section 2.2.4 – Visually Prominent Sites.</p>	<p>The development is consistent with the objectives of the C3 – Environmental Management zone and eco-tourist facilities are permitted with consent in the zone.</p>
	<p>4) Environment: Tourist development minimises impacts on the natural environment and avoids or mitigates any natural hazards such as flooding or bushfire and provides suitable 2WD all year access and safe emergency egress.</p>	<p>Included in the site design is the suitability for 2WD access all year round.</p>

8.2.2 Site Management

The project operations management of a tourist development is required to be presented, as outlined by Clause 8.2.4 (1-3) of the Lithgow Development Control Plan 2022. [Table 8-2](#) presents this information.

Similarly, the Planning for Bushfire requirements are provided in [Table 8-3](#) below.

Table 8-2 DCP 2021 – 8.2.4

Clause	DCP 2021 - 8.2.4. Eco-Tourist Facilities & Larger Rural Tourist Developments	Response
DCP 2021 - 8.2.4. Eco-Tourist Facilities & Larger Rural Tourist Developments	<p>1) Values: The protection/enhancement of the environmental and/or cultural values relied upon:</p> <p>a) Must be clearly set out in the application and more than just:</p> <ul style="list-style-type: none"> i) a rural or landscape setting; or ii) significant vegetated area; or iii) an area with potential archaeology or cultural association. <p>b) Must be a dominant aspect of the development proposal and not ancillary to the provision of tourist and visitor</p>	<p>Values relevant to this project are environmental, industrial heritage, architectural and building, and community.</p>



Clause	DCP 2021 - 8.2.4. Eco-Tourist Facilities & Larger Rural Tourist Developments	Response
	<p>accommodation or other tourist facilities.</p> <p>c) Should be locally or regionally significant.</p> <p>d) Do not necessarily need to be on the subject land but ideally are within five (5) kilometres' drive of the subject land (e.g., adjacent National Park).</p> <p>e) Must be demonstrated through a significant component of information, education and interpretation of these values. This is unlikely to be met by limited signage or education/engagement by property managers. It requires significant investment in dedicated spaces and/or buildings for education and/or a clear program and activities that are clearly linked to the local environmental or cultural values.</p> <p>f) Should not single out one environmental or cultural aspect for protection and enhancement whilst having significant impacts on other key values of the land. There needs to be a holistic approach to the land character, values and cultural history and associations.</p>	
	<p>2) Land Use Conflict & Hazards: In addition to the requirements of DCP Section 7.5.1 – Tourist Development above, the applicant addresses the following:</p> <p>a) That the land size is sufficient to maintain significant buffers to adjacent agriculture and/or environmental land. Generally, a minimum of 10 hectares of land is required to accommodate a substantial eco-tourist facility and allow for 50-100m buffers to adjacent land but this may be varied with significant justification.</p> <p>b) May be required to provide a Land Use Conflict Risk Assessment (LUCRA) in accordance with NSW Government guidelines (see Department of Primary Industries website).</p>	<p>The development construction footprint does not encroach on building setbacks and only covers 32% of the site, leaving the remaining 68% for native flora and fauna.</p> <p>The 50-100m buffers cannot be complied with as the property is too small to accommodate such setbacks. However, we argue that these setbacks are unnecessary as the size of the ecotourism facility fits the size of the land while retaining a large proportion of the land to restore ecological values. Despite not being a multi-hectare large site, the property has the opportunity of connecting visitors with the adjacent Gardens of Stone Conservation Area while being close to the town centre of Lithgow and all its facilities.</p>
	<p>3) Sustainability: The Eco-Tourist Facility will also have a greater onus:</p>	<p>The site planning demonstrates that all remnant native vegetation will be retained. Furthermore, the environmental zones of the property such as the native vegetation</p>



Clause	DCP 2021 - 8.2.4. Eco-Tourist Facilities & Larger Rural Tourist Developments	Response
	<p>a) To protect and enhance existing significant trees and vegetation including:</p> <ul style="list-style-type: none"> i) Proposed site planning and buildings demonstrate that all reasonable efforts have been made to retain, protect and enhance significant vegetation and minimise impacts; ii) Where there are unavoidable impacts, significant off-set planting and regeneration programs may be required; iii) A Landscape Plan is likely to be required demonstrating use of native and endemic species and drought tolerant species; iv) A Vegetation Management Plan or Biodiversity Conservation Management Plan may be required to support environmental repair and enhancement of the property. <p>b) To protect existing sensitive water resources including:</p> <ul style="list-style-type: none"> i) Demonstration of appropriate setbacks from watercourses and drainage corridors; ii) Additional requirements to minimise erosion and control sediment entering watercourses; iii) Avoiding or minimising reliance on groundwater by including rainwater harvesting; iv) High quality/low-impact/ tested & certified on-site effluent management systems. <p>c) To protect existing sensitive land areas including:</p> <ul style="list-style-type: none"> i) Avoiding steep lands or development that involves significant cut and/or fill; ii) Minimising access roads and infrastructure impacts through clustering of buildings and consolidation of access roads and infrastructure; iii) Minimising the impact on the land and its soils. <p>d) To minimise impacts from lighting on dark night sky and adjacent development by minimising lighting and light-spill.</p>	<p>restoration zone and partially the asset protection zone will be restored with native vegetation. A landscaping plan has been prepared in addition to the vegetation management plan. The vegetation management plan also presents a list of recommended endemic species that are suitable for the three different management zones of the property.</p> <p>The development has been sited outside the 30m wide vegetated riparian zone to ensure appropriate setbacks in accordance with DPIE, 2022 requirements of controlled activities on waterfront land. Erosion and sediment control has been proposed including a 200m long sediment fence downslope of the development during construction. Rainwater harvesting is included in the site design. An onsite effluent management system is not required on this site.</p> <p>Cut and fill has been minimised to avoid land disturbance. The three earthwork plans (pre-development levels, cut-and-fill and finished levels) demonstrate that the topography of the site has been carefully considered in the site design and that earthworks are reduced as much as possible.</p> <p>Buildings have been clustered to allow for a single access driveway with turning circles.</p> <p>Lighting of pedestrian and parking areas will be in accordance with AS 1158.3 but avoid impacts on neighbouring properties in line with AS4282.</p> <p>Energy consumption is minimised by installing solar panels on all cabins, check-in building, single-man quarters and the residence. All appliances will be to WELS standards.</p> <p>The cabins and the residence have a roof area oriented to north, to capture as much solar energy as possible.</p> <p>Water will be re-used and recycled for toilets and laundry.</p>



Clause	DCP 2021 - 8.2.4. Eco-Tourist Facilities & Larger Rural Tourist Developments	Response
	<p>e) To demonstrate significantly reduced energy and water consumption by including:</p> <ul style="list-style-type: none"> i) Report(s) that address Section J of the National Construction Code (NCC) (where required); ii) Water efficiency – Council may require evidence relating to the minimum Water Efficiency Labelling and Standards (WELS) or water rating of all water using appliances and fixtures (see www.waterrating.gov.au); iii) Water re-use and recycling may be required for non-potable connections such as garden irrigation and toilets; iv) Energy efficiency – Council may require evidence relating to the minimum energy efficiency of all energy using appliances, lighting and fixtures (see www.energy.gov.au). v) Buildings demonstrate that they have addressed passive solar design principles to minimise energy consumption for heating and cooling; vi) Renewable energy sources are utilised, where possible. <p>f) To demonstrate significant reductions in material usage, solid waste production, and increased re-use and recycling in accordance with waste minimisation and recycling guidelines.</p>	<p>Gardens and landscaping areas will be watered with retained stormwater in the water tanks.</p> <p>The Statement of environmental effects addresses waste management. The outdoor kitchen and the management of food waste is presented as an innovation option that includes the potential to make our own landscaping soils.</p>
	<p>4) Management: The application provides an Operational Management Plan explaining the proposed operations and management of the facility (beyond that required by DCP Section 8.2.1 – Tourist Development above) as follows:</p> <ul style="list-style-type: none"> a) The application addresses the requirements of, and achieve accreditation under, ISO14000 – Environmental Management Systems. This is a range of standards that help organisation to: <ul style="list-style-type: none"> i) minimise how their operations (processes, etc.) negatively affect the environment; ii) comply with applicable laws, regulations, and other 	<p>An operational management plan (Ecotourism Facility Management Plan) is submitted with the proposal as the first working document.</p> <p>For the operational plan we write that we will use an auditor-based program for the facility management plan. Thus, we expect to meet the quality requirements of an ISO 9000 and ISO 14000 accreditation for this business. At this stage the nominated company is Global Mark Australia (https://www.global-mark.com.au/#certification1).</p> <p>Using an independent review/audit scenario will display those accreditations and demonstrate those standards expected when interacting with the environment, ecology and</p>

Clause	DCP 2021 - 8.2.4. Eco-Tourist Facilities & Larger Rural Tourist Developments	Response
	<p>environmentally oriented requirements; and</p> <p>iii) continually improve in the above. They may require substantial additional management systems including, but not limited to: audits, communications, labelling, life-cycle analysis, and addressing environmental challenges such as climate change. It should only be addressed by a suitably qualified person;</p> <p>b) A Soil & Water Management Plan is submitted with the proposal;</p> <p>c) A Waste Management Plan is submitted with the proposal with recycling forming part of the plan (even if a Council run recycling pick-up service is not available).</p>	<p>the cultural heritage of our district, are being maintained.</p> <p>Soil, water and waste management are covered in the statement of environmental effects.</p> <p>The ecotourism management plan highlights that need to be identifying the objectives that are important for the facility, creating the resources so that the facility fulfills its objectives and identifying though audit or planned reviews how the processes are working, e.g. visitors incoming. The site manager's job is to review the plan and ensure that the aspects that are listed in the plan remain valid for the visitor experience and the site management. This may include the establishments of memberships and networks with the emerging tourist opportunities.</p>

Table 8-3 Planning for Bush Fire 2019, Clause 6.3.1 Specific tourism uses

Clause	Planning for Bushfire 2019	Response
Planning for Bush Fire 2019 6.3.1 Specific tourism uses	At least one building must be provided on site that can be used as a refuge for the maximum number of occupants on site. The building must have a minimum 10kW/m ² APZ, be constructed to BAL-12.5 and have vehicular access. Cabins must be within a 100m walking distance of the refuge building.	The common room will be used for the bushfire refuge. The size of the building has been designed so that the maximum number of occupants can have a minimum of 4 sqm each. The building is within 100m walking distance of all cabins and will be built to BAL-12.5.
Table 6.8a	Asset Protection Zone: Radiant heat levels of greater than 10kW/m ² (1200K) are not experienced by emergency service personnel and occupants during firefighting and emergency management around a building on site that can be used as a refuge. an APZ is provided in accordance with Table A1.12.1 in Appendix 1 of this document around the entire refuge building or structure.	A refuge and an APZ are provided (see bushfire report). The Vegetation Management Plan and drawings demonstrate the management of the APZ.
	Landscaping: Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions. Landscaping is in accordance with Appendix 4; and fencing is constructed in accordance with section 7.6.	The construction and landscaping zone as well as the APZ are in accordance with Appendix 4. The vegetation management plan contains a list with recommended endemic species that are appropriate for these zones as well as sets out planting requirements to meet APZ demands. Landscaping areas are well delineated and need soil amelioration. Details for the landscaping areas are provided in the consultants' reports.
	Construction Standards: The proposed refuge building can withstand bush fire attack in the form of wind, embers, radiant heat and flame contact. a construction level of BAL-12.5 or greater is applied to the refuge building in accordance with AS 3959 or NASH Standard and 7.5 of PBP. Occupants of the ecotourism facility are provided with appropriate shelter in the event of a bush fire. a refuge building is provided; the refuge building must have sufficient space for all occupants and comply with the occupancy levels permissible for that structure; and the refuge building must be constructed to BAL-12.5 or greater in accordance with AS 3959 or NASH Standard and 7.5 of PBP.	See above and the bushfire report, and for operations this is an aspect that is to be identified as a component in the environmental management system. The envelope that can be a BAL-12.5 will be identified clearly onsite. The bushfire emergency and evacuation management plan provides details about sheltering and evacuation. The site layout clearly demonstrates easy access to the refuge building for all occupants.
	Access: Fire fighting vehicles are provided with safe, all-weather access to the proposed refuge building. vehicular access is provided to the refuge building from a public road in accordance with property access requirements of Table 5.3b; accommodation is within 100m of the refuge building; and pedestrian paths from	Driveways are all-weather access with a minimum width of 6m and 12m turning areas. Pedestrian walkways are clearly signposted and separated from vehicle access. As per the requirements of Table 5.3b, the walking distance from all cabins to the refuge common room is less than 100 m.

	accommodation to the refuge building/s are provided and clearly signposted.	Water supply for firefighting is part of the 110,000 L tank on the eastern boundary and will be clearly identified on site.
	Emergency Management: A Bush Fire Emergency Management and Evacuation Plan is prepared. <ul style="list-style-type: none"> a Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan, and AS 3745:2010; for proposals the Bush Fire Emergency Management and Evacuation Plan must consider a mechanism for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates. 	An emergency management and evacuation plan and document are submitted with the DA.

8.3 *Review of Objectives*

We note that this plan will be reviewed once development conditions are finalised. Thus, this plan is due for review as an annual occurrence. This will maintain consistency with international standards. Actions include the review of management against the objectives of the proposal, as stated by the submission's Statement of Environmental Effects.

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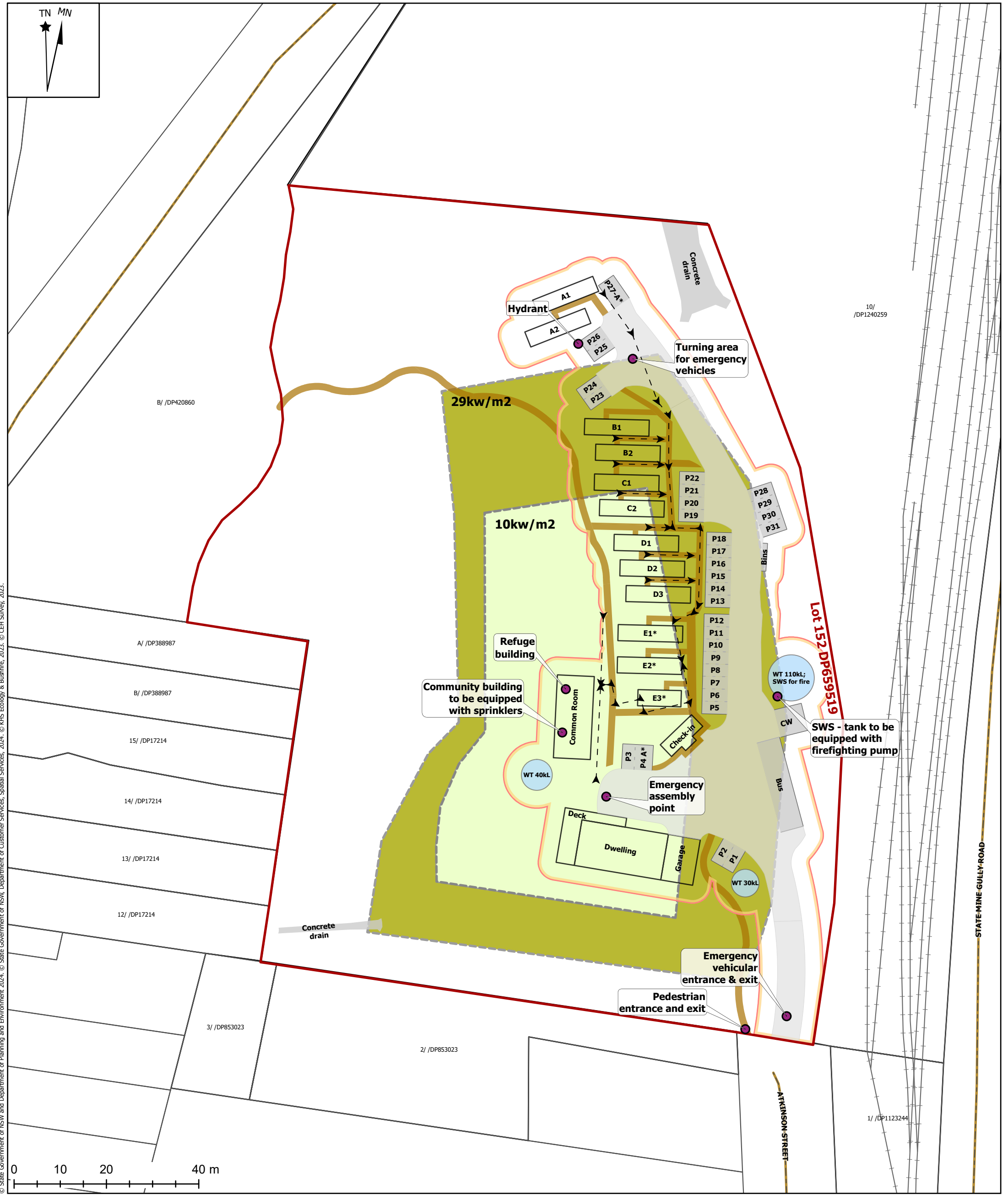
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Appendix A Emergency Management and Evacuation



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- Legend**
- Lot 152 /- DP659519 (2.085 ha; Land zoning: C3 - Environmental Management)
 - Lot
 - Road
 - Railway tracks
 - Construction Zone (6,989sqm)
 - Driveway
 - Buildings
 - Proposed buildings
 - Car spaces P1-31

- Walkways
 - Water tank
 - Bushfire assessment zones*
 - 10kw/m2
 - 29kw/m2
- * These areas have been modelled by KHS Ecology & Bushfire to have a maximum exposure of 10kW/m2 / 29kw/m2. The 10kw/m2 envelope is suitable for the on-site bush fire refuge for sheltering and can be considered the safest space during a bush fire emergency.

Emergency sheltering and evacuation routes

Walking routes to bushfire refuge onsite (common room) and to emergency assembly point

Consulting & Environmental Services
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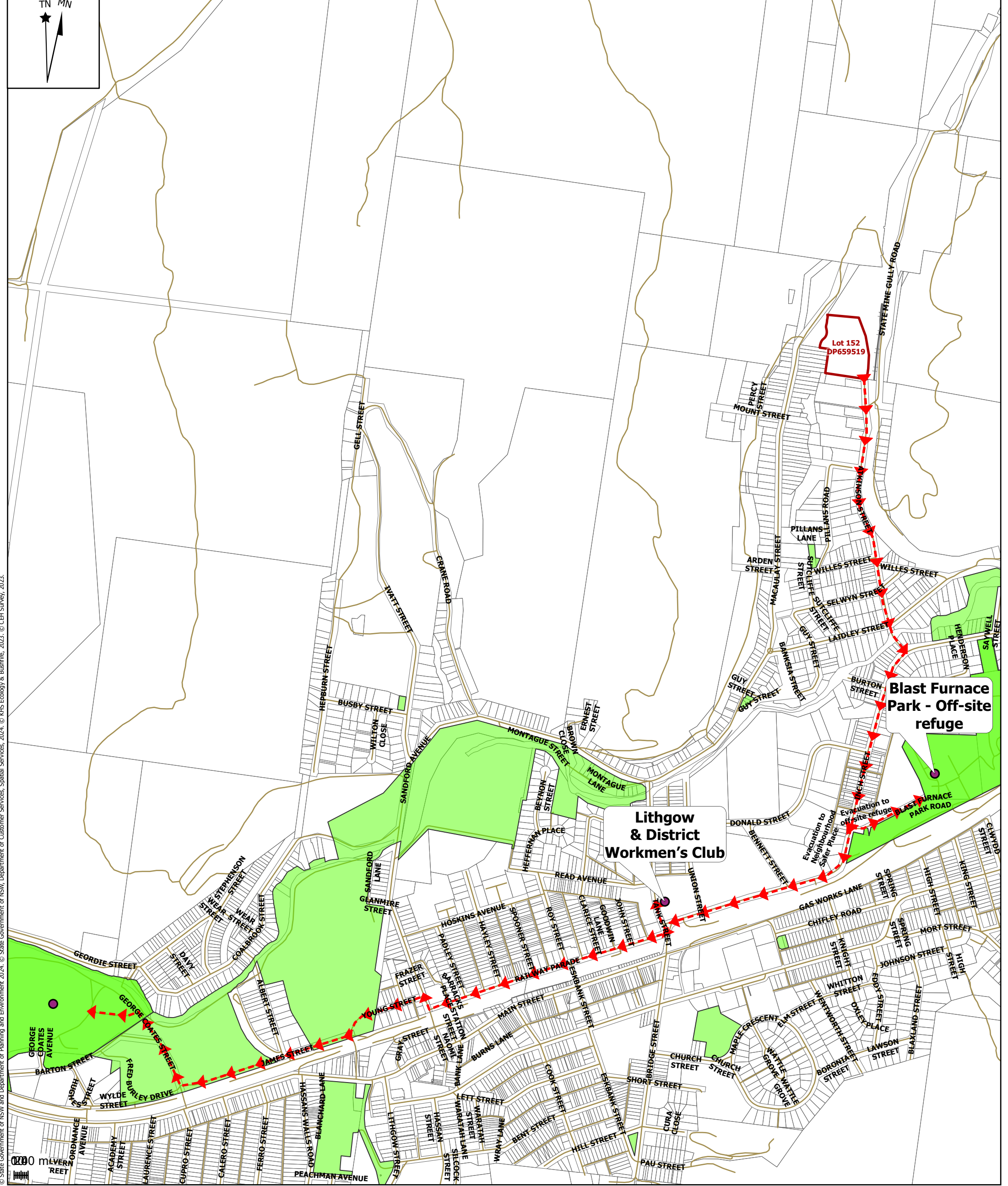
This design plan proposed must be verified accurately when used for construction purposes.

Emergency Management & Evacuation
EXPERIENCE OZ ECOTOURISM FACILITY

Lot 152, DP 659519
Client: Ben Harris
Site address: 51 Atkinson Street Mort's Estate Lithgow 2790 NSW

Project number: 136-2107
Drawing number: 41-2107

Drawn by: M.H. Environmental Drafting. Date:11/06/2024 1:17 PM



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Legend

- Lot 152 /-/ DP659519 (2.085 ha; Land zoning: C3 - Environmental Management)
- Lot
- Road
- Railway tracks
- Public recreation areas for evacuation
- ➡➡ Emergency sheltering and evacuation routes
- ➡➡ Directions from Experience Oz Ecotourism Facility to three off-site refuges for evacuation

Scale at A3: 1:10,000 Magnetic North:12.28°E Name: GDA2020 MGA Zone 56

Consulting & Environmental Services
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Emergency Management & Evacuation Page 2
EXPERIENCE OZ ECOTOURISM FACILITY

Lot 152, DP 659519
Client: Ben Harris
Site address: 51 Atkinson Street Mort's Estate Lithgow 2790 NSW

Project number: 136-2107
Drawing number: 41-2107

Drawn by: M.H. Environmental Drafting. Date:13/03/2024 5:20 PM

Appendix B Legislation Aspect LEP 2014 - 5.13 Eco-tourist facilities

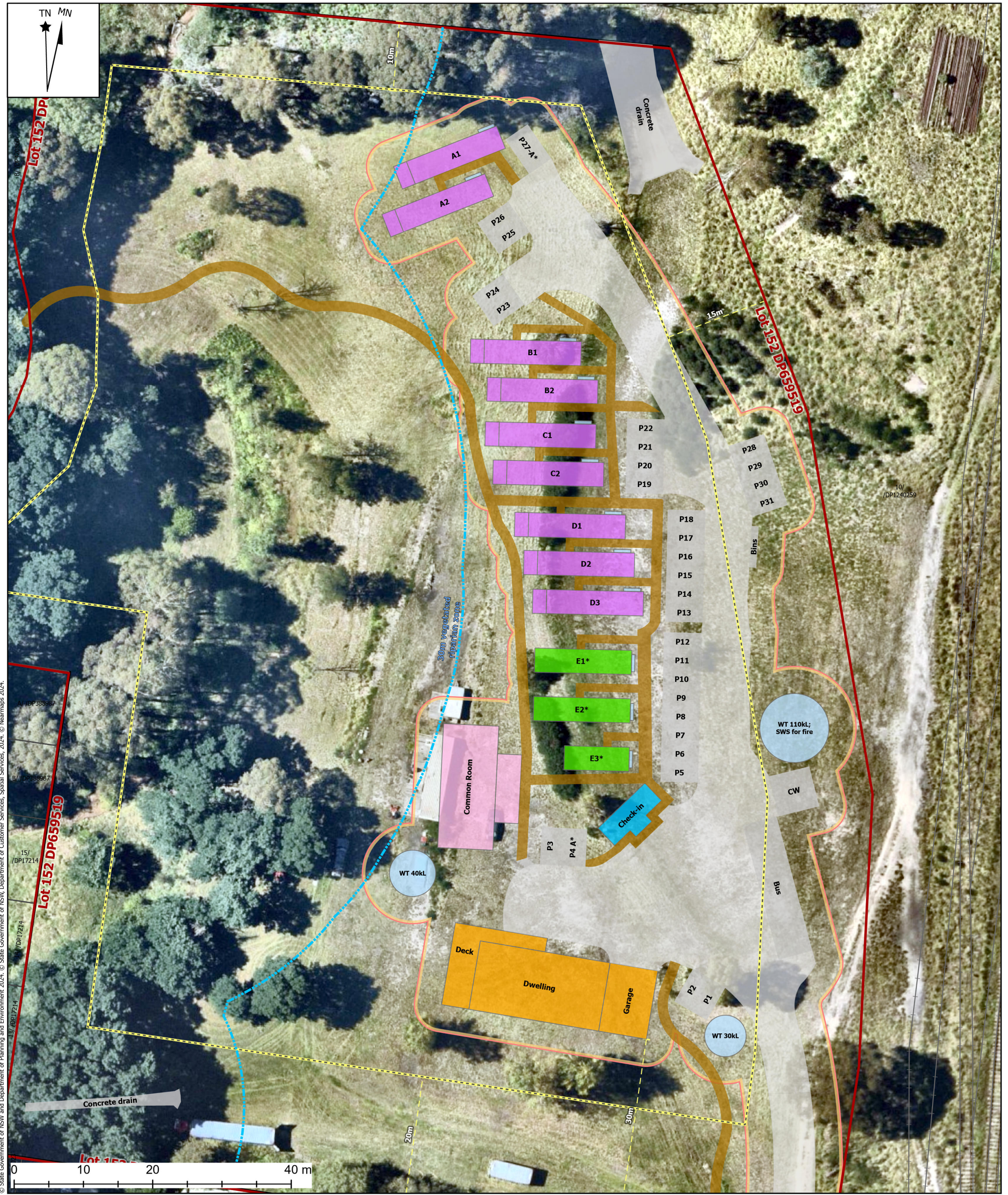
Clause	Legislation Aspect LEP 2014 - 5.13 Eco-tourist facilities	Response
LEP 2014 - 5.13 Eco-tourist facilities	(3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that— (a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and	The proposal has been sited to minimise disturbance with the intention to restore the riparian corridor and native vegetation, create habitat for native wildlife and to educate and engage the visitors with the environmental features on site and in the region.
	(b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and	The development takes up around 35 % of the total site, this includes the total area of disturbance. The remaining 65 % of the lot are kept as environmental management zones with native wildlife habitat and vegetation restoration. The site is currently disturbed with weeds and non-native vegetation being the dominant vegetation onsite. Management of the zone as an ecotourism facility and the implementation of the vegetation management plan can improve the sites ecological values and improve downstream environments through stormwater management and erosion control.
	(c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and	The development is situated right beside the riparian zone of the State Mine Creek, further it is connected to the State Mine Heritage Park and the Gardens of Stone Conservation Area. The facility proposes to offer many ways for visitors to engage with the environmental and heritage values on site and off. This is discussed in detail in the attached Ecotourism Management Report.
	(d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and	The development has incorporated the environmental aspects of the site into its design. Impacts in native flora will be none, impacts on native fauna and the watercourse will be minimised by clearly demarcating the construction zone and the native vegetation restoration zone during construction, installation of sediment fences and stormwater interventions before construction (including earthworks) commences.
	(e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and	65 % of the site will not be impacted at all. They remain environmental zones that require weed control and monitoring as well as restoration of native vegetation as detailed in the vegetation management plan. Weed and stormwater management on site will reduce impacts from

Clause	Legislation Aspect LEP 2014 - 5.13 Eco-tourist facilities	Response
		sedimentation and environmental weeds on the creek and downstream environments.
	(f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and	Waste generation will be kept at a minimum as the cabins will come as prefabricated buildings and will only need onsite installation. Any waste that is generated will be removed appropriately.
	(g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and	<p>The site design for all buildings will be placed 300mm above the finished ground level of RL 939.5 – 940. The ridgeline of the cabins will be at maximum of RL 943.5. The common room is slightly higher but at a lower finished ground level.</p> <p>State Mine Gully Rd (to the east) is at a level of RL 944. Therefore, the development is below the ridgeline and will mostly be covered.</p> <p>The conceptual impressions from road level (Appendix A) show that from State Mine Gully Road, the cabins do not visually intrude.</p> <p>Nonetheless, the eastern boundary of the Lot will be planted out with native shrubs and trees (following the guidelines of the APZ) to avoid visual dominance of hardstand areas and the development.</p> <p>The development is screened from the watercourse by existing native vegetation.</p> <p>From Atkinson Street (to the south) the facility will mostly look like any residential development as the owner's residence is located closest to this boundary. The dwelling is setback 26m from the front boundary which allows for screening plantings that comply with APZ requirements. The impressions in Appendix A also show the view from Atkinson Street.</p>
	(h) any infrastructure services to the site will be provided without significant modification to the environment, and	Installation of services does not require significant modification. The development will feed into an existing sewer line through a sewer manhole on the southern boundary. Grey/black water and stormwater drains will be in a common services trench that runs behind the carparking areas and will be planted out with low maintenance gardens to ensure accessibility to the trench when necessary.
	(i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling,	The site accesses mains water and power. The powerlines run along Atkinson Street and a private pole will be installed in the southern part of the property.

Clause	Legislation Aspect LEP 2014 - 5.13 Eco-tourist facilities	Response
	renewable energy sources and water efficient design, and	<p>The northern elevation of the cabins, the northern elevation of the residence and the rear elevation of the check-in building will be equipped with solar panels at a 15-degree pitch which will cover most of the electricity needs and the surplus will feed back into the grid.</p> <p>Each cabin is equipped with a small water tank, further big water tanks are located near the residence and the bus parking.</p> <p>The retained runoff will be used for stormwater reticulation in toilets and laundry. Any additional retained stormwater can be used for watering of the gardens and landscaping areas. 20,000L are retained for bushfire fighting.</p>
	(j) the development will not adversely affect the agricultural productivity of adjoining land, and	Not applicable.
	<p>(k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment—</p> <ul style="list-style-type: none"> (i) measures to remove any threat of serious or irreversible environmental damage, (ii) the maintenance (or regeneration where necessary) of habitats, (iii) efficient and minimal energy and water use and waste output, (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment, (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control. 	<p>The vegetation management plan, the bushfire report, the bushfire emergency management and evacuation plan, the ecotourism management plan and the stormwater, erosion and sediment control measures are all outlining strategies to minimise impacts on the natural environment, including habitats and water quality. The timeframe for implementation of the vegetation management plan sets out mechanisms for monitoring and reviewing strategies.</p>



Appendix C Site Plans



Scale at A3: 1:500 Magnetic North:12.28°E Name: GDA2020 MGA Zone 56

Consulting & Environmental Services
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This design plan proposed must be verified accurately when used for construction purposes.

Drawing title: Project Proposal Concept Plan
EXPERIENCE OZ ECOTOURISM FACILITY

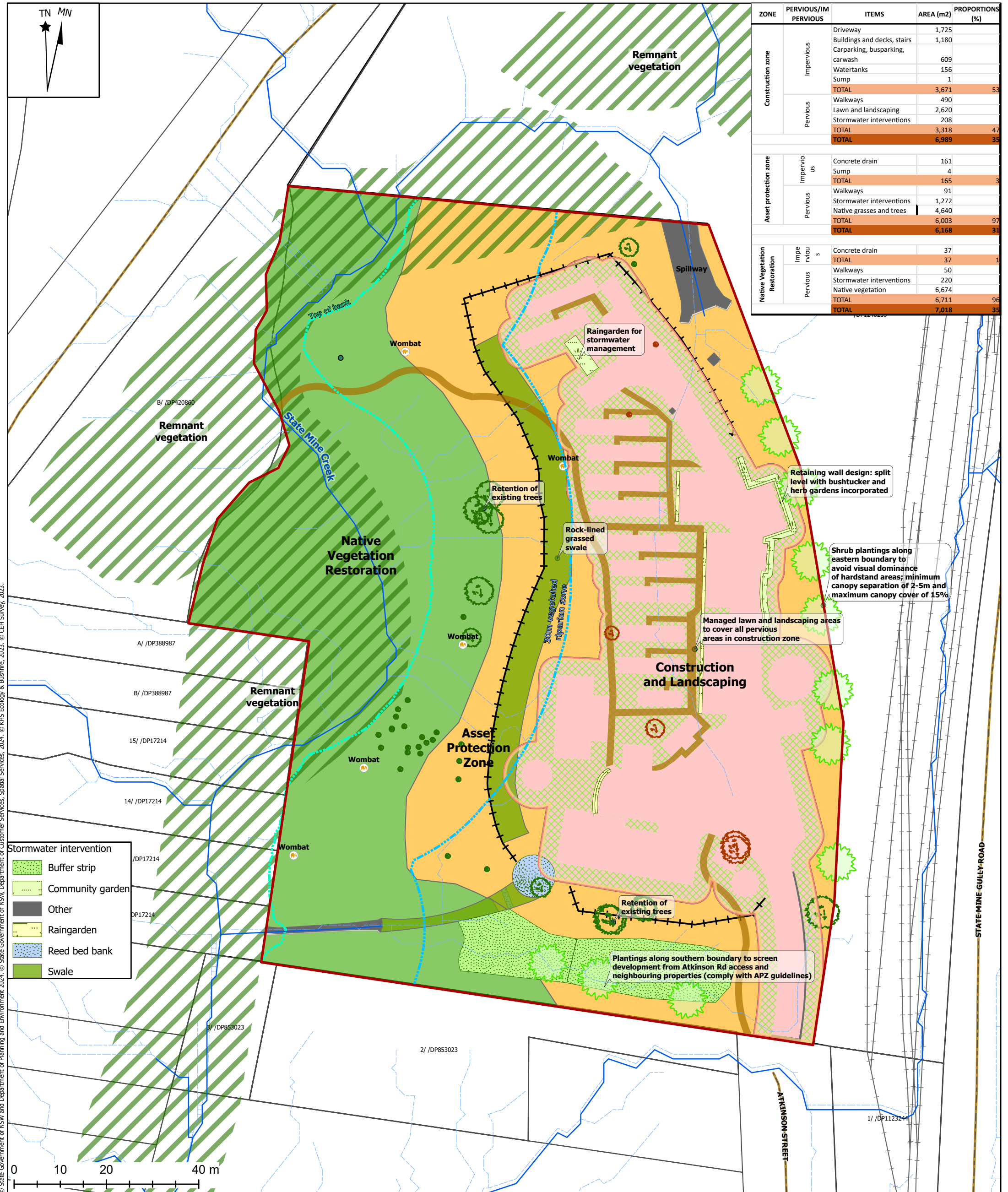
Lot 152, DP 659519
Client: Ben Harris
Site address: 51 Atkinson Street Mort's Estate Lithgow 2790 NSW

Project number: 136-2107
Drawing number: 41-2107

Drawn by: M.H. Environmental Drafting. Date: 14/05/2024

Legend

Lot 152 /- DP659519 (2.085 ha; Land zoning: C3 - Environmental Management)	Cabins A1&2, B1&2, C1&2 and D1-3
Lot	Cabins E1-3 (*One-Bedroom)
Railway tracks	Manager's residence
Setbacks (DCP 2022 Cl. 6.3.1)	Check-in office
Construction Zone (6,989sqm)	Common room / bushfire refuge
Driveway	Car spaces P1-31
Walkways	Edge of vegetated riparian zone (VRZ) (30m from top of bank)
Water tank	



ZONE	PERVIOUS/IM PERVIOUS	ITEMS	AREA (m2)	PROPORTIONS (%)
Construction zone	Impervious	Driveway	1,725	
		Buildings and decks, stairs	1,180	
		Carparking, busparking, carwash	609	
		Watertanks	156	
		Sump	1	
		TOTAL	3,671	53
	Pervious	Walkways	490	
		Lawn and landscaping	2,620	
		Stormwater interventions	208	
		TOTAL	3,318	47
TOTAL		6,989	35	
Asset protection zone	Impervious	Concrete drain	161	
		Sump	4	
		TOTAL	165	3
	Pervious	Walkways	91	
		Stormwater interventions	1,272	
		Native grasses and trees	4,640	
		TOTAL	6,003	97
		TOTAL	6,168	31
Native Vegetation Restoration	Impervious	Concrete drain	37	
		TOTAL	37	1
	Pervious	Walkways	50	
		Stormwater interventions	220	
		Native vegetation	6,674	
		TOTAL	6,711	96
		TOTAL	7,018	33

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Legend

Lot 152 /- DP659519 (2.085 ha; Land zoning: C3 - Environmental Management)

Lot

Road

Watercourse and drainage lines (modelled)

Railway tracks

Vegetation Management Zones (KHS)

Construction and Landscaping: 6,403 sqm

Asset Protection Zone: 6,749 sqm

Native Vegetation Restoration: 7,027 sqm

Managed Lawn and Landscaping within Construction Zone

Sediment fence

Proposed plantings

Existing trees

To be retained

To be removed

Top of bank

Edge of vegetated riparian zone (VRZ) (30m from top of bank)

Vegetation (KHS Ecology & Bushfire)

Remnant vegetation

Scale at A3: 1:750

Magnetic North:12.29°E

Name: GDA2020 MGA Zone 56

Consulting & Environmental Services

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This design plan proposed must be verified accurately when used for construction purposes.

Concept Landscaping Plan

EXPERIENCE OZ ECOTOURISM FACILITY

Lot 152, DP 659519

Client: Ben Harris

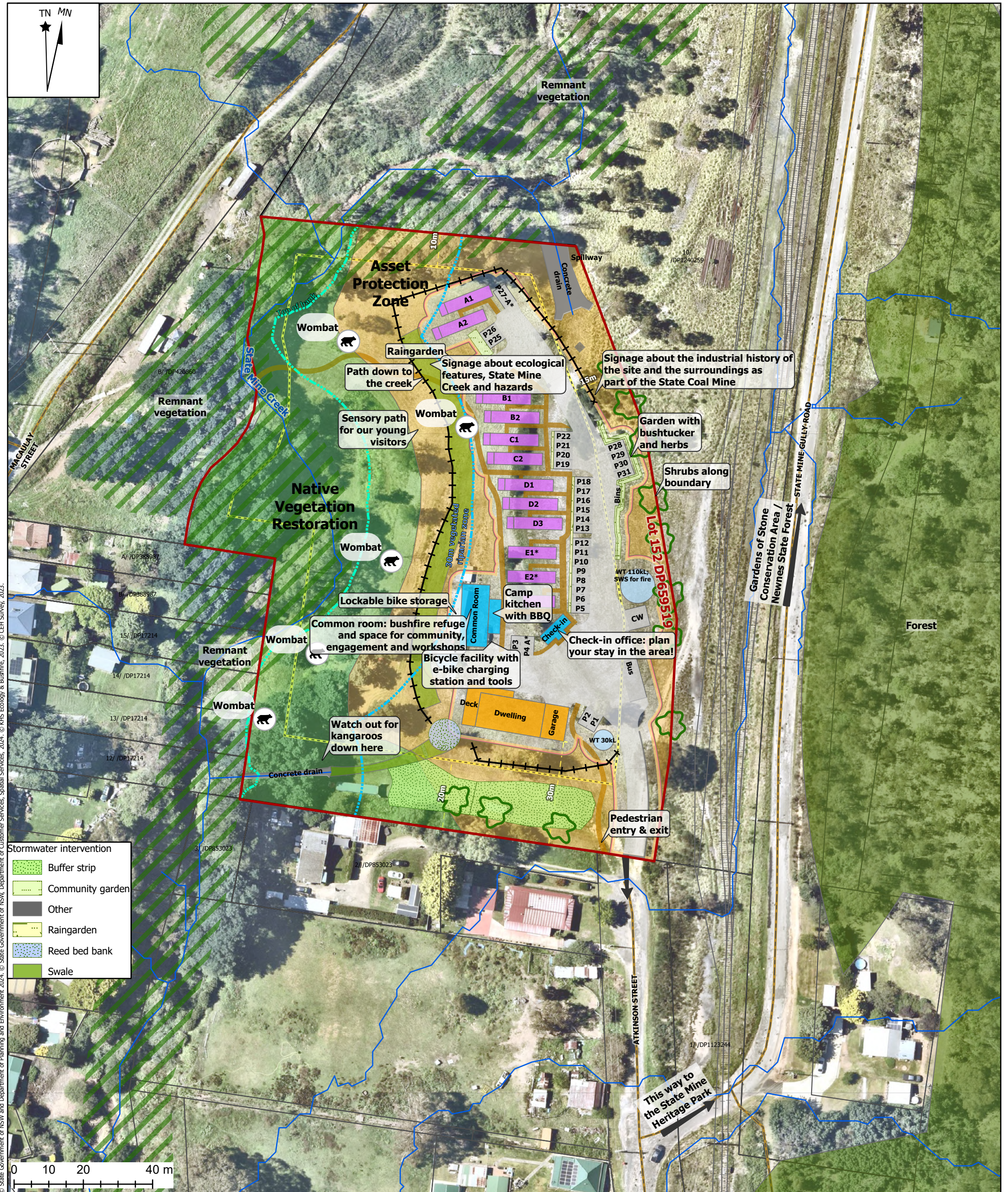
Site address: 51 Atkinson Street Mort's Estate Lithgow 2790 NSW

Project number: 136-2107

Drawing number: 41-2107

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Date:18/06/2024 1:26 PM



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Legend

Lot 152 +/- DP659519 (2.085 ha; Land zoning: C3 - Environmental Management)

Lot

Road

Railway tracks

Watercourse and drainage lines (modelled)

Construction Zone (6,989sqm)

Driveway

Water tank

Buildings

Cabins

Manager's residence

Check-in office; Common room / bushfire refuge

Car spaces P1-31

Walkways

Top of bank

Edge of vegetated riparian zone (VRZ) (30m from top of bank)

Vegetation (KHS Ecology & Bushfire)

Forest

Remnant vegetation

Vegetation Management Zones

Asset Protection Zone

Construction and Landscaping

Native Vegetation Restoration

Wombat hole

Proposed plantings

Consulting & Environmental Services
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This design plan proposed must be verified accurately when used for construction purposes.

Ecotourism Visitor Management
EXPERIENCE OZ ECOTOURISM FACILITY

Lot 152, DP 659519
Client: Ben Harris
Site address: 51 Atkinson Street Mort's Estate Lithgow 2790 NSW

Project number: 136-2107
Drawing number: 41-2107

Drawn by: M.H. Environmental Drafting. Date:11/06/2024 1:48 PM

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