

KONGWAK BUTTER FACTORY LANDSCAPE MASTERPLAN

JUNE 2024

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PWLA ACKNOWLEDGE THE BUNURONG PEOPLE OF THE KULIN NATION AS THE TRADITIONAL OWNERS AND FIRST NATIONS CUSTODIANS OF KONGWAK AND ITS SURROUNDING LANDS AND WATERS ACROSS GREATER MELBOURNE, MORNINGTON PENINSULA, AND THE BASS COAST. WE ACKNOWLEDGE THE IMMENSE SIGNIFICANCE OF THIS COUNTRY, AND THE BUNURONG PEOPLES' ONGOING CONNECTION TO IT. WE ACKNOWLEDGE THE IMPORTANCE OF CONTINUATION OF THEIR CULTURAL, SPIRITUAL AND EDUCATIONAL PRACTICES AND PAY OUR RESPECTS TO THEIR ELDERS PAST AND PRESENT.



IN COLLABORATION WITH:



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**KONGWAK BUTTER FACTORY
LANDSCAPE MASTERPLAN**

PREPARED BY:

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Project No: 2210
Report Contact: Pete Wilson

REVISION	STATUS	DATE
TP1	Town Planning	16-08-23
TP2	Response to RFI	05-06-24



DESIGN STATEMENT

This masterplan represents a regenerative approach to landscape and place in a rural community. In association with the re-imagining of the Kongwak Butter Factory buildings the masterplan enables a rich and holistic expression of Gippsland through the intermingling of food, culture, art, landscape, and environment. Visitors will have the opportunity to explore, relax and connect with this special place on their own level.

Importantly, the project has a deep respect for the significance of these iconic buildings and the social capital which has shaped and sustained the Kongwak community over generations. As such, community and environmental benefits have been key drivers in the design process.

It is hoped that this project represents the beginning of another chapter in the rich history of Kongwak and the iconic Butter Factory can once again become the pride of its community.

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A HISTORY OF CHANGE

Since colonisation Kongwak has endured unimaginable change. The surrounding hills were once blanketed with majestic temperate forest, with towering Eucalypts, dense ferny gullies and clear flowing streams all carefully managed for thousands of generations by the Bunurong People of the Kulin Nation. In the early 20th Century, that forest was cleared for dairy farming, a butter factory built, and a small community began to form around it.

Fast forward 120 years and Gippsland has grown into a rich community. A place known for its arts, culture, food, and significant environmental values, along with farming. Today we have a very different approach to landscape and environment, with extensive revegetation works undertaken by the Kongwak community in the last decade, however Foster Creek is still in a sad state of ill health. More change is required.

The masterplan aims to be the next step in this story, applying modern thinking on regenerative land management approaches to farming and food systems. Importantly it also provides the opportunity for visitors to the site to be part of this story, learn of its importance and appreciate, experience and connect with all things Gippsland.



CONNECTION WITH CONTEXT & COMMUNITY

The masterplan carefully considers the sites interface with the township of Kongwak, the Valley of Peace. It is hoped that offerings such as the general store, restaurant, and gallery can provide new life to the main street and will be a place for the local community to socialise over a coffee, connect with the creative community or have the basics like milk and bread only a walk away. The north facing parkland and sculpture walk will be permanently open to the public and provide a stunning new perspective to appreciate the avenue of honour trees and offers a new walking loop in the town. As seen from the public realm, the Butter factory buildings will once again have pride of place, being fully restored in close collaboration with an expert in heritage architecture who has paid careful attention to internal and external heritage values of the buildings. All new functions will be integrated and hidden behind the heritage facade.

Importantly, the day-to-day operation of the site and movement of guests has been carefully planned to occur within private property and as far away from the public realm as possible. Visually, all new buildings have been designed to be in keeping with their rural setting using simple agricultural materials of corrugated iron and timber. Building placement in the landscape ensures long distant views are not interrupted, and new informal landscaping, trees and vegetation respond to the existing character of the site and help integrate and screen any new built form.

A THOROUGH DESIGN PROCESS. AN EXPERT TEAM.

PWLA have extensive experience in master planning and design for projects that must strike a careful balance. Community, culture and the environment are fundamental to the PWLA design approach.

The Kongwak Butter Factory Landscape Masterplan has been prepared in consultation with the following key consultants and experts. Our collective knowledge underpins all aspects of the project, and all will provide ongoing advice and oversight during the future detailed design process.

ARCHITECTURE | WARDLE

We are a studio of architects, inventors, designers, and makers that navigate beyond conventional practices into the emerging.

From the curiosity of our enquiring minds, we gather together the influences of culture, technology, and crafts, to inspire new stories to be told and design for the unexplored possibilities of tomorrow.

Wardle have led all Architectural design across the site including accommodation, restoration of the Butter and Cheese factories and the proposed bridge over Foster Creek. They have also had a key role in ensuring careful siting of all accommodation buildings within the landscape and general oversight of the masterplan.

REGENERATIVE FARM DESIGN | NINA BREIDHAL & BEN SHAW

Nina is a horticulturalist and regenerative farmer, best known for her previous position as the head gardener at the internationally acclaimed organic farm-to-table fine dining restaurant, 'Brae' in Birregurra, Victoria. Nina's current role is head farmer at the 'Farm My School' project on the Bellarine Peninsula where she runs an organic market garden and is involved in education and improving the accessibility to organic produce for the local community.

Ben is a permaculturist, with extensive experience in designing and establishing permaculture gardens. He has studied and worked on regenerative farms across the world and is passionate about creating connections and resilience in communities and food systems.

Ben and Nina have had a pivotal design role on the project advising on farm and food systems layout, requirements, and operations. Ben and Nina will be key advisers on the future detailed design and implementation of the project.

FIRST PEOPLES NARRATIVES | ADAM MAGENNIS / KAPTIFY ART

Adam Magennis is a multidisciplinary Bunurong Artist and archaeologist with extensive experience in collaborative art projects and strong interests in habitat regeneration and land management by First Peoples.

Adam has worked in collaboration with PWLA to form some preliminary ideas around habitat regeneration across the site, how the project can connect with the Bunurong Land Council Aboriginal Corporation (Traditional Owners of Kongwak), along with other local First Peoples community and business groups. Adam's work on the project aims to ensure a meaningful connection with First Peoples community and give visitors the opportunity to learn about and experience culture on site. Adam will work in close collaboration with the design team and help guide the consultation and co-design process for this aspect of the masterplan going forward.

CULTURAL HERITAGE | JOSEPH BROOKS / UNEARTHED HERITAGE IN CONSULTATION WITH BUNURONG LAND COUNCIL ABORIGINAL CORPORATION

Jo is an Archaeologist and Heritage Advisor with over 13 years experience in the heritage industry. Jo and his team are working in close collaboration with the Bunurong Land Council Aboriginal Corporation to undertake a Cultural Heritage Management Plan. This involves a desktop and complex archaeological investigation of the site and its context to better understand the history of Bunurong occupation of this land, and ensure the project has no impacts.

ECOLOGY | PETER GANNON / ECOCENTRIC ENVIRONMENTAL CONSULTING

Peter is a Gippsland based ecologist with over 20 years' experience in ecological management and monitoring. Peter has undertaken all site flora and fauna assessments as required under the planning process. Importantly, he has also advised on the habitat regeneration proposed across the site and associated potential environmental benefits. Peter will be a key adviser on the project going forward and have an ongoing role after completion to help monitor the habitat regeneration process and associated improvements to biodiversity.

WATER & CIVIL ENGINEERING | CJ ARMS

CJ Arms are a Creative Design Studio that integrate Science, Design, Research, Landscape Architecture and Engineering. They have specific experience in 'Green Infrastructure' and stormwater treatment. CJ Arms have provided preliminary Civil Engineering advice on the masterplan and have produced a Stormwater Management Plan to demonstrate that all water runoff from the site can be effectively filtered within the landscape.

SERVICE ENGINEERING | COVA

Cova are a multidisciplinary Engineering consultant with extensive experience working in low impact and off grid tourism developments. Cova have undertaken water demand modelling and produced a preliminary design to demonstrate how roof runoff can be captured across the site, pumped to storage tanks and treated for reuse as a potable water supply for the entire development.

WASTEWATER TREATMENT | DISTON WASTEWATER TECHNOLOGY

Diston Wastewater is a family owned, Australian Company with over half a century of experience in engineering, design, manufacturing, installation & maintenance of wastewater treatment systems. Diston specialise in management of wastewater in remote and environmentally sensitive locations. Diston have undertaken wastewater modelling for the development and will design a treatment system using advanced treatment technology to ensure compliance with strict EPA guidelines. Diston will remain involved in the project during and after construction as they undertake maintenance and regular testing to ensure the highest level of treatment is maintained.

AGRICULTURE | TONY PITT / AGG CHALLENGE

Tony has a dual background in both soil science and agronomy and has been consulting on design, implementation, and management of Agricultural projects in the Gippsland region since 1989. Tony has undertaken a preliminary site assessment of the property to confirm its suitability for the proposed agricultural uses. Tony has also provided some preliminary advice on the farm design and operation. Tony will be a key adviser to the project going forward.



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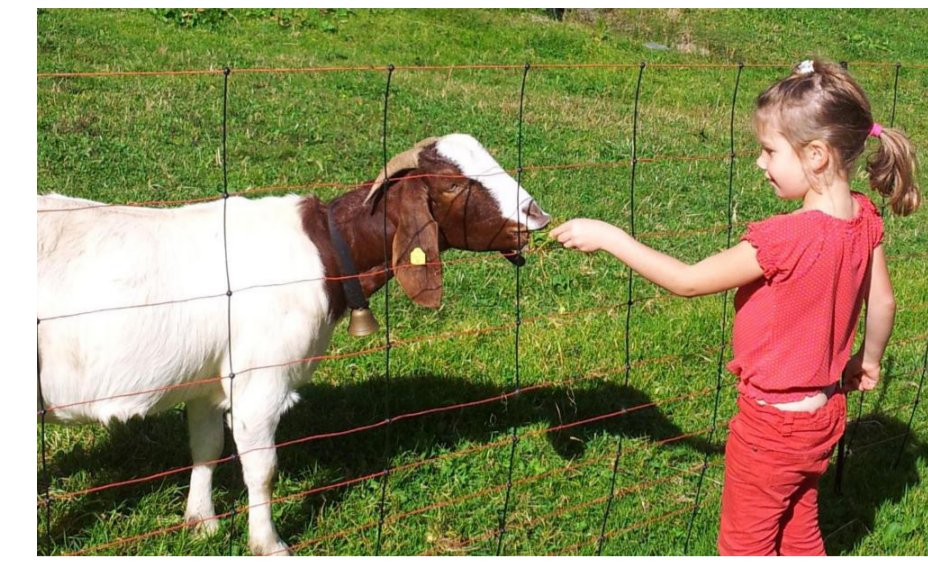
ADVERTISED PLAN

LANDSCAPE DESIGN PRECEDENTS

A connection with place. Touching lightly. Respect the past, but look to the future. A holistic expression of Gippsland through the intermingling of food, culture, art, landscape, and environment.

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Pat a friendly goat!



Permeable paving to keep things looking green



Foster Creek of the future?



2008



2012



2015



2022

LEFT: A example of the forests that once would have surrounded Kongwak. The site falls within the Strzelecki Ranges Bioregion and all new planting will be species of the local Ecological Vegetation Classes which include Swampy Riparian Woodland, Damp Forest and Wet Forrest.

ABOVE: Rapid establishment of existing re-vegetation at the site undertaken along creek-lines by the Kongwak Hills Landcare Group sets an encouraging precedent for the project.



Playful art in a stunning landscape setting.



How did the Bunurong People of the Kulin Nation occupy this land, and how do they continue culture today?



Elevated walkways in key areas to touch lightly on the landscape



Old farming infrastructure left in place along creek lines as regenerated bushland grows around it. This is an important part of the site's regeneration story.



Enjoy local food in a stunning rural setting



Carparks integrated into the landscape



Immersed in nature



Different ways to explore, learn and connect with place



Learn about the role of bushland regeneration in waterway health. Plant a tree propagated in greenhouses on site from locally collected seed.



Learn about your food and food systems

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DRAWING REGISTER

DWG NO.	TITLE	REVISION
MP-100	DRAWING REGISTER & COVER PAGE	TP2
MP-200	EXISTING CONDITIONS OVERALL PLAN	TP2
MP-300	LANDSCAPE MASTERPLAN OVERALL VISION	TP2
MP-301	EXISTING LAND USE PLAN	TP1
MP-302	PROPOSED LAND USE PLAN	TP2
MP-303	PROPOSED BUSH FIRE MITIGATION PLAN	TP2
MP-304	EXISTING VEGETATION TO BE RETAINED & REMOVED	TP2
MP-401	LANDSCAPE MASTERPLAN ENLARGEMENT PLAN NORTH	TP2
MP-402	LANDSCAPE MASTERPLAN ENLARGEMENT PLAN EAST	TP2
MP-403	LANDSCAPE MASTERPLAN ENLARGEMENT PLAN SOUTH	TP2
MP-404	LANDSCAPE MASTERPLAN ENLARGEMENT PLAN WEST	TP2
MP-501	CROSS SECTIONS - PROPOSED WATER BODIES	TP2

**TP2 REVISIONS:
• DRAWING REGISTER UPDATED**

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
TP1	FOR TOWN PLANNING	PW	16/08/23				
TP2	RESPONSE TO RFI	PW	05/06/24				

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KONGWAK BUTTER & CHEESE
1486-1488 KORUMBURRA-WONTHAGGI ROAD
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TITLE
**DRAWING REGISTER &
COVER PAGE**

CREATED 31.05.23
STATUS PRELIMINARY
DRAWN PW
DRAWING No. **MP-100**
SCALE 1:1,000
JOB No. 2210
REV **TP2**

ADVERTISED PLAN

REF #	MP-200 PLAN NOTES
1 /200	Existing stormwater outlet under Korumburra - Wonthaggi Road
2 /200	Stormwater discharge point onto property
3 /200	Drainage channel formed by stormwater flows. Ground is permanently boggy and hard to access
4 /200	Hay Shed
5 /200	Farm gate/Access point, informal gravel cross over.
6 /200	Farm culvert crossing
7 /200	Existing revegetation along creek corridor. High Quality Canopy and mid story. Weedy understory in poor condition. Refer Ecologists report for detail.
8 /200	Avenue of Honour, mixed deciduous species. Refer Arborists Report for Detail.
9 /200	Recently Planted Avenue Trees
10 /200	Cheese Factory Building
11 /200	Renovated Butter Factory Building
12 /200	Existing gravel hardstand area
13 /200	Gravel access track to truck entry at rear of cheese factory
14 /200	Double vehicle gates
15 /200	Pedestrian gate
16 /200	Informal gravel cross over approx 17m wide
17 /200	Gravel parking area
18 /200	Informal gravel cross over approx 5m wide
19 /200	Existing concrete hardstand area. Historic industrial truck access point.
20 /200	Gravel access track to rear of butter factory

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TP2 REVISIONS:
• **DETAIL ON EXISTING ACCESS ADDED**

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
TP1	FOR TOWN PLANNING	PW	16/08/23				
TP2	RESPONSE TO RFI	PW	05/06/24				

REV	DESCRIPTION	BY	DATE

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TITLE
EXISTING CONDITIONS OVERALL PLAN

CREATED 31.05.23
STATUS PRELIMINARY
DRAWN PW
DRAWING No. **MP-200**
SCALE 1:1,000
JOB No. 2210
REV **TP2**

ADVERTISED PLAN

MP-300 PLAN NOTES

Accommodation & Caretakers Residence

- 1.1 'The Billabong Lodge' Caretakers Residence
- 1.2 'The Orchard Villa' (1 Bedroom, 1 Bathroom)
- 1.3 'The Lake Villas' (1 Bedroom, 1 Bathroom in groups of two)
- 1.4 'The Creek Lodge' (3 Bedroom, 2 Bathroom)
- 1.5 'The Vineyard Cabins' (1 Bedroom, 1 Bathroom)

Explore & Experience

- 2.1 Outdoor weddings with a stunning backdrop
- 2.2 Drop into the general store to buy supplies, grab a coffee, catch up with a friend.
- 2.3 Kick a footy while you wait for your meal
- 2.4 Admire the change over time as the creek understorey is regenerated
- 2.5 A sculpture walk becomes an expression of the Gippsland region creative arts. A place for the local community and visitors alike to enjoy. A new walking route in town, a place for a picnic in the shade of an avenue of honour tree, or a scenic walk after the Sunday Market.
- 2.6 Sit around the fire pit, listen to the frogs, have a yarn, watch the stars. Learn about cooking, weaving or Caring for Country.
- 2.7 Go on a walking tour and learn about how the Bunurong people occupied this Country and see this interpreted in landscape and sculpture.
- 2.8 Go for a walk with Florence the farm pig and find some truffles!
- 2.9 Pick some fruit and take it back to the restaurant for a cooking course
- 2.10 Pat a friendly goat!
- 2.11 Go on a garden tour and learn about where your food comes from or learn about native food crops.
- 2.12 Explore the bushwalking trails on your own, or part of a guided tour to learn about the local flora, fauna and ecosystems and the story of their regeneration.
- 2.13 What is a billabong and how do they form? Learn how to read the landscape around you.
- 2.14 Sit on a grassy hill to watch the world go by on Market Day under the shade of an Oak tree. Landscaping in front of the butter and cheese factories will be enhanced to provide more amenity and contribute positively to the streetscape.

Built Form & Operation

- 3.1 All roof runoff across the site will be captured in sump pits, pumped to these tanks and treated to provide drinking water for the development.
- 3.2 Proposed tanks for potable water, irrigation & fire fighting water supply.
- 3.3 The existing dam in this location will be enlarged for storage of recycled water in accordance with EPA requirements. During summer it will be used for irrigation.
- 3.4 Water Treatment Plant. All wastewater from across the site will be treated in this treatment plant to strict EPA guidelines.

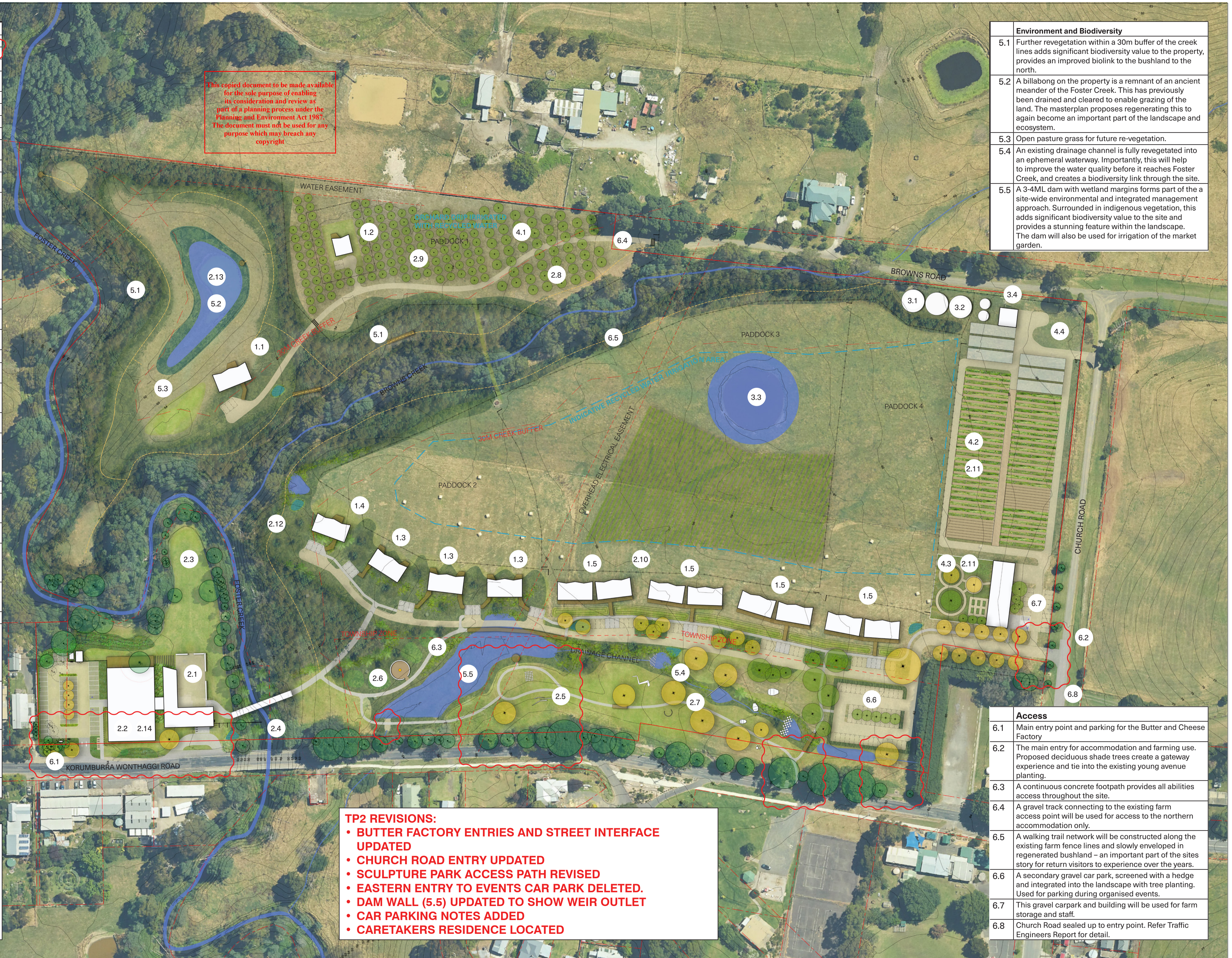
Regenerative Agriculture

- 4.1 Beyond the biodiversity buffer to the creek, an area of farming zone land is retained for use as a mixed fruit orchard and truffle grove and grazing area to be managed using regenerative farming practices. Seasonal produce supplied to the Cheese Factory restaurant and surplus sold to the community.
- 4.2 A market garden area is designed for producing a wide variety or seasonal produce for the restaurant. Importantly, the area will also be used to run farm tours which educate visitors about food systems and regenerative farming practices.
- 4.3 A productive potager garden with a particular focus on unique food plants, provides a more sheltered micro-climate and is designed for ease of access for tours and education. All produce to be used in the restaurant.
- 4.4 All green waste to be composted on site and put back into the soil.

CAR PARKING NOTES:

- 1. All car parking on-site meets the requirements of the Design Standards detailed within Clause 52.06 of the South Gippsland Planning Scheme.
- 2. All standard car spaces on-site are proposed with a minimum width of 2.6m, length of 4.9M and are accessed from aisles of no less than 6.4m.
- 3. All disabled bays on-site are proposed with a minimum width of 2.6m, length of 5.4m in accordance AS2890.6 (2009).
- 4. Refer Traffic Engineers Transport Impact Assessment for further detail.

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Environment and Biodiversity

- 5.1 Further revegetation within a 30m buffer of the creek lines adds significant biodiversity value to the property, provides an improved biolink to the bushland to the north.
- 5.2 A billabong on the property is a remnant of an ancient meander of the Foster Creek. This has previously been drained and cleared to enable grazing of the land. The masterplan proposes regenerating this to again become an important part of the landscape and ecosystem.
- 5.3 Open pasture grass for future re-vegetation.
- 5.4 An existing drainage channel is fully revegetated into an ephemeral waterway. Importantly, this will help to improve the water quality before it reaches Foster Creek, and creates a biodiversity link through the site.
- 5.5 A 3-4ML dam with wetland margins forms part of the site-wide environmental and integrated management approach. Surrounded in indigenous vegetation, this adds significant biodiversity value to the site and provides a stunning feature within the landscape. The dam will also be used for irrigation of the market garden.

Access

- 6.1 Main entry point and parking for the Butter and Cheese Factory
- 6.2 The main entry for accommodation and farming use. Proposed deciduous shade trees create a gateway experience and tie into the existing young avenue planting.
- 6.3 A continuous concrete footpath provides all abilities access throughout the site.
- 6.4 A gravel track connecting to the existing farm access point will be used for access to the northern accommodation only.
- 6.5 A walking trail network will be constructed along the existing farm fence lines and slowly enveloped in regenerated bushland – an important part of the sites story for return visitors to experience over the years.
- 6.6 A secondary gravel car park, screened with a hedge and integrated into the landscape with tree planting. Used for parking during organised events.
- 6.7 This gravel carpark and building will be used for farm storage and staff.
- 6.8 Church Road sealed up to entry point. Refer Traffic Engineers Report for detail.

TP2 REVISIONS:

- BUTTER FACTORY ENTRIES AND STREET INTERFACE UPDATED
- CHURCH ROAD ENTRY UPDATED
- SCULPTURE PARK ACCESS PATH REVISED
- EASTERN ENTRY TO EVENTS CAR PARK DELETED.
- DAM WALL (5.5) UPDATED TO SHOW WEIR OUTLET
- CAR PARKING NOTES ADDED
- CARETAKERS RESIDENCE LOCATED

TP1	FOR TOWN PLANNING	PW	16/08/23				
TP2	RESPONSE TO RFI	PW	05/06/24				
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TITLE
**LANDSCAPE MASTERPLAN
OVERALL VISION**

CREATED 31.05.23
STATUS PRELIMINARY
DRAWN PW
DRAWING No. **MP-300**
SCALE 1:1,000
JOB No. 2210
REV
TP2

ADVERTISED PLAN

EXISTING LAND USE LEGEND	
	Land Managed for Biodiversity (Existing creek riparian corridor)
	Land Used for Agriculture (Cattle Grazing)
	Land used for Private Residence and Tourist Accommodation
	Township Zone land within subject site

EXISTING LAND USE TABLE			
<p style="font-size: 8px; margin: 0;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p>			
			Land Area in Hectares (Percentage of Total Land Area shown in brackets)
		Sub-Total	Total
Biodiversity			
1 / 301	Farming Zone Land Managed for Biodiversity (Existing creek riparian corridor)	1.83 (12%)	1.83 (12%)
Agriculture			
2 / 301	Farming Zone Land Used for Agriculture (Cattle Grazing)	11.26 (72%)	12.95 (83%)
3 / 301	Township Zone Land Used for Agriculture (Cattle Grazing on Unoccupied Township Zone land.)	1.69 (11%)	
Note: Land has around 0.6Ha encumbrance from constantly wet boggy ground due to Council stormwater discharge.			
Tourism			
4 / 301	Township Zone Land used for Private Residence and Tourist Accommodation	0.84 (5%)	0.84 (5%)
TOTAL LAND AREA		15.63	



TP2 REVISIONS:
 • TABLE OF LAND USE AREAS UPDATED TO SHOW PERCENTAGE OF TOTAL

TP1	FOR TOWN PLANNING	PW	16/08/23				
TP2	RESPONSE TO RFI	PW	05/06/24				
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TITLE
EXISTING LAND USE PLAN

CREATED 31.05.23	SCALE 1:1000	NORTH
STATUS PRELIMINARY	JOB No. 2210	REV
DRAWN PW		
DRAWING No. MP-301		TP2

**ADVERTISED
PLAN**

PROPOSED LAND USE LEGEND	
	Land Managed for Biodiversity (Existing creek riparian corridor ongoing weed and vegetation management)
	Land Managed for Biodiversity & Nature Based Tourism (Walking Trails within revegetation area)
	Land Used for Public Informal Open Space on Private Property (Sculpture walk and grass parkland)
	Land Used for Regenerative Agriculture in conjunction with Agri-Tourism Use (Produce to supply kitchen and support farm tours and education)
	Lands Used for Tourism & Accommodation (accommodation, associated landscaped areas and supporting infrastructure)
	Land Used for Tourism & Hospitality (restaurant, functions, performance space, gallery)
	Township Zone land within subject site

30M VEGETATED WATERWAY BUFFER NOTES

The existing vegetated riparian corridor equates to **1.83Ha** as per Proposed Land Use Table on this sheet.

When a 30m buffer is applied to the two existing waterways, an additional **3.04Ha** of re-vegetation is required. This excludes the township zoned land where the existing Butter and Cheese Factories are located.

A 30m buffer was not achievable in all areas of the development. This has been addressed by providing an equivalent area of vegetated buffer overall of **3.18Ha** (2.61Ha+0.58Ha). This includes full regeneration of the existing northern Billabong and southern drainage line.

PROPOSED LAND USE TABLE			
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		Land Area in Hectares (Percentage of Total Land Area shown in brackets)	
Sub-Total	Total		
Biodiversity			
1 /302	Farming Zone Land Managed for Biodiversity (Existing creek riparian corridor ongoing weed and vegetation management)	1.83 (12%)	5.03 (32%)
2 /302	Farming Zone Land Managed for Biodiversity & Nature Based Tourism (Walking Trails within revegetation area)	2.61 (17%)	
3 /302	Township Zone Land Land Managed for Biodiversity & Nature Based Tourism (revegetated drainage line with walking trails)	0.58 (4%)	
Agriculture			
4 /302	Farming Zone Land Used for Regenerative Agriculture in conjunction with Tourism Use (Market garden, Orchard to supply kitchen and support farm tours and education, Vineyard to supply off site small scale wine production, Grazing)	6.65 (43%)	6.65 (43%)
Tourism			
5 /302	Township Zone Land Used for Tourism & Accommodation (accommodation, associated indigenous planting and landscaped areas and supporting infrastructure)	0.58 (4%)	3.42 (22%)
6 /302	Farming Zone Land Used for Tourism & Accommodation (accommodation, associated indigenous planting and landscaped areas and supporting infrastructure)	2.00 (13%)	
7 /302	Township Zone Land Used for Tourism & Hospitality (restaurant, functions, performance space, gallery)	0.84 (5%)	
Public			
8 /302	Township Zone Land Used for Public Informal Open Space on Private Property (Sculpture walk and grass parkland)	0.53 (3%)	0.53 (3%)
TOTAL LAND AREA		15.63	



TP2 REVISIONS:

- TABLE OF LAND USE AREAS UPDATED TO SHOW PERCENTAGE OF TOTAL
- BACKGROUND PLAN UPDATED

TP1	FOR TOWN PLANNING	PW	16/08/23				
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1486-1488 KORUMBURRA-WONTHAGGI ROAD
KONGWAK VIC 3951

PROJECT
KONGWAK BUTTER & CHEESE
1486-1488 KORUMBURRA-WONTHAGGI ROAD
KONGWAK VIC 3951

TITLE
PROPOSED LAND USE

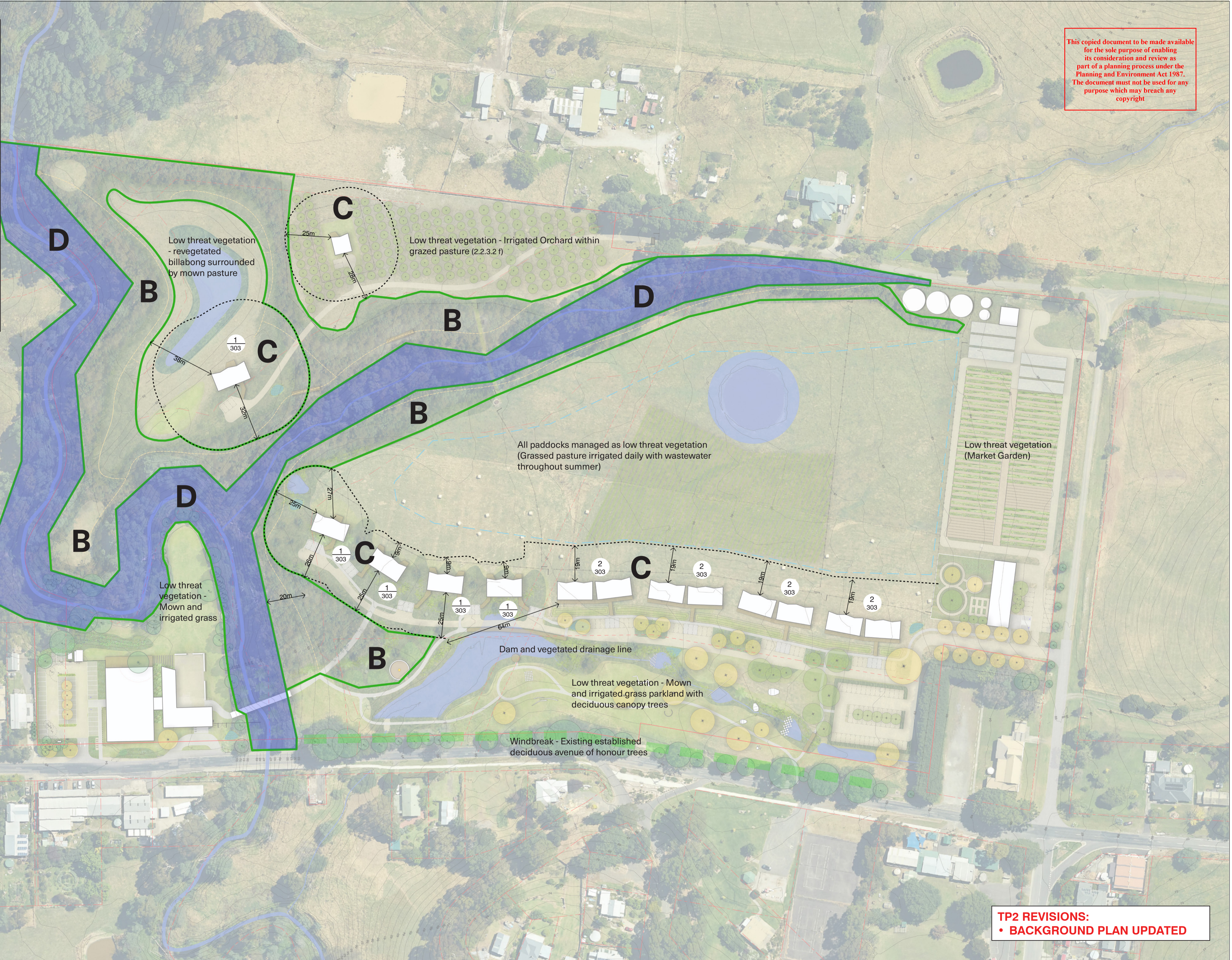
CREATED 31.05.23
STATUS PRELIMINARY
DRAWN PW
DRAWING No. **MP-302**

SCALE 1:1000
JOB No. 2210
REV **TP2**

**ADVERTISED
PLAN**

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BUSHFIRE MITIGATION PLAN	
Vegetation Management Zones	
A	Existing low threat riparian vegetation. Managed for weeds and ongoing natural regeneration.
B	Proposed 'Forest'. Swampy riparian woodland re-vegetation area, managed for weeds.
C	Area managed as defensible space
D	Existing low threat riparian vegetation managed for weeds
Drawing Notes	
1 /303	Accommodation building constructed to BAL29
2 /303	Accommodation building constructed to BAL 12.5
NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH 'BUSHFIRE PLANNING CONSIDERATIONS REPORT' BY EUCA PLANNING.	



TP2 REVISIONS:
• BACKGROUND PLAN UPDATED

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
TP1	FOR TOWN PLANNING	PW	16/08/23				
TP2	RESPONSE TO RFI	PW	05/06/24				

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PROJECT
KONGWAK BUTTER & CHEESE
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KONGWAK VIC 3951

TITLE
**PROPOSED BUSH FIRE
MITIGATION PLAN**

CREATED 31.05.23	SCALE 1:1000	NORTH
STATUS PRELIMINARY	JOB No. 2210	
DRAWN PW	REV	
DRAWING No. MP-303	TP2	

**ADVERTISED
PLAN**



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LEGEND	
	Existing tree to be retained and protected. Numbers cross reference with Arboricultural Assessment & Report. (Glenn Waters Arboriculture 18/02/23)
	Existing tree to be removed. Numbers cross reference with Arboricultural Assessment & Report. (Glenn Waters Arboriculture 18/02/23)
	Existing exotic and weedy shrubs to be removed
	Existing Indigenous vegetation to be retained and protected.
	Existing indigenous vegetation to be removed. Refer Ecological Assessment (Ecocentric Environmental Consulting, 08/23) for further detail.

TP2 REVISIONS:
• NEW DRAWING SHEET

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE

TP2	RESPONSE TO RFI	PW	05/06/24

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KONGWAK BUTTER & CHEESE

1486-1488 KORUMBURRA-WONTHAGGI ROAD
KONGWAK VIC 3951

TITLE
**EXISTING VEGETATION TO BE
RETAINED & REMOVED**

CREATED 31.05.23	SCALE 1:1000	NORTH
STATUS PRELIMINARY	JOB No. 2210	REV
DRAWN PW	MP-304	TP2
DRAWING No.		

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TP2 REVISIONS:
• CARETAKERS RESIDENCE LOCATED

REF #	MP-401 PLAN NOTES
1 /401	'Villa' Accommodation
2 /401	'Lodge' Accommodation
3 /401	Biodiversity buffer to creek increased
4 /401	Cattle grid
5 /401	Mixed Fruit Orchard with grazing below
6 /401	Truffle Grove - mixed host species with grazing below. Irrigated with recycled water.
7 /401	Drainage outlet filled in to re-establish natural billabong
8 /401	Existing Billabong Re-vegetated
9 /401	Open pasture grass for future re-vegetation.
10 /401	Forest clearing
11 /401	Low indigenous re-vegetation surrounding billabong and at waters edge
12 /401	Understorey re-vegetation using shrubs, ground covers and grasses only. No Trees.
13 /401	Re-vegetation including trees.
14 /401	Ongoing weed control and management of existing indigenous vegetation within creek corridor
15 /401	Picnic platform/viewing deck
16 /401	Informal walking trail (orange dashed line)
17 /401	Existing culvert crossing over Browns Creek
18 /401	Farm track
19 /401	'The Billabong Lodge' Caretakers Residence

LEGEND	
	Existing Contours (1m)
	Proposed Contours (1m)
	Existing tree with TP2 shown as red dashed line. Tree number cross references with Arborists Report.
	Proposed Indigenous Tree
	Proposed Deciduous Tree
	Proposed indigenous understory planting.
	Proposed indigenous revegetation including canopy species
	Proposed Raingarden
	Fenceline (Post & Wire U.N.O)
	Sealed pavement surface
	All weather gravel surface
	Raised Walkway
	Walking trail

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
TP1	FOR TOWN PLANNING	PW	16/08/23				
TP2	RESPONSE TO RFI	PW	05/06/24				

REV	DESCRIPTION	BY	DATE

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PROJECT
KONGWAK BUTTER & CHEESE
1486-1488 KORUMBURRA-WONTHAGGI ROAD
KONGWAK VIC 3951

TITLE
**LANDSCAPE MASTERPLAN
ENLARGEMENT PLAN NORTH**

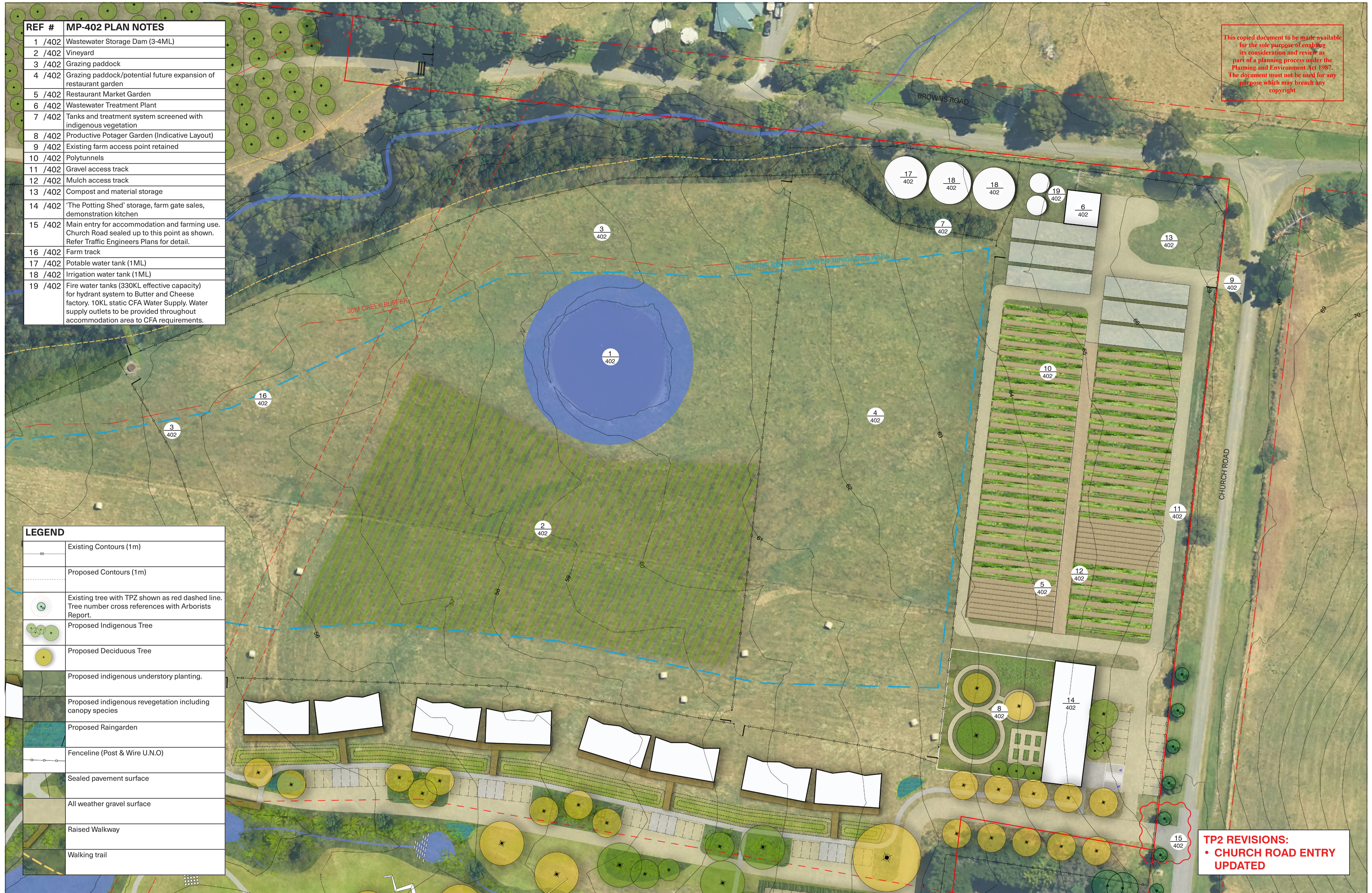
CREATED 31.05.23
STATUS PRELIMINARY
DRAWN PW
DRAWING No. **MP-401**
SCALE @ A1 1:500
JOB No. 2210
REV **TP2**

ADVERTISED PLAN

REF #	MP-402 PLAN NOTES
1 /402	Wastewater Storage Dam (3-4ML)
2 /402	Vineyard
3 /402	Grazing paddock
4 /402	Grazing paddock/potential future expansion of restaurant garden
5 /402	Restaurant Market Garden
6 /402	Wastewater Treatment Plant
7 /402	Tanks and treatment system screened with indigenous vegetation
8 /402	Productive Potager Garden (Indicative Layout)
9 /402	Existing farm access point retained
10 /402	Polytunnels
11 /402	Gravel access track
12 /402	Mulch access track
13 /402	Compost and material storage
14 /402	'The Potting Shed' storage, farm gate sales, demonstration kitchen
15 /402	Main entry for accommodation and farming use. Church Road sealed up to this point as shown. Refer Traffic Engineers Plans for detail.
16 /402	Farm track
17 /402	Potable water tank (1ML)
18 /402	Irrigation water tank (1ML)
19 /402	Fire water tanks (330KL effective capacity) for hydrant system to Butter and Cheese factory. 10KL static CFA Water Supply. Water supply outlets to be provided throughout accommodation area to CFA requirements.

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LEGEND	
	Existing Contours (1m)
	Proposed Contours (1m)
	Existing tree with TPZ shown as red dashed line. Tree number cross references with Arborists Report.
	Proposed Indigenous Tree
	Proposed Deciduous Tree
	Proposed indigenous understory planting.
	Proposed indigenous revegetation including canopy species
	Proposed Raingarden
	Fenceline (Post & Wire U.N.O)
	Sealed pavement surface
	All weather gravel surface
	Raised Walkway
	Walking trail



TP2 REVISIONS:
• CHURCH ROAD ENTRY
UPDATED

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
TP1	FOR TOWN PLANNING	PW	16/08/23				
TP2	RESPONSE TO RFI	PW	05/06/24				

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PROJECT
KONGWAK BUTTER & CHEESE
1486-1488 KORUMBURRA-WONTHAGGI ROAD
KONGWAK VIC 3951

TITLE
**LANDSCAPE MASTERPLAN
ENLARGEMENT PLAN EAST**

CREATED 31.05.23	SCALE @ 1:500	NORTH
STATUS PRELIMINARY	JOB No. 2210	
DRAWN PW	REV	
DRAWING No. MP-402	TP2	

ADVERTISED PLAN



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REF #	MP-403 PLAN NOTES
1 /403	Overflow and events carpark
2 /403	Existing rural fencing to southern boundary removed east of dam wall
3 /403	'The Parkland': Existing north facing paddock converted into publicly accessible grassed parkland and sculpture walk
4 /403	Sedimentation pond
5 /403	Vegetated swale
6 /403	Wetland/habitat pond/riffle
7 /403	Landart/sculpture (shown indicatively)
8 /403	Sculptural element in reconstructed creek (shown indicatively)
9 /403	Bushfood node at pond as part of cultural tours
10 /403	'Cultural Ecology' Space and fire pit. A place for learning and connecting.
11 /403	Mosaic of native grain and bushfood exhibition plots
12 /403	Pedestrian Bridge
13 /403	Elevated walkway access to accommodation
14 /403	Grass mounds. 1.5m high.
15 /403	A 2-3ML dam with wetland margins constructed across the existing drainage channel to form part of the a site-wide environmental and integrated water management approach. Subject to future detail design.
16 /403	Shallow grass swale with low flow pipe
17 /403	Cabin Accommodation. 8 groups of 4 cabins.
18 /403	Villa Accommodation. 3 groups of 2
19 /403	Lodge Accommodation
20 /403	Proposed Bridge over Foster Creek - Refer Architects documentation
21 /403	Gate access point. No public access beyond parkland area.
22 /403	Existing farm fencing retained west of dam wall.
23 /403	Public pedestrian access point
24 /403	Proposed dam wall with weir outlet draining to existing 600 diameter piped connection below road.
25 /403	Picnic platform/viewing deck

LEGEND	
	Existing Contours (1m)
	Proposed Contours (1m)
	Existing tree with TPZ shown as red dashed line. Tree number cross references with Arborists Report.
	Proposed Indigenous Tree
	Proposed Deciduous Tree
	Proposed indigenous understory planting.
	Proposed indigenous revegetation including canopy species
	Proposed Raingarden
	Fenceline (Post & Wire U.N.O)
	Sealed pavement surface
	All weather gravel surface
	Raised Walkway
	Walking trail

TP2 REVISIONS:

- SCULPTURE PARK ACCESS PATH REVISED
- EASTERN ENTRY TO EVENTS CAR PARK DELETED.
- DAM WALL (5.5) UPDATED TO SHOW WEIR OUTLET

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
TP1	FOR TOWN PLANNING	PW	16/08/23				
TP2	RESPONSE TO RFI	PW	05/06/24				

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PROJECT
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1486-1488 KORUMBURRA-WONTHAGGI ROAD
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TITLE
LANDSCAPE MASTERPLAN ENLARGEMENT PLAN SOUTH

CREATED 31.05.23
SCALE @ A1:1:500
STATUS PRELIMINARY
DRAWN PW
JOB No. 2210
DRAWING No. **MP-403**
REV **TP2**

ADVERTISED PLAN

TP2 REVISIONS:

- ENTRIES AND STREET INTERFACE UPDATED
- PAVEMENT FINISHES REVISED

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LEGEND	
	Existing Contours (1m)
	Proposed Contours (0.25m)
	Existing tree with TPZ shown as red dashed line. Tree number cross references with Arborist's Report.
	Existing tree to be removed. Tree number cross references with Arborist's Report.
	Proposed Indigenous Tree
	Proposed Deciduous Tree
	Proposed indigenous understory planting.
	Proposed indigenous revegetation including canopy species
	Proposed Raingarden
	Fenceline (Post & Wire U.N.O)
	All weather pavement surface
	All weather gravel surface
	Raised Walkway
	Walking trail
	Permeable all weather pavement surface
	Asphalt pavement surface

REF #	MP-404 PLAN NOTES
1 /404	Cheese Factory Main Entry
2 /404	Butter factory main entry and accommodation administration desk
3 /404	Stormwater Raingarden. Refer SWMP Concept.
4 /404	New planting to existing garden bed. Existing weed species removed.
5 /404	Deciduous feature tree
6 /404	Concrete steps in grass
7 /404	Ongoing regeneration and weed management in creek line
8 /404	Existing open grassed area retained
9 /404	Outdoor dining
10 /404	Existing pumphouse reconstructed and used as bin store. Refer Architects Documentation
11 /404	Proposed acoustic wall covered in Boston Ivy. Refer Architects documentation
12 /404	Events Courtyard. Refer Architects Documentation
13 /404	Fire Hydrant - Refer Fire Service Engineers Documentation
14 /404	Fire pump - Refer Fire Service Engineers Documentation
15 /404	Fire Booster - Refer Fire Service Engineers Documentation
16 /404	After hours loading bay
17 /404	Drop off bay and loading, all weather pavement surface.
18 /404	Existing chain-wire mesh fence replaced. Refer Architects Documentation
19 /404	EV Charging Point x 2
20 /404	Bike Parking (double sided hoops)
21 /404	Proposed 1.2m height fence
22 /404	Proposed Bridge over Foster Creek - Refer Architects documentation
23 /404	Asphalt surface at entry. Refer Traffic Engineers Plans for detail.



REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
TP1	FOR TOWN PLANNING	PW	16/08/23				
TP2	RESPONSE TO RFI	PW	05/06/24				

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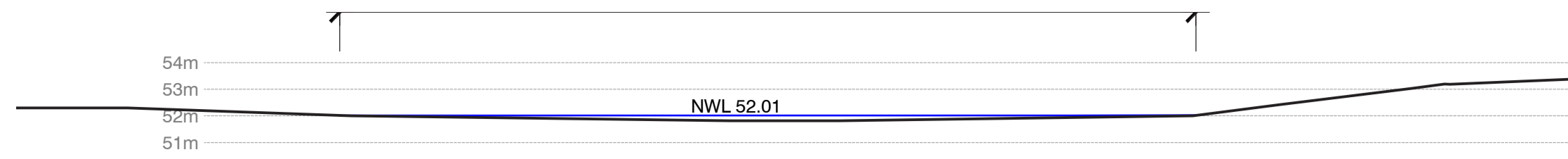
PROJECT
KONGWAK BUTTER & CHEESE
1486-1488 KORUMBURRA-WONTHAGGI ROAD
KONGWAK VIC 3951

TITLE
LANDSCAPE MASTERPLAN ENLARGEMENT PLAN WEST

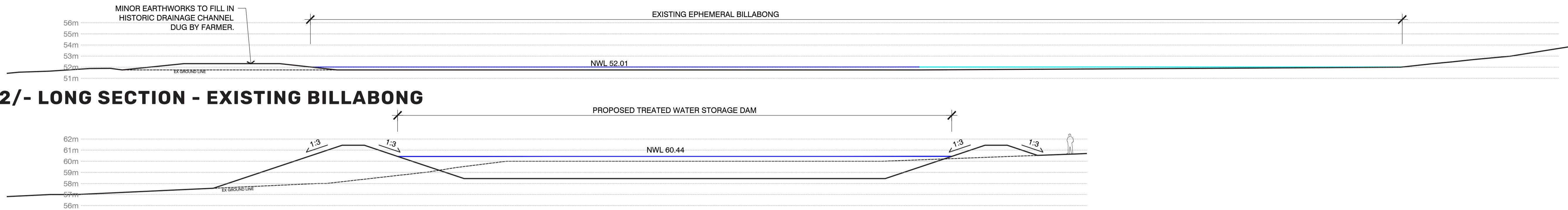
CREATED 31.05.23
STATUS PRELIMINARY
DRAWN PW
DRAWING No. **MP-404**
SCALE 1:200
JOB No. 2210
REV **TP2**

ADVERTISED PLAN

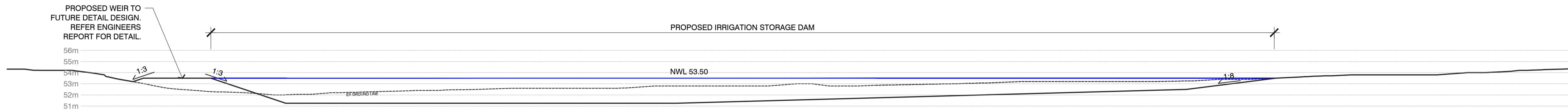
01/- SECTION - EXISTING BILLABONG



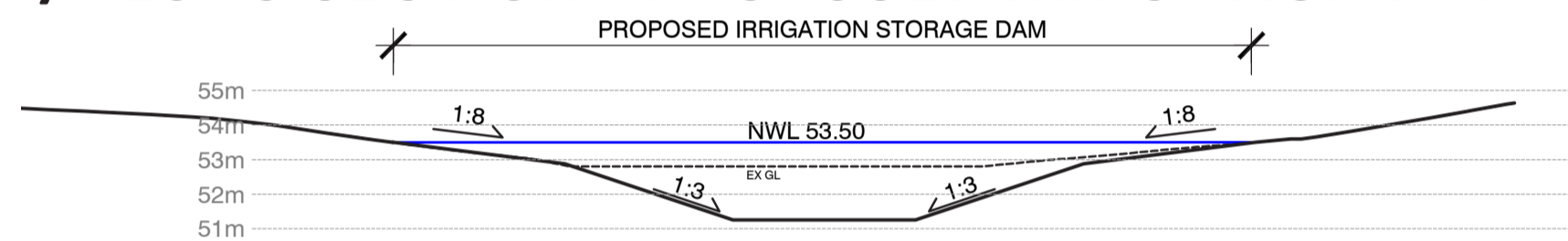
02/- LONG SECTION - EXISTING BILLABONG



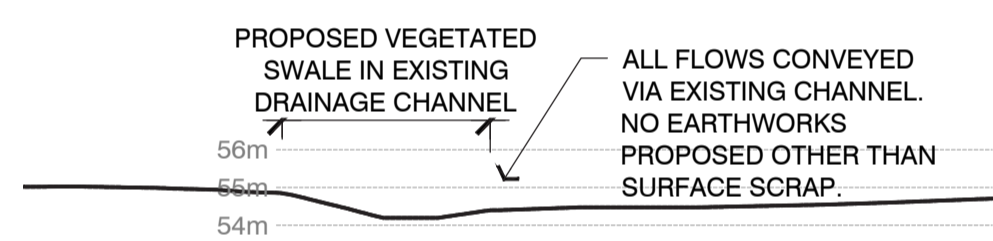
03/- SECTION - PROPOSED TREATED WATER STORAGE DAM



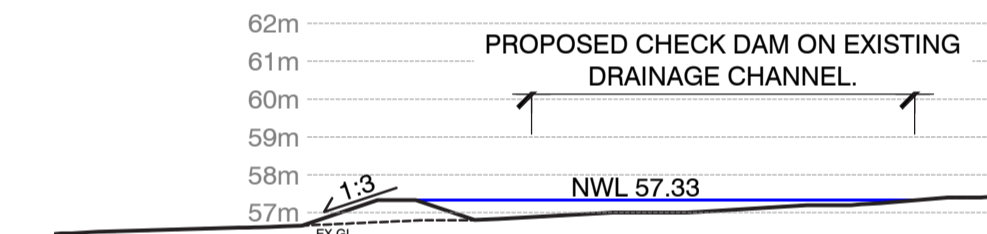
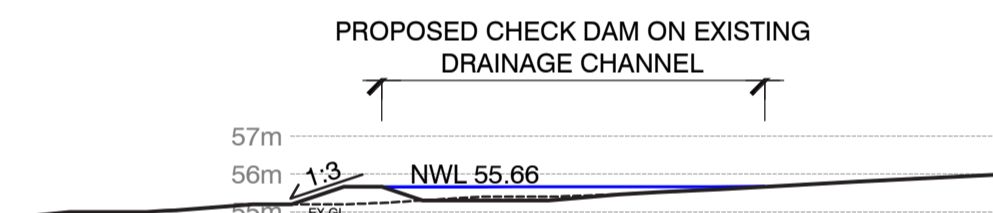
04/- LONG SECTION - PROPOSED IRRIGATION DAM



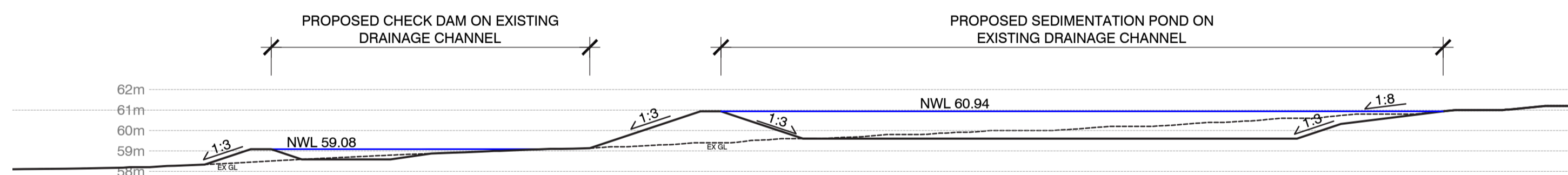
05/- SECTION - PROPOSED IRRIGATION DAM



ALL FLOWS CONVEYED VIA EXISTING CHANNEL. NO EARTHWORKS PROPOSED OTHER THAN SURFACE SCRAP.



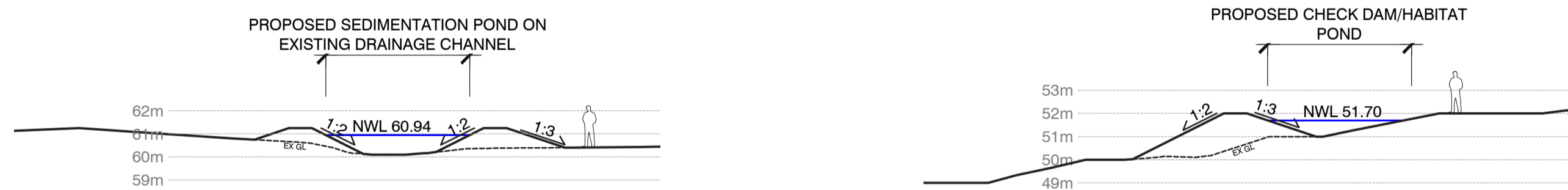
06/- SECTION - TYPICAL PROPOSED DRAINAGE CHANNEL



07/- SECTION - PROPOSED CHECK DAM

08/- SECTION - PROPOSED CHECK DAM

09/- LONG SECTION - PROPOSED CHECK DAM & SEDIMENTATION POND



10/- SECTION - SEDIMENTATION POND

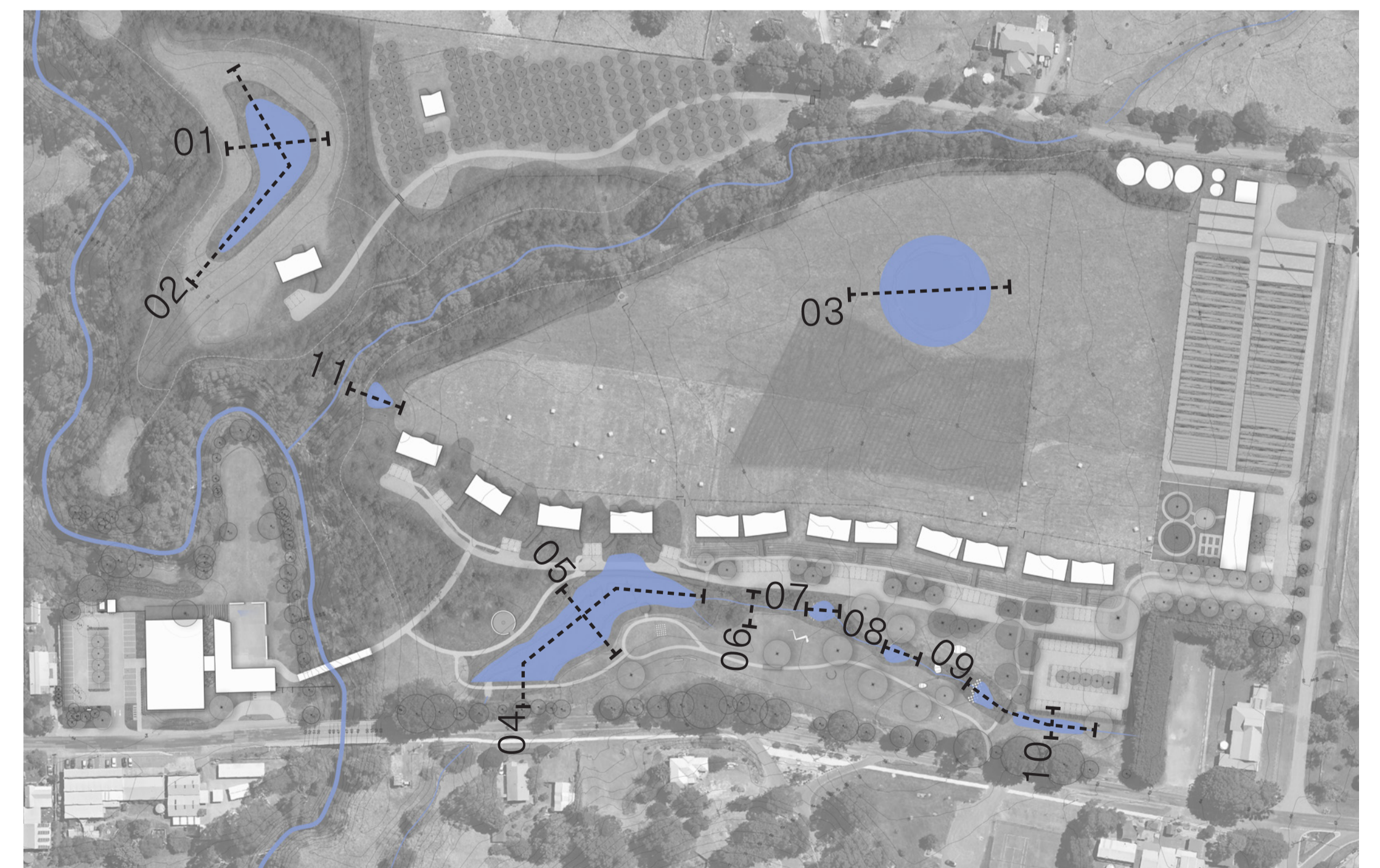
11/- SECTION - PROPOSED CHECK DAM/HABITAT POND

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NOTES:

- All excess spoil to be disposed of off site.
- Sections show existing and proposed ground levels only. Refer plans for detail on proposed vegetation and landscape treatments surrounding water bodies.
- All earthworks will be finished with a layer of minimum 100mm deep site-won topsoil and typically re-vegetated with indigenous plant species. The treated water storage dam will be planted with pasture grass to match surrounding landscape.

TP2 REVISION:
• DRAWING SHEET ADDED



KEY PLAN (N.T.S)

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE

TP2	RESPONSE TO RFI	PW	05/06/24

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TITLE
**CROSS SECTIONS
PROPOSED WATER BODIES**

CREATED 31.05.23
STATUS PRELIMINARY
DRAWN PW
DRAWING No. MP-501

SCALE 1:200
JOB No. 2210
REV TP2