

Trent Wink - RE: Planning Proposal - Anvil Creek Clarification

From: "Brett Brown" <Brett@inghamplanning.com.au>
To: "Trent Wink" <Trent.Wink@planning.nsw.gov.au>, <Bo.Moshage@cessnock.nsw.gov.au>, "Scott Christie" <Scott.Christie@cessnock.nsw.gov.au>
Date: 8/10/2013 2:37 PM
Subject: RE: Planning Proposal - Anvil Creek Clarification
CC: <Louise.Gee@cessnock.nsw.gov.au>, "Michael Leavey" <Michael.Leavey@planning.nsw.gov.au>, <maxburlington@bigpond.com>, "URI WINDT" <uri.windt@anvilcreek.com>

Hi Trent

We have no issue with the changes you have suggested.

Regarding the address - the development consent refers to

Property Description:	Lots 263 & 264 DP 755211, Lots 1 to 6 DP: 1036942 324 - 325 Camp Road ALLANDALE 995 Lovedale Road ALLANDALE
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And the VPA to

Land means Lots 1-6 of DP 1036942, Lots 263-264 of D

So we believe this is the correct description of the lots that form part of the site.

Regards

Brett Brown
 Director, Ingham Planning Pty Ltd
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From: Trent Wink [<mailto:Trent.Wink@planning.nsw.gov.au>]
Sent: Tuesday, 8 October 2013 11:47 AM
To: Bo.Moshage@cessnock.nsw.gov.au; Scott Christie
Cc: Louise.Gee@cessnock.nsw.gov.au; Brett Brown; Michael Leavey
Subject: Planning Proposal - Anvil Creek Clarification

Scott & Bo,

I've reviewed Council's explanation of provisions in the Planning Proposal, which proposes to amend Schedule 1 (to insert golf course), to create a new local clause to cap the number of residential dwellings and to require the submission of a vegetation management plan.

Does Council have any concerns with amending Schedule 1 Part 4 as follows:-

Insert

- Recreation Facility (outdoor).

Reasons: Golf courses are not separately defined in the Cessnock LEP 11

- Residential accommodation (not including rural workers' dwelling and shop top housing) comprising no more than 1364 dwellings.

Reason: A separate local clause capping the number of residential dwellings is not desirable. Permitting the group term residential accommodation removes the need to include multi dwelling housing and residential flat buildings as additional uses in Schedule 1 and importantly rural workers' dwelling and shop top housing will remain prohibited.

The submission of a vegetation management plan should be a DCP requirement and not a separate clause in the LEP. It is understood that Council has conditioned the Masterplan D/A that the submission of a Vegetation Management Plan is required before the approval of any subsequent stages.

Please advise whether this appears acceptable?

Also,

What is the correct property address for the Anvil Creek?

Lots 1-6 DP 1036942, and Lots 263-4 DP 755211, No. 324 & 325 Camp Road and 996 Lovedale Road, Allandale,

or

Part Lots 1-6, DP 1036942 and Lots 263 and 264, DP 755211 at Camp Road, Greta, known as the former Army and Migrant Camp as appears in Sch 1 under the LEP 2011.

Regards

Trent Wink
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