



Memo to: Mayor Suvaal and all Councillors

Copy to: General Manager, Director and P&E Managers

From: Martin Johnson, Acting Director Planning and Environment

Subject: 1184 Wine Country Drive, Pokolbin - Planning Proposal Lodgement - Integrated Tourist Development

Date: 14 April 2022

Reference: DOC2022/055034

Dear Mayor Suvaal and all Councillors

In accordance with Clauses 5.4 of Council's [Planning Proposal Policy](#) (the Policy), this memo is to advise that a Planning Proposal was lodged on the NSW Planning Portal (the Portal).

The Proposal

The Planning Proposal (the Proposal) relates to an Integrated Tourist Development on Wine Country Drive, Pokolbin, commonly known as the Golden Bear site (see Enclosure 1).

The Proposal seeks to amend [Clause 7.11](#) of *Cessnock Local Environmental Plan 2011* (CLEP 2011). Clause 7.11 permits, with development consent, the development of an integrated tourist Development inclusive of an 18-hole golf course, tourist and visitor accommodation (not exceeding 300 apartments/units) and permanent residential dwellings not exceeding 300 dwellings.

The site currently has the benefit of development consent (under DA/8/2016/557/1) for a staged Integrated Tourist Development comprising an 18-hole golf course, 50 room hotel, 250 serviced apartments, 300 residential lots, function centre, aboriginal heritage centre, retail food outlet and spa and recreation facilities. The approved concept plan is provided at Enclosure 2. The consent operates from 18 December 2019.

The Proposal seeks to increase the number of permanent residential dwellings permitted on the site, from 300 to 640 (including detached dwellings and apartments). The additional dwellings are proposed to be located in the same development footprint as approved by the staged development consent.

In addition to the increased dwelling density, the revised concept for the site includes upgrades to the standard of the golf course and ancillary development to be delivered.

Adequacy Assessment

Council is obliged to give consideration to the Department of Planning and Environment's (DPE) [Local Environmental Plan Making Guideline, 2021](#) (the Guideline). The Guideline provides a staged process for the lodgement, assessment, consultation and finalisation of Planning Proposals, inclusive of timeframes associated with each stage. Failure to meet the timeframes can result in the loss of Council's Plan Making powers.

Stage 1 of the Guideline relates to pre-lodgement. In this regard, Pre-Lodgement meetings and ongoing discussions with Strategic Planning staff have been undertaken. In principle support for the lodgement of the Proposal has been provided.

Stage 2 of the Guideline relates to lodgement and adequacy assessment of the Proposal documentation on the Portal, and fee payment.

Council has 14 business days to conduct an adequacy assessment of the material lodged on the Portal. This period concludes on 19 April 2022.

In accordance with Clause 4.1 of the Policy, the Applicant has been advised that the lodgement of the Proposal will be accepted, and an invoice for payment of fees has been issued.

Next Steps

Council staff will undertake a further detailed assessment of the Proposal and supporting documentation and make recommendations to the Proponent for additional information if required.

Following this, Council staff will seek the issuing of a Gateway Determination from the DPE (as per Clause 5.1 of the Policy). The matter will not be reported to Council prior to this occurring.

If you require any further information, please do not hesitate to contact me on telephone 02 4993 4229.

Regards



Martin Johnson
Acting Director Planning and Environment

Attach.

1. Locality Plan
2. Concept Plan DA/8/2016/557/1

Pokolbin Integrated Tourist Facility Site Locality Plan



MAP LEGEND :



Date Produced :
2022-04-13T15:54:08

Scale :
1:1500

Reference :
M:\Working\Staff\Jenny Mewing\IPIT

Coordinate System :
Map Grid of Australia (MGA)
Datum 94
Zone 56

Contact :
62-78 Vincent Street
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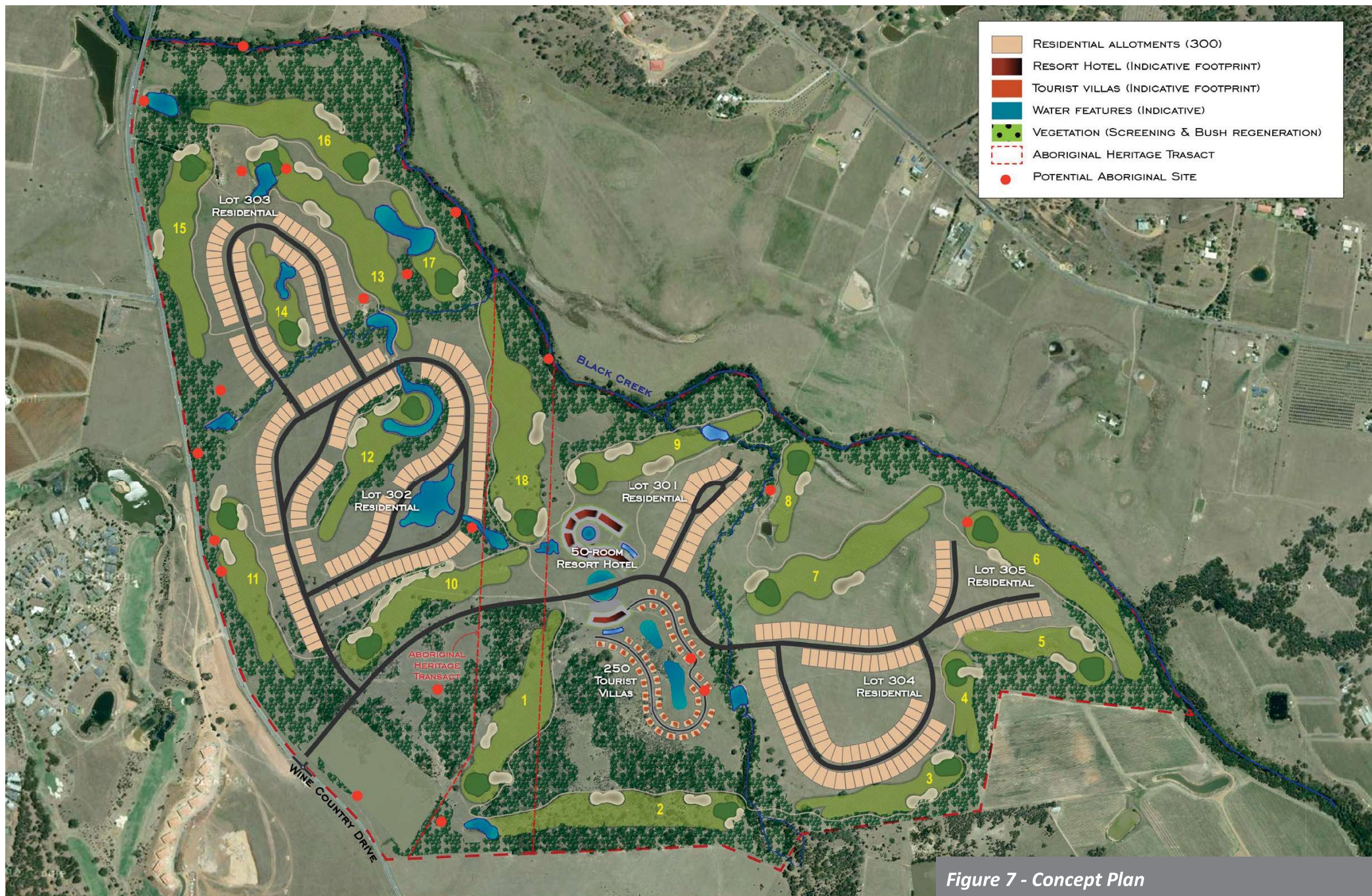


Figure 7 - Concept Plan