

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 14 November 2023
<b>LOCATION</b>	MS Teams Teleconference

## BRIEFING MATTERS

PPSHCC-245 – Cessnock – 8/2016/557/2 – 1184 Wine Country Drive, Lovedale 2325

Modification to Lovedale Farm - Modification S4.55(2) To Modify the Approved Masterplan for Integrated Tourist Development comprising Golf Course, 50 Room Hotel, 250 Serviced Apartments, 300 Lots, Function Centre, Aboriginal Heritage Centre, Retail & Food Outlet and Spa & Recreation Facilities (Approved under DA 8/2016/557/1)

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, and Robert Bisley
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	David Crofts - previous involvement in the rezoning process.

## OTHER ATTENDEES

<b>APPLICANT REPRESENTATIVES</b>	Jim Hunter, Sam Petinsky, Alex Farmer, Clare Collett, Ross Duncan, Darius Oliver, David Moir, Kerry Nichols, Aprajita Gupta
<b>COUNCIL ASSESSMENT STAFF:</b>	Sue Page and Janine Maher
<b>DEPARTMENT STAFF</b>	Leanne Harris and Holly McCann

## KEY ISSUES DISCUSSED

### COUNCIL:

- The modification application has been exhibited twice and the second exhibition resulted in 10+ submissions.
- Previously known as Golden Bear now Lovedale Farm.
- A concept approval for the site was originally determined by the Panel several years ago (2019).
- One of the main issues raised in the submissions was whether the modification is substantially the same development.
- Overview of changes proposed in the modification.
- There is a concurrent planning proposal which will increase density on the site – totally separate to this modification and will be a separate and future DA.
- Environmental assessment ongoing.

### APPLICANT BRIEFING:

## Planning Panels Secretariat

- Overview of planning and consent history and modification to vary the locational components of the site.
- Same owners of the site since 2004.
- Rationale for the changes in the golf course design explained.
- Overview of proposed changes provided.
- Changes in ecological legislation and findings have contributed to some of the changes. Overview of ecological investigations undertaken to date.
- Description of landscape and visual mitigation measures including staging with dwelling only occupied after golf course completed and an opportunity for landscaping to start to mature.
- Specialist reports and investigations including legal advice about the modification being qualitatively and quantitatively being the same.
- DA supported by updated heritage, and ecology reports.
- Applicant has reviewed and responded to submissions.
- Golf course responds to site topography and avoids vegetation removal.
- Single community scheme will apply to all of the lots.
- Overview of landscaping and fencing being developed and seeking to achieve maintenance of rural character.
- Application is not a standard suburban subdivision.

#### **PANEL COMMENTS:**

- The Panel want to factually understand the degree of change including removal of vegetation, changes to the riparian area and presentation to Wine Country Drive and any other essential elements of the original approval. In this respect the status and the requirements of the concept plan approval need to be clarified. Furthermore, clarification is also required of what changes need to be made or are proposed to the approved framework for this modification application.
- The interface with Wine Country Drive is a key consideration including setback of buildings to the boundaries, landscaped outcomes and the like. The application needs to be sufficiently detailed and specific about the intended outcomes and how this will be managed within a robust planning framework guiding the future DA's and stages.
- There will need to be sufficient details regarding the Community Title Scheme to provide assurance that the outcomes of the concept approval are maintained in subsequent DAs.
- The Panel want to make sure the planning framework supports the intended approach with specific landscape details and qualities.
- The Panel need to understand the specific ecological legislative framework that applies to the modification and expect this to be specifically addressed in the application and assessed by Council.

Given the number of submissions the Panel will need to hold a public meeting to determine the application.