

Our Ref: RFI Response - CCC DA 8/2016/557/2 RFI dated 20 July 2023
Via: email

Date: 1 August 2023

Attn: Sam Petinsky
Capital Corporation
C/- Kerry Nichols
HDB Town Planning & Design
PO Box 40 MAITLAND NSW 2320

Dear Sam,

RE: RFI RESPONSE - CCC DA 8/2016/557/2 RFI DATED 20 JULY 2023 - 1184 WINE COUNTRY DRIVE, LOVEDALE NSW

MJD Environmental have undertaken a review of the request for information issued by Cessnock City Council (CCC) with regards to a Section 4.55 Modification to modify an approved masterplan for an 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). The proposed development is over land at Lots 2-4 DP 869651 and Lot 11 DP 1187663 Wine Country Drive, Lovedale, hereafter referred to as the 'site'.

MJD Environmental were engaged by Capital Corporation to assess and report on Biodiversity and Bushfire impacts of the proposal. In response to the matters raised we provide the following information for your consideration to enable the completion of your assessment.

- ***Commitment to a site wide Vegetation Conservation Area, managed by a site wide Vegetation Management Plan must be added to Stage 1 of the Staged DA Plans. This plan can be implemented and refined in stages as the development progresses but must be committed to at the initial stage to allow council to assess the avoidance and minimisation measures of subsequent Development Applications.***

The proponent is committed to a site wide Vegetation Conservation Area but requires this to be defined. The current commitment is to restore and / or revegetate all riparian corridors that are not incorporated into the proposed design in line with the Department of Planning and Environment's – *Controlled Activities – Guidelines*. Furthermore, the proponent is committed to incorporating areas of remnant vegetation on site into the site Vegetation Management Plan (currently only associated with the riparian areas) as part of a site wide Vegetation Conservation Area. This would include but not be limited to, remnant vegetation, offset planting and any areas of revegetation and / or restoration as illustrated in the Site Vegetation Management and Offset Plan (refer to **Attachment 1**).

- ***Additional revegetation areas, substantially the same in scope to those previously approved, must be added to the Master Concept Plan.***

See attached Site Vegetation Management and Offset Plan (refer to **Attachment 1**) that identifies areas that will be incorporated into a site wide Vegetation Management Plan and incorporates remnant vegetation, riparian corridors, offset plantings and any areas of revegetation and / or restoration that will be incorporated into the proposal.

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Whilst the Client has communicated a commitment to the revegetation and / or restoration of defined areas within the site (refer to **Attachment 1**) and has also shown this through the reduction of biodiversity impacts associated with the Section 4.55 Modification of the Concept Plan, further clarification of the above mentioned consent condition has been requested to provide the Client with a stable understanding of the expectation that will be placed upon the Development Application under this condition.

We trust this is sufficient for your purposes, however should you require any further information or clarification, please do not hesitate to contact the writer.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'R. Duncan', with a stylized flourish at the end.

Ross Duncan
Principal Environmental Consultant
MJD Environmental

Encl: Attachment 1 – Site Vegetation Management and Offset Plan

1184 WINE COUNTRY DRIVE,
LOVEDALE, NSW

ATTACHMENT 1: SITE
VEGETATION
MANAGEMENT & OFFSET
PLAN

Legend

- Subject Land
- Study Area
- Proposed Development Layout
- Water Alignment
- Lot
- Golf Course
- Spotted Gum Ironbark TEC Restoration
- Spotted Gum Ironbark TEC Revegetation
- Riparian/Golf Restoration
- Riparian TEC Revegetation
- Potential Road Corridor
(TBC in consultation with RMS)



0 150 300 450 600

Metres
1:8000



Aerial: Nearmap (2023) | Data: MJD Environmental, ADW Johnson, Global Golf Group, NSW Spatial Services (2023) | Datum/Projection: GDA94 / MGA zone 56 | Date: 01/08/2023 | Version: 1 | Z:\16010 - Golder Bear Tourist, Rothbury | This plan should not be relied upon for critical design dimension.