



Monday, 15 February 2021

The General Manager  
Cessnock City Council  
Cessnock, NSW

Attention: Hamish Mackinnon  
Submitted to Portal

**SUBJECT: PAN-47051 – Solar Farm at 127 Wills Hill Road, Lovedale**

Dear Hamish

Wedgetail Project Consulting have been engaged by the Schwartz Family Company to assist in responding to the request for additional information in relation to the above mentioned development application. Responses are provided below, should you require additional information please do not hesitate to contact the undersigned.

## **1. Heritage**

Responses to the requests from Council's Heritage Advisor are provided as follows:

*"a) A Heritage Impact Statement (HIS) shall be submitted to Council. The HIS shall be prepared by a suitably qualified heritage consultant and consider the impacts on the adjoining built heritage item ('Weronga')."*

The address of the proposed solar farm and Subject Land for the Development Application is 127 Wills Hill Road, Lovedale.

'Weronga', as listed in Schedule 5 of the Cessnock Local Environmental Plan 2011, is located at 66 Wills Hill Road, Rothbury. However, it is noted that the supporting LEP plans list Environmental Heritage Item I179 on Lot 5, DP 1048155, which is the subject land for the proposed solar farm. Historically, the Subject Land appears to have been a portion of the original land 500 acre grant to John McDonald in 1825. No built structures are on the property and it is assumed the land was previously used for grazing.

The actual site of the Weronga Homestead at 790 Wine Country Drive, Lovedale (as recorded on the State Heritage Register – copies attached), is over 1.2km to the north (closer to Rothbury). It would appear the error may be related to a simple address error as both properties front Wine Country Drive. Glenmore homestead, also listed on the State Heritage Register, is located approximately 1km to the north east.

As noted in the Statement of Environmental Effects for the current application (refer Section 3.9.2 of SEE), and that of the now approved and constructed solar farm, the address for Weronga in the LEP is incorrect.

The proposed solar farm is well positioned (refer Section 3.10 of SEE) within the lot with no distant views and only brief views from the lightly travelled Wills Hill Road. There is no visibility of the site from the Weronga Homestead, the Glenmore Homestead or any other built infrastructure potentially associated with these properties.

On the basis of the information detailed above no further evaluation of potential heritage impacts associated with the proposed solar farm at 127 Wills Hill Road, Lovedale is considered necessary.

*b) An Aboriginal Heritage Impact Permit (AHIP) is required under the provisions of the National Parks and Wildlife Act 1974.*

As documented within Section 3.9.1.1 the solar farm has been designed to avoid impacts to Aboriginal Heritage sites on the property and does not require an AHIP to proceed. It is noted that a site exists, near to but outside the boundary of the development and it is assumed this is what has caused the assumption that an AHIP is required. Furthermore the works required in the construction of the solar farm involve relatively minor excavations (in the context of the area of the solar array). Further, in the event that artefacts are found during construction, the works must cease until an AHIP is obtained.

## **2. Biodiversity**

Responses to the requests from Council's ecology questions are provided as follows:

*1. The Biodiversity Development Assessment Report (BDAR) stated that 'surveys for Diuris tricolor (Pine Donkey Orchid) and Pterostylis chaetophora were not conducted within the specified survey months, and as such have been assumed present within the Development Site. It is intended to conduct surveys for these two species within their respective survey periods during the 2020 season (September to October for D. tricolor, and September to November for P. chaetophora). Clarification is required as to whether the additional survey has been conducted.*

No additional surveys have been completed to date, as such the development assessment as it stands presents a worst case approach. In the event that the surveys are conducted within the specified survey months prior to commencement, it is reasonable to expect any conditions relating to biodiversity offset, would enable the number of credits relating to those species to be adjusted accordingly based on the outcomes of that survey.

*2. The BDAR did not have a figure showing the location of the quadrats surveyed. This is one of the minimum information requirements listed in Table 25 of the BAM and will need to be provided.*

Please see Figure 4 – Vegetation Zones and Plot Locations of the BDAR report that illustrates the plots completed during the works (Qo1 to Qo8), in the past these plots were called quadrats, however, under Table 25 of the BAM, the terminology is "plots" as has been used in BDAR report.

*3. The requirements of Chapter E3 Vineyards District will need to be addressed, including the requirement for no net loss of vegetation in the Vineyards District.*

Section 4.7.5 of the SEE provided consideration of Chapter E3 Vineyards District. In relation to achieving no net loss of vegetation in the Vineyards District, replanting of the additional 3.63 hectares of timbered vegetation within the Subject Land is a considerable duplication of conditions to satisfy the ecological

impacts of the development, given the need to retire the credits under the Biodiversity Offset Scheme. However, there is more than 3.63 hectares of mapped grassland within the Subject Land that can be planted and/or allowed to regenerate with suitable species should this be required. These works could be developed within a Vegetation Management Plan, should they be required, as a condition of the Development Consent.

### **3. Conclusion**

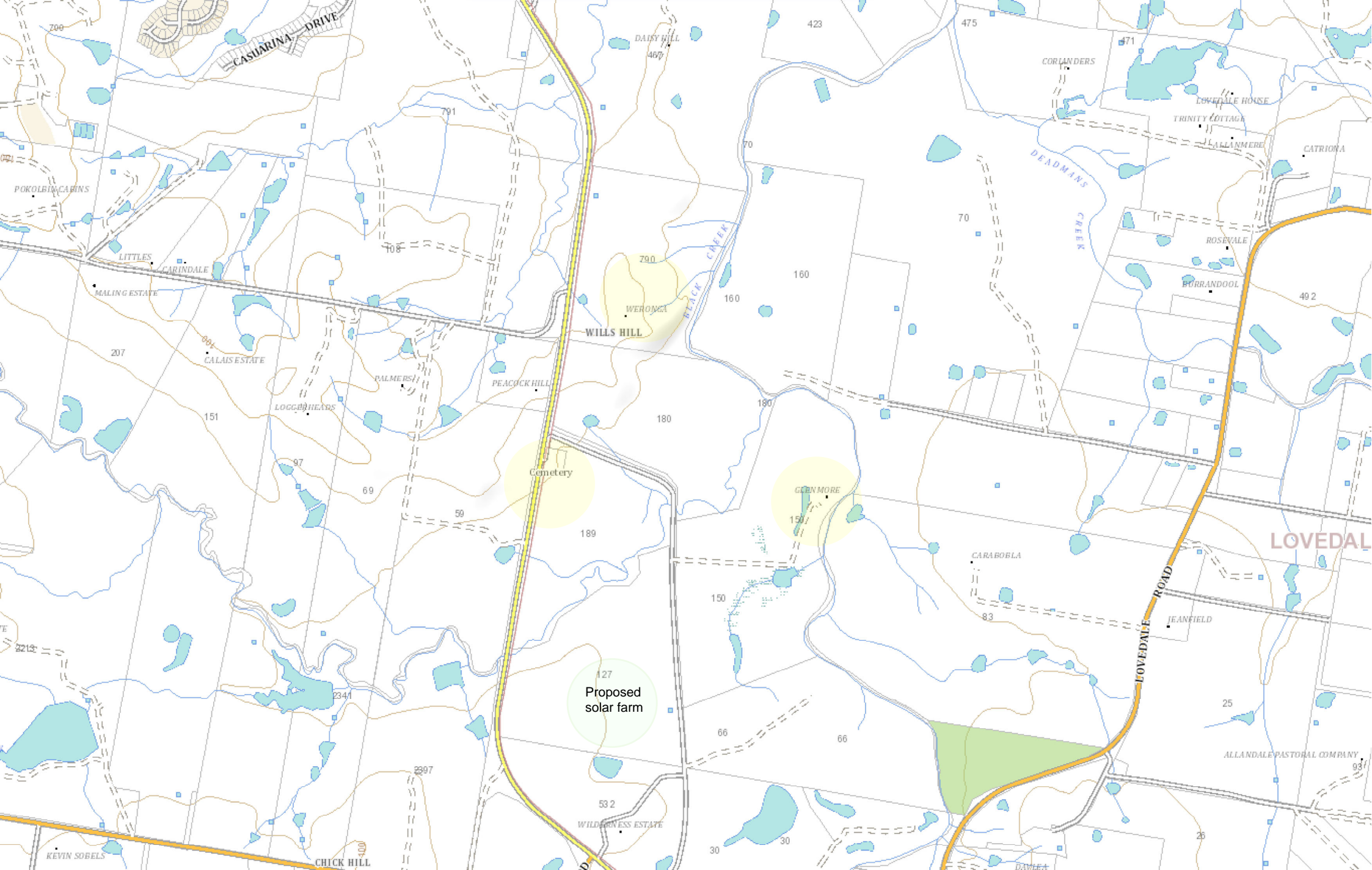
In terms of Heritage, as detailed above the proposed solar farm will not have any notable impact on the Weronga Homestead. An AHIP is not required for the project as the solar farm has been designed to avoid items of Aboriginal Heritage. There are no outstanding matters relating to biodiversity, additional threatened species surveys (pending timing) have the potential to reduce biodiversity offset requirements prior to physical commencement. The BDAR is adequate and includes plot locations. Additional planting within the Subject Land can be achieved if duplication of the ecological offsets is required.

Should you require any clarification on the above matters, or others relating to the proposed Solar Farm, please contact the undersigned.

Yours Sincerely

**Jonathan Berry**  
Principal Advisor  
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[jberry@wedgetail.com.au](mailto:jberry@wedgetail.com.au)

*Attached: NSW topographic map and NSW State Heritage Register Extracts*



Site Location in Context of the attached listings on the NSW Heritage Register

# Weronga

## Item details

**Name of item:**

Weronga

**Other name/s:**

Peacock Hill

**Type of item:**

Built

**Group/Collection:**

Farming and Grazing

**Category:**

Homestead Complex

**Primary address:**

790 Wine Country Drive, Rothbury, NSW 2320

**Local govt. area:**

Cessnock

**All addresses**

Street Address	Suburb/town	LGA	Parish	County	Type
790 Wine Country Drive	Rothbury	Cessnock			Primary Address
Allandale Road	Rothbury	Cessnock			Alternate Address
Nr McDonalds Road	Rothbury	Cessnock			Alternate Address

## Statement of significance:

Of historic significance as it demonstrates continuous occupation and use of land over a long period of time by the one family. Represents the way in which the land was opened up for European settlement, and the collection of farm buildings and structures demonstrate the way in which the land has been used.

**Date significance updated:** 23 Jun 02

*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the Department of Premier and Cabinet [copyright](#) and [disclaimer](#).*

## Description

**Physical description:**

This place includes a closed road from the Allandale Road across Wills Hill returning to the Allandale Road; the Weronga homestead, (c1900) of timber, with remains of timber gate posts and established garden; farm outbuildings, cattle yards and fences, barn and a second house (c1940).

Victorian Italianate style.

**Current use:**

Winery and Vineyard



# History

## Historical notes:

The land forms part of a 500 acre grant to John McDonald in 1825. He named the property Glenmore (SHI record 1340501). In 1833 he received title to a further 1000 acres in the Parish of Pokolbin. The properties were used for cattle grazing and wheat. His youngest son, George Frederick, was placed on Glenmore and descendants still live on Weronga. George donated the land for the nearby Glenmore cemetery (SHI record 1340020 ) where he is buried along with many other pioneers.

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Grazing

## Assessment of significance

### SHR Criteria a)

[Historical significance]

This item is assessed as having a representative value at a local level.

### Assessment criteria:

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Cessnock Local Environmental Plan 2011		23 Dec 11	1179	
Heritage study					

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Cessnock Heritage Study	1994	191	Pike, Penelope; Walker, Meredith and Associates		Yes

## References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Rees, Annette		Unpublished Notes	

Note: internet links may be to web pages, documents or images.



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## Data source

The information for this entry comes from the following source:

**Name:**

Local Government

**Database number:**

1340617

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# Glenmore

## Item details

**Name of item:**

Glenmore

**Type of item:**

Built

**Group/Collection:**

Farming and Grazing

**Category:**

Homestead Complex

**Primary address:**

Wills Hill Road, Lovedale, NSW 2320

**Local govt. area:**

Cessnock

**All addresses**

Street Address	Suburb/town	LGA	Parish	County	Type
Wills Hill Road	Lovedale	Cessnock			Primary Address

## Statement of significance:

Substantial remains of an early homestead (incorporated in additions and renovations) which illustrate the early and continuing occupation and farming of the land since the original grant.

**Date significance updated:** 31 May 02

*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the Department of Premier and Cabinet [copyright](#) and [disclaimer](#).*

## Description

**Physical description:**

Georgian style single storey sandstone house with Victorian additions to form a rear courtyard. Sited on top of river bank. Mature pepper trees beside house. The sandstone wallshave been painted in more recent years, and many changes have been made to the house. The original verandah had paired timber columns (now concrete tuscan columns) and timber shingled roof (now modern tiles). Stone flagged verandah and courtyard. Much original cedar joinery survives but relocated due to internal rearrangement of some rooms. 6 panel doors - 12 pane windows, margined french windows. Fine front door case and fanlight.

**Further information:**

Comments - No access was possible for Heritage Study 1994 description.

See also SHI 1340020 Glenmore Burial Ground



# History

## Historical notes:

The land forms part of a 500 acre grant to John McDonald in 1825. He named the property Glenmore. In 1833 he received title to a further 1000 acres in the Parish of Pokolbin. The properties were used for cattle grazing and wheat. His youngest son, George Frederick, was placed on Glenmore and descendants still live on the adjoining property, Weronga (SHI record 1340617). George donated the land for the nearby Glenmore cemetery (SHI record 1340020 ) where he is buried along with many other pioneers. John McDonald built the first part of this house in 1836.

## Assessment of significance

### SHR Criteria a)

[Historical significance]

This item is assessed as having a representative value at a local level.

### Assessment criteria:

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
State Environmental Planning Policy	Hunter REP 1989	Schedule 4 - Items requiring further investigation	25 Sep 89		
Heritage study					

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Cessnock Heritage Study	1994	199	Pike, Penelope; Walker, Meredith and Associates		Yes

## References, internet links & images

None

Note: internet links may be to web pages, documents or images.





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# Glenmore Cemetery

## Item details

**Name of item:**

Glenmore Cemetery

**Other name/s:**

Glenmore Burial Ground; Peacock's Hill Burial Ground; Peacock Hill Burial Ground

**Type of item:**

Landscape

**Group/Collection:**

Cemeteries and Burial Sites

**Category:**

Cemetery/Graveyard/Burial Ground

**Primary address:**

189 Wills Hill Road, Lovedale, NSW 2325

**Local govt. area:**

Cessnock

**All addresses**

Street Address	Suburb/town	LGA	Parish	County	Type
189 Wills Hill Road	Lovedale	Cessnock			Primary Address
De Beyers Road	Rothbury	Cessnock			Alternate Address
Wine Country Drive	Rothbury	Cessnock			Alternate Address
Branxton Road	Rothbury	Cessnock			Alternate Address

## Statement of significance:

The cemetery contains the graves of the very early pioneer families and vigneron of the Pokolbin area. It is the sole remnant of the once active Presbyterian and Methodist congregations who held regular services here.

**Date significance updated:** 19 Aug 02

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## Description

**Physical description:**

Sited on eastern sloping hill east of Allandale Road. Site divided into two sections: one in the northeast corner, the other in the southwest corner. 21 burials in northeast section all except two (Irving (d1932) and Carroll (d1856) being from the Hall or McDonald families. Two sandstone, one marble and one sandstone and marble monuments in this section, the rest are granites. The southwest section abutts Allandale Road and has 15 monuments (1 badly smashed) of marble, sandstone and granite. Two wooden grave surrounds to burials which have no headstones remaining. Families include Hungerford, Drayton, Chick, Kohler, Joass,

Elliot and Stuckey (1884). Vincia, agapantha, old and modern roses, iris may be found in this area. Site is pleasantly overgrown with native grasses and well timbered with mature eucalypts.

#### Further information:

See also SHI 1340501 Glenmore homestead/property

## History

#### Historical notes:

The land for the cemetery was given by George McDonald of Glenmore (SHI record 1340501). It was originally associated with a small slab construction Presbyterian Church built by Joseph Drayton. A second church, built in 1908, was shared by the Methodists and Presbyterians for many years on an alternate week basis, since by this time members of the McDonald family had married into the Methodist religion. Monuments date from 1874 in the north east section and from 1884 in the south west section. Masons include Curran of Maitland 1878, Browne of Maitland 1939, E.B. Roberts 1932, W.J. Lane of Cessnock.

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
9. Phases of Life-Marking the phases of life	Birth and Death-Activities associated with the initial stages of human life and the bearing of children, and with the final stages of human life and disposal of the dead.	The life cycle-

## Recommended management:

Comments - The entrance and landscape of the cemetery has been badly affected by recent (as at 1994) road works, and the setting and security of the graves in the south west section damaged by road widening; Conservation action - Engage National Trust to prepare restitution plan for cemetery following road works. Plan and works to be paid for by Roads and Traffic Authority.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
State Environmental Planning Policy	Hunter Heritage REP, 1989	Sched 2 - Items of Regional Environmental Heritage	25 Sep 89		
Local Environmental Plan	Cessnock Local Environmental Plan 1989		03 Nov 89		
Heritage study					

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
National Trust Country Register	0		National Trust of Australia (NSW)		N o
City of Cessnock Heritage Study	1994	028	Pike, Penelope; Walker, Meredith and Associates		Y e s

## References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Delaney, J.W.	1982	"Glenmore" Cemetery Listing	

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