



Pre-Development Application

Date Submitted: 16/03/2022

Project Name: Cedar Mill Hunter Valley  
Case ID: PDA-36072467

Proponent Details

Project Owner Info

Title	Mrs
First Name	Rebecca
Last name	Boresch
Role/Position	Senior Planner
Phone	0412667552
Email	r.boresch@monteathpowys.com.au
Address	UNIT 601 19 HONEYSUCKLE DRIVE NEWCASTLE , , 2300 , AUS

Company Info

Are you applying as a company/business?  
Yes

Company Name	WINARCH CAPITAL PTY LTD
ABN	49617148786

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name
Mrs	Rebecca
Last Name	Phone
Boresch	0412667552
Email	Role/Position
r.boresch@monteathpowys.com.au	Senior Planner

Address

125  
BULL STREET  
NEWCASTLE WEST,  
New South Wales  
2302  
AUS

Development Details

Engagement with the Department

Have you engaged with the Department in relation to this project?  
Yes

Project Info

Project Name	Cedar Mill Hunter Valley
Industry	Entertainment, Tourism & Recreation
Development Type	Museum, Gardens & Zoos
Capital Investment Value (excl GST)	AUD191,250,708.26
Indicative Operation Jobs	235
Indicative Construction Jobs	500

Description of Development  
Cedar Mill Hunter Valley cultural, tourism and Convention Centre.

Concept Development


Are you intending to submit a Concept Application?  
No

## Site Details

### Site Information

Site Name	Cedar Mill Hunter Valley
Site Address (Street number and name)	482-542 McDonalds Road, Pokolbin
Site Co-ordinates - Latitude	-32.769
Site Co-ordinates - Longitude	151.307

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Cessnock City		Hunter	

Lot and DP  
Lot 1420 DP 712249, Lot 1421 DP 712249, Lot 141 DP 755255

## Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#) , which schedule does your State Significant Development application relate to?  
Schedule 1: SSD - General

Clause under selected Schedule  
Clause 13 - Cultural, recreation and tourist facilities

Type of Project  
Other

Type of the Project “ Other” means none of the following:

- o recreation facilities (major)
- o zoos, including animal enclosures, administration and maintenance buildings, and associated facilities
- o development for tourist related purposes located in an environmentally sensitive area of state significance, or a sensitive coastal location

Permissibly of Proposal  
Partly Prohibited

Describe the permissibility of all proposed uses under relevant environmental planning instruments  
Museum, convention centre and outdoor exhibition spaces, training rooms, restaurants and cafes, takeaway food and drink, tourist accommodation are all permissible within the RU4 zone of the Cessnock LEP 2011. Tourist retail, brewery and distillery are prohibited however are both integral and subservient to the dominant uses while remaining consistent with objectives of the zone.

Are you proposing to rezone any land as part of your application?  
No

Biodiversity Assessment Waiver  
Would you like to request that the requirement for a biodiversity development assessment report be waived?  
No

## Statutory Context 2

Legislation and EPIs  
List any relevant legislation and environmental planning instruments that apply to the project.

- Environment Protection and Biodiversity Conservation Act 1999 (Cth).
- Environmental Planning and Assessment Act 1979.
- Environmental Planning and Assessment Regulation 2000.
- Biodiversity Conservation Act 2016.
- Biodiversity Conservation Regulation 2017.
- Hunter Water Act 1991.
- Local Government Act 1993.
- National Parks and Wildlife Act 1974.
- Protection of The Environment Operations Act 1997.
- Roads Act 1993.
- Rural Fires Act 1997.
- Water Management Act 2000.
- State Environmental Planning Policy (Infrastructure) 2007.

- State Environmental Planning Policy (Koala Habitat Protection) 2021.
- State Environmental Planning Policy No 33—Hazardous and Offensive Development.
- State Environmental Planning Policy No. 55 – Remediation of Land.
- State Environmental Planning Policy No 64—Advertising and Signage.
- State Environmental Planning Policy (State and Regional Development) 2011.
- Cessnock Local Environmental Plan 2011; and
- Cessnock Development Control Plan 2010.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Nil

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the EP&A Act) under Schedule 3 of the [Environmental Planning and Assessment Regulation 2000](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

No, the project does not trigger any thresholds under Schedule 3, or in a location that corresponds with a relevant provision.

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?

Yes

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?

No

A mining lease under the [Mining Act 1992](#)?

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?

Yes

A licence under the [Pipelines Act 1967](#)?

No

Attachments

File Name	20-0427 CM HV - RFI Response - PDA-360724
File Name	FIGURE 6 - Development Clusters and Permissibility
File Name	FIGURE 7 - Characterisation Diagram
File Name	FIGURE 10 - DRAFT HUNTER REGIONAL PLAN EXTRACT
File Name	FIGURE 2 - REGIONAL CONTEXT
File Name	FIGURE 4 - SURROUNDING DEVELOPMENT
File Name	FIGURE 3 - CRITICAL INDUSTRY CLUSTER
File Name	200427 - CM HV - SSD Scoping Report DPE