

19 June 2015,

Planning and Assessment Commission

GPO Box 3415,
Sydney NSW 2001

Dear Sir,

Re: SSD 6875 - Drayton South Coal Project

Sunrise Town Planning Pty Ltd. represents the operator of Hollydene Estate and the owner-operator of the Vines Restaurant and Hollydene Cellar Door. Hollydene Estate is an award winning premium wine producers in the Upper Hunter having origins back to 1965. Hollydene Estate has previously objected to the proposal in previous extensive submissions of the 20 and 21 December 2012, 9 June 2013 and 9 September 2013 and August 2014.

We wish to, once again, bring the following matters to the attention of the Planning and Assessment Commission regarding Hollydene's ongoing concerns:

- 1. The revised proposal fails to consider the economic impacts on the award winning Hollydene Estate Winery and vineyards, Restaurant and Cellar Door.**

Hollydene Estate, Restaurant and Cellar Door are directly opposite. Hollydene Estate is the closest business and the most sensitive to Drayton South Redbank Pit and as result is the most directly affected with impacts to the existing business, its people and the character and amenity. If Drayton South Coal Project proceeds it will have detrimental impacts to the ongoing viability of this renowned tourist destination



Hollydene is a world class Winery Cellar Door, Restaurant and Function facility which includes expansive open areas for families, weddings and functions sitting below the shadow of the proposed Redbank Creek Pit. Between 50-200 people visit Hollydene daily for dining, recreation, functions and wine tasting. The 7 days per week operation, its proximity to Sydney, Newcastle and the Central Coast and being situated on the Golden Highway (now an extension of the Hunter Expressway) results in increasing visitation, particularly international visitors and Asian inbound trips. Additionally, access via helicopter is available direct to Hollydene.

The facility is fully utilized by the local communities as one of the few Upper Hunter family-friendly destinations supporting all sectors including mining. Hollydene is a proud sponsor and supporter of many local sports groups, charities and local community groups. Hollydene was recognized on 7th August 2014 with the highest award granted in

this area, a Silver Medal awarded by Hunter Valley and Central Coast Tourism.

Hollydene is an international destination for tourism and related functions. It hosted the release of Jaguar Motor vehicles for Australia due to Hollydene's high standards, presentation and the vista and amenity.

Hollydene Estate Wines was presented, on 16th August 2014, with a wine excellence Silver medal at the Hunter Valley Wine Awards. Additional details can be obtained at [Hollydene Estate](#), [Vines Restaurant at Hollydene](#) and on the attached Hunter Lifestyle Editorial.

During the many years that the Drayton South Coal Project has been developed and revised, tourism in the Hunter Valley has been increasing. The NSW State Government in 2013 endorsed the Visitor Economy Action plan which aims to increase tourism and overnight visitor expenditure. According to Destination NSW, visitor numbers for the year ending 30 June 2013 included over 2.2 million domestic overnight visitors, 114,200 international overnight visitors and over 4.7 million domestic daytrip visitors. The Hunter Valley is one of the key pillars of the NSW visitor economy and business such as Hollydene form a significant part of this industry.

According to the Hunter Valley Wine and Tourism Association, the Hunter Valley's Wine Country Region

- attracts over two million visitors per annum and
- Is a significant contributor to the Hunter Region's economy, employing approximately 12,000 people and attracting around \$1.3 billion annually in visitor spend. The impact of the industry is worth \$520.6 million and over 2800 jobs



The easy access from major domestic centres was significantly improved with the opening of the Hunter Expressway in March 2014.

This major piece of regional infrastructure reduced travelling time to the Hunter valley, particularly the Upper Hunter from the key tourism markets of Sydney and Newcastle.

The Hunter Valley Wine and Tourism Association also recognized that the Hunter Expressway has been a major boost to the local industry.

2. Hollydene Estate is a significant contributor to local employment.

Hollydene and the Vines at Hollydene Restaurant employ currently more 26 staff, including two apprentices and three trainees. The staff comes from Denman, Jerrys Plains, Muswellbrook and Singleton with several sourced by working closely with TAFE and NSW Training.

3. The retracted Redbank Creek Mine plan in no way reduces or mitigates any of the issues raised in our previous submissions.

The health and well-being of Hollydene onsite employees (some whom have lived on the property for more than 12 years continuously) and families is paramount. The operation of the proposed Drayton South Redbank Creek pit would be detrimental to these people's health. Also, the continuation of employment will directly suffer as a consequence of Drayton South Redbank Pit operations.

We would like to again reinforce the potential for major adverse impacts on the Hollydene Estate and its tourism business. There is no doubt that if Drayton South was to proceed it will adversely affect this business and there will be a direct knock-on effect to Hollydene's Wybong and Hollydene vineyards located at Denman and Wybong which without this business will be redundant. The reality is if Drayton South, is approved the Hollydene Estate business cannot continue commercially due to the loss of amenity and mining impositions and will place significant financial hardship on the owners of the business with expectation of closure .

Hollydene supports and provides a service to the local community and is closely aligned with all sectors including mining, equine, tourism, sporting - patrons enjoy the peaceful, family friendly and clean amenity. Hollydene is major sponsor of Denman NRL, Muswellbrook Netball, Muswellbrook Race Club, Jerrys Plains Primary School, Westpac Rescue Helicopter and many other local charities. Hollydene is not against mining but in the interests of Hollydene business enduring is in complete objection to Redbank Creek Pit as there is no other business of Hollydene's kind which would accepting of such a large scale operation as Drayton South..

Hollydene as a wine industry icon in the Upper Hunter for the past 50 years and will be unsustainable and another small business ruined as result of this Drayton South Coal Project.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'G O'Dell', with a long, sweeping underline that extends to the left.

Garry O'Dell
Sunrise Town Planning Pty Ltd