

**From:** David Koppers <[David.Koppers@planning.nsw.gov.au](mailto:David.Koppers@planning.nsw.gov.au)>

**Sent:** Tuesday, 24 November 2020 7:58 AM

**To:** Philip Carroll <[Philip.Carroll@portofnewcastle.com.au](mailto:Philip.Carroll@portofnewcastle.com.au)>

**Subject:** Scoping Report: Proposed Warehouse and Distribution Centre - Lot 152 Raven Street, Kooragang (Port of Newcastle Lease Area)

Good morning Philip

I have reviewed the information submitted in your email and attached scoping report and provide the following requirements to be satisfied prior to lodging the development application:

1. The Department concurs with the list of specialist reports to be provided, noting that the traffic report must include an assessment of the predicted car parking requirements of the development whilst ensuring future development applications for the use are not compromised. The traffic report must also justify predicted traffic and parking figures, preferably on other real world examples;
2. Landscape screening to the local road network should be considered in keeping with much of the locality;
3. Meaningful consultation with Newcastle Council shall be undertaken as part of the preparation of the Statement of Environmental Effects and shall be documented;
4. Noting that the development as currently proposed does not trigger the need for an Environment Protection Licence, it is encouraged that given the surrounding coal stockpiles that discussions with the Environment Protection Authority be undertaken around the potential air quality impacts expected onsite and the potential impacts of air quality on employees at the development. Appropriate management and mitigation strategies should also be discussed; and
5. Demonstrate that the development complies with the restrictions of the right of carriageway – in particular any restrictions to access as a result of manoeuvring heavy vehicles within the site.

Please do not hesitate to contact me if you have any questions.

Regards

**David Koppers**  
**Senior Environmental Assessment Officer**

Industry Assessments | Department of Planning, Industry and Environment

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