

28 August 2024

Tom Bertwistle  
Senior Environmental Assessment Officer  
Industry Assessments  
Department of Planning, Housing and Infrastructure  
12 Darcy Street  
**PARRAMATTA NSW 2150**

Reply via email: [thomas.bertwistle@planning.nsw.gov.au](mailto:thomas.bertwistle@planning.nsw.gov.au)

Dear Tom

**AURIZON PORT FACILITY STORAGE CHANGES AND INCREASES (DA-339886) 7  
BULLOCK ROAD CARRINGTON**

I refer to the Department of Planning, Housing and Infrastructure (DPHI) email of 12 August 2024 advising Ethos Urban, on behalf of Aurizon Port Services (the applicant), has submitted additional information on the planning portal responding to the issues raised in City of Newcastle's (CN) letter of 13 May 2024. The DPHI has invited CN to provide comment on the additional information provided.

The additional Information comprises the following:

- Letter dated 29 July 2024 prepared by Ethos Urban.
- Table 1 - Responses to Issues Raised in Additional Submissions (Table 1 - Response to Issues).
- Attachment A - Noise Impact Assessment Addendum 2 (NIAA).
- Attachment B - Traffic Impact Assessment Addendum (TIAA).

The above information been reviewed, and the following advice is provided for your consideration:

**1. Designated Development**

Table 1 - Response to Issues does not include any additional information as to whether the proposal is 'designated development'. Accordingly, CN has no further advice to offer regarding this issue. Ultimately, this is a matter for consideration by the DPHI and the Minister for Planning and Public spaces as the consent authority.

**2. Traffic Impacts**

The submitted TIAA satisfactorily addresses the matters previously raised regarding the daily truck movements associated with the development. It is recommended an appropriate condition is imposed on any consent granted which restricts the daily truck movements to a maximum of 40 truck movements per day, comprising 20 inbound and 20 outbound movements.

### 3. Section 7.12 Development Contributions Plan

The submitted additional information does not include a cost summary report for the development as requested in CN's previous correspondence. The applicant suggests that the proposal will not generate an increased demand on CN's facilities and services, and therefore no development contribution is warranted.

However, the proposal is not identified as a type of development exempt from the imposition of a contribution under CN's Section 7.12 Development Contributions Plan. Further, under the plan the contribution levy is calculated as flat percentage of the development cost, and it is not necessary to establish a nexus between the development and demand for public facilities and services for the consent authority to impose the levy.

It is recommended that an appropriate condition is imposed on any consent issued to impose the relevant s.7.12 contribution in accordance with CN's Section 7.12 Development Contributions Plan.

### Conclusion

If you have any questions in relation to the above advice, please contact Geof Mansfield Principal Development Officer (Planning) on 4974 2767 or by email on [gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au).

Yours faithfully



Amy Ryan

**CITY SIGNIFICANT & STRATEGIC PLANNING MANAGER**