

Our Ref: 16NEW0055

Tuesday, 11 May 2021

Broaden Pty Ltd
Suite 11.02
205 Pacific Highway
St Leonards NSW 2065

Submitted via email: mark@broaden.com.au

Dear Mark,

**Industrial subdivision Blackhill, John Renshaw Drive
Black Hill**

Consultation Summary,

- Consultation with Agencies was undertaken in accordance with the following table;

Consultation was undertaken with the various agencies during the preparation of this EIS.
A summary of the consultation is provided in table below.

Agency	Date of Meeting	Purpose
Office of Environment and Heritage	15 February 2018	A meeting was held at the Office of Environment and Heritage to discuss the biodiversity offset strategy required to satisfy the VPA, refer to section 6.8.10.1.
Natural Resources Access Regulator	12 April 2018	DPI: Water (now NRAR), met Barr Property and Planning and Broaden Management Pty Ltd on site to discuss the treatment of the known watercourses, offset strategies, as well as conduct a preliminary watercourse inspection.
Roads and Maritime Services	30 June 2017	Ongoing consultation has been conducted with RMS during the preparation of this concept development, specifically pertaining to access requirements and impact on existing road network.
Rural Fire Service	9 July 2018	MJD Environmental discussed the proposal with NSW RFS in relation to their respective input letter; refer to section 4.1.5.
Subsidence Advisory	17 November 2017	As a result of extensive geotechnical investigations (section 7.9), Subsidence Advisory have been consulted in relation to the residual subsidence across the site.

In regard to the EPA, an EPA accredited Site Auditor was engaged to consider the contamination issues on the site and the preparation of a suitable remediation action plan for the site. This information was included the development application.

Meetings with Council re Blackhill;

- 20th April 2017 (Development Application)
- 25th May 2017 (Development Application)
- 16th October 2017 (DCP)
- 21 December 2017 (Development Application)
- 2nd February 2018 (Pre DA Meeting)
- 19th February 2018 (Development Application)
- 29th March 2018 (site visit with Council)
- 22nd May 2018 (Development Application)
- 17th July 2018 (Development Application)
- 17th October 2018 (Development Application)
- 16th November 2018 (Development Application)
- 28th November 2018 (Development Application)
- 25th February 2019 (Development Application)
- 26th February 2019 (DCP)
- ongoing meetings during the assessment of the application

Generally meetings were held with Martin Johnston and Janine Maher from Council and Gareth Curtis while he was the Director of Planning at the Council.

The following community consultation occurred regarding the above project;

This consultation was outlined in emails to Janine Maher dated 13 September 2018 and 25 September 2018.

- In relation to the community consultation it is important to put this application in context of the process we are in. The application is the second stage of a staged development application. The first application for clearing being the first application together with the masterplan for the site. Due to the first application including a masterplan, the opportunity to submit a development application which was not consistent with that masterplan was not available.

In this context it is also important to note that the first application and masterplan has been advertised and notified twice. As a result of that there were 3 submissions, two came from the adjoining site which is subject to a development application, and the proponent, the Stevens Group, were contacted and met with us on two occasions, the second of the two meetings was held on the 26th of June, 2018 at the Stevens Group office.

The notification and advertising of the concept plan was undertaken on the following dates;

28th March 2018 to the 30th of April 2018. This was undertaken by Cessnock Council through letters sent to land owners and advertising in the local paper.



On 25th May 2018 copy of submission received from Council regarding the outcomes of the exhibition period.

The concept plan application was readvertised and notified from the 25th July 2018 to the 27th August 2018.

The discussions with the Stevens Group were generally confined to the location of the access to the precinct. The Stevens Group refused to have a joint access and did not want to move their proposed access from approximately 220m to the east of the common boundary to provide a joint access to both properties. The Stevens Group confirmed they would support another access to the Broaden land to the west of the joint intersection which provided exclusive access to the Broaden Land.

In our view the requirements to consult with the community have been met regarding the application, particularly in the context of the masterplan application.

The “surrounding landowners and occupiers” were identified and determined by Council. In addition, we consulted with the immediate neighbours who would have impacts including Stevens Group, the Roman Catholic Church, and the landowner of the property to the west.

Due to the need to have the subdivision application be consistent with the masterplan and zoning of the site, this application will be what the community is expecting having had the opportunity to comment on the masterplan already submitted as well as comment on the application as it has been placed on notification. In consideration of the zoning and purpose of the IN2 zone, it cannot reasonably have expected that industrial development could not be carried out in the IN2 zone or be confined in other locations in light of the zoning and designation of the site as the emerging Black Hill industrial precinct. In addition, the proposal results in acceptable environmental impacts which have been addressed in the EIS and supporting materials.

It should also be noted there is an intention to meet with the Black Hill community group and other relevant interested parties as part of the ongoing consultation. We have sent an email to the Black Hill Environmental protection group requesting an opportunity to meet with them and I will continue to follow up with them. In this regard:

- Consultation with Terry Lewin from the Black Hill Environmental Group has occurred over a number of emails and phone calls. This includes
 - a phone call on the 24th of September and subsequent email of the same day and the 25th of September and a response from Terry Lewin providing the submission he has made to the Council on behalf of the Community Group.
 - Barr Property and planning contacted Terry Lewin on the 3rd of October to inform the BHEG that the DCP for the site was exhibition.
 - Terry provided a copy of the Community Group’s submission to us on the 31st of October.
 - There was further correspondence with the Blackhill Environmental group on the 28th of February from Stephen Barr from Barr property planning. Stephen Barr has agreed to meet with Terry and the members of his organisation, however he wants to review the information first. Stephen Barr has suggested that once the information goes on exhibition, they can review it and then we will make a time to meet with them. Whilst the offer to meet has been extended to Terry Lewin and the Black Hill Environmental Group this has not occurred to date.



- The consultation with the Blackhill Community group was undertaken prior to the application being exhibited by the Council.
- The Blackhill Community Group did not accept our offer to meet with them, preferring to wait for the document to be advertised and notified and responding at that time.

We also consulted Ausgrid regarding the provision of a lot for a substation. Meetings occurred directly with Ausgrid representatives regarding the development and their requirements.

If you have any queries regarding this information, please do not hesitate to contact me as below.

Yours sincerely.

A handwritten signature in black ink, appearing to read 'Stephen Barr', with a long horizontal flourish extending to the right.

Stephen Barr

Director

sbarr@barrpandp.com.au

0422 570 345

