

## Record of Kick-Off Briefing Hunter & Central Coast Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-133 – DA2022/00588 - 60 Riverside Drive, Mayfield West
<b>APPLICANT / OWNER</b>	The Trustee for Steel River West Trust / James Allison
<b>APPLICATION TYPE</b>	DA
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 5(a), Schedule 7 of the Planning Systems SEPP: electricity generating works
<b>KEY SEPP/LEP</b>	Resilience and Hazards SEPP, Transport and Infrastructure SEPP
<b>CIV</b>	\$ 29,473,966 (excluding GST)
<b>BRIEFING DATE</b>	6 July 2022

### ATTENDEES

<b>APPLICANT</b>	James Allison, Zac Smurthwaite and Patrick Dale
<b>PANEL MEMBERS</b>	Alison McCabe, Stephen Leathley, Peta Winney-Baartz and John Mackenzie
<b>COUNCIL OFFICER</b>	Damian Jaeger, Amy Ryan and Ellise Redriff
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within

**DA LODGED: 27 May 2022**

**DETERMINATION DATE : SEPTEMBER 2022**

**KEY MATTERS DISCUSSED**

**COUNCIL:**

- Same DA as previously considered by the Panel – just moved one block further to the north
- Generally the same interfaces as the previous application
- Applicant had discussion with Council about the correct approval pathway and accepted that a new DA rather than a modification was required.
- Designated Development triggered at 30 Megawatts – this application remains below that threshold

**APPLICANT:**

- Same application – just moved one lot to the north
- Determined that the adjoining site is more suitable as it sits next to stage 10 where buildings are already being constructed and allows further flexibility for the remaining land.
- Same as previous proposal – two options being considered – containerised or modular. The technology is the same just with different enclosure designs
- New DA documentation with updated reports and letters from consultancies to support the new proposal.
- Slightly less visual impact
- Resilience and Hazards SEPP – (previous SEPP33) Preliminary hazard analysis updated for this application

**PANEL:**

- Previous site plan approved to set the parameters for the options being considered
- Panel need to understand finished levels and these need to be on the plans.
- Panel aims to deal with this matter efficiently.
- Assessment report needs to refer to the new SEPP / Regulations framework.
- Unless Council advise otherwise the Panel do not consider a further assessment briefing is required and the matter can go straight to a determination

**REFERRALS REQUIRED**

Internal

Environmental comments received.

External

Major Hazards – response received