

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

PANEL REFERENCE, DA NUMBER & ADDRESS	NEWCASTLE - PPSHCC-165, DA2022/01422 141 MINMI ROAD WALLSEND LOT 2 DP1208481
APPLICANT / OWNER	Mr Shaun Lawer
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the Planning Systems SEPP: Capital Investment Value > \$30M
KEY SEPP/LEP	<ul style="list-style-type: none"> • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Newcastle Local Environmental Plan 2012
CIV	\$48095117 (excluding GST)
BRIEFING DATE	14 March 2023

ATTENDEES

APPLICANT	Shaun Lawer, GHD; Bridget McCall, Commercial & Recyclables Delivery Manager; Darryn Costanzo, Newcastle City Council , Elfi Blackburn
PANEL MEMBERS	Ms Alison McCabe, Tony McNamara, Roberta Ryan, John Tate and Jason Dunn
COUNCIL OFFICER	Damien Jaeger and Amy Ryan
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Lisa Foley

Council is yet to undertake its full assessment of the application, 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 in detail by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

DA LODGED: 14 December 2022

TENTATIVE PANEL DETERMINATION DATE: August 2023

COUNCIL COMMENTS:

- Council project over \$30 million.
- Proposal is for a Materials Recycling Facility which is permissible in the zone.
- Council are only in the early stages of assessment with internal / external referrals underway.
- 1 submission received during the extended public notification process which raises issues with access and amenity for future residents on adjoining residentially zoned land.
- GTAs have been issued from RFS and Subsidence Advisory NSW.
- EPA have requested additional information and have questions regarding future licencing arrangements.
- TfNSW have not raised any issues and Ausgrid have notified standard requirements.
- The proposal entails clearing approximately 4.5 hectares of native vegetation and is supported by a BDAR.

APPLICANT PRESENTATION:

- Overview of the proposed development, existing operation, site context and cumulative impacts with concurrent Organics Facility RSDA.
- 4.47 hectares of native vegetation to be cleared which is proposed to be offset via a biodiversity stewardship site within the Summerhill Waste Management Facility site.
- Site is subject to mine subsidence and extensive earthworks are required to grout former workings.
- Relationship to sensitive receivers discussed.
- DA supported by specialist reports including biodiversity, air quality, noise, contamination, heritage and geotechnical.
- Access is proposed via Summerhill Rd with traffic modelling demonstrating acceptable impacts. Upgraded internal site access is proposed via a Part 5 REF.
- A revision to the EIS/plans foreshadowed with changes to the access as originally presented.
- Overview of consultation to date with Government agencies and community engagement prior to lodgement of the DA.
- Total of 257 responses from community with concerns primarily regarding traffic and noise. The EIS identifies the mitigation measures proposed. Council taking on board suggestion for future management and operation of the facility.
- In terms of biodiversity the BDAR identifies the required credits and suitable habitat has been identified on the site within the existing buffer. A like for like biodiversity stewardship site is proposed. Next step is to complete a BSSAR. Discussions have commenced with Credits Supply Taskforce and BSA documentation is being prepared.
- Applicant understands that this is likely to be a lengthy process and is seeking support to progress with the DA/construction prior to arrangements being in place.

PANEL COMMENTS AND ISSUES:

- The Panel will want a clear understanding of how the offset area will be managed and will seek a detailed briefing on the biodiversity stewardship issues combined with an on-site inspection
- In terms of acoustics the Panel questioned whether there had been any response from the sensitive receivers. It was noted that the one submission received to date is from one of these locations.
- Clarification was sought regarding the volume of material leaving the site and to confirm that this formed part of the overall traffic assessment. It will be important that the Panel understands in detail the impacts of traffic generation on and off the site.
- Specific detail is to be provided regarding the proposed mine grouting and whether for example an on-site batching plant is required so that impacts can be assessed accordingly.
- It was noted that amendment to the documentation is proposed and the Panel questioned the need for further notification?
- In terms of the separate REF process the Panel will need to consider any environmental impacts that are fundamental to the application before it. The Panel understands that all of the facility will benefit from the upgraded road but needs to clearly understand the extent of environmental impact that is associated with the DA currently before it.

As a next step the Panel will arrange a collective site visit and will want further briefings to gain an understanding of the whole facility operations, traffic, noise and the proposed biodiversity processes.