

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 26 June 2024 – 11.00am to 11.54am
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTERS**

PPSHCC-254 – Cessnock – DA 8/2016/557/2 at 220 Blackhill Road, Blackhill 2322 – Waste and Resource Management Facilities

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Robert Bisley and David Crofts
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF:</b>	Kerry Porter, Sue Page, Brayden Luke and Jules Bosco
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Holly McCann

**COUNCIL BRIEFING:**

- Site context and location outlined, noting the existing subdivision pattern
- The proposal is located on the existing Black Hill Quarry site, which was first established in 1955 and is nearing the end of its life (June 2026).
- A previous application was submitted for the development in 2022 but withdrawn due to insufficient information and not addressing all the SEARs. The applicant has been working through the EPA matters prior to lodgement of new application in late 2023.
- The proposal includes the reuse the existing quarry as a waste and resource management facility, receiving up to 150,000 tonnes pa of non-putrescible residual waste (on-site resource recovery area, off-site resource recovery facilities and other sources)
  - Resource Recovery Facility to handle up to 100,000 tonnes pa of general solid waste (non-putrescible), with 75% to be on sold and 25% to go into landfill
  - No waste is to be accepted from the general public, with deliveries by appointment only
  - No putrescible waste will be accepted
  - Hours of operation and truck movements to remain the same as the existing quarry
- 30 unique submissions received (including community groups) with key issues relating to traffic and truck movements, suitability of the site within rural landscape, general amenity issues and visual impact
- Traffic management outlined, noting vehicle movements from the site, travelling west and onto John Renshaw Drive

**Planning Panels Secretariat**

- Application referred to Transport of NSW – no concerns as no intensification proposed
- Intersection treatments (CHR and AUL), line marking and acceleration lane required for Blackhill Road
- Imposition of Council's heavy vehicle contributions plan
- External referrals (TfNSW, Crown Lands and NSW RFS) received and General Terms of Approval (GTAs) issued by EPA and NSW Subsidence Authority
- Council in the process of finalising the assessment report, with internal responses to be received

**PANEL COMMENTS:**

- Clarification is requested on Council's strategic waste management policy, outlining Council's existing and future waste facilities, noting that the proposal will be a different type of facility to the Council operations (construction waste not residential waste).
- Confirmation is requested that contaminated waste (including asbestos) is not being accepted at the proposed facility, noting that the EPA GTAs detail the type of waste that can be accepted, inspection points and handling of material requirements
- Confirmation of the proposed final landform is to be provided, including details regarding the capping of the site, final contour lines, proposed vegetation and any implications on the quarry rehabilitation plan and existing rehabilitated areas
- Traffic impacts onto John Renshaw Drive need to be assessed. Clarification is also sought as to whether there are any upgrades occurring to John Renshaw Drive in the vicinity.
- The assessment report is to outline:
  - the buffer area management and management of biodiversity outcomes,
  - ongoing leachate management responsibilities and in perpetuity,
  - the waste source/location, and
  - the supply/demand for the additional facility
- The Panel is likely to seek a site briefing/inspection and public listening exercise/before a public meeting.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 27 August 2024 (to be confirmed with Council)

**Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)