



RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 14 April 2021, 2pm and 3:15pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-69 – Newcastle City Council – DA2021/00007 - 27D Riverside Drive, Mayfield West - Proposed Battery Storage Facility (Electricity generating works)

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Susan Budd and John MacKenzie
APOLOGIES	None
DECLARATIONS OF INTEREST	Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Damian Jaeger, Amy Ryan and Tracey Webb
DEPARTMENT	Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Subdivision of land not finalised – not expected for six-to-twelve months – would require a deferred commencement condition if application is approved.
- Access road required for subdivision.
- Challenge in determining existing ground level while subdivision is underway – needs to be identified.
- Explosion risk and potential blast radius – need to understand what it is and whether contained on site.
- Risk assessment has been undertaken – Panel will require a full understanding of risk contours and relation to site boundaries and future land uses.
- 232kV transmission line near site.
- Adjoining development and future development in the vicinity – needs to be considered.
- Visual impact of proposed design, including impact on streetscape – what is the landscape outcomes and street presentation.
- Easements for access and impacts on landscape outcomes.
- Proposed landscaping – Ausgrid likely to object to vegetation under the transmission line – affects landscape outcome.
- Panel requires Council to address boundary conditions in assessment report – ie levels, retaining walls.
- Separation distances will be a key issue.
- Complexity of proposal seeking approval for two different battery storage options – applicant needs to provide sufficient information for assessment of impacts of both options if pursued.

- Council's assessment report to address potential auditory impact, open nature of containers and be clear which technical reports apply to which battery system.
- Requirement for on-site facilities.
- Lighting and site security – particularly light impact on residential and road network.
- Details of other approvals and conditions of those approvals relied on – need to be detailed as well as any changes to previous consents, conditions. Application has to be clear in what changes if any.
- Contamination generally – what is happening to the site and how the proposal affects that – and previous approval conditions / requirements.
- Council will send RFI in near future.
- Quality of response to RFI will determine timeframe for assessment finalisation.

TENTATIVE PANEL MEETING DATE: TBC