

RSDA Kick-Off Briefing Agenda

Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-95 - Newcastle – DA2021/01256 - 198 Lenaghans Drive, Black Hill
APPLICANT / OWNER	Brad Everett on behalf of Black Hill Industrial Pty Ltd
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7, State Environmental Planning Policy (State and Regional Development) 2011
KEY SEPP/LEP	State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 Newcastle City Local Environmental Plan 2012
CIV	\$32,710,600.00 (excluding GST)
MEETING DATE	10 November 2021

ATTENDEES

APPLICANT	Brad Everett on behalf of Black Hill Industrial Pty Ltd
PANEL	Alison McCabe – Chair Noni Ruker - State member Peta Winney-Baartz – Council nominated member
COUNCIL OFFICER	Brian Cameron, Priscilla Emmett and Olivia Magrath
CASE MANAGER	Alexandra Hafner and Leanne Harris
RSDA TEAM	Lisa Foley and Carolyn Hunt

ISSUES DISCUSSED

- Introductions
- Panel Chair summary
 - The Hunter and Central Coast Regional Planning Panel has not yet considered the application in full. The Panel has considered the application for the adjoining site and is familiar with the current court case. The Panel will receive more detailed briefings and intends to undertake a site inspection in early 2022.
- Applicant summary
 - Valid concept approval issued under Part 3A of the EP&A Act. There are a range of conditions contained within the approval that relate to specified plans. Any subdivision application is to be lodged under Part 4 and be consistent with the Concept Approval.
 - The core issue of proceedings relating to the quantum of external traffic upgrades are driven by TfNSW through Council. Post the court refusal, the application has been structured into two stages with an indicative lot layout.
 - TfNSW and Council has adopted the indicative lot layout and staging plan.
 - Consent granted for Stage 1a and 1b of subdivision, including works to John Renshaw Drive. Internal subdivision and external road works subject of current application.
 - Employment land, transport, logistics and mine support to accommodate approximately 3,500 people. Food and beverage centres provided.
 - Site perimeter includes 20m vegetative buffer will be retention of existing landscaping. Engineering levels have considered retention of this landscaping. No vegetation retention within the site other than within E2 zoned land.
- Council summary
 - Offsite impacts will be the biggest consideration of the project.
 - The internal local road network comprises a network of Industrial Collector and Industrial Local roads as per Council's DCP and is reflective of the Updated Indicative Layout approved by the elected Council in June 2021. The roads are capable of supporting B-Double trucks and occasional Oversize/Over-Dimension vehicles.
 - Urban design guidelines adopted under the Part 3A approval include controls around future building setbacks, site coverage and on-lot landscaping etc
- Public exhibition commenced on 20/10/2021 and closed on 5/11/2021 and included Broadben Group and Cessnock City Council.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- TfNSW agreement re required works.
- Environmental assessment and impacts of agreed works. This does not include John Renshaw Drive and intersection with M1.
- SMEC model to be provided to consultant to run scenarios and demonstrate trip upgrade requirements, expected to January 2022. Agreement is required for extent of works needed.

REFERRALS

Internal

- City Greening
- Environmental Services Unit
- Heritage

- Infrastructure/Assets
- Property Services

External (Note- Integrated Devt provisions were turned off by DPIE)

- Ausgrid (CI 45 SEPP(Infrastructure))
- RMS (CI 104 SEPP(Infrastructure))

Other (Note: A consolidated response is expected from RMS incorporating advice from TfNSW Project Teams)

- TfNSW – M1 to Raymond Terrace Project Team
- TfNSW – Fassifern to Hexham Freight Rail Bypass Project Team

RFI SUBMISSION DATE – Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued to the Applicant.

TENTATIVE PANEL BRIEFING DATE

- 2 March 2022
- Planning Panels Secretariat to request TfNSW to attend.

TENTATIVE PANEL DETERMINATION DATE

- 6 July 2022