



7 March 2023

Dear Sir or Madam

SSD Application No. 24668706
Description of Development Weston Aluminium Additional Waste Streams
Property - 129 Mitchell Avenue, Kurri Kurri

I refer to the Environmental Impact Statement (EIS) for the Weston Aluminium Additional Waste Streams that was recently exhibited.

Council is generally supportive of development in the Cessnock Local Government Area but it is also concerned that development does not unduly impact on residents.

More specifically, the site is zoned IN3 Heavy Industry. The use, which as the parent term: waste or resource management facility is permitted with consent in the zone. None of the child terms are prohibited.

The proposal is consistent with the following Local Strategic Planning Priorities:

- Planning Priority 13: Our industrial land is developed in an orderly manner and meets future development needs.
- Priority 14: Our industrial land fosters economic growth, business diversity, and employment opportunities.

The proposal is not inconsistent with the remaining LSPS planning priorities.

There are no other local land-use strategies applicable to this proposal.

Please note that the recently rezoned Regrowth Kurri development included land within 200m of the site as B7 Business Park and the vacant land to the north west of the site (at the Government Road/Hart Road intersection) is likely to be included in Council's Sawyers Gully Urban Investigation Area and in a future local place plan for the Loxford Interchange. These will have no particular bearing on the proposal.

Should you have any further enquiries, please do not contact me directly on telephone 02 4993 4112 or via email peter.giannopoulos@cessnock.nsw.gov.au.

Yours faithfully

Peter Giannopoulos
Team Leader Development Services

t: 02 4993 4100 f: 02 4993 2500

p: PO Box 152 Cessnock NSW 2325

e: council@cessnock.nsw.gov.au w: www.cessnock.nsw.gov.au

ABN 60 919 148 928