



27 October 2025

The Department of Planning, Housing
and Infrastructure

Contact: Chris Dwyer
Our Ref: DA 52/2025/13/1 – 52/2025/4/1
Your Ref: SSD-64738258

Attention: Deana Burn

Dear Deana,

Request for Comment – State Significant Development

Hunter Central Logistics Estate (HCLE) - Response to Submissions

Thank you for the referral of the applicant's Response to Submissions for the Hunter Central Logistics Estate (HCLE), for subdivision and two warehouse buildings at 1134 John Renshaw Drive, Black Hill (SSD-64738258).

The following documentation has been reviewed by Council:

- Response to Submissions Report, Barr Planning, October 2025 including Appendices C1-C13

Reference is also made to our letter of 12 March 2025 made in response to the original EIS.

Owner's Consent

As Hunter Water's land owner's consent has been obtained, this issue is resolved.

Land Zoning

The report addresses objectives of the C2 zoned land. It is noted that development is purposed to be undertaken on C2 zoned land in the form of a splayed entrance road at the junction of the site with John Renshaw Drive. It is noted that roads are permissible with consent in the C2 zone, under the Cessnock LEP 2011. This issue is resolved.

Approval Pathway

Response noted. No further comment from Council is made.

Construction times

Construction times are proposed Monday-Friday 7am-6pm and Saturday 8am-1pm. This issue is resolved.

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Built form

The Visual Impact Assessment contained in Appendix G4 of the EIS and response to colours, materials and lighting is noted. No further comment from Council is made.

CPTED

The CPTED Report at Appendix C5 is noted. This issue is resolved.

First Use

The applicant's response is noted. It remains a request of Council that any consent addresses the first use issue as identified by Council, by means of a condition if possible.

Servicing

The responses from Hunter Water and Ausgrid are noted. This issue is resolved.

Contamination

The response from the EPA including recommended conditions for managing contaminated land is noted. This issue is resolved.

Contributions

Local Contributions

It is noted the applicant acknowledges the operation of Council's S7.12 Levy Contributions Plan. It remains Council's expectation that local contributions are levied by way of a condition of a consent and in accordance with the s7.12 Plan.

VPA

Negotiations between Council and the proponent on the VPA have occurred over an extended period of time. Council has also sought independent legal advice. Council's final position was conveyed to the proponent by email dated 22 October 2025. This advice was conveyed to the Department and discussed at a meeting held on Thursday 23 October 2025.

Ecological

See above comments regarding VPA negotiations and Council's email dated 23 October 2025.

Earthworks

The revised engineering plans at Appendix C6 are noted. The plans include vegetated batters at 1V:3H on the boundary. Whilst this is not in accordance with Council engineering guidelines, access is not required and vegetation would stabilise the batters. Gradients of 1:4 are shown on the roadside batters with roadside fill batters located within the roadway. Batters within each lot is located within each lot and not crossing boundaries. This issue is resolved.

Flooding

Response noted. This issue is resolved.

Stormwater

The information in Appendix C12 is noted. It remains a requirement that any land dedicated to Council for stormwater management is not burdened by an Asset Protection Zone.

Roadworks

Updated plans in Appendix C6, C7 and C8 are noted, however these plans do not show shared footpaths and in some instances, inconsistencies. Cross sections propose a 1.5m footpath on one side for MC03 from CH90 to CH 960 and 2.5m from CH0-CH90, and a 1.5m Footpath is shown on MC01 from CH0 to CH575. A 4.5m wide verge is required to accommodate a 2m shared path, in all locations.

Car Parking

The provision of nine (9) motorcycle spaces for warehouse 1A and eleven (11) for warehouse 1B is noted. This issue is resolved.

If you require any further information, please do not hesitate to contact me on 02 4993 4254 or chris.dwyer@cessnock.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to be 'CD' followed by a long horizontal flourish.

Chris Dwyer
Executive Planner