

Proposed amendment to permit the development of a service station at Kooragang Island



Planning & Infrastructure

Frequently Asked Questions

WHAT CHANGES ARE PROPOSED TO THE STATE ENVIRONMENTAL PLANNING POLICY (MAJOR DEVELOPMENT) 2005?

- The proposed amendment to the SEPP would make a service station permissible (subject to appropriate approvals) at No.110 Cormorant Road, Kooragang Island.
- The proposed amendment will not change the current planning regimes for the approval of infrastructure and development on land in and around Newcastle Port. A number of SEPPs will continue to apply including the:
 - State Environmental Planning Policy (Major Development) 2005
 - State Environmental Planning Policy (Infrastructure) 2007
 - State Environmental Planning Policy (State and Regional Development) 2011.

WHY IS THE DEPARTMENT PROPOSING THESE CHANGES?

- The department is proposing these changes to permit the development of a service station which will provide refuelling facilities on Kooragang Island.
- We have determined the development of a service station is potentially appropriate in this location, taking into consideration surrounding land uses.
- Newcastle Port Corporation (NPC) has exhibited a draft Strategic Development Plan which guides growth and development in the Port over the next 30 years. NPC own the subject land and the proposed amendment is consistent with the draft Strategic Development Plan.
- Any future development on the site would require a development application to be submitted to Newcastle City Council, and would be subject to a full merit assessment.

IS CORMORANT ROAD, KOORAGANG ISLAND CONNECTED TO THE WATERWAY?

- The subject site is not physically connected to the waterway.
- The development of a service station at this location is unlikely to adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats (including fish and marine vegetation).

WHERE CAN I GET MORE INFORMATION AND COMMENT ON THE AMENDMENT?

- The department is exhibiting the following documents:
 - State Environmental Planning Policy (Major Development) Amendment (Port of Newcastle) 2013 – public consultation draft.
 - State Environmental Planning Policy (Major Development) Amendment (Port of Newcastle) 2013 - statement of intended effect.

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- Locality map and aerial photograph, No.110 Cormorant Road, Kooragang Island.
- You can view these documents at www.planning.nsw.gov.au/proposals
- Comments can be made for two weeks until 29 November 2013.
- Submissions can be lodged:
 - online at www.planning.nsw.gov.au/proposals
 - by mail to Trent Wink, NSW Department of Planning and Infrastructure, PO Box 1226, Newcastle NSW 2300.
- If you have any inquiries about the changes, you can ring Trent Wink on (02) 4904 2700.