

7 February 2024

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Office of the Independent Planning Commission  
Level 15 135 King Street  
**SYDNEY NSW 2000**

Submission sent via email at: [submissions@ipcn.nsw.gov.au](mailto:submissions@ipcn.nsw.gov.au)

Dear Geoff Kwok

### **HILLS OF GOLD WIND FARM (SSD-9679)**

I refer to the Office of the Independent Planning Commission's invitation of 19 December 2023 to City of Newcastle (CN) officers and elected councillors to attend a stakeholder meeting. This is to discuss the project and the Department of Planning, Housing and Infrastructure's assessment report and recommendation with the Commissioners. I also refer to our email of 31 December 2023 declining the invitation and advising that a submission will be forwarded regarding the draft development consent for the project.

CN reviewed the draft development consent, and we recommend the following changes:

1. Amend the definition of 'Councils' (Page 3) to include Newcastle City Council.

Given the impact of works as stipulated in draft Conditions B7-Variation of Construction Hours (Page 10), B30-Heavy Vehicles Requiring Escort and Heavy Vehicles Routes (Pg15), and B35-Traffic Management Plan (Pg16) it is appropriate that Newcastle City Council is included in the definition of 'Councils'.

2. Amend the text of draft Condition B33-Road Maintenance (Pg 15) to include those roads in the Newcastle Local Government Area (LGA) affected by the development.

Draft Condition B31 Road Upgrades (Pg 15) refers to roads identified in Table 7-1 in Appendix 7 (Pg 34) including Selwyn Street, George Street, Maitland Road, and Industrial Drive in the Newcastle LGA. CN recommends the text of draft Condition B33 be amended to include the abovementioned roads.

For any questions about the above advice, please contact Geof Mansfield City Significant Development Section Manager on 49742767 or on [gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au).

Yours faithfully

[REDACTED]  
**Shane Cahill**

**CITY SIGNIFICANT & STRATEGIC PLANNING MANAGER**