

Our ref: Mayfield Cargo Handling Facility – DA 8137 Mod 3

Andrew Mills

Chair

Office of the Independent Planning Commission NSW

Suite 15.02, Level 15

135 King Street

Sydney NSW 2000

5 August 2025

Subject: Referral for Determination

Dear Mr Mills

The Department of Planning, Housing and Infrastructure (the Department) has completed its assessment of the modification application for the Mayfield Cargo Handling Facility – DA 8137 Modification 3 (the proposed modification).

In accordance with section 4.55 (2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the Minister for Planning and Public Spaces is the consent authority for the modification application. The Minister, on 14 September 2011, delegated his determination function to the Planning Assessment Commission (now Independent Planning Commission) in relation to reportable political donation applications. As the Port of Newcastle Operations Pty Ltd (the Applicant) has made a reportable political donation, the Independent Planning Commission will determine the modification application as the Minister's Delegate.

The Mayfield Cargo Storage Facility (the Facility) is currently maintained as an existing hardstand area for open-air cargo storage facility. The development consent was modified in 2020 (DA 8137 Mod 1), which approved the expansion of the Facility from 12 hectares to 18.6 hectares (an additional 6.6 hectares) and roll-on / roll-off cargo as a permitted cargo type. In February 2024 the development consent was modified (DA 8137 Mod 2) to permit operation of the expanded cargo storage facility to commence on remediated portions of the site.

The modification application was exhibited between 14 August and 27 August 2024 and no submissions were received. The Department received advice from the Environment Protection Authority, Transport for NSW, Department of Climate Change, Energy, the Environment and Water Biodiversity Conservation Division and City of Newcastle on the proposed modification.

In assessing the merits of the proposed modification, the Department has considered the potential environmental impacts, agency advice, relevant environmental planning instruments, the suitability of the site and the public interest, in accordance with the requirements of the EP&A Act.

Based on its assessment, the Department believes that the proposal is approvable, subject to recommended conditions of consent.

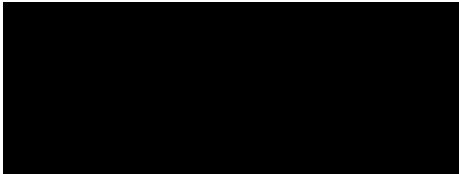
I have attached a copy of the Department's assessment report, recommended instrument of modification, and other relevant documents for the Commission's consideration.

Further information about the proposal can be found on the NSW Planning Portal:

<https://www.planningportal.nsw.gov.au/daex/under-consideration/mayfield-cargo-storage-facility-modification-3-da8137-mod-3>.

For further information or to arrange a briefing, please contact Glenn Snow, Director Transport and Water Assessments, on [REDACTED]

Yours sincerely,

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David Gainsford
Deputy Secretary
Development Assessment and Sustainability