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Department of Planning, Housing and Infrastructure
State Significant Infrastructure projects
Submitted via NSW Government Planning Portal

SUBMISSION: SSI-82049456 – NEWCASTLE LOGISTICS PRECINCT AND INTERTRADE SITE

Business Hunter welcomes the opportunity to provide this submission in support of the proposed Newcastle Logistics Precinct.

As the peak business and industry organisation for the Hunter region, Business Hunter represents more than 4,500 member and affiliate businesses operating across all sectors of the regional economy. Our membership ranges from small and emerging enterprises through to major employers supporting thousands of jobs across the region.

The Hunter region is central to the NSW energy transition and will play a critical role in delivering the renewable energy infrastructure required to maintain energy reliability, affordability and economic growth as the state's electricity system evolves. The Newcastle Logistics Precinct is an essential enabling project that will strengthen the supply chain supporting Renewable Energy Zones (REZs) and associated transmission infrastructure across NSW. The precinct's proposed role as a portside storage and logistics hub for large-scale renewable energy components, including wind turbines and transformers, will help address a critical infrastructure need in the delivery of energy transition projects.

Business Hunter has consistently advocated for investment in the infrastructure required to support the Hunter's role as an energy, manufacturing and logistics centre during the transition to a lower-emissions economy. The region's established industrial capabilities, skilled workforce, transport networks and proximity to the Port of Newcastle position it as a natural base for coordinating the movement of major renewable energy equipment throughout NSW. The Newcastle Logistics Precinct will strengthen these competitive advantages while creating opportunities for local businesses, contractors and workers to participate in the state's growing clean energy supply chain.

Business Hunter also notes its support for investment in the Newcastle Logistics Precinct through its 2025-26 NSW Budget advocacy, recognising the project's importance in enabling the efficient delivery of REZ infrastructure and supporting the broader economic transformation of the Hunter. The NSW Government's decision to invest in the precinct reflects the strategic significance of the project for both the region and the state.

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Beyond its direct role in supporting renewable energy development, the precinct represents an important opportunity to repurpose a significant industrial site in a manner that builds on the Hunter's long history as an energy-producing region. The project will help ensure that the Hunter remains at the forefront of NSW's energy future, facilitating investment, supporting jobs and strengthening the region's role as a key logistics gateway for major infrastructure projects.

Business Hunter notes the comprehensive nature of the Environmental Impact Statement (EIS) provided with the application and acknowledges the need for the project to subject to meet relevant environmental, planning and regulatory requirements. It is important that the development proceeds in accordance with applicable assessment processes and that any environmental impacts are appropriately identified, mitigated and managed.

Further, we would like to highlight two aspects of the EIS for comment:

Traffic impacts

We acknowledge the development and operation of the Newcastle Logistics Precinct will result in increased traffic movements along key transport corridors, particularly as Over Size Over Mass (OSOM) renewable energy components are transported between the Port of Newcastle and Renewable Energy Zones (REZs) across NSW. These movements will inevitably create impacts for road users, including other freight operators, and local communities. However, such impacts must be considered within the broader context of the state's energy transition. The transport of large-scale renewable energy infrastructure is a necessary and unavoidable component of delivering the generation, transmission, and storage assets required to achieve NSW's clean energy objectives and maintain long-term energy security.

We further note that Transport for NSW has committed to a range of road and corridor upgrades to support the safe and efficient movement of OSOM loads and to mitigate traffic impacts. Importantly, the management framework governing these movements continues to evolve as operational experience is gained. With OSOM transport activities from the Port of Newcastle now under way, traffic management plans and associated mitigation measures are being continually assessed, refined and updated in response to real-world conditions and stakeholder feedback. We encourage this adaptive approach to help ensure traffic impacts are effectively managed and minimised while enabling the delivery of critical energy infrastructure across the state.

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Cumulative impacts

Business Hunter also recognises that the Newcastle Logistics Precinct sits within a broader ecosystem of existing and proposed developments across the Port of Newcastle precinct that are collectively critical to the Hunter's role in the clean energy transition and the diversification of the regional economy. As outlined in Chapter 22 of the EIS, the port precinct is expected to accommodate a range of complementary industrial, logistics, manufacturing and clean energy projects that will support the development of new industries, attract investment and create employment opportunities as the region's economy continues to grow and diversify.

In this context, it is important that the construction and operation of the Newcastle Logistics Precinct are undertaken in a manner sympathetic to the needs and future development of adjacent and complementary projects within the port precinct. The precinct should be delivered in a way that supports coordinated planning, shared infrastructure outcomes and operational compatibility across the broader port estate. Business Hunter encourages ongoing engagement between project proponents, the Port of Newcastle and relevant government agencies to ensure that the Newcastle Logistics Precinct enhances, rather than constrains, the delivery of other strategically significant projects that will contribute to the Hunter's economic diversification and NSW's clean energy future.

Business Hunter appreciates the opportunity to provide feedback on the Newcastle Logistics Precinct development application and EIS encourages the timely progression of this strategically important project.

Yours sincerely,



Bob Hawes
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