

Black Rock Community Consultative Panel

Meeting 3 – Minutes

Date: 30 March 2026

Time: 9:AM - 10.30AM

Location: Black Rock Motor Resort, Rhondda Road, Wakefield

Chair: Professor Roberta Ryan

Minutes: Kate Robinson

Attending:

Community members:

Peter Coughlan

Anna Noon

Peter Land*

Ashley Williams

Shauna Gillett

Black Rock Motor Resort representatives:

Tony Palmer, CEO

Josh Soondarum, General Manager

Jason Lewis, Development Manager

Emma Mason, Associate Partner, Barr

Planning

Lake Macquarie City Council representatives:

Amy Regado, Section Manager Development

Marsha Rodrom*, Coordinator Cultural Engagement, Marketing and Tourism

* Peter Land and Marsha Rodrom were attending online however were not able to participate due to a technological issue at Black Rock Motor Resort

Apologies:

Danielle Palmer, Black Rock Motor Resort

Steve Masia, Manager Development Assessment and Compliance

Andrew Overdijk, Community Member

1. WELCOME AND INTRODUCTIONS

The Chair opened the meeting and welcomed attendees.

Members introduced themselves. New to the group were Jason Lewis (Development Manager), Emma Mason, Barr Planning, and Amy Regado from Lake Macquarie City Council and acting as proxy for Steve Masia who was an apology.

2. PROJECT UPDATE

Tony Palmer (CEO) provided an update on project progress, including:

- go-kart track and layout of the skid plan have been finalised
- go-kart track base layer is down and curbing going in this week
- final asphalt layer for go-kart track scheduled for end of May, followed by a curing period
- installation of safety barriers and operational systems to follow
- electric go-karts expected to arrive in August
- all systems - lighting, plumbing etc - will be tested from August
- anticipated operational commencement of the resort is now the end of 2027.

Village works:

- landscape plans for the Village have been updated with details about the planting corridor and re-establishment of the riparian corridor and LiDAR mapping of all trees
- bulk earthworks and stormwater are underway
- builder tenders received, with contract award expected within the next month
- construction anticipated to commence end of May (best case scenario)
- completion forecast for Q4 2027

Track works:

- subsurface investigations completed
- bulk earthworks and road base preparation progressing
- first asphalt layer (450 mm across 5.5 kms) to commence end May/early June, and targeted for completion by end of year (weather dependent)
- long time lag between the first layer of asphalt and the final layer being operational; track hardware (safety systems, barriers, timing loops, marshal stations etc) will take 12 months to install
- in addition, need the pit building in place to operate
- plans to put all components into a temporary system for all bench testing
- anticipate being able to use the track by the end of 2027

3. MODIFICATIONS (MODS)

Jason Lewis (Black Rock Development Manager) and Tony Palmer explained the Development Application modifications that have been submitted (or are planned to be submitted) to Lake Macquarie City Council.

Reflecting on the communication to surrounding areas about the modifications, one community member raised the amount of paper and repetition of documents that are sent by Council. They asked if this could be reduced.

Acknowledging their statutory obligations, Council said that they are conscious of this problem and that discussions are afoot.

3.1 Staging

- staging (sequencing of roll-out) modification has been approved

3.2 Sewer

- existing DA requires connection to Hunter Water
- Hunter Water advised unable to support connection due to constraints (lack of pressure) in the existing system, which prompted the DA modification
- on-site transpiration system proposed as alternative
- system designed to treat and reuse water for irrigation
- underground tanks to be located in already cleared areas that are located at 500m off the nearest boundary (reducing the risk of odour over neighbouring properties)
- sewer modification has been submitted and is under assessment
- Council assessment includes both planning approval and operational (compliance) approval
- Council reported that they are expecting to upload the notification of the outcome on 7 April
- Council added that they system will be regularly inspected by the Environmental Assessment team

Discussion included operation during extended wet weather events when grounds are saturated. It was noted that the water release was a sprinkling flow and that a number of tanks are oversized. The oversizing is to accommodate extended wet weather/excess water, power outages etc. It was also noted that the alternative approach was a better environmental outcome (as opposed to pumping into the Hunter Water system)

3.2 Lakeside and Trackside Village

- modifications relate to internal layout improvements
- inclusion of moving the access corridor to the centre of the Village layout to improve access in and out
- minor design refinements (balconies and rooftop elements)
- no increase in dwelling numbers
- currently on public exhibition
- Council reported that the Heritage team is supportive of these modifications, and that the notification of the outcome is expected in the week beginning 6 April

3.3 Gatehouse

- relocation of gatehouse to centre of entry road
- building redesign to improve functionality and access
- to be permanently staffed 24/7 for site security

3.4 Go-Kart facility

- addition of second pavilion for EV kart storage and charging
- design changes reflect transition from petrol to electric karts
- inclusion of reception, viewing areas and modular event spaces
- modular construction approach proposed

3.5 Pit Lane Building

- internal layout refined
- inclusion of driver training academy, simulation facilities and operational spaces
- operations control room to manage track activity and safety systems
- security monitoring integrated into building design
- roof designed to accommodate solar installation
- fuel station relocated to improve traffic flow

4. FUTURE DESIGN DEVELOPMENT CONSIDERATIONS

Tony Palmer noted that the current design is not final and requires further work as the understanding of site flow is known.

4.1 Parking - Pit Lane Building

- investigating installing a second level to provide undercover parking
- intended to increase parking capacity (currently 156 spaces) and support long-term vehicle storage
- opportunity to incorporate significant solar generation on the roof
- design not finalised and subject to further development

4.2 Hotel

- consideration of utilising existing void under the hotel as basement/service area
- no change to overall building footprint
- input needed from operators to inform any future design
- future modification application anticipated

4.3 Lodge

- original plan was to have accommodation upstairs for members
- however there is a shortage of space for members especially families
- new plan is to replace accommodation (given hotel facilities) with a workspace, a games room, a library etc - providing an area away from the main floor
- lower floor will be a wellness centre with a gym and clinic level with the pool

5. COMMUNITY FEEDBACK

- community members reported that the December local neighbour event was well received
- some attendees provided their details to be kept informed of developments
- an open day for Teralba residents is being planned for mid-year on a Saturday or a Sunday
- this will be through the CCP community representatives and on the Teralba community Facebook page

6. ADDITIONAL AREAS OF DISCUSSION

6.1 Energy and sustainability

- a significant solar production facility is under development
- solar installation planned across multiple buildings
- investigation underway into battery storage solutions
- potential for on-site energy generation to exceed demand
- currently exploring emerging technologies

6.2 Planned cool burn

Ashley Williams provided information on previous and planned burns.

- two successful burns were held in 2025
- RFS attended the 2025 burns out of interest - all fire plans and notices are provided to RFS ahead of any burn
- planning is underway for a cool burn in 2026, which will be open to the community

6.3 Staffing numbers

- there will be approximately 120 employed to manage and service the restaurant and hotel
- 30 staff will be on site at any one time
- there will be dedicated on-site parking for staff

7. NEXT MEETING AND CLOSE

- The next meeting is scheduled for 6 July 2026 at 9.30am
- The meeting closed at 10.30am