

Black Rock Community Consultative Panel

Meeting 2 – Minutes

Date: 10 November 2025

Time: 9:AM - 10.30AM

Location: Black Rock Motor Resort, 284 Rhondda Road, Wakefield

Chair: Professor Roberta Ryan

Minutes: Kate Robinson

Attending:

Community members:

- Peter Coughlan
- Anna Noon

Black Rock Motor Resort representatives:

- Tony Palmer, CEO
- Danielle Palmer
- Josh Soondarum

Lake Macquarie City Council representatives:

- Steve Masia, Manager Development Assessment and Compliance

Apologies:

- Peter Land, community member
- Ashley Williams, community member
- Andrew Overdijk, community member
- Shauna Gillett, community member
- Marsha Rodrom, Lake Macquarie City Council

1. Welcome and introductions

The Chair opened the meeting and noted:

- Minutes from the previous meeting of 11 August have been finalised and published on the Black Rock website.
- The following actions from that meetings have been completed:
 - The Terms of Reference have been updated following comments from Peter and are now published on the website.
 - Community email contact details have now been received and published on the CCP webpage.
- The return of signed Conflict of Interest forms is still required from some members.

Actions:

Chair/secretariat to follow up outstanding Conflict of Interest forms from community members.

2. Update and discussion: Black Rock Motor Resort construction schedule

Tony Palmer provided a detailed update on site works.

Northern Precinct works

Earthworks:

- Northern Precinct is the area between heritage building and the front gate boundary.
- Ongoing bulk earthworks have uncovered large volumes of unsuitable historic mine material (a combination of sand, chitter and building materials), requiring removal to reach stable ground.
- They found no contamination in the historic mine material.
- The Northern Precinct is now 3.5–4 metres lower than original design assumptions.

Track corridor investigations:

- Subsurface investigations to assess ground stability of the track corridor have been carried out including approximately 120 boreholes drilled to verify historic mine mapping.
- Majority of old voids had already been filled.
- Stability of track corridor confirmed following verification drilling.

Road base:

- Black Rock is pioneering a 100% recycled road base material, which has the potential to become the standard road design beyond the site.
- This is part of their commitment to reuse.
- Test cores are being examined for compaction and longevity.

Whole of site considerations

Noise management:

Clarity was sought by community members on noise management. Black Rock explained:

- The reason racing is noisy is because there are 25 cars on the track at the same time, all running at maximum sound power level.
- Density (i.e. number of cars on the circuit) and sound power of the individual cars are the two levers they will use to manage noise.
- Every car will need to be sound registered and will require a sound power reading - electric cars for example will have a different reading to non-electric cars.

- They have commissioned software from Germany to enable them to predict the amount of noise at any one time based on density and sound power, and to stay within the limits.

Ponds and water management:

- Ponds are currently silty, particularly the lower dam. The top dam is clearer.
- Despite this, there is bird life and frogs and lilies are returning.
- The plan is to aerate the bottom dam to promote fish stock and bring it back to life..

Land management:

- Black Rock is committed to caring for Country, and to leave it better than they found it. They have started with this process working with Binalong on a cultural burn in the middle of 2025.
- A video of the burn is available on Black Rock's You Tube channel.

Bushfire management:

- Active bushfire management will include:
 - Hazard reduction and cultural burning
 - APZ management
 - High-pressure hydrant systems
 - Ability to pump and store town water on site

Future program and milestones

- Project is approx. 4–5 months behind due to wet weather.
- Indicative milestones:
 - End 2026: Entry road substantially complete; go-kart track and VDA pavement laid (final VDA layer deferred).
 - Lakeside Village: First 16 villas targeted for staged delivery with a focus on passive building techniques.
 - North Circuit: First operational section targeted for late 2027; it will be used to test profiles and safety systems for the South Circuit.
 - Pit Lane & café building: Heritage refurbishment underway.
 - Main Precinct (trackside village, lodge, hotel, mechanics pavilion): Targeted completion by end 2027.
- Operational opening will be staged, not all at once.
- Site will operate on a ticketed / pre-booked system to control numbers.

Section 4.55 modifications (MODs):

- Black Rock aims to lodge MODs to the DA for the village and café/stables before Christmas.
- Proposed modifications do not alter:
 - Noise limits
 - Operating hours
 - Maximum on-site population
 - Total number of villas
- They are small amendments in and around the buildings and include:
 - Realignment of villa precinct internal roads.
 - Increased outdoor living areas and revised landscape design.
 - Recycled brick façade and lighter upper storey materials (heritage-informed).
 - Revised café internal layout to consolidate services and retain heritage barn doors.
 - Potential hotel modification to include a basement level to avoid importing large volumes of fill.
 - Potential lodge adjustments to avoid mine voids.
 - Changes to fuel storage (preference for underground tanks).
 - Additional EV charging near pit lane.
- Council advised that some MODs may require public exhibition; others may not.
- Christmas–New Year period includes a statutory exclusion window, extending exhibition periods in the new year.
- Black Rock aims to lodge major MODs for the village and café/stables before Christmas; determination by approximately February is possible but not guaranteed.
- A MODs matrix will be developed to summarise proposed changes and anticipated submission timing.

Actions:

- Black Rock to prepare and circulate a MODs matrix outlining upcoming modifications and expected timing.
- Black Rock to provide CCP members with advance notice of MOD submissions where possible.
- Next CCP meeting to be scheduled for early 2026 (around March) once MODs and program milestones are clearer.

3. Discussion: Key themes for community webpage

Proposed community drop-in / open day

- Members discussed holding a community drop-in session at Black Rock to brief nearby residents prior to lodging upcoming DA modifications.
- Preference expressed to invite Wakefield residents first, as the most directly affected neighbours.
- Event concept:

- Informal.
- Opportunity for a drive-around or site walk-through.
- Timing options considered:
 - Late November or early December.
 - Friday afternoon/early evening preferred (construction staff down tools around lunchtime; easier to manage site safety).
- Event will require RSVPs for safety and access management.
- Key channels for communication with the Wakefield community to promote the event:
 - Local Facebook groups.
 - Residents connected through Wakefield RAP / community partnerships.
 - RFS volunteers.
- Wakefield School is already engaged; a school visit and potential work experience opportunities are being planned.

Themes for the community webpage

- It was agreed not to publish new webpage content until after the open day so community questions can inform FAQs.
- Suggested themes for future webpage content include:
 - Noise: construction, operations, active noise management, vehicle density and sound power controls.
 - Traffic and truck movements: timing, frequency, and construction impacts.
 - Bushfire management: hazard reduction, cultural burning, APZs, site-wide active fire systems.
 - Environment and land management: recycled materials, pond management, vegetation regeneration, wildlife observations.
 - Construction program: high-level timeline and activities residents may notice.
 - DA modification process: clarity on what Section 4.55 mods are, how they relate to the original approval, and how Council manages exhibition.

Actions:

- Black Rock to prepare and circulate a “save the date” for a Wakefield community open day.
- Community members to share event details through local networks (Facebook, RAP, RFS, neighbours).
- Project team to update community webpage after the event, informed by community feedback and FAQs.

4. Next meeting

- No other business was raised.
- The Chair thanked everyone for their time and noted the next meeting date would be advised.