

Record of Kick-Off Briefing Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-135 – DA 16-2022-428-1 - 1 Williamtown Drive, Williamtown
APPLICANT OWNER	Barr Property and Planning The Commonwealth of Australia
APPLICATION TYPE	DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 5(a), Schedule 6 of the Planning Systems SEPP: air transport facilities
KEY SEPP/LEP	SEPP Precincts – Regional; SEPP Resilience and Hazards, SEPP Transport and Infrastructure, SEPP Planning Systems, Port Stephens LEP
CIV	\$11,611,321 (excluding GST)
BRIEFING DATE	13 July 2022

ATTENDEES

APPLICANT	Rebecca Johnston - Barr Planning, Shane Murray - Newcastle Airport, Josh Fullerton - Newcastle Airport and Ben Kochanski - Newcastle Airport
PANEL MEMBERS	Alison McCabe, Juliet Grant and Sandra Hutton
COUNCIL OFFICER	Ryan Falkenmire
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Carolyn Hunt, Lisa Foley and Naila Tabassum

- Introduction
 - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
 - The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.
- Council summary
 - Airport operations are undertaken by Council
 - Outline of proposal provided as the demolition/reconfiguration of the existing Short Stay 1 Car Park, including new through road, installation of shade structures and landscaping

- Site Masterplan approved in 2014, with a number of other approvals also granted for the site (including terminal and carpark extensions), with inter-relationship to be understood
- Proposal conflicts with Masterplan approval in relation to car parking, with Council requesting amendment to Masterplan approval
- Development site forms part of the Special Activation Precinct, with draft identifying the site as 'airport' and no subsequent issues for proposal
- Pedestrian connectivity to be clarified - northern loop road/pedestrian link to the taxi stand
- Additional information to be requested in regard to:
 - Construction Management Plan outlining airport operations during construction
 - Traffic Management Plan including the staging/delivery of car parking
- Applicant introduction of proposal
 - Overview of existing projects to support international travel
 - Commercial agreements with operators include infrastructure requirements
 - Site is zoned SP2 Infrastructure (Defence/Air Transport Facility) – proposal is permissible in the zone
 - Supporting specialist reports and investigations provided with application
 - Consent history
 - 2014 – Alterations and Additions to Terminal - 6 stages (Stage 1 completed)
 - 2021 – Extension to existing car parks
 - Identified issues –
 - Consistency with existing Terminal Expansion consent – removal of sewerage infrastructure by Department of Defence yet to occur and timing is unknown (estimated 5-10 years)
 - Current proposal is an alternative scheme to support terminal expansion
 - Modification to Consent to Terminal Expansion is being prepared to remove inconsistency
 - Extension of short and long stay car park facilities to be constructed prior to construction commencing on proposal
 - Additional 1,080 car parking spaces proposed to offset proposed net reduction in parking
- Panel comments
 - Site inspection to be undertaken
 - Application should include identification of inconsistencies with previous approvals arising from this matter and deal with them through this proposal (s4.17(1)(b))
 - Assessment report to outline any inconsistencies between the proposed development and current approvals
 - Timing of works (car parking)
 - Comprehensive and timely response to RFI requested

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Traffic management and pedestrian safety
- Car parking staging
- Continuation of airport operations during construction
- Consistency with other recent approvals

REFERRALS REQUIRED

Internal

- Engineering

External

- TfNSW – no additional information requested
- Hunter Water – additional information requested

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Exhibition dates: 21 June 2022 to 5 July 2022
- No submissions to date

DA LODGED: 3 June 2022

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

TENTATIVE PANEL BRIEFING DATE – TBC

TENTATIVE PANEL DETERMINATION DATE – TBC