

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSHCC-135
DA Number	16-2022-428-1
LGA	Port Stephens
Proposed Development	Alterations and additions to existing short stay car park and associated road network at Newcastle Airport – including demolition of existing car park, staged construction of new car park including 161 spaces and associated roof structures, road network and pedestrian paths, installation of electric vehicle charging, landscaping and storm water infrastructure
Street Address	55 Slades Road WILLIAMTOWN LOT: 43 DP: 1045602
Applicant/Owner	Commonwealth Government – Department of Defence/ Newcastle Airport Pty Limited
Date of DA lodgement	9 June 2022
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> • 0 • 0
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	<p>Clause 3(d), Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i>: Council related development over \$5 million;</p> <p>Clause 5(a), Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i>: Private Infrastructure and Community Facilities – Air Transport Facilities</p>
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Precincts - Regional) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • Port Stephens Local Environmental Plan 2013
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Attachment 1: Recommended Conditions of consent • Attachment 2: Architectural Plans • Attachment 3: Staging Plan • Attachment 4: Landscape Plan • Attachment 5: Stormwater Management Plan • Attachment 6: Owners Consent • Attachment 7: Statement of Environmental Effects • Attachment 8: Cost Estimate Report • Attachment 9: Transport Assessment • Attachment 10: Arborists Report • Attachment 11: Waste Management Plan • Attachment 12: Summary of Site Conditions – Contamination and ASS • Attachment 13: Acid Sulfate Soils • Attachment 14: Accessibility Report • Attachment 15: Construction Management Plan • Attachment 16: Security Treatments Advice Note • Attachment 17: Lighting Advice Note • Attachment 18: Flood Certificate • Attachment 19: AHIMS Search Result • Attachment 20: Barr P & P RFI Response Letter – 8 August • Attachment 21: HATCH Letter 5 August 22
Clause 4.6 requests	N/A
Summary of key submissions	N/A
Report prepared by	Dylan Mitchell – Principal Development Planner
Report date	8 September 2022

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes