

Record of Kick-Off Briefing

Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-141-16-2022-663-1- 38 Cabbage Tree Road Williamtown 2318 Port Stephens Lot 11 DP1036501
APPLICANT / OWNER	Rebecca Johnston Newcastle Airport
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 3, Schedule 6 of the SRD SEPP: CIV > \$5M - Council interest
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Port Stephens Local Environmental Plan 2013
CIV	\$9,622,890 (excluding GST)
BRIEFING DATE	5 October 2022

ATTENDEES

APPLICANT	Rebecca Johnston, Robert Green, Shane Murray and Matthew Fisher
PANEL CHAIR	Juliet Grant
COUNCIL OFFICER	Courtney Sargent and Ryan Falkenmire
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Lisa Foley

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.

DA LODGED: 23 August 2022

TENTATIVE PANEL BRIEFING DATE: 24 November 2022

TENTATIVE PANEL DETERMINATION DATE: February 2023

KEY ISSUES IDENTIFIED FOR CONSIDERATION

COUNCIL:

- The site is within the Williamstown Special Activation Precinct in the aerospace subdivision (proposed lot 109), noting the SAP has not yet come into effect however the Masterplan has been exhibited and is expected to be finalised late 2022.
- Proposal is for an industrial development – office and warehouse building plus 3 additional building envelopes, landscaping, access and car parking arrangements.
- There is a significant shortfall in car parking (81 spaces)
- There are non-compliance issues with setbacks – 3m setback proposed with awning to within 1m of the boundary where the DCP requires 5m. The setback requirement also formed part of the conditions of consent for the subdivision.
- Referrals:
 - Department of Defence have made comments in relation to stormwater, bird-strike and lighting
 - Regional Growth NSW Development Corporation (re SAP) – no major objections but concerned with car parking shortfall and waste management and note that the draft Masterplan needs to be considered in the assessment of the application
 - TfNSW – still waiting on comments
 - Internal referrals from engineering, contributions planning and building are currently underway
- First RFI issued but more comprehensive one to come following this briefing

APPLICANT:

- Overview of site context and zoning – part of the broader airport precinct
- Development history:
 - Subdivision approved 2011 (103 lots)
 - Modified March 2022 – 101 lots, with road, stage boundaries and stormwater resolved
 - Stage 1 works completed – this application is for a proposed lot in the first stage with the road access constructed, landscaping and servicing completed
 - Registration of subdivision is underway
- This will be the first DA for buildings in the subdivision, comprising:
 - Construction of Building 1 - one building with 2 separate general industry tenancies - workshops and ancillary offices. Buildings designed to link to aerospace theme
 - Siteworks to establish the remainder of the lot by setting building envelopes, centralised road access, car parking and waste management arrangements.
 - Building 4 will be a 'data centre' with no traffic generation
- SAP – Draft Masterplan has been exhibited (April 2022):

- The site is linked to emerging aerospace industry and the RAAF base with a regional enterprise zone to apply.
- Site is part of the 'commercial core' area of the SAP Masterplan
- Applicant stresses the DA is consistent with the SAP Masterplan
- The applicant acknowledged that the draft Masterplan needs to be considered in the assessment of the application.
- The design of the buildings is trying to provide a more contemporary streetscape for the central commercial core area and non-compliance with the DCP is being justified on this basis. The applicant considers the DCP controls which relate to the original 2011 subdivision to be somewhat dated. It is also noted the site is surrounded by open drainage land.
- The applicant acknowledged car parking is 81 spaces short, minimal on-street parking in aerospace subdivision, and minimal public transport available – will need to provide for parking to address the deficiency close by and proposes a common user secure car park. A DA for this is currently being prepared and will be lodged soon.

PANEL

- This DA relies on a car park that is the subject of a separate DA that has not yet been lodged. The Panel will need to clearly understand the relationship and linkages between these applications and the SAP Masterplan as well as the overall car parking arrangements for the airport.
- The Panel questioned the sustainability of large expanses of at grade car parking, noting the applicant is proposing EV charging stations, stormwater gardens etc.
- The non-compliances with the site specific DCP require comprehensive justification given this application will set a precedent for built outcomes on the site.
- The Panel notes the advice from Council that the setbacks in the DCP arise from conditions on the subdivision consent. The Panel will want to see consistency between consents that apply to the site.
- The Panel want to see site landscaping addressed in accordance with the landscape controls in the Council's DCP and will also have regard to the SAP Masterplan.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Exhibition dates: 6 September 2022 to 20 September 2022 – No submissions received