

Hunter & Central Coast Regional Planning Panel

Date: 5 October 2022

Proposal: Industrial development
(Building 1), site works
and establishment of
building footprint

DA No.: 16-2022-663-1

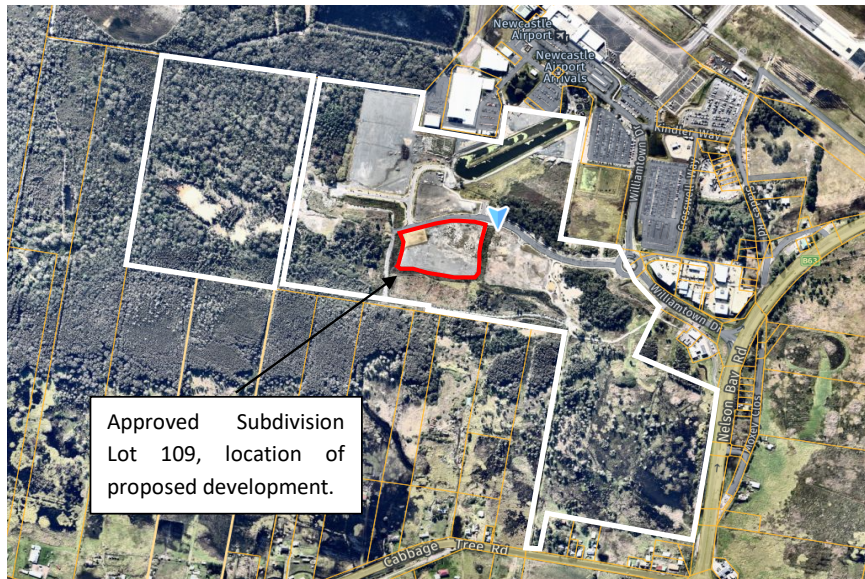
Applicant: Barr Planning

Developer: Newcastle Airport Pty Ltd



Site Context

- Address: Proposed Lot 109 ('the site'), Aerospace Avenue, Williamtown
- Located in the approved subdivision of Lot 11, DP 1036501 ('Lot 11')
- Area: Proposed Lot 109 has area of approx. 24,000m²
- Zoning: B7 Business Park under Port Stephens Local Environmental Plan (PSLEP) 2013



Site Aerial Image. Source: Near Map (July 2022)



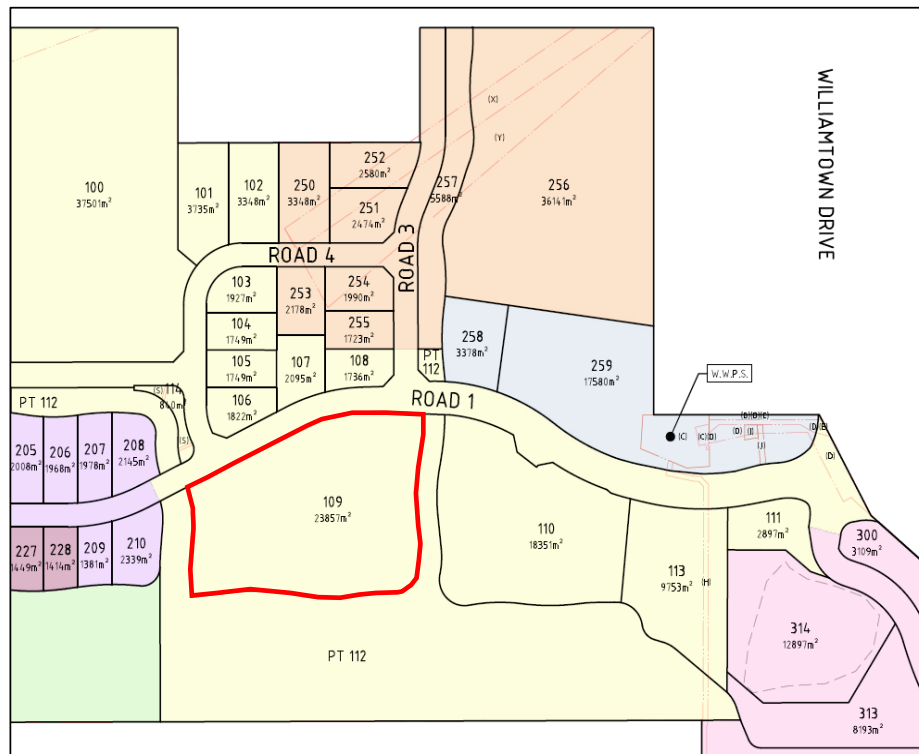
Looking south west across the site. Source: Author May 2022

Development Consent History

- DA 16-2009-324-1 issued 19 January 2011
 - Approved development: Subdivision of four lots into 103 Lots (Defence and Airport Related Employment Development)
- DA 16-2009-324-3 issued 23 March 2022
 - Modified development: Amend lot layout reducing the number of lots to 101, road network, stage boundaries and stormwater management

Background

Stage 1 subdivision works have been completed creating 15 new lots including Lot 109. Registration of Stage 1 lots is being finalised.



Excerpt of Approved Subdivision Plan DA 16-2009-324-3. Source: Northrop

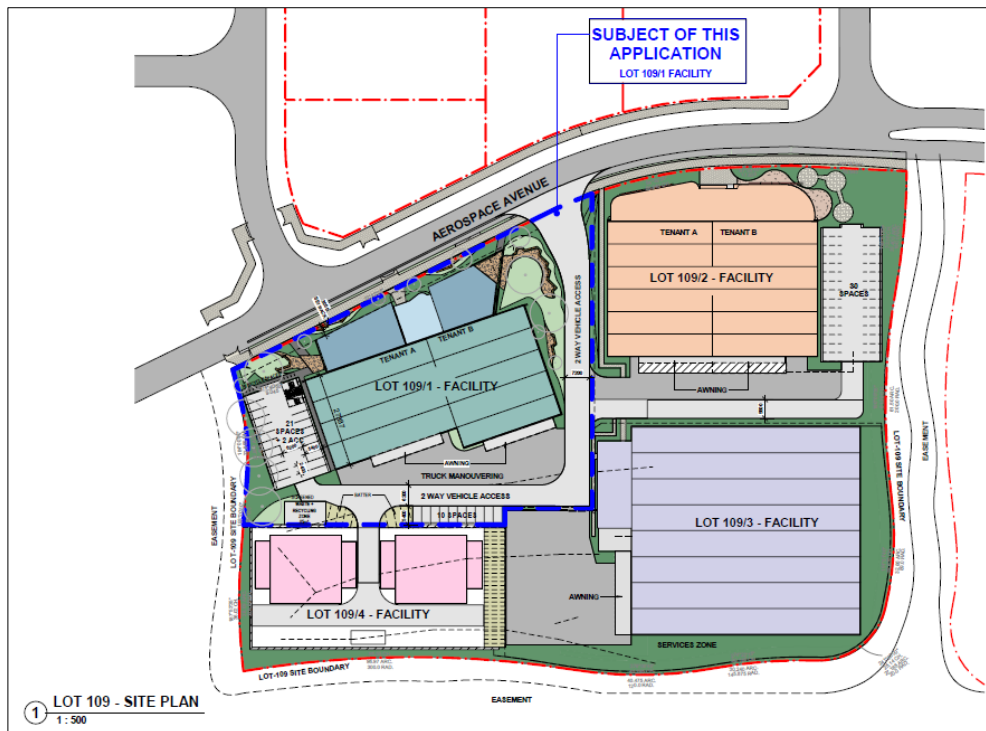


Site Aerial Image. Source: Near Map (July 2022)

Proposed Development

- Industrial development (Building 1) including two general industry workshops and ancillary offices:
 - General industry GFA: 2,000m²
 - Ancillary office GFA: 1,210m²
 - Height: 12m
- Site works vehicular access, pedestrian footpaths, car parking, landscaping, drainage and utilities
- Establishment building footprints for future Building 2, 3 and 4

Proposed Development



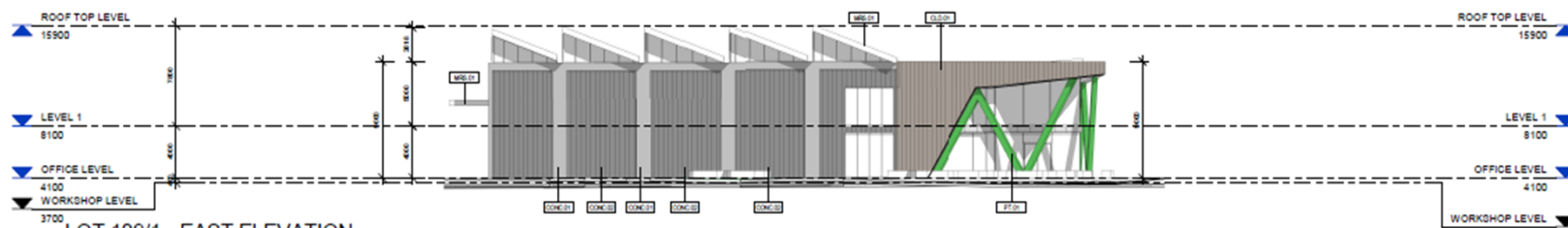
LOT 109 / 1

ELEVATIONS

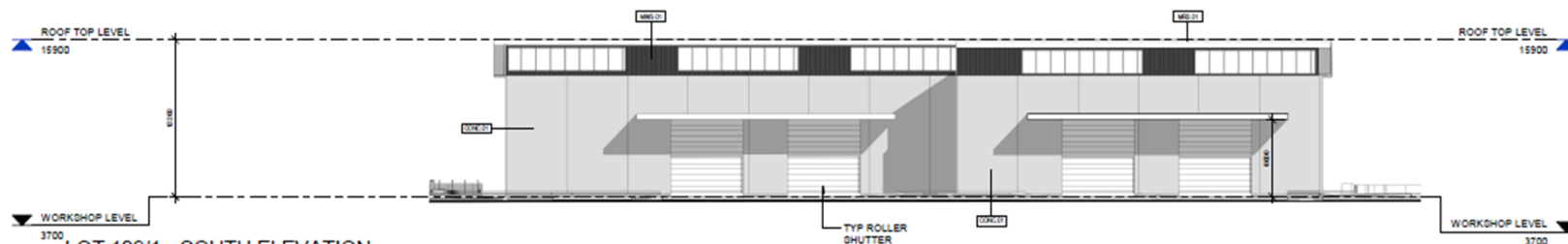
1 : 200 @ A1



2 LOT 109/1 - NORTH ELEVATION
1 : 200



1 LOT 109/1 - EAST ELEVATION
1 : 200



3 LOT 109/1 - SOUTH ELEVATION
1 : 200

MATERIAL BOARD

CLD.01		
MATERIAL	FIBRE CEMENT	
FINISH	EQUITONE LINES LT60	
NOTE	WALL CLADDING	
CONC.01		
MATERIAL	CONCRETE	
FINISH	PRECAST PANEL RAW	
NOTE	WORKSHOP EXTERNAL WALL	
CONC.02		
MATERIAL	CONCRETE	
FINISH	ROUGH SAWN TIMBER GROOVE	
NOTE	WORKSHOP EXTERNAL WALL	
MWS.01		
MATERIAL	PROFILE METAL SHEET	
FINISH	MONUMENT	
NOTE	SAWTOOTH WALL CLADDING	
PT.01		
MATERIAL	STEEL FRAME	
FINISH	PAINT FINISH	
NOTE	FEATURE ELEMENT TO FACADE	
FC.01		
MATERIAL	FIBRE CEMENT	
FINISH	COLORBOND SURFMIST	
NOTE	SOFFITS	
PC.01		
MATERIAL	TBC	
FINISH	MONUMENT	
NOTE	WINDOW AND DOOR FRAMES	
MRS.01		
MATERIAL	PROFILED ROOF SHEET	
FINISH	COLORBOND WINDSPRAY	
NOTE	ROOF SHEETING	

Williamstown Special Activation Precinct

- 395 hectare capitalising on Newcastle Airport's growth and expansion plans, the emerging aerospace industry around the Royal Australian Air Force (RAAF) base and the planned Astra Aerolab precinct.
- Site to be zoned 'Regional Enterprise Zone' - A new zone which will facilitate the development of industrial and employment activity connected with the defence and aerospace industries.
- Designated commercial core to create a well-connected, vibrant campus-style Precinct will become a training and innovation hub that encourages defence, aerospace, advanced manufacturing, research and development, industrial and commercial activities increasing job prospects and up-skilling the local community
- WSAP acknowledges that public transport links will predominantly rely on bus services.



Astra Stage 1 Car Parking Strategy

Required Parking base on DCP	144 car parking spaces
Based on: Office GFA 2,377/40	= 59.4
Industry GFA 8,423/100	= 84.2

Parking provided on Site:	63 spaces including 2 accessible
Deficiency:	81

Noted that there is no provision for on-street parking provided for in Astra Aerolab

Accordingly, deficiency to be offset by provision of parking in common user Car Parking Area for Staged Astra Aerolab.

The common user Car Parking Area for Staged Astra Aerolab will:

- Provide car parking for employees and visitors in a secure, fenced, purpose built car park to service Astra Aerolab
- Be linked via existing pedestrian network
- Include provision of EV charging stations

Development Application for works and use of land to be lodged.

Questions and Feedback