

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 24 November 2022, 11:30am and 12pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-141 – Port Stephens – 16-2022-663-1 - 38 Cabbage Tree Road, Williamtown - Industrial development - warehouse (building 1), site works and establishment of building footprints

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant and Sandra Hutton
APOLOGIES	None
DECLARATIONS OF INTEREST	Ryan Palmer, Giacomo Arnott and Leah Anderson

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Courtney Sargent, Dylan Mitchell and Ryan Falkenmire
DEPARTMENT STAFF	Leanne Harris and Lisa Foley

KEY ISSUES DISCUSSED

- Council has issued a request for information following the kick-off briefing, taking into consideration issues raised the Panel.
- The applicant has amended the plans to achieve compliance with the DCP setbacks, noting there is still an awning extending into the front setback.
- The applicant has also provided clarity on the extent of landscaping, being 20% of the site which is compliant with the DCP requirements.
- Issues that are still unresolved include:
 - DCP requires 30% of car parking to be shaded however development only provides for 24%.
 - Contamination matters still require a validation process to demonstrate the site is suitable for its intended use.
- Deficiency in car parking remains the key issue for Council. This relates to an overall deficiency of spaces plus the applicant seeking a substantial concession for car parking for the office components of the development (40%). This concession has been justified by the applicant on the basis of a work from home model.
- A separate DA for a communal car park for the broader precinct has recently been lodged. Council have already advised the applicant that the Panel DA could not be determined until there is certainty about the car park DA. Council also acknowledged the need for covenants and reciprocal

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arrangements to be in place to govern the long term relationship between the development site and use of the communal arrangement.

- The lots within the subdivision are not yet registered. In the event that the DA was considered acceptable, any consent would need to be issued on the basis of a deferred commencement arrangement to provide certainty around servicing, public road access and the like.

The Panel noted that this should be a relatively straight forward DA which should be able to be dealt with in an efficient and timely manner. However, the approach to car parking provision is yet to be justified and is not resolved.

Whilst a communal car parking arrangement may be acceptable this ideally should have been resolved prior to the current application being lodged. The Panel expect clarity over the suggested approach which will need to be consistent for future applications. Some form of strategic masterplan or concept approval framework may need to be in place.

The Panel noted that this is a greenfield site and understand that the communal car parking arrangements are also being predicated on the 40% concession applied for under this DA. The model being used to justify this concession is questioned, particularly in the context of this being a newly developing estate, reliant on workers travelling to the site by car.

Noting the above the Panel will seek to work towards a determination of the application early in 2023.

TENTATIVE DETERMINATION DATE TO BE SCHEDULED FOR FEBRUARY 2023

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