

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PORT STEPHENS COUNCIL - PPSHCC-153 DA 16-2022-834-1, 38 CABBAGE TREE ROAD WILLIAMTOWN 2318 Lot 11 DP1036501
<b>APPLICANT / OWNER</b>	Barr Property & Planning
<b>APPLICATION TYPE</b>	Development Application – Commercial Building
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 3, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Council interest
<b>KEY SEPP/LEP</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>• State Environmental Planning Policy (Planning Systems) 2021</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>• State Environmental Planning Policy (Industry and Employment) 2021</li> <li>• Port Stephens Local Environmental Plan 2013</li> <li>• Port Stephens Development Control Plan</li> </ul>
<b>CIV</b>	\$29,068,761 (excluding GST)
<b>BRIEFING DATE</b>	8 February 2023

### ATTENDEES

<b>APPLICANT</b>	Shane Murray, NAPL Planning and Design Manager Mark Snowden, NAPL Property Development Manager Stephen Barr, Barr Planning, Director Samuel Liu, Barr Planning, Project Planner John Ferendinos, Cox Architecture, Director Zamzam Sammir, Cox Architecture, Architect
<b>PANEL CHAIR</b>	Alison McCabe (Chair) and Tony McNamara
<b>COUNCIL OFFICERS</b>	Dylan Mitchell, Ryan Faulkenmire
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley

Council is yet to undertake its full assessment of this application, 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:** 25/10/2022

**TENTATIVE PANEL DETERMINATION DATE:** June 2023

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

### **COUNCIL COMMENTS:**

- RFI has been issued and response just received.
- Key matter is related to car parking. Concurrent local DA for a communal car park for the precinct is still under assessment however Council hopeful that this will be resolved shortly.
- Council recognises that the proposed communal car park needs to be approved prior to consent being granted for this RSDA and the need for the car park to be operational before this DA could become operational.
- Applicant attended a Pre DA meeting and pre Urban design meeting.
- No height limit applies – relying on visual impact analysis.
- Defence referral. Initially issues were raised in relation to height however in principle approval issued, Council is to verify.
- Wind Sheer assessment has also been requested by Defence and this is yet to be received.

### **APPLICANT PRESENTATION:**

- Summary and overview of proposal, GFA, uses, height and additional ancillary works
- Site location and relationship to existing subdivision works and discussion on the progress of these works. Minor modification to approved lot boundaries required.
- B7 Business Park zone applies.
- Overview of DA consent history.
- Draft SAP status – draft report under consultation with comments due at end of the month. Applicant advises this proposal is consistent with draft SAP.
- Elevations and cross sections discussed.
- Overview of car parking strategy. 17 spaces proposed on-site with 116 spaces deficient to be provided in the proposed communal car parking area (1070 spaces in total). Right to use covered by 88Bs etc
- SAP identifies this central core as a business precinct with heights of 6 to 8 levels. Height is basically constrained by the adjacent Defence Base. The SAP however is more related to discussion around land-use rather than built form outcomes.

## **PANEL COMMENTS AND KEY ISSUES**

- The timing, location, operation and legal mechanisms surrounding the proposed communal car park will be a key consideration for the Panel and will involve a consideration of:
  - The s88B as an appropriate measure. However the Panel will want to understand how it works, whether specific spaces will be allocated to this lot or whether there will be general access arrangements and requirement management statement,
  - Physical links and access to the car park and locations of footpaths,
  - Whether the 17 on-site car parks include accessible spaces,
  - Whether other developments will have the same rights; and
  - The need for a plan showing the relationship between the location of the car park and this RSDA.
- Status of the current Airport Master Plan and how the demand for 1070 car parking was arrived at, acknowledging that whilst it is a publicly accessible document it is a business strategy that has no planning weight.
- The Panel note the Masterplan does not deal with built form but rather sets out the future direction for the airport and how it will develop over time.
- The Panel want to understand how the built form of this proposal sits within the context of this as an evolving commercial / business precinct. What will the precinct look like, what is guiding the urban form.

The Panel will view the site and seek set a determination date after Council has resolved the local DA for the communal car park.

## **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

**Exhibition dates:** 15/11/2022 to 29/11/2022

No submissions received.