

Hunter & Central Coast Regional Planning Panel

Date: 8 February 2023

Proposal: 8 storey office premises with ground floor retail and food and drink premises

DA No.: 16-2022-834-1

Applicant: Greater Newcastle Aerotropolis Pty Ltd

Developer: Greater Newcastle Aerotropolis Pty Ltd



Site Context

- Address: Proposed Lots 106 and 107 ('the site'), Aerospace Avenue, Williamtown
- Located in the approved subdivision of Lot 11, DP 1036501 ('Lot 11')
- Area: Proposed Lots 106 and 107 have a combined area of approx. 3,900m²
- Zoning: B7 Business Park under Port Stephens Local Environmental Plan (PSLEP) 2013



Site Locality – Lot 11, DP 1036510 (in white). Proposed Subdivision Lots 106 and 107 (in red).
Source: Near Maps (July 2022)



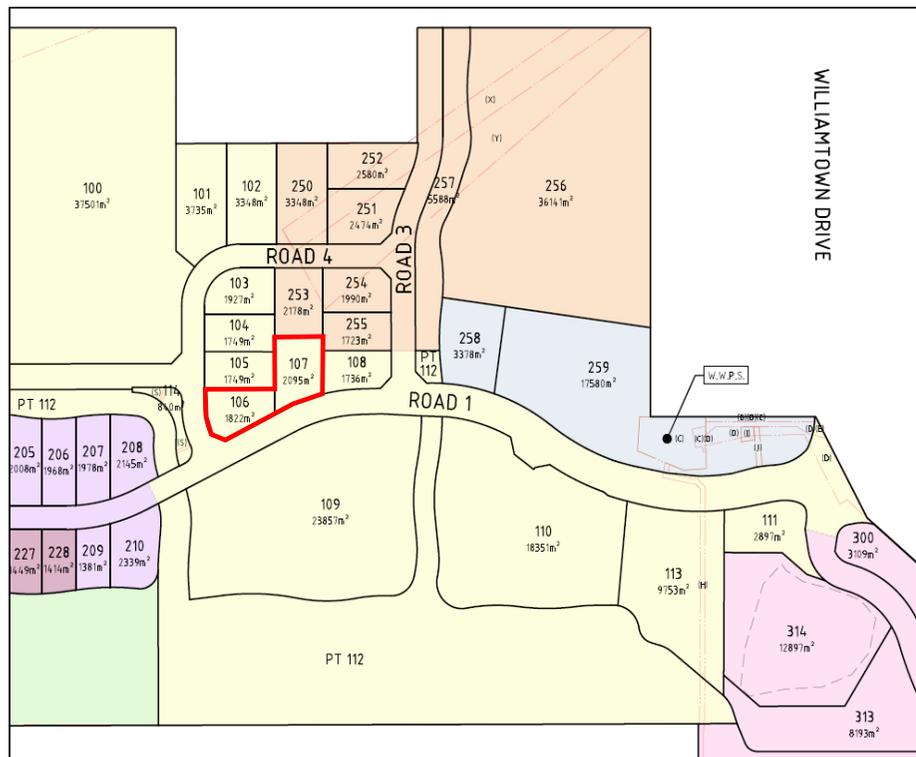
Looking south along proposed Lot 106 western boundary along Jeffries Circuit.
Source: Author (May 2022)

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
- DA 16-2022-663-1 (under assessment)
 - Proposed Lot 109 Industrial development - warehouse (building 1), site works and establishment of building footprints

Background

Stage 1 subdivision works have been completed creating 15 new lots including Lot 106 and 107. Registration of Stage 1 lots is being finalised.



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



Site Aerial View (site in red). Source: Near Map (December 2022)

Williamstown Special Activation Precinct

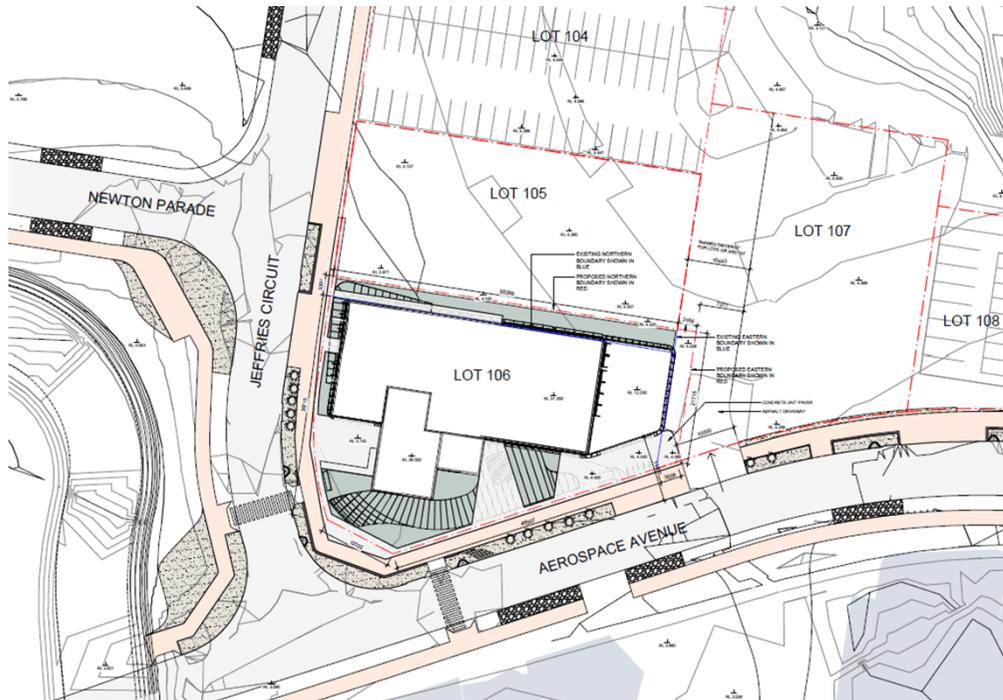
- 283 hectare capitalising on Newcastle Airport's growth and expansion plans, the emerging aerospace industry around the Royal Australian Air Force (RAAF) base and the planned Astra Aerolab precinct.
- Site to be zoned 'Regional Enterprise Zone' - A new zone which will facilitate the development of industrial 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.



Proposed Development

- Eight storey office premises with ground floor neighbourhood shops and food and drink premises:
 - Office premises GFA: 4,903m²
 - Neighbourhood shop GFA: 75m²
 - Restaurant/cafe GFA: 170m²
 - Total GFA: approx. 5,700m² (including circulation, EOT facilities, storage)
- Height: 36.75m
- Proposed works include vehicular access, pedestrian footpaths, landscaping, utilities and services, onsite parking, boundary readjustment

Proposed Development

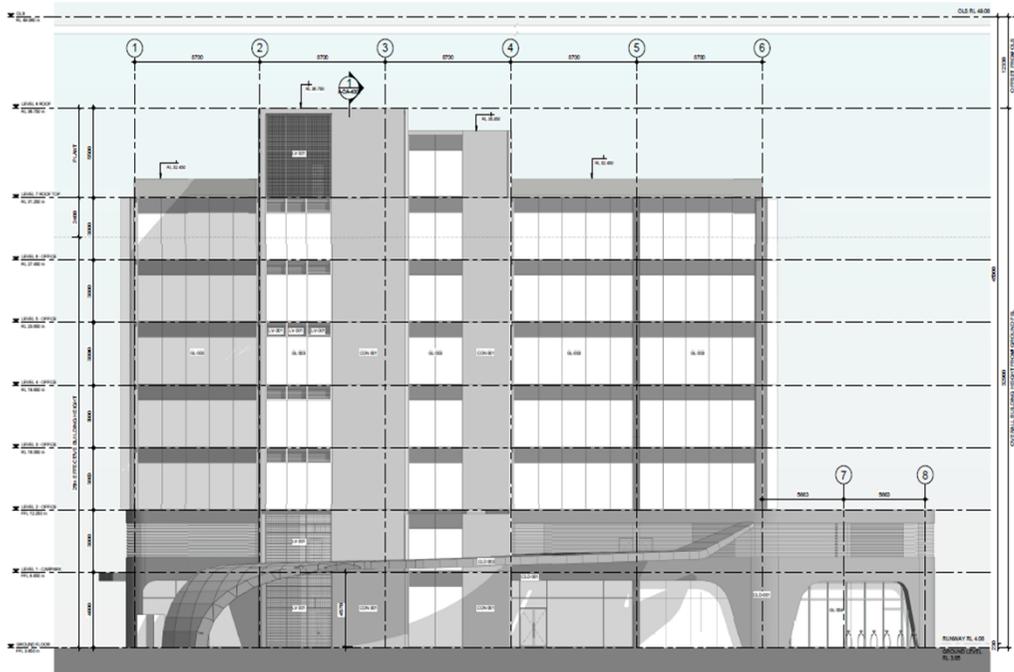


Proposed Site Plan. Source: Cox Architecture

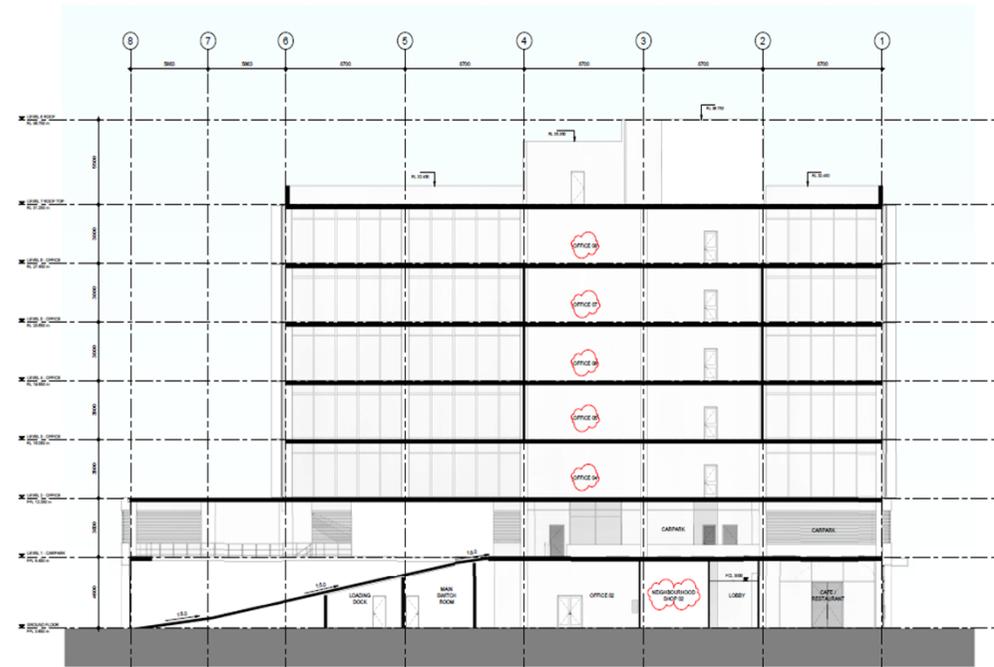


Proposed Ground Floor Plan. Source: Cox Architecture

Proposed Development



Southern Elevation Plan. Source: Cox Architecture



Section Plan. Source: Cox Architecture

Astra Aerolab Stage 1 Car Parking Strategy

Required Parking base on DCP:

- Office GFA 4,903/40 122.6 spaces
- Ground floor retail GFA 75/20 3.75 spaces
- Ground floor restaurant/café GFA 170/25 6.8 spaces

Total required 133 spaces

Parking provided on Site: 17 spaces including 1 accessible

Deficiency: 116

Note: 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.

DA 16-2022-855-1 for common user carpark remains under assessment. Proposal seeks to allocate 1,070 spaces for by Stage 1 Astra Aerolab. Current DA proposes that 116 car spaces of this total be allocated to proposed development to be secured by 88B instrument. Draft 88B instrument to be submitted to Council for review.

Questions and Feedback