

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 11 July 2023, 11:15am and 12:15pm
<b>LOCATION</b>	MS Teams videoconference

## BRIEFING MATTER

PPSHCC-153 – Port Stephens Council – DA 16-2022-834-1 - 38 Cabbage Tree Rd, Williamtown - Commercial development comprising 8 storey office premises with ground floor retail and food and drink premises

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan and Tony McNamara
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Ryan Palmer, Giacomo Arnott, Leah Anderson, John Maretich and Brock Lamont

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Dylan Mitchell and Ryan Falkenmire
<b>DEPARTMENT STAFF</b>	Leanne Harris and Lisa Foley

## KEY ISSUES DISCUSSED

- Overview of the proposal, 8 storey building which is a significant commercial development for the Port Stephens LGA.
- Relationship to common car park which now is DA approved. Located approximately 150 metres walking distance via existing and proposed footpaths. No weather protection.
- Reliant on 120 off site car parking spaces.
- Public art arrangements still outstanding with a staged delivery arrangement being worked through with Council, noting that the art will be located on privately owned land. Requirement for public art comes from Council's DCP applying to all commercial development over \$2M.
- Applicant / landowner envisages this as the 'central town centre' of the Astra Aerolab precinct, however there is a lack of an adopted urban design framework in place.
- Draft SAP on hold, but Council have been assessing against the draft SAP Masterplan and built form provisions, noting the SAP generally nominated a height of 5 to 6 stories as being appropriate (general statement only).
- There are no LEP height or FSR controls that apply to the site.
- Department of Defence have no objections to the proposed height /obstacle limitations.
- Visual impact assessment. The development is in character with the RAF base and airport precinct. Council is generally comfortable with impacts on the rural land to the south (Cabbage Tree Road) given the future planning for the SAP precinct in this locality and retention of vegetation screening.

- Council referred the proposal to its Urban Design Panel prior to lodgement. The Panel were generally supportive of the design and height.
- Infrastructure upgrades on the surrounding road network are conditioned on the staged release of the parent subdivision and this was reviewed and updated in the most recent modification (approx. 2 yrs ago).
- The site of the proposed development is within Stage 1 which is nearing registration.
- No submissions received

The Panel acknowledge the lack of urban design framework and relationship with the draft SAP and suggest that Council may need to take ownership of this process depending on the outcome of the SAP.

Nonetheless the assessment report will need to deal with these matters and Council's position on the appropriateness of the proposed built form, relationship to facilities and implications of this proposal setting a benchmark in this location.

### **TENTATIVE DETERMINATION DATE SCHEDULED FOR August 2023**

#### **Planning Panels Secretariat**

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