

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

PANEL REFERENCE, DA NUMBER & ADDRESS	PORT STEPHENS - PPSHCC-155 DA 16-2022-763-1, 55C Slades Road Williamtown
APPLICANT / OWNER	Mr Robert Dwyer
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 3, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Council interest
KEY SEPP/LEP	<ul style="list-style-type: none"> • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Precincts – Regional) 2021 • Port Stephens Local Environmental Plan 2013 • Port Stephens Development Control Plan 2014
CIV	\$19410000 (excluding GST)
BRIEFING DATE	21 February 2023

ATTENDEES

APPLICANT	<ul style="list-style-type: none"> • Simon Manktelow, BAE Systems, F-35 Integration and Activation Manager • Arie Zuanic, RPS Group, Environmental Planner • Dane Walmsley, RPS Group, Senior Project Manager • Alexandra Fearnley, RPS Group, Senior Project Manager • Kyle Trayhurn, RPS Group, Project Manager • Dave Mattiussi, RPS Group, Practice Lead
PANEL MEMBERS	Alison McCabe (Chair) and Tony McNamara
COUNCIL OFFICER	Isaac Lancaster
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Lisa Foley

Council is yet to undertake its full assessment of the 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 in detail by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

DA LODGED: 28 October 2022

TENTATIVE PANEL DETERMINATION DATE: April 2023

KEY ISSUES IDENTIFIED FOR CONSIDERATION

COUNCIL COMMENTS:

- Existing facility that has an operational aircraft hanger (South Hanger).
- Multiple stages of works with future DAs.
- Proposal includes minor demolition of internal / external works and alterations and additions.
- Includes installation of a high voltage room which will need input from Ausgrid.
- General layout and parking generally consistent with Council's DCP requirements.
- Plans have been amended to include required car parking on their own site.
- Reasonably comprehensive application with no RFI needed to date.
- No submissions during public consultation.
- Pre DA undertaken with Council.

APPLICANT PRESENTATION:

- Overview of site and context, surrounded by aerospace uses.
- Description of the extent of project works and plans including landscaping.
- 5 additional accessible car parking spaces.
- Traffic, heritage, BCA and drainage, contamination and waste management reports accompany the DA.
- Overview of environmental impacts and how these have been addressed and managed.
- Outline of consultation with Council.

PANEL COMMENTS AND KEY ISSUES:

- The Panel wanted to understand the cost of works to establish that the proposal met the threshold for Regionally Significant development.
- The Panel considers that an application of this nature should be reasonably contained and will want the matter dealt with efficiently.
- Panel want to understand that car parking meets Council controls.
- Assessment report needs to deal with relevant LEP controls.
- SP2 zone understood to contain limited controls (i.e. no FSR and height controls)
- DCP controls has standard controls and these should be addressed in the assessment report.

The Panel will undertake a site visit and seek to set a determination date with Council.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Exhibition dates: 18/11/2022 to 2/12/2022 – No submissions received