

BAE SYSTEMS

BAE SYSTEMS AUSTRALIA

***Alterations and additions to existing
aircraft hangar at Williamtown***

Hunter & Central Coast Regional Planning Panel Presentation

DA: 16-2022-763-1

Applicant: RPS Group

Developer: BAE Systems Australia

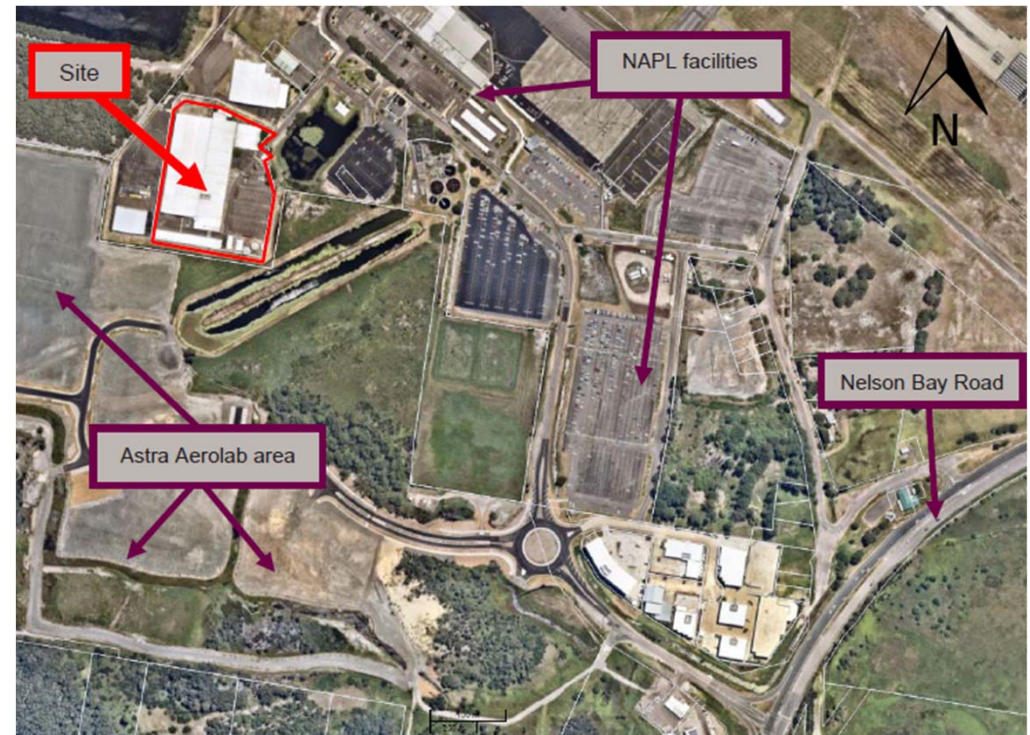
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Site Context

Address: 55C Slades Road, Williamtown (Lot 103 DP873512)

- Situated between Newcastle Airport and the rapidly developing Astra Aerolab Precinct.
- Area surrounded by aerospace uses, along with industry-ready B7-zoned land to the south and retained bushland to the west.
- The subject lot itself is heavily transformed, consisting hardstand, internal roads, buildings and maintained landscaping.
- The nearest residence lies almost a kilometre to the south at 80 Cabbage Tree Road, Williamtown.



Above: Immediate context for 55C Slades Road.

The Project

Referred to as Schedule 1 of the BAE Facilities Expansion Program, the alterations and additions to the 'South Hangar' consists of:

- Internal demolition works and refit within the South Hangar and existing administration building;
- External demolition works, including the western end of the GSE store, the enclosed walkway, and parachute tower and slab;
- Installation of a HV substation at the western end of the GSE store;
- New covered storage area including an LV room at the southern end of the South Hangar; and
- Covered walkway between existing admin building and South Hangar.



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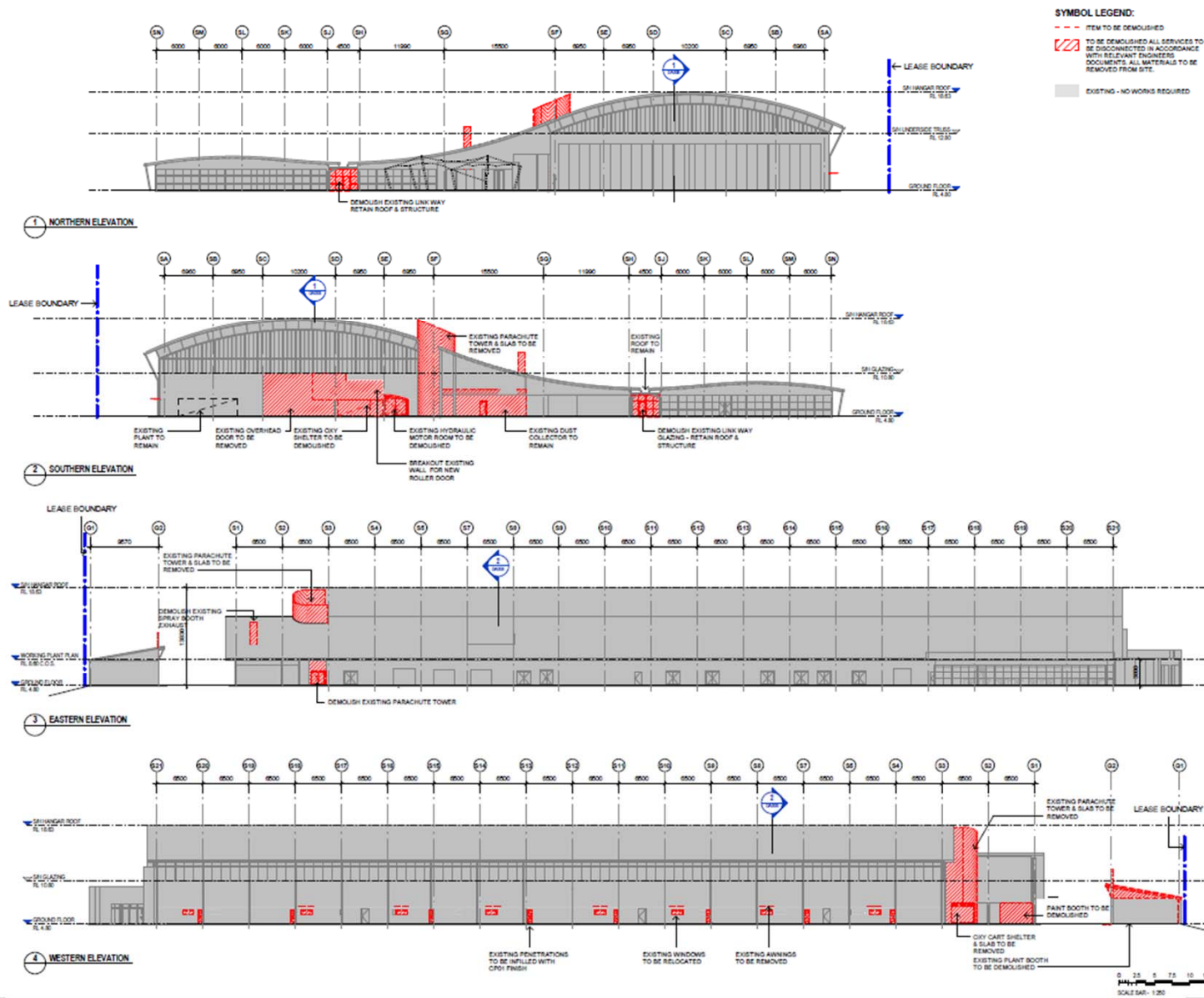


NOT FOR CONSTRUCTION

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Elevations – Existing and Demolition Plan



SYMBOL LEGEND:

--- ITEM TO BE DEMOLISHED

TO BE DEMOLISHED ALL SERVICES TO BE DISCONNECTED IN ACCORDANCE WITH RELEVANT ENGINEERING DOCUMENTS. ALL MATERIALS TO BE REMOVED FROM SITE.

EXISTING - NO WORKS REQUIRED

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DISCLAIMER:

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NO.	DATE	DESCRIPTION	BY
1	08.06.2022	DRAFT DA ISSUE	GDH
2	13.06.2022	DA ISSUE	GDH

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PROJECT MANAGER

DESIGN INC

ARCHITECT

Design Inc

Design Inc Pty Ltd
Level 14, 100 Collins Street
Melbourne VIC 3000 Australia
+61 3 9000 7100
info@designinc.com.au

Registered Architects
No. 17390
No. 17390
No. 17390
No. 17390

BAE SYSTEMS

PROJECT
FACILITIES EXPANSION PROGRAM

WILLIAMTOWN NSW 2510

DETAILS

DRAWN: HD SCALE

CHECKED: DA

APPROVED: GDH 1:250 (p. 47)

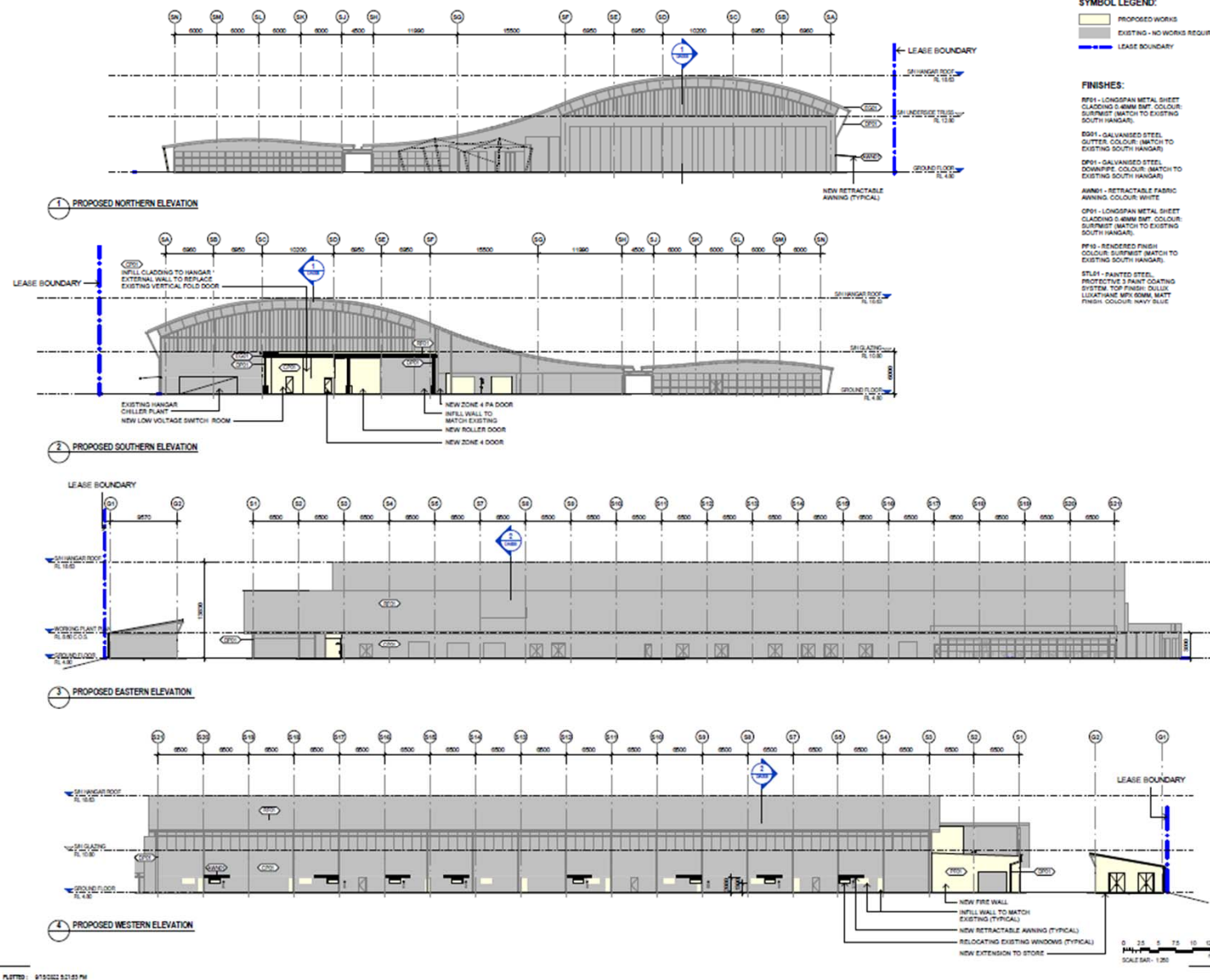
TITLE
ELEVATIONS - EXISTING & DEMOLITION

STATUS
DA ISSUE

DRAWING NUMBER
P22-034-DA006

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Proposed Elevations Plan



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DISCLAIMER
This drawing is for information only and is not to be used for construction purposes. It is the responsibility of the client to ensure that the design is suitable for the intended use and that all necessary permits and approvals are obtained. The client is responsible for ensuring that the design is suitable for the intended use and that all necessary permits and approvals are obtained. The client is responsible for ensuring that the design is suitable for the intended use and that all necessary permits and approvals are obtained.

NO.	DATE	DESCRIPTION	BY
1	08.08.2022	DRAFT DA ISSUE	028
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PROJECT MANAGER
rps
DesignInc
DesignInc Pty Ltd
Level 14, 85 Collins Street
Sydney NSW 2000 Australia
+61 2 9667 7700
sydney@designinc.com.au

ARCHITECT
Non-architect Architects
1700
1700
1700
1700

BAE SYSTEMS

PROJECT
FACILITIES EXPANSION PROGRAM

WILLIAMTOWN NSW 2515

DETAILS
DRAWN: HC
CHECKED: DA
APPROVED: COI
SCALE: 1:250 @ A1

TITLE
PROPOSED ELEVATIONS

STATUS
DA ISSUE

DRAWING NUMBER
P22-034-DA007

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Specialists

- Traffic-PTC

- The development has a parking requirement of 113 + 4 car parking spaces (117 total), which is satisfied by the 118 + 4 spaces (122 total) existing on the subject lot.
- No additional traffic generation as a result of the development.

- Heritage-AECOM

- Nearest site/object of Aboriginal cultural significance is located approximately 335m away from the subject lot, and appears to have been salvaged.
- Located approximately 400m away from the Commonwealth Heritage Listed Willamtown RAAF Base Group. The subject lot is covered under the 2008 Heritage Management Plan for the item.
- Unexpected finds protocol proposed.

- BCA Compliance-BCA Logic

Produced a series of recommendation for BCA compliance, including:

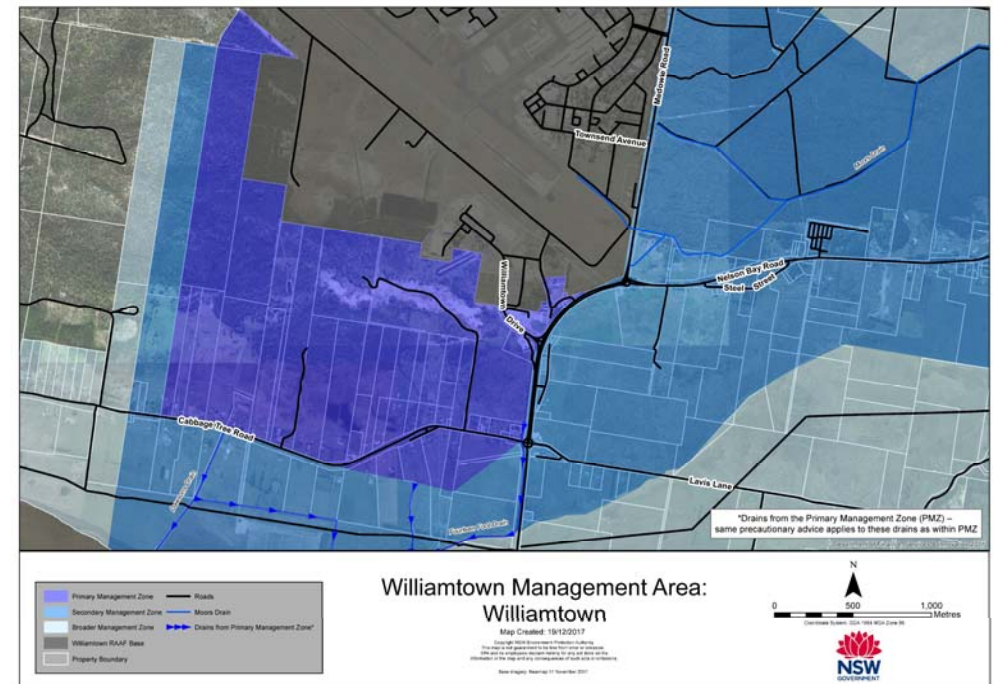
- Building materials to meet required fire hazard properties.
- Extension of 120/120/120 Fire Resistance Level fire wall to LV and HV rooms.
- Compliance with accessibility requirements in accordance with AS1428.1-2009.

- Drainage-AECOM

- No change to the overall impervious area onsite.
- Discharge from new roof area will be discharged via the existing stormwater drainage network from new manifolds and pipes. This is not anticipated to impact on volume and/or flow rates.

Specialists

- Contamination-AECOM
 - Multiple PFAS sources in the area, which all concentrate in an area south of the site referred to as the Southern Area Plume.
 - Recommends handling of all spoil in accordance with the Defence PFAS Management Framework, with ground and surface water encountered during construction to be treated as contaminated.
- WMP-AECOM
 - Waste management protocols within the CEMP covering risk to human health, pollution of land and water, and emission of dust and odours.
 - Operational waste to be handled according to SDSs and EMP for the site, with segregated waste streams.



Above: Williamtown PFAS Management Areas.

Other Assessment

- Permissibility and land use
 - Referral to the RPP was triggered due to Port Stephens Council having a pecuniary interest in the primary leaseholder, NAPL, and the estimated CIV being over \$5 million.
 - Consists of an Aircraft Maintenance Facility, which is under the umbrella definition of 'Air Transport Facility' according to the Port Stephens LEP 2013.
- Bushfire-BFPA and RPS
 - The footprint of the disturbed land on site will not be increased and a significant hardstand buffer exists between the site and nearby bushland.
 - Development lies outside of the prescribed APZ for nearby Bushfire Prone Land.
 - The proposed development is consistent with PBP 2019 Guidelines for industrial and commercial development.
- Flooding-PSC Flood Certificate and RPS
 - Classed as Minimal Risk Flood Prone Land, meaning 'on the floodplain but above Council's Flood Planning Level'.
 - The proposed development includes minor alterations of the external profile of the site and is not expected to increase the site's flood risk profile.
- Air Quality-RPS
 - To be controlled via a dust and emissions control plan and implemented into the CEMP for the site.
- Socioeconomic-RPS
 - Will produce temporary construction jobs and improve the job security and work place of current employees.

Consultation

Pre-DA Meeting with Port Stephens Council

Pre-lodgement meeting held between RPS, PSC, and BAE on the 13th of April, 2022 established the following:

- Permissible within SP2 Defence/Air Transport Facility zone.
- Bushfire threat had been largely mitigated on the site with a large APZ provided.
- Traffic Impact Assessment should include surrounding hangars on other lots in assessment.
- Flood certificate be sought from Council.
- No additional biodiversity requirements.
- BCA compliance report and Stormwater Plan to be prepared.