

## MEMORANDUM

**TO:** Hunter and Central Coast Regional Planning Panel (HCCRPP)  
**FROM:** Port Stephens Council (PSC)  
**DATE:** 20 April 2023  
**FILE NO:** 16-2022-763-1  
**PROPERTY:** LOT: 103 DP: 873512,  
55C Slades Road WILLIAMTOWN  
**PROPOSAL:** General industry – aircraft maintenance and associated alterations and additions to the existing aircraft hangar  
**SUBJECT:** PSC Response to HCCRPP Key Issues Discussed at the 19 April 2023 Determination Meeting

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This Memorandum has been prepared in response to the resolutions from the determination meeting held on 19<sup>th</sup> of April 2023 for DA16-2022-763-1, seeking development consent for alterations and additions to an existing aircraft hangar for the purpose of general industry uses at 55C Slades Road, Williamtown. The Hunter and Central Coast Regional Planning Panel requested Council update the description of the proposal to better reflect the proposed development and undertake a review of previous development approvals to determine if any existing operational conditions need to be included in the recommended conditions provided for DA16-2022-763-1.

### **Item 1 – Description of proposal**

Records of development approvals and site history indicates development has historically been used for general industry purposes. The HCCRPP requested the description of the proposal be amended to reflect the continued use of the building for general industry.

**Council Response:** A review of development approvals and site history confirms development approved over the site has historically been used for general industry purposes. The description of the proposal has been renamed to reflect continuation of this existing land use as per below:

*‘general industry – aircraft maintenance and associated alterations and additions to the existing aircraft hangar’.*

### **Item 2 – Existing operational conditions**

Site history records indicate multiple development consents have been issued over the site. The HCCRPP sought confirmation that conditions of consent imposed under existing consents, would not conflict with proposed conditions of consent for the DA under assessment (16-2022-763-1).

**PSC Response:** A review of existing development approvals confirms no existing conditions of consent or management plans (stormwater, bushfire, contamination, lighting or vegetation) would conflict with recommended conditions of consent for the subject DA. Notwithstanding, Council has included an overarching condition that requires the ongoing operation of the hanger for industrial activities to remain consistent with the operational conditions imposed under previous development approvals.

The Recommended Conditions of Consent provided as **Attachment 1**, has been amended to include an on-going use condition requiring the subject development to remain consistent with existing development consents regulating the use of the site for general industry. This condition has been drafted below for HCCRPP consideration:

***Operational Management – The ongoing use of the site for general industry purposes must continue to comply with existing operational development consent conditions, regulating activities on the site.***

Regards,

Isaac Lancaster  
**Senior Development Planner**  
**Port Stephens Council**