

## Record of Kick-Off Briefing

### Hunter & Central Coast Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-190 – PORT STEPHENS Williamtown Drive, Williamtown DA 16-2023-205-1
<b>APPLICANT / OWNER</b>	Barr Property & Planning
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 3, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Council interest
<b>KEY SEPP/LEP</b>	Resilience and Hazards SEPP, Precincts – Regional SEPP, Port Stephens LEP
<b>CIV</b>	\$21,057,124 (excluding GST)
<b>BRIEFING DATE</b>	11 July 2023

#### ATTENDEES

<b>APPLICANT</b>	Rebecca Johnston, Alistair Graham, Raquel Wright-James, Dylan Szabo and Ben Kochanski
<b>PANEL CHAIR</b>	Alison McCabe, Roberta Ryan and Tony McNamara
<b>COUNCIL OFFICER</b>	Rean Lourens, Dylan Mitchell and Ryan Falkenmire
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley

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

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

### **COUNCIL:**

- Overview of the proposal being for runway extension – replacement and extension to apron works, changes to drainage and associated infrastructure with charging bays, aircraft parking and an equipment storage area.
- Adjacent to existing terminal, designed to accommodate larger aircraft and within the impact area of the existing airport.
- Notified and no public submissions received.
- Internal / external referrals mostly received and no major issues.
- Council understand that the applicant has responded to RFI from Hunter Water.
- Questions over zoning, permissibility and existing use rights still being worked through.

### **APPLICANT:**

- Background - two current projects
  - terminal upgrade (local DA approved)
  - runway upgrade (Federal level project)
- Works are proposed to accommodate larger aircraft linking the terminal to the runway for commercial airlines. These types of aircraft have already been using the runway for Defence purposes.
- No proposed changes to aircraft take-off and landings per hour or curfew arrangements. Change to the type of aircraft accessing the terminal but nothing else.
- Minor construction works only with no CC necessary as there are no buildings.
- Staging of works – construction and managing operations on the site and the need for a CEMP as the airport needs to remain operational throughout the process.
- Proposal splits across 2 zonings with the zone boundary also the lease boundary for the airport and reliant on existing use provisions for the storage area.

### **PANEL:**

- The Panel will need to understand the background and approvals to ensure that environmental impacts have been duly considered ie types and number of aircraft, curfews etc. This needs to be factually articulated together with an explanation of how this proposal fits within that context and the broader site operations and approvals already granted.
- The Panel suggest the applicant/council review Clause 2.25 of State Environmental Planning Policy (Transport and Infrastructure) 2021 in terms of permissibility of the works.

The works appear relatively contained and a further assessment briefing is not likely to be necessary. The Panel expects the applicant to be responsive to any issues raised by Council and encourages completion of the assessment in a timely manner.

**TENTATIVE PANEL DETERMINATION DATE: September 2023**