

# Hunter & Central Coast Regional Planning Panel

Kick off briefing for Regionally Significant Development  
Air transport works – Upgrades to the Existing Airfield

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<b>Date:</b>	11 July 2023
<b>Proposal:</b>	Air transport works – Upgrades to the Existing Airfield
<b>DA No.:</b>	16-2023-205-1
<b>Applicant:</b>	Newcastle Airport Pty Ltd c/o Barr Planning
<b>Developer:</b>	Newcastle Airport Pty Ltd

# Site Context

**Address:** Part Lot 43, DP 1045602  
Part Lot 201, DP 1091749

**Zoning:** SP2 Infrastructure – Defence / Air  
Transport Facility (Lot 43)  
SP2 Infrastructure – Defence (Lot 201)

**Ownership:** Commonwealth of Australia

**Lease Area:**

- Lot 43 is the land the subject of 60 year lease agreement signed in 2016 between the Commonwealth Department of Defence and Port Stephens and Newcastle City councils.
- Commercial operations managed under an operating agreement between the councils and Newcastle Airport Pty Ltd (NAPL)



Figure 1 – Subject site within the existing locality (Six Maps 2022)

- Demolition and excavation of the existing pavement
- Excavation of existing uncontrolled soils in works areas and replacement of special select fill material to support Code E aircraft
- Construction of new pavement, and relocation and redevelopment of existing stormwater drainage infrastructure and channels
- Installation of new aeronautical ground lights (AGL), including taxiway centreline lights, apron edge lights, new pit, and duct, and new and extension of existing cabling
- Relocation of existing services, including fibre optic and data cabling
- Construction of a new storage area for General Service Equipment (GSE) to the immediate west of the terminal, including lighting and electric charging infrastructure provisions
- Installation of new waste holding tank, sewer connection and hydraulic lines.
- Installation of EV charging stations and supporting infrastructure





## Proposed Development – EV charging

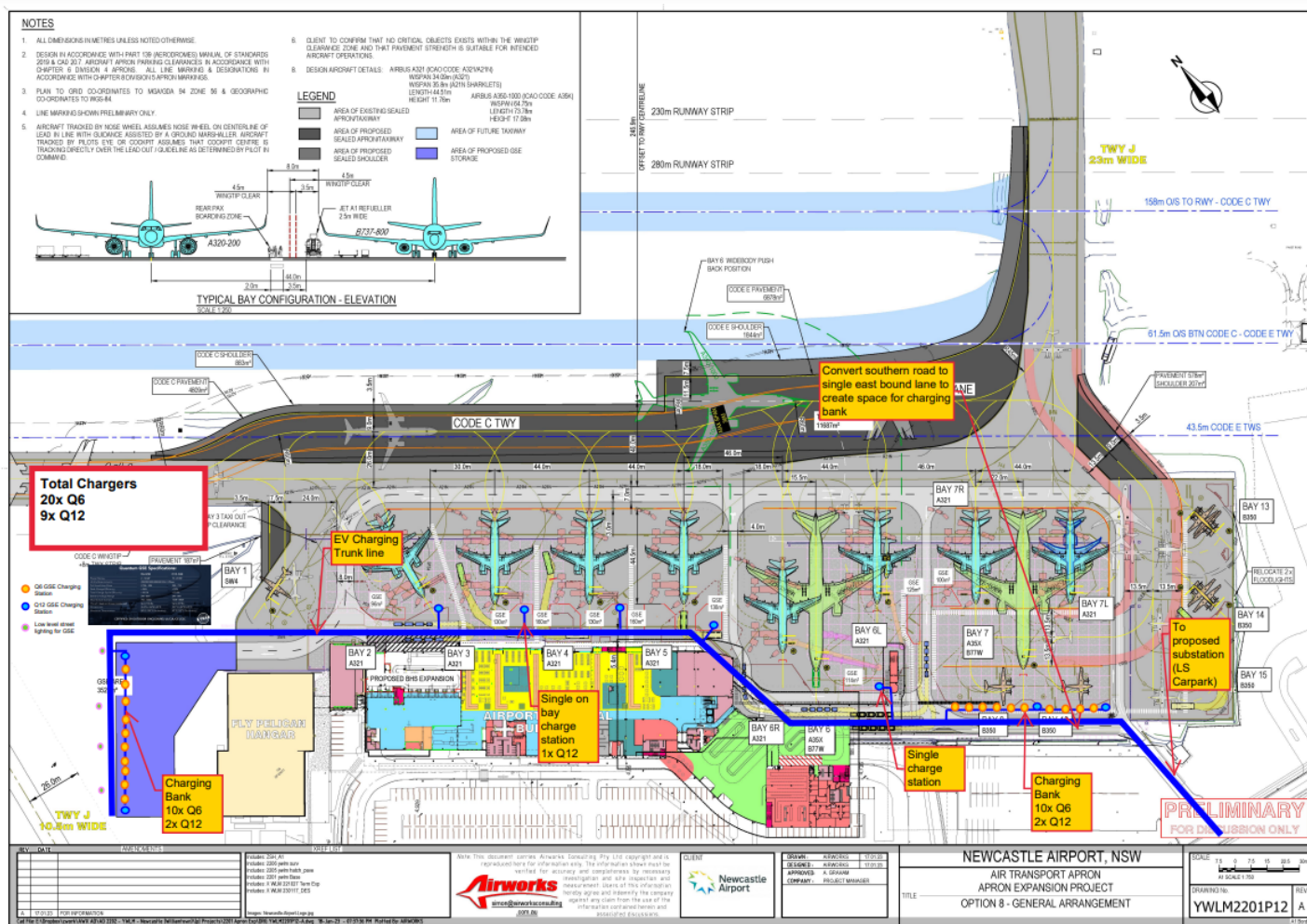


Figure 3 – Proposed development

## Proposed Development –Effluent waste management

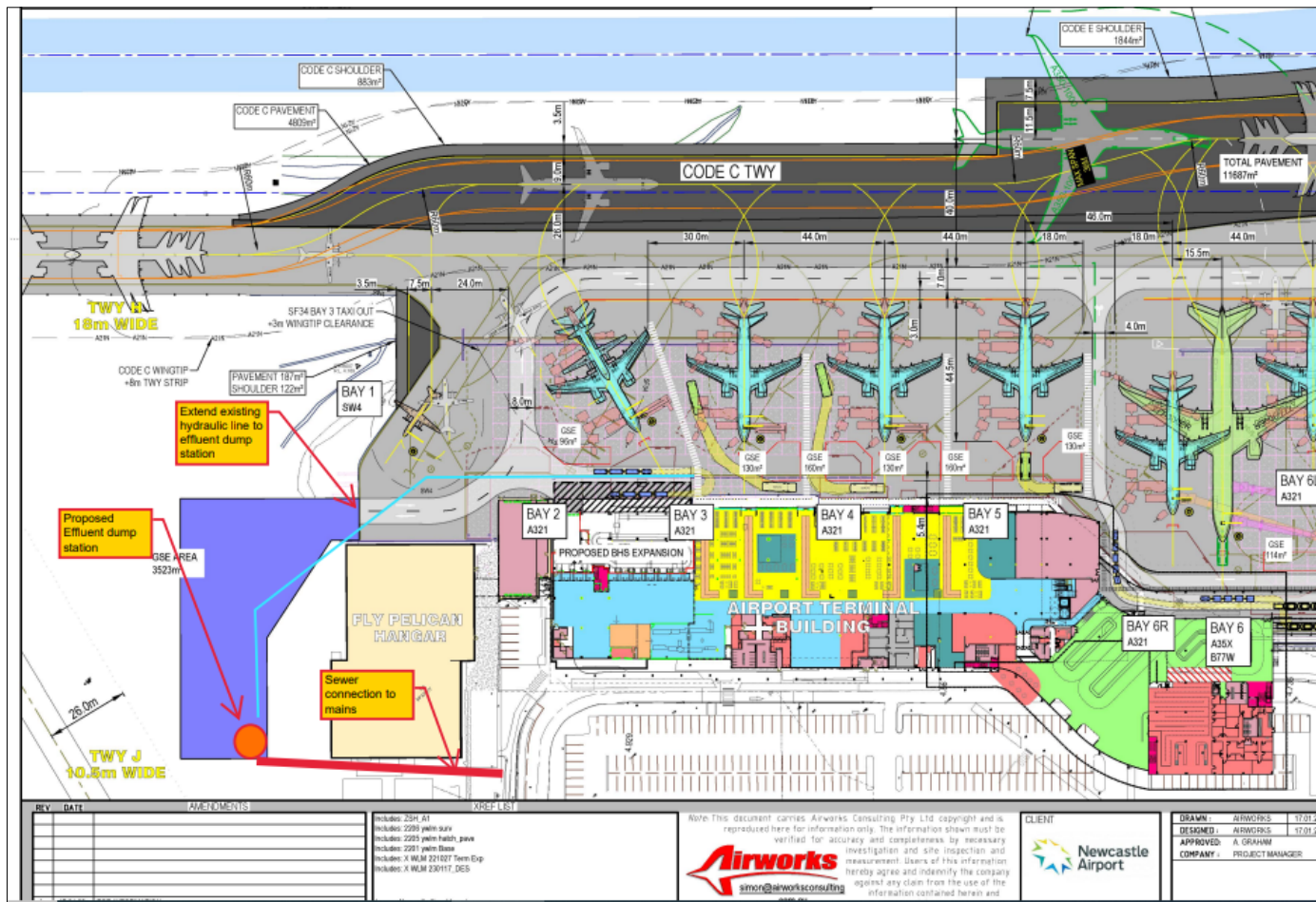


Figure 4 – Proposed waste facilities

# Staging of Works

## Stage 1

- Relocate existing unlined open drain further north
- Construct new pavements to expand the width of the apron taxilane
- Construct new pavements for GSE Storage, West of the NTL hangar.
- Resurface existing pavements where required.
- Installation of new waste holding tank, sewer connection and hydraulic lines.
- Installation of EV charging stations and supporting infrastructure

## Stage 2

- Reconstruction of existing taxilane pavements at new RL's to suit proposed master grading
- Construct new pavements, further expanding the width of the apron
- relocation and redevelopment of existing stormwater drainage infrastructure and channels

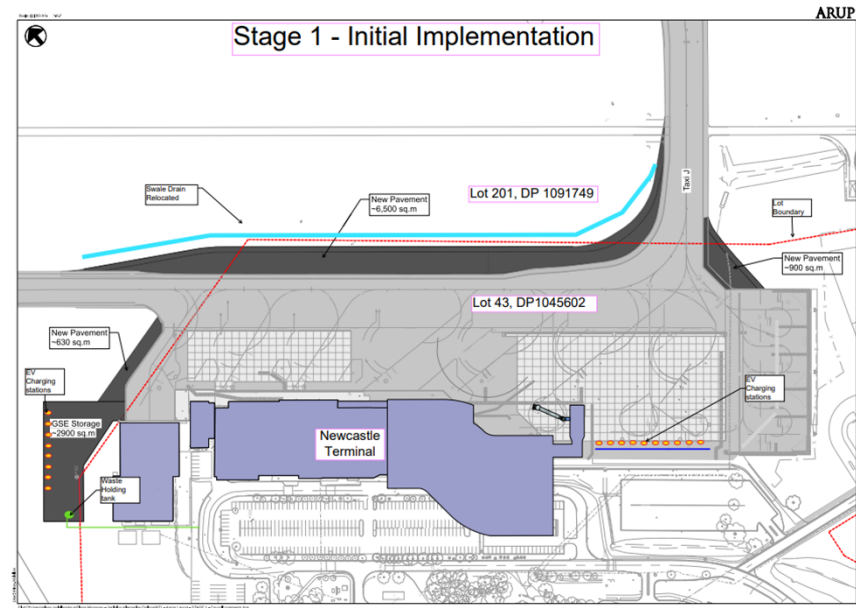


Figure 5 –  
Stage 1 –  
Initial  
Implementati  
on

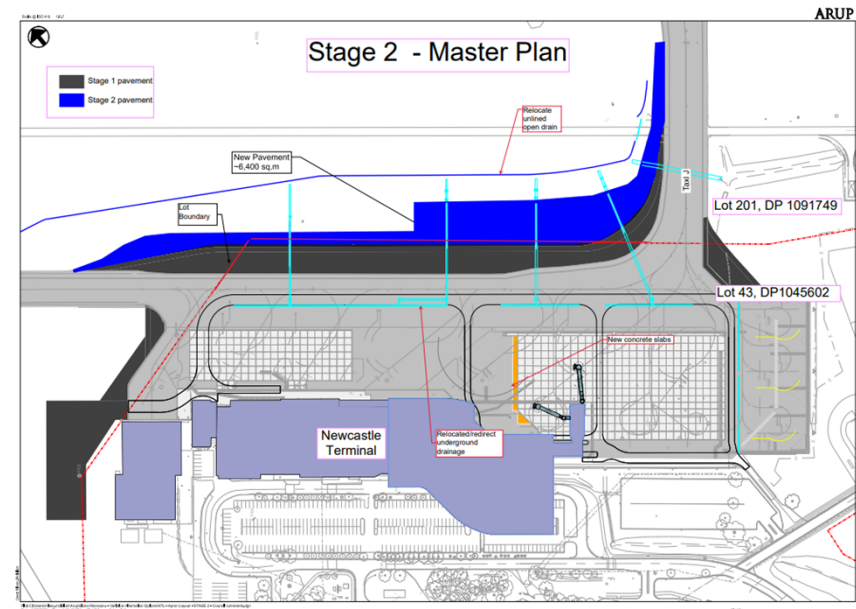


Figure 6 –  
Stage 2 –  
Master Plan

## Specialist reports and Investigations

- Detailed Plans and Civil Engineering Plans
- Geotechnical Factual Report
- Technical Heritage Memorandum
- Flood Management Plan
- Preliminary Contamination Assessment
- Cost Estimate Summary
- CIV Estimate Report

## Stakeholder Engagement

- Pre-lodgement engagement with Council's Development Assessment staff
- Land owners Consent provided by Department of Defence
- Department of Defence Site Selection Board



# Issues for further consideration

## Permissibility

- The site is split zoned
- Development is permissible with consent for *the purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose*
- The proposed works on Lot 43 are directly ancillary to the use of the site as an air transport facility.
- The proposed works on Lot 201 i.e. taxiway widening is considered ancillary or incidental to Defence use of the land, as it will be used by military aircraft.
- However, the proposed GSE is not ancillary or incidental to Defence use of the land, therefore relying on the existing use of the land.

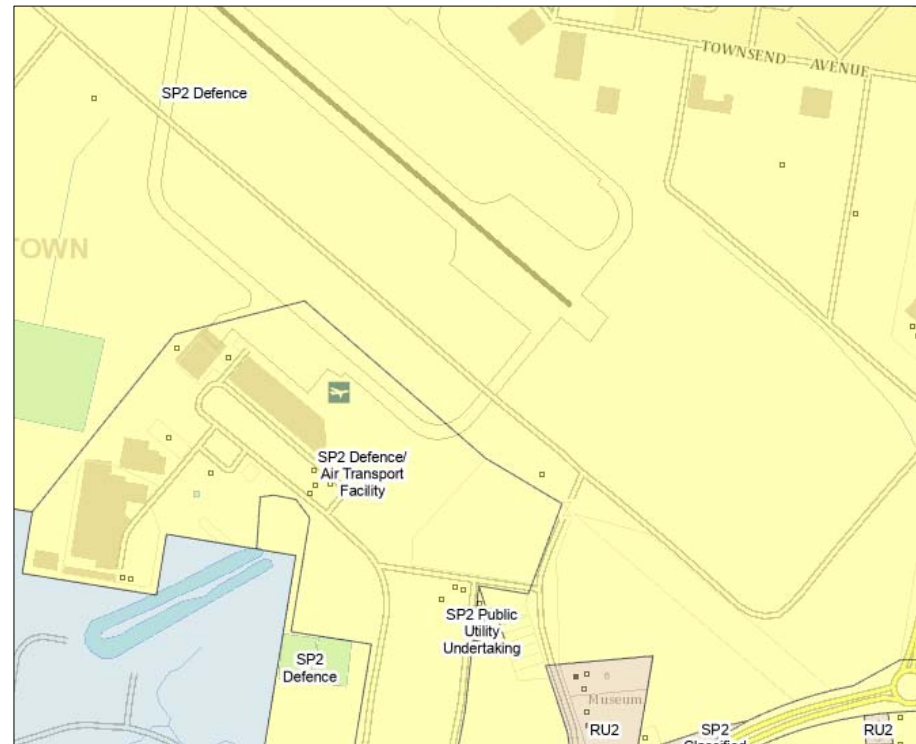


Figure 7 – Site Zoning Map

# Site Zoning

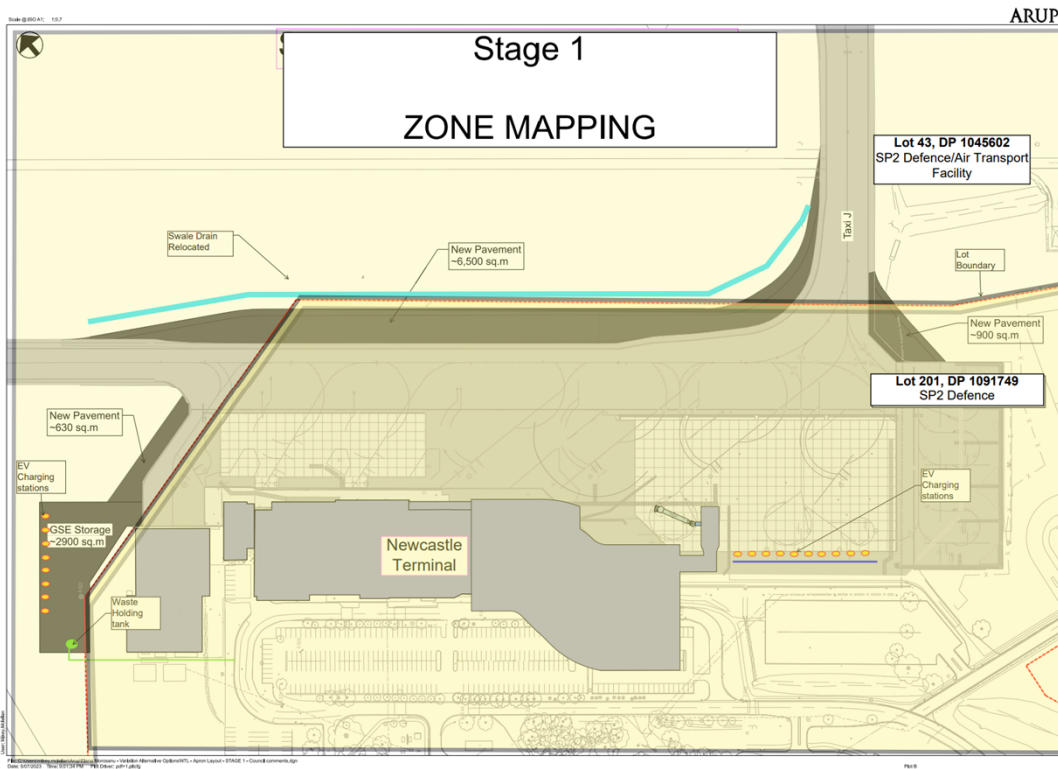


Figure 8 – Stage 1 Zoning Map

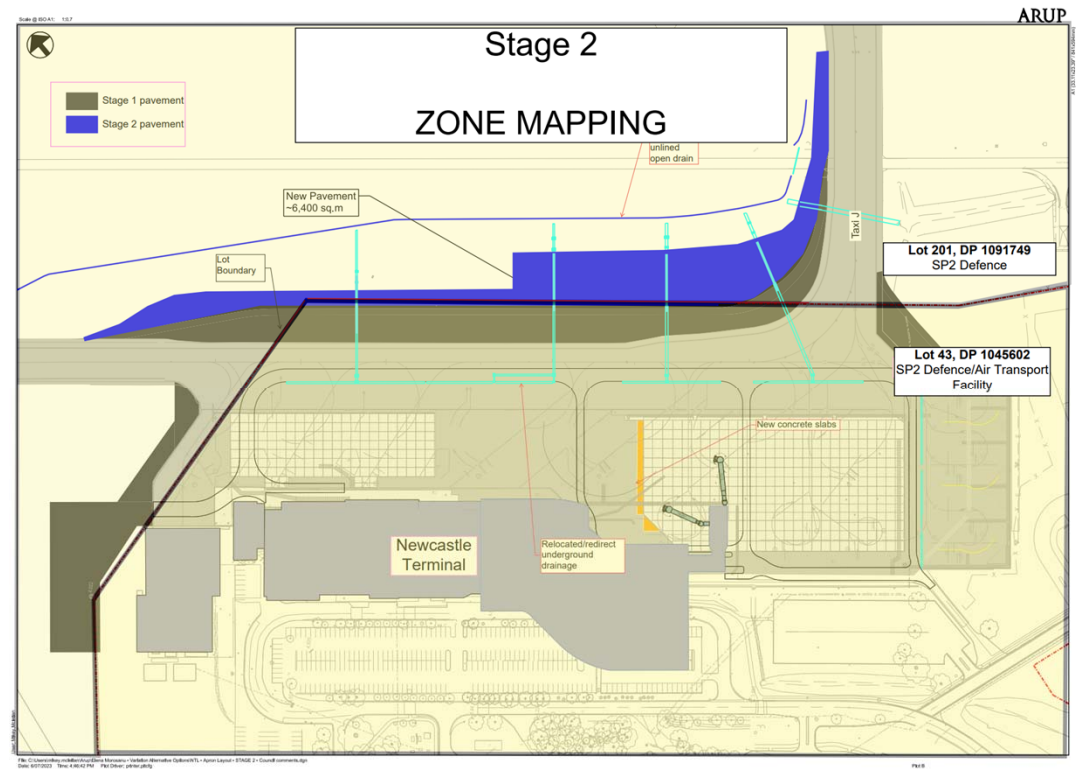


Figure 9 – Stage 2 Zoning Map

# Issues for further consideration

## History of Site

- A new Airport Passenger Terminal was constructed, located on Lot 1 DP 577531, and officially open in 1975.
- Note: A search of Council's records has not identified an approval for this development.
- Lot 1 encompassed both the current Defence land including the RAAF Base, shared runway, and sewerage treatment plant and transpiration ponds, and the current Airport land which included the taxiways, apron, Terminal building, airport car parking and access road.
- The Northumberland Plan 1960 was the applicable instrument, which zoned the site Special Uses 5(a) – Tomago Sands Water Supply Catchment Area.
- The Special Uses (5A) was an open zone, and the use of the land for 'air transport facilities', was not prohibited.
- The area of the proposed GSE Storage Area has operated continuously as part of an approved 'airport', specifically as an activity associated with the airport.



Figure 10 - Aerial image of site in 2010 indicating airport activities occurring on Lot 201.  
Source: Nearmaps Nov 2010

# Issues for further consideration

## Construction Impacts

Potential impacts from construction could include:

- Water quality issues from erosion and sedimentation,
- Traffic impacts on adjacent roads,
- Dust and noise impacts on adjacent residents,
- Potential soil and water impacts from chemical spills
- Waste management.

## Construction Management

A Construction Environmental Management Plan (CEMP) to be prepared prior to Construction Certificate, to include:

- Objectives to direct the progress and success of the construction process.
- Identify site compound and equipment laydown areas, areas, stockpile areas, traffic haulage routes utilising on-public roads where possible.
- General procedures, management responsibilities including monitoring and control, incident response, and training and communication protocols.
- Requirement for regular internal audits and monitoring of all environmental control measures.