

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 5 March 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-276 – Port Stephens – DA 16-2024-28-1 – 38 Cabbage Tree Road, Williamtown 2318 – High technology industrial development comprising office and workshop areas, car parking, site works and associated development

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Ryan Palmer and Giacomo Arnott – Council interest development application.

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Tracey Groves, Jamie Nowland, Rob Green, Shane Murray, Rebecca Johnston, Samuel Liu, Amie McMullen
COUNCIL ASSESSMENT STAFF:	Courtney Sargent, Dylan Mitchell
DEPARTMENT STAFF	Leanne Harris, Holly McCann, Joel Burgess

COUNCIL BRIEFING:

- The development site is within the Astra Aerolab subdivision.
- This DA is proposed in what will be Stage 2A and Stage 2C – subdivision works certificate (SWC) yet to be lodged with Council.
- Previous two DAs have required a deferred commencement arrangement with the subdivision to be registered prior to the consent being operational. This DA has been lodged much earlier in the subdivision process with no works yet approved.
- Council considers timing will be critical in terms of subdivision works.
- DA proposes a high technology industrial development plus a boundary adjustment (Defence related development).
- Zoned B7 and the use is permissible in this zone.
- Contamination is yet to be resolved. Previous investigations from 2009 are being relied upon with the further contamination investigations being considered as part of the SWC. Council considers that an updated report will be required as part of the DA.
- Storage of chemicals proposed but no quantities provided so Council will request a risk screening assessment.
- Additional engineering detail will be required including swept paths for battle-axe driveway.

Planning Panels Secretariat

- Landscaping still being considered and assessed.
- There are some non-compliance issues with front setbacks which need to be assessed.
- Overview of recent minor amendments made in late February.
- Obstacle limitation – DA has been referred to defence but no response yet (Airport consults with Defence prior to lodgement).

APPLICANT BRIEFING

- Overview of the site provided.
- Prior consent history discussed including two DAs in Stage 1 now approved.
- Overview of the construction of Stages 2A and 2C – first SWC (clearing and earthworks) about to be lodged with Council with a later SWC for civil works.
- Previous subdivision consent has addressed constraints (biodiversity, stormwater and flooding, AHIPs, contamination, traffic and road upgrades, services).
- Applicant's desired timeframe and program presented with several concurrent processes proposed.
- Proposed development discussed, floor areas, car parking, access, landscaping and building elevations.
- Key issues
 - timing of staged subdivision works, parallel construction of subdivision and development (temporary access via lot 100), essential services and registration prior to OC – driver is around commercial arrangements and construction timeframe.
 - DCP non compliances and variations being sought.

PANEL COMMENTS:

- The Panel expects certainty around the SWC (lodged and approved) to set clear parameters for land levels, stormwater, road geometry, flooding, bushfire and contamination so that the DA can be assessed against these arrangements.
- Updated contamination information will be required – RAP is needed for this DA.
- The Panel understands that the applicant is seeking a different approach to first two applications which were deferred commencement consents. The applicant will need to work closely with Council regarding the staging / SWC to enable the certainty required for the assessment to progress.
- The Panel questioned the location of the substation and fire storage tanks within the front setback.
- The Panel is concerned about the lack of landscaping along the frontage/boundaries and degree of hard surface. The presentation to the street needs further consideration.