

RECORD OF INITIAL BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 4 March 2025
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-339 – Port Stephens– DA 16 -2024 – 656 - 1 – 5 Jeffries Circuit, Williamtown 2318 – Demolition of existing building, construction of site access and a car park with associated security building, gates and fencing and landscaping.

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara,
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Giacomo Arnott and Leah Anderson have a conflict of duties as this is a Council interest DA.

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Rebecca Johnston, David Mattiussi, Kevin Morris and Kyle Trayhurn
COUNCIL ASSESSMENT STAFF:	Isaac Lancaster, Matt Egan
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING

- This is a Council interest DA as Council are part owners of the land.
- Stage 1 of the Astra Aerolab subdivision is now registered.
- This DA is for car parking and additional vehicular access to the adjoining hangar site and includes hardstand areas, pedestrian pathways, fencing and landscaping.
- Key issues:
 - Small portion of biodiversity values mapping affects part of the site. Site was previously cleared and subsequent planting / street trees / regrowth has occurred. Council's position is that a streamlined BDAR will be required (administrative error only).
 - Hunter Water requirements for stormwater drainage and further information has been requested as well as flagging some inconsistencies in documentation.
- Minor engineering issue with one stormwater connection which is currently being resolved.
- TfNSW have requested SIDRA modelling to support traffic impact assessment.

Planning Panels Secretariat

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APPLICANT BRIEFING

- Overview and site context explained.
- Background to the master plan / SSD approval and future SSD proposal and desired access arrangements for the existing development.
- Overview of the proposed development which includes:
 - Demolition of an existing building
 - Construction of a new 261 space car park
 - Erection of a guardhouse, office and amenities and covered car park structures
 - Installation of security boom gate, fencing, lighting and future provisioning for EV charging
 - Landscaping and tree removal
 - Creation of easements for parking for the site to the north
- Two trees need to be removed within the actual footprint of the works. These are self-seeded since the original clearing.
- 7 planted street trees to also be removed - due to requirements of security fencing. Replaced with lower height landscaping.

PANEL COMMENTS

- The Panel consider that the application should be relatively straight forward and should be able to be dealt with efficiently.
- The Panel want to factually understand the street tree issue and whether this is related to the biodiversity mapping and / or the previous subdivision requirements (credits / clear fell).
- The Panel want to understand the need and location of fencing and why the trees need to be removed and what options are available for retention. Development generally needs to manage impacts arising from the development within the boundaries of the property.
- The rationale and relationship with the car parking for the SSD application currently under assessment needs to be explained in the assessment and any possible issues such as the need for consolidation into that allotment need to be considered.