



August 2021

## Newsletter

The NSW Government is pleased to provide the community with this update on the master planning progress for the Williamtown Special Activation Precinct.

With Newcastle Airport and the RAAF base at its doorstep, the Williamtown Special Activation Precinct is positioned to be Australia's leading national and international defence, aeronautics and aerospace hub creating up to 4,300 new jobs for the region.

Since the February update, master planning work has continued, although this work has taken longer than anticipated, due to complex flooding and drainage land issues, which required additional assessment and analysis.

To help inform our investigations, a targeted flooding and drainage workshop was held with landowners around Cabbage Tree Road and Dawson's Drain to get a local perspective on the flooding and drainage challenges and constraints. Thank you to those that attended.

Thank you also to the landowners who provided access during our recent biodiversity and cultural heritage investigations. This work is important in helping to determine the boundary based on environmental and cultural considerations.

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### Update on progress

We are working on refining the investigation area, which will be much smaller than the current investigation area and will focus on a confined area, south of the Newcastle Airport and Williamtown RAAF base.

There is still a lot of investigation work that needs to be done to confirm the precinct's boundary, including ensuring that potential development does not have an adverse effect on flooding and drainage on the surrounding area. It is important we take the time to get this right.

While this may result in a longer time to finalise the master plan than initially thought, we are on track to confirm the boundary and release the draft master plan later this year.

We are also still determining the most appropriate planning approval pathways that do not compromise the amenity of the surrounding area, including adhering to both State and Commonwealth planning and environmental legislation. We will update the community once this planning pathway has been confirmed.

Ahead of the draft master plan going on public exhibition later this year, department representatives will meet with landowners to take them through the draft plan and brief them on the next phase of the program. Once on public exhibition, local businesses and the community will have an opportunity to view the plans and provide feedback, that will help shape the final plan.



## Potential acquisitions

The Special Activation Precinct will be developed over the long term (20-40 years).

We understand that community members want to know if they are in or out of the precinct and what this may mean for them. We appreciate these concerns and are working as quickly as we can to complete our testing, analysis and investigations ahead of revising the boundary.

As the boundary of the Williamtown precinct is refined and confirmed, the scale and scope of potential acquisitions will also be refined within that final boundary.

The Regional Growth NSW Development Corporation will undertake required acquisitions in accordance with the Land Acquisition (Just Terms Compensation) Act 1991 to ensure a fair process for compensation in the event of land acquisitions by an authority of the State.

Once the draft boundary is known, the corporation will make direct contact with impacted landowners and undertake required acquisitions in accordance with the Land Acquisition (Just Terms Compensation) Act 1991 to ensure a fair process for compensation.

For more information on the compulsory acquisition process and matters for consideration, see the NSW Government's website at: <https://www.propertyacquisition.nsw.gov.au/>

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Thank you for your patience as we continue to plan for an innovative, functional and world-class commercial development, that will deliver for the community now and into the future.

We look forward to updating you again later this year.

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## Who do I contact?

### **Williamtown Special Activation Precinct**

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### **Transport for NSW**

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### **Port Stephens Council**

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### **NSW Environment Protection Authority (EPA)**

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