



October 2021

Newsletter

Since issuing an update in August 2021, the NSW Government is pleased to provide the community with a further update on the master planning progress for the Williamtown Special Activation Precinct (the Precinct).

The Precinct will capitalise on the emerging defence and aerospace industry around Newcastle Airport and the Williamtown Royal Australian Air Force (RAAF) base, positioning it to become Australia's leading national and international defence, aeronautics and aerospace hub, creating up to 4,300 new jobs for the region over the next 40 years.

Update on progress

Over the past three months, the Department has continued with technical investigations that focussed on the area south of the Newcastle Airport and Williamtown RAAF base.

As mentioned in the August update, our planning is taking longer than anticipated due to complex flooding and drainage issues to ensure future development does not have an adverse effect on the surrounding area.

As vital work is continuing to refine the boundary, our timeframe to exhibit the draft master plan will now be in the first quarter of 2022.

While the investigation area covered an area of 10,000 hectares, the Precinct will be much smaller in scale, focussing on the area south of the Newcastle Airport and the Williamtown RAAF base. This means suburbs such as Salt Ash, Tomago, Campvale and Fullerton Cove, will not be included in the Precinct.

The Department will contact landowners in the vicinity of the Precinct to explain how we are determining the boundary, outline next steps and answer any questions. We anticipate these meetings to happen in early 2022, after the Christmas break.

Once the draft Master Plan goes on exhibition, the broader community and stakeholders will have an opportunity to view the plans, provide feedback and help shape the final master plan.

Potential acquisitions

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

The acquisition strategy will be confirmed once the boundary is determined, in line with the public exhibition of the draft master plan in the first quarter of 2022.

The scale and scope of acquisitions will be contained within the precinct boundary and will occur in a staged manner, in line with the precinct's long-term development.

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.

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/>



The NSW Government would also like to take this opportunity to thank landowners who granted access to undertake spring biodiversity investigations to ensure spring-time flora and fauna can be identified and protected.

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. The NSW Government will provide another update in early 2022.

Who do I contact?

Williamtown Special Activation Precinct

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p: 02 4988 0255

Transport for NSW

Nelson Bay Road Project Team

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e: NelsonBayRoad2@transport.nsw.gov.au

p: 1800 512 277

NSW Environment Protection Authority (EPA)

p: Environment Line 131 555

e: info@epa.nsw.gov.au

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