

Williamtown Special Activation Precinct



Frequently asked questions Revised draft Master Plan

January 2023

Why is the draft Master Plan being re-exhibited?

The Department of Planning and Environment exhibited the draft master plan in April 2022. Since then, the department has been working through the feedback received, as well as the results from our technical studies, with the aim of minimising the impact on landowners as much as possible.

In parallel, there has also been detailed engineering work undertaken that has revealed more fill is required, and economic analysis indicates that not as much land is needed for development.

This means the size of the precinct is now smaller than what was originally exhibited.

The precinct now covers an area of 283 hectares (originally 395 hectares), focussing on development around Newcastle Airport, the adjoining RAAF Base Williamtown and east of Learys Drain to Nelson Bay Road.

As the precinct has changed in size, the department is re-exhibiting the draft master plan, so the community and stakeholders have another opportunity to review the revised plan and provide further feedback.

What are the main changes being proposed for the rezoning?

The revised master plan includes the following main changes:

- the land located west of Learys Drain, the front of lots facing Cabbage Tree Road will retain the existing zoning of RU2 Rural Landscape and landowners can

continue rural residential uses. The rear of these properties are still proposed to be rezoned to C2 Environmental Conservation, as per the previous plan, for the environmental protection area

- the area that was identified as a water detention basin in the Western Catchment south of Cabbage Tree Road, is no longer in the revised plan
- the current zoning of RU2 Rural Landscape will remain and landowners can continue rural residential uses. There are no changes proposed to the Northern Catchment.
- a new earth bund will be constructed at the rear of the properties that will ensure no increase in flooding impacts for residential properties.

What technical studies have been updated?

The following technical studies have been updated based on a reduced footprint:

- Structure Plan
- Biodiversity
- Bushfire
- Contamination (PFAS and Non-PFAS)
- Economics
- Flooding and Water Cycle Management
- Historic and Aboriginal Cultural Heritage
- Traffic and Transport
- Utilities and Infrastructure
- Air Quality and Odour and Noise.

How will acquisitions be managed?

Some properties within the Precinct will still need to be acquired or partially acquired, and be in common ownership, however, this area has significantly reduced. Decisions regarding

acquisition will be confirmed following the finalisation of the master plan.

When the draft master plan was originally exhibited in April 2022, we said we would confirm the properties that need to be acquired following finalisation of the master plan and an investment decision, which was originally expected in early 2023. There will now be a slight delay with the investment decision while the revised draft master plan is re-exhibited.

We will be able to confirm which properties may need to be acquired or partially acquired once the master plan is finalised and an investment decision is made by the NSW Government, now expected in the second half of 2023.

What are the next steps?

The revised draft master plan is on exhibition from 25 January 2023 for 28 days and will close on 22 February 2023.

The department will run consultation sessions during the exhibition period.

For further information about the revised draft master plan and to find out about the consultation sessions, please visit www.planning.nsw.gov.au/williamtownsap.

Once the exhibition closes, the department will review and finalise the master plan, taking into consideration feedback received from submissions. The department will publish all submissions and prepare a submissions report, which will be published when the master plan is finalised in 2023.

If you provided a submission during the original exhibition in April 2022, you do not need to make another submission, unless you have further feedback on the revised plan. Your original feedback will be included in the submissions report and will be released with the final master plan.

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