

27 February 2018

Hon. Anthony Roberts  
Minister for Planning  
New South Wales Department of Planning & Environment

**Re: DRAFT GREATER NEWCASTLE METROPOLITAN PLAN  
SUBMISSION ON WILLIAMTOWN CATALYST AREA**

2JC Pty Limited are lodging this as a formal submission to the NSW Government Draft Greater Newcastle Metropolitan Plan (Plan). Our submission is in relation to lands identified in the Williamtown Catalyst area. We control approximately 8.1 hectares of land at 32, 40, 50, 52 Cabbage Tree road.

**Context**

NSW Government is keen to further activate a Defence, Aerospace and Technology park that has been developed successfully to date by private developers in the first stage of the Williamtown Aerospace Centre including the Mercure Airport Hotel. The development to date demonstrates a compelling case to Government that the Hunter Water Corporation 2013 Williamtown Wastewater Transfer scheme has provided the platform for rapid local job creation and expanded private investment. Understandably, it is part of the Hunter Region's post coal future economic diversification planning and delivery.

The Plan refers to the "Desired role in Greater Newcastle" with a jobs estimate of 3,000 by 2036. In this environment it is important that the Government recognise the increased number of jobs / people working on the base each day. In a formal UDIA presentation in December 2016, the RAAF identified an increase from 3,000 people on the RAAF Williamtown Base to 4,200 at that point in time with an estimated 6,000 people on the Base in the early 2020s. These figures need to be catered for in the surrounding planning and infrastructure.

**Development Progress to Date**

The Aerospace and Defence Precinct section identifies that Council will align local plans. 83 hectares of land has been rezoned since 2011. In the past 7 years approximately 2.5 hectares has been developed. To date Council has been working on Flood studies that seek to forecast what flooding and larger scale drainage issues will arise once the 80 hectares has been fully developed. This has been a constraint on forward planning for the area. It is clear that the land that is rezoned and has DA consent for subdivision has numerous constraints on its development including the existing Commonwealth sewerage lagoons and its contamination, RMS deed mandated major works on the Nelson Bay road – Williamtown Drive intersection within a few short years, aboriginal keeping place location constraining land development adjacent to Williamtown Drive, Indigenous archaeology approval expiration, EPBC approval expiry, EPBC offset provision, and multiple owners of the western sections of the site.

**Timing**

Taking up the NSW Government's desire to capitalise on the Federal Government's Defence expenditure directly at RAAF Base Williamtown and indirectly with International Prime contractors, requires the next stage of land suitable for rezoning to be expedited in the short term. To wait further will jeopardise Companies' location decisions taken this year and next year based on the arrival of the Joint Strike Fighter later this year. The job creation opportunities that will be established at the outset of these typically 40-year platforms may be lost if further rezoning and subsequent enabling infrastructure is delayed.

If further land along Cabbage Tree road is rezoned, an added benefit will be more quickly bringing other development players with significantly more expertise in providing property solutions to the market. Further, this supports the opportunity to introduce competition to provide cost effective property solutions for the growing market and in particular the SME market. Users are now seeking land for sale and turnkey facilities for users to own with these property options typically available in a robust employment estate.

This approach will

- Win Defence companies to locate at Williamstown which will
- Increase Airport passenger traffic which will
- Increase Airlines' flights to and from Newcastle Airport.

Other Australian states are already moving and providing Defence companies' incentives typically beyond what NSW has offered in the past. However, the enormous Defence spending at RAAF Base Williamstown, being home to the Joint Strike Fighter and the current International defence contractors' presence are key advantages Williamstown has. The private sector has leveraged and delivered on these advantages and can continue to do so with timely planning approvals at both levels of Government and across agencies.

### **Staging**

In terms of the investigation area as shown on Figure 20 of the Williamstown area, a natural boundary for the first stage of rezoning is Cabbage Tree road. Approximately 30 hectares of land from Nelson Bay road west including the land within the precinct with the greatest exposure will ensure a suitable footprint of land is rezoned which can be reasonably quickly brought to market.

Whilst rezoning of the land to a B7 Employment zone is not necessary for a second southern access road to the BAE and airport precinct, it is clear that the separation of BAE industrial and potentially BAE employee traffic is a welcome and safer outcome.

The establishment of this second and full industrial size major road will secure access to the BAE precinct and potentially the Airport terminal to ensure the overall context of the DAREZ area is not constrained.

Please see the plan overleaf that shows a proposed area for rezoning consideration as part of this next stage of DAREZ. Another 8 hectares further to the west can be added to this rezoning area to achieve approximately 30 hectares. Council has mooted a greater area aligned with Council's own western lot however this will be a costly exercise that will not have sufficient funding for all the necessary studies and can be reasonably viewed as an ambit claim.

This proposed area provides the opportunity now for further expansion of the Williamstown Defence and Airport Related Employment Zone (DAREZ). The road has been shown on the plan for other purposes.

Most importantly, the expeditious rezoning of the land and the establishment of roads, sewer, water and utilities infrastructure will give the Hunter Region the opportunity to establish the area as a premier and world leading Defence Technology and Aerospace estate yielding jobs and growth for years to come.

Whilst the success of bi-partisan and long-term support is very evident in the South Australian Defence state model, it is this NSW Government that funded the Hunter Water Corporation modern sewer infrastructure for the Williamstown area. It is this NSW Government that is funding the duplication of the Tourle Street bridge duplication.

Please contact the author below for the opportunity for our owners to meet you and /or your staff directly in person.

Yours Faithfully,  
**2JC PTY LIMITED**

**JONATHAN TATHAM**