



Australia's property industry

Creating for Generations

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NSW Department of Planning and Environment

Email: activationprecincts@dpc.nsw.gov.au

RE: PROPERTY COUNCIL OF AUSTRALIA – DRAFT SPECIAL ACTIVATION PRECINCT MASTERPLAN

The Property Council of Australia welcomes the opportunity to provide comments to the Draft Special Activation Precinct Masterplan (draft Plan), on public exhibition by the Department of Planning and Environment (the Department).

The Property Council of Australia is the leading advocate for Australia's biggest industry – property. It champions the interest of more than 2200-member companies that represent the full spectrum of the industry, including those who invest, own, manage and develop in all sectors of property.

Property is the nation's biggest industry – representing 13% of Australia's GDP and employing more than 1.4 million Australians. Our members are the nation's major investors, owners, managers and developers of properties of all asset classes. They create landmark projects, environments, and communities where people can live, work, shop and play. The property industry shapes the future of our cities and has a deep long-term interest in seeing them prosper as productive and sustainable places.

The Property Council acknowledges the important role Special Activation Precincts play in accelerating economic growth and attracting business and investment to designated regional areas. The Williamstown precinct will provide a thriving commercial and business hub, supporting local industries and growing local jobs.

Should you have any questions, please do not hesitate to contact Hunter Regional Director, Anita Hugo on email at ahugo@propertycouncil.com.au

Yours sincerely

A handwritten signature in dark ink, appearing to read "Anita Hugo".

Anita Hugo
Hunter/Central Coast Regional Director
Property Council of Australia

The Property Council welcomes government's attention to the draft plan and the opportunity to provide the following comments.

This submission does not attempt to address every element of the Draft Plan or technical papers. Instead, it focuses on specific elements contained in the Draft Plan.

Masterplan boundary

We appreciate the additional effort that has gone in to refine what was initially a large investigation area. It is important to strike the right balance in defining a boundary that does not overburden the Government with acquiring land surplus to need, but also does not exclude important opportunities to contribute to the future success of the Precinct and its integration with the wider community.

We request a review of the SAP boundary at the intersection of Cabbage Tree Road and Nelson Bay Road. The NSW Government has already committed \$275million to provide a brand-new road alignment connecting Bob's Farm to Cabbage Tree Road at Williamstown. In our view, further consideration should be given to ensure appropriate land uses and design treatments are applied at what is already set to become a prominent gateway along the area's main transport route. It can serve a critical role in providing non-competing uses catering to the needs of the surrounding workforce – both within Williamstown and the major employment centre at Tomago – as well as people commuting between Nelson Bay and Newcastle. This could include, for example, opportunities for community focused transport-related uses (e.g., car hire, or public transport interchange services), convenience food and retail, childcare, banking, and other daily personal or business productivity support services. It is important to ensure these opportunities are built-in to the SAP process now so that they can also be advantaged by the streamlined planning framework emerging for the precinct rather than relying upon Council to resource additional strategic planning initiatives in future.

Documentation supporting the Masterplan suggests additional permitted uses allowing for the types of outcomes described above to occur north of Cabbage Tree only. We ask for re-consideration of the treatment of this intersection holistically to ensure broader workforce and community needs are adequately met, and that development is managed to provide a visually appealing, safe, and functional gateway to and through the SAP.

Infrastructure

It is important to maximise land use adjacent to existing infrastructure. This includes land in the Eastern precinct that is already serviced and provides opportunity for greater growth and employment generation. Development on this site overall will require a level of productivity support so planning needs to consider the proximity to these services and where they would be best developed. This may be considered in conjunction with the recommendation above to reconsider the current boundary lines.

The demand for land is greatest in the most prominent and visible locations so it would seem counter-intuitive not to consider this in planning for infrastructure and prioritising implementation.

Potential Land Use Conflict

In line with its 2018 letter of support to the Regional Communities Development Fund, the Property Council recognises that Newcastle Airport (NAPL) is a major contributor to the region's economy and provides a vital link for business, commerce and tourism in New South Wales. Further that Newcastle Airport is one of the Hunter's most significant individual resources, with its services having significant and positive impacts on business productivity, expansion and diversification, communications, visitor experience and regional identity.

The Property Council recognises the local, regional and State benefit of the Newcastle Airport and recognises the direct benefit its continued growth and expansion, as expressed in the Newcastle Airport Master Plan, provides to the broader economic success of the precinct.

We would caution that the draft Williamstown SAP Master Plan must consider the continued operations, and the implementation of the strategic master planning already undertaken, in the 2036 Newcastle Airport Master Plan so as not to compromise future opportunity in this regard with the establishment of development on neighbouring land earmarked for the expansion of Airport amenity and support services.

Future land use needs to be considered in context of the 2036 Newcastle Airport Master Plan as well as the ANEF (Australian Noise Exposure Forecast) to ensure best possible outcomes for development in the precinct as well as avoiding encroachment issues where conflict may arise.

Delivery Plan

The delivery plan needs to be fast tracked and should consider the delivery of enabling infrastructure.

We understand the delivery plan will be impacted by and will need to take into consideration appropriate flooding issues and mitigation strategies.

We further understand that the Structure Plan indicates a significant drainage channel and wetland to be located along the western boundary of the site. The location of this should be considered in context of the location of the approved Stage 6 of the Astra Aerolab so as not to erode economic value of commercial airside land.

The Property Council recommends that the location of drainage and floodwater solutions be revisited to ensure best possible outcomes for future plans and land use.

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