

*Port Stephens*

C.O.U.N.C.I.L

... a community partnership

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Telephone Enquiries:

Robert Dwyer

Community Planning Section

Please Quote File No:

59735-001

Your Reference:

#

The Secretary  
Public Works Committee  
Parliament House  
CANBERRA ACT 2600

Dear Sir/Madam

Re: RAAF Base Williamtown Redevelopment Stage 1 and Facilities for the Airborne  
Early Warning and Control Aircraft.

Port Stephens Council offers the following submission in relation to the above project.

1. Council acknowledges the positive economic impact the project will have on Port Stephens and the Hunter Region. The Council recognises that RAAF Williamtown is a major employment generator, a skills base and, a strategic air transport facility for the region.
2. Newcastle Airport Limited (NAL) is located on Commonwealth land occupied by Williamtown RAAF Base on land leased from Defence Estates and is considered to be a significant infrastructure asset of the Hunter Region. Port Stephens Council, the NSW Premiers Department and the NSW Department of State and Regional Development have prepared a strategic economic study into the potential for future development of NAL and surrounds. This study is nearing completion and a copy of a map showing the study area is attached. The RAAF is a significant stakeholder in the development of expansion strategies for NAL and surrounding land. Given the regional, state and national implications of possible military expansion of the RAAF Base, Williamtown, the Council and NSW Government funded strategic economic study has recognised the future plans of the RAAF. However, to ensure consistency it would be appreciated if details of the current Master Plan for RAAF Base Williamtown were provided as soon as possible to Council.
3. Council supports the submission by NAL urging the Department of Defence to consider the provision of all essential services to the precinct, namely the RAAF Base itself, NAL area and the surrounding lands subject of the strategic economic study mentioned in point 2. Council recommends that investigations be undertaken to determine the size and capacity of all essential services to meet future needs. Investigation should also include the possibility of an easement along Cabbage Tree Road designed to accommodate sewer, oil, gas and telecommunication services and the like.

4. Council notes the observation by the Statement of Evidence that "runoff from the Base can cause downstream flooding and has been an issue of contention in the past." Council suggests that the proposed stormwater study should include the investigation of impacts of flooding and drainage on NAL land and surrounding lands to ensure a holistic approach. Best management practices for stormwater and emergency pollution events should be implemented across the Base. Water sensitive urban design principles should be incorporated into all water management practices including the prevention of any on-base spills being discharged off-site. Also, a pollution incident in December 1999 highlighted deficiencies in the current trade waste collection system. Clearly the system needs to be upgraded to an accepted standard.
5. In relation to transport issues the following points should be considered:
  - RAAF Base Williamstown is a major traffic generator on Medowie Road. The increasing number of Base personnel from 2500 to 2850 (Stage 1) will have a direct impact on the operation of intersections with the base entrances to Medowie Road. In times of high security alert this problem will be further exacerbated. The present level of service is variable, ranging from good to extremely poor during these security periods, often prompting local State Police and Council Traffic Staff to take urgent steps to reduce speed limits and provide warning signs. Variable warning signs and alternative lane configurations are considered necessary to address the safety and efficiency issues for both through and base traffic.
  - Consideration should also be given to alternative transport options rather than private car usage for journey to work. Initiatives for car pooling, cycling and public transport need further consideration in the redevelopment plan. Given the number of base personnel residing in the Medowie and Raymond Terrace areas a shuttle bus could provide an environmental alternative to private car journeys to work.
  - Cycleway construction linking the RAAF Base to Medowie has been an issue raised previously from the Base. Given the majority of users would be Base personnel, consideration should be given toward the development of this cycle link along Medowie Road.

Thank you for the opportunity to comment on the proposal. Please contact Mr Robert Dwyer, Council's Land Use Planning Manager on 02 4980 0274 should you require any clarification.

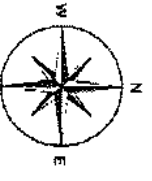
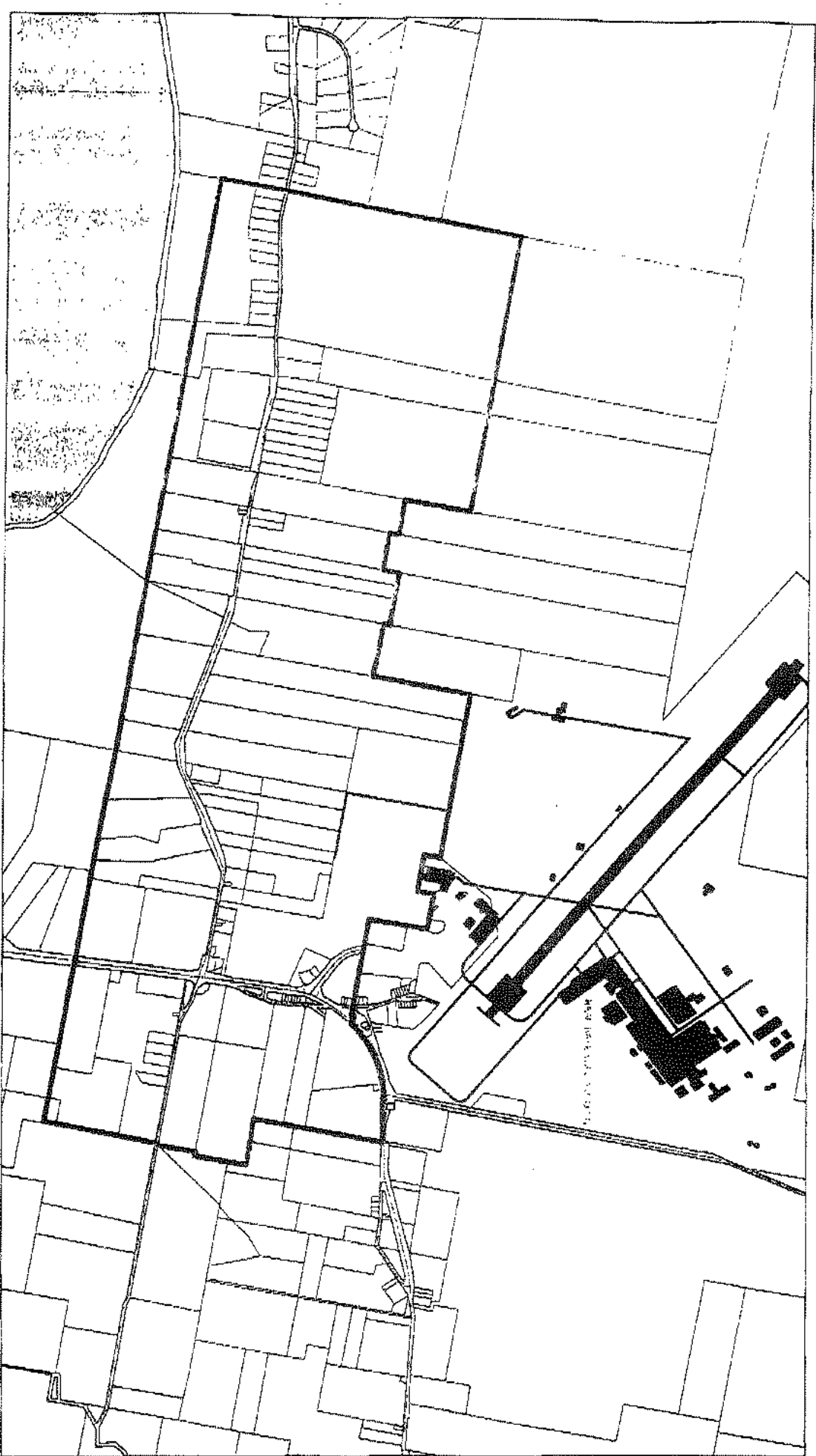
Yours Sincerely



Peter Gesling

**GENERAL MANAGER**





TOTAL P. 2

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# Newcastle Airport - Study Area

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**SHEET LOCALITY**

