

Oborn Professional Consulting Group

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Land and Engineering Surveyors

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SUBMISSION 19

Director:

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26 August 2002

The Secretary
 Public Works Committee
 Parliament House
 CANBERRA ACT 2600

Fax 6277 4426

Dear Sir

**RE RAAF BASE WILLIAMTOWN REDEVELOPMENT - STAGE 1 &
 FACILITIES FOR THE AIRBORNE EARLY WARNING & CONTROL AIRCRAFT**

I act on behalf of the registered proprietors of land adjoining the RAAF Base as follows:

Property: Lot 11 DP 1036501 Williamtown Drive, Williamtown
 Proprietor: B & M Ellison Pty Limited

I refer to a document entitled Statement of Evidence to the Parliamentary Standing Committee on Public Works, Dept of Defence Canberra dated June 2002.

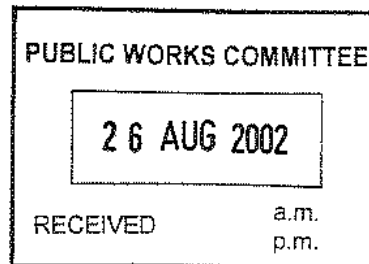
I note your advice that a Public Consultation Meeting was held in Newcastle on 14th August 2002 attended by members of the Parliamentary Standing Committee. I further note your advice that the meeting was advertised in the local press for attendance by interested parties.

At this meeting I understand that submissions were invited from property owners and organisations that may be affected by the proposed redevelopment.

Unfortunately I was unaware that a meeting had been convened.

In the circumstances I wish to lodge a submission as set out hereunder of my client's intentions for the future usage of the subject land in order that this information can be taken into consideration in the preparation of the Report that I understand is being prepared at present for consideration by Parliament later this year.

- My client's property adjoins the southern boundary of the RAAF Base and has an area of approximately 74.5 ha. The land is presently vacant and zoned Rural 1(a) as noted in Port Stephens LEP.
- The adjoining land Lots 1 & 2 DP 1036690 (previously in the ownership of my client) has now been developed as a Service Station and Hire Car operation at the corner of Nelson Bay Road and Williamtown Drive. My client has intentions of developing the remaining



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land on the corner of Williamtown Drive & Nelson Bay Road being Lot 10 DP 1036501 (2 ha) and Lot 3 DP 1036690 (2 ha) for retail usage permissible under Council's current zoning.

- My client's land has been identified for possible Light Industrial Usage (4(a)).
- I am advised by Council and the responsible Statutory Authorities that any Rezoning Request proposal would be dependent upon addressing the required environmental constraints and servicing issues including satisfactory provision of water and sewerage facilities to service the subdivision of the land

Water: It is noted that Hunter Water Corporation has recently completed an upgrade of the watermain facilities in Cabbage Tree Road and Nelson Bay Road with capacity to facilitate any possible subdivision.

Sewer:

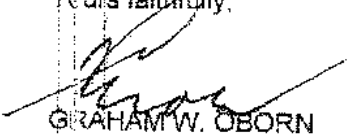
Paragraph 78 on Page 18 of the Dept. of Defence Report of June 2002 notes that the existing Wastewater Treatment Plant servicing the existing RAAF Base development is only adequate to service the current Base servicing requirements and in any event is outdated. It should be noted that the present irrigation ponds are located on my client's property with minimal opportunity for increase in capacity.

Paragraph 82 on Page 19 of the Report of June 2002 indicates a proposal to transfer raw sewerage from the RAAF Base upgrade proposal to the Hunter Water Corporation Wastewater Treatment Plant located at Raymond Terrace.

Enquiries at Hunter Water Corporation suggest that such a proposal should be designed with a capacity to serve not only the requirements of the RAAF Base upgrade but also the requirements in relation to the future subdivision of the subject land.

I await the Committee's response to the information provided herein for inclusion as a submission in the Report to Parliament.

Yours faithfully,



GRAHAM W. OBORN