



# **Statement of Environmental Effects**

**For a Proposed Subdivision at  
Lot 7 DP 1037092**

**Hunter Economic Zone**

**December 2007**

**Job Ref: 23403**



HARPER  
SOMERS  
O'SULLIVAN

PLANNING › SURVEYING › ECOLOGY

A member of **RPS** Group Plc

|                                                                         |                      |
|-------------------------------------------------------------------------|----------------------|
| PROJECT: STATEMENT OF ENVIRONMENTAL EFFECTS - PROPOSED SUBDIVISION, HEZ |                      |
| CLIENT:                                                                 | HEZ NOMINEES PTY LTD |
| OUR REF                                                                 | 23403                |
| DATE:                                                                   | DECEMBER 2007        |
| APPROVED BY:                                                            | KATRINA O'ROURKE     |
| SIGNATURE:                                                              |                      |
| CHECKED BY:                                                             | TOBY LAMBERT         |
| SIGNATURE:                                                              |                      |

## CONTENTS

|     |                                                                    |   |
|-----|--------------------------------------------------------------------|---|
| 1   | INTRODUCTION .....                                                 | 1 |
| 2   | DESCRIPTION .....                                                  | 1 |
| 2.1 | Development.....                                                   | 1 |
| 2.2 | The Site .....                                                     | 1 |
| 3   | PLANNING PROVISIONS .....                                          | 1 |
| 3.1 | Cessnock Local Environmental Plan 1989 .....                       | 1 |
| 3.2 | Cessnock City Council Development Control Plan 2006: E6: HEZ ..... | 2 |
| 3.3 | Hunter Regional Environmental Plan 1989.....                       | 3 |
| 4   | MINE SUBSIDENCE.....                                               | 3 |
| 5   | FLORA AND FAUNA .....                                              | 4 |
| 6   | HERITAGE.....                                                      | 4 |
| 6.1 | Aboriginal Heritage .....                                          | 4 |
| 7   | URBAN DESIGN.....                                                  | 4 |
| 7.1 | Lot Sizes and Boundaries.....                                      | 4 |
| 8   | TRAFFIC AND ACCESS .....                                           | 4 |
| 9   | SOCIAL IMPACT .....                                                | 5 |
| 10  | SERVICES .....                                                     | 5 |
| 11  | CONCLUSION .....                                                   | 5 |

## APPENDICES

|            |                          |     |
|------------|--------------------------|-----|
| APPENDIX A | Plan of Subdivision..... | A-1 |
|------------|--------------------------|-----|

# 1 INTRODUCTION

RPS Harper Somers O'Sullivan Pty Ltd has been commissioned by Hunter Economic Zone Pty Ltd to submit an application to subdivide land in part of Lot 7 in DP 1037092 within the Hunter Economic Zone (HEZ) at Kurri Kurri. This application is for the subdivision of the land from Part Lot 7 DP 1037092 to create a 7.85ha site for the proposed industrial development (hereafter referred to as 'the site') known as 'WIPS Management'.

## 2 DESCRIPTION

### 2.1 Development

It is proposed to subdivide Lot 7 DP 1037092 to create a 7.85 ha site for the proposed industrial development for the manufacturing and distribution of pre-fabricated wall and floor panels. The newly created Lot 290 will be 7.85 ha.

The site currently does not have public road frontage however significant progress has been made recently to dedicate the main Spine Road through the industrial estate. This road will be dedicated to the public in the near future and certainly prior to completion of construction of the proposed industrial development. Access to the site will be provided directly from the Spine Road.

A Subdivision Plan is contained in Appendix A.

### 2.2 The Site

The site is described as part Lot 7 in DP 1037092 within the HEZ, Kurri Kurri. The site has an area of 7.85ha. It is currently vegetated by Lower Hunter Spotted Gum Ironbark Forest (LHSGIF) with approximately 1.3 ha previously cleared in the north-west corner.

Two ephemeral watercourses pass through the south east corner of the site.

The site slopes from a high point towards the north of the site down to the east and south, with a maximum level difference in the order of 10m over 150+m.

## 3 PLANNING PROVISIONS

### 3.1 Cessnock Local Environmental Plan 1989

The site is zoned 4(h) – Hunter Employment Zone under the Cessnock Local Environmental Plan 1989. Subdivision is permitted subject to development consent. The proposed development complies with the objective of the 4(h) - Hunter Employment Zone.

The objectives of this zone are to:

- (a) to encourage sustainable major industrial development of major employment – generating development that is conveniently accessible to urban centres and that has a good road and rail access links;

- (b) to encourage ecologically sustainable development by prohibiting development that contributes to the degradation of the Wallis and Fishery Creeks water catchments, and
- (c) to permit other development that is complementary, ancillary or related to existing development within the zone, and
- (d) to prohibit development that exposes residences and the natural environment to unacceptable levels of pollution or hazard risk, and
- (e) to minimise the clearing of native vegetation, and
- (f) to facilitate the movement and survival of native fauna and flora by conserving native corridors.

### **Comment**

Although the subdivision forms part of the major project application for WIPS Management under Part 3A of the EPA Act we have considered the Cessnock LEP and DCP 2006 E6: HEZ nonetheless. The subdivision complies with these policies and the Director General's Requirements.

The location of the infrastructure and construction methods devised for the development seek to encourage sustainable development by promoting development that does not contribute to the degradation of the Wallis and Fishery Creeks water catchments.

The proposal will not result in the degradation of Wallis or Fishery Creeks and will not expose residences and the natural environment to unacceptable levels of pollution or hazard risk.

Given the above information it is considered that the proposal meets the objectives of the zone.

### **3.2 Cessnock City Council Development Control Plan 2006: E6: HEZ**

DCP E6:HEZ requires developments within the HEZ Estate to adhere to the goals and objectives of the HEZ Environmental Management Strategy (EMS). The EMS aims to achieve ecological sustainable development and protection of the environment in the development of HEZ. The EMS requires that individual sites within the Estate address the strategies listed below:

- Water-Cycle Management Plan
- Habitat Management Strategy
- Air Quality Management
- Energy Management/ Efficiency
- Transport/Accessibility
- Lighting, Vibration, Interference and Noise Strategy
- Waste Management and Resource Recovery Strategy; and

### **3.3 Hunter Regional Environmental Plan 1989**

#### **Part 3, Division 1**

##### **Objectives**

The objectives of this plan in relation to planning strategies concerning industrial development are:

- (a) to ensure that sufficient zoned and serviced industrial land is provided in locations appropriate to the needs of industry, while ensuring protection of the environment, and
- (b) to promote the distribution of employment in secondary industry in a manner compatible with the availability of services and distribution of population.

##### **Principles**

Councils should:

- (a) ensure that an adequate supply of zoned and serviced industrial land is available in appropriate locations to meet needs, taking into account the extensive nature of modern industrial and quasi-industrial development,
- (b) ensure that waterfront industrial land is retained for industries requiring waterfront access, and
- (c) in consultation with the Environment Protection Authority, identify sites for hazardous or offensive industries in appropriate locations, taking into account *State Environmental Planning Policy No 33—Hazardous and Offensive Development*.

##### **Comment**

The HEZ ensures that an adequate supply of zoned and serviced industrial land is available in appropriate locations to meet needs. This subdivision will take place in 4h zoned land and is well serviced. A flora and fauna assessment has been undertaken for the entire HEZ site and recommendations from the assessment have been considered in the design of the HEZ. While this subdivision proposal does not directly benefit employment, the building works associated with the subdivision will provide employment for up to 90 people and the ongoing industrial operation will employ approximately 75 workers and 10 office staff (Caladines Town Planning Pty Ltd 2007).

## **4 MINE SUBSIDENCE**

The Holmesville Top Seam workings underlie the subject site and because the depth of workings is greater than 150m, the full extraction is unlikely to occur and therefore mine subsidence should not be an issue. The application will need to be referred to the Mine Subsidence Board for approval as part of the development assessment process.

## 5 FLORA AND FAUNA

This proposal will not include the clearing of native vegetation. Native vegetation clearing will be necessary for the construction of the industrial development and this has been addressed in the documentation for the industrial development as prepared by Caladines Town Planning Pty Ltd.

## 6 HERITAGE

### 6.1 *Aboriginal Heritage*

Previous studies of the overall HEZ site have concluded that Aboriginal archaeological relics are most likely to be found in the vicinity of water courses.

The subject site has been surveyed by the Mindaribba Local Aboriginal Land Council (MLALC). As a result of the site inspection, the site is considered to not contain Aboriginal artefacts, however should any artefacts be found during site works all work will ceased and National Parks and Wildlife Service (NP&WS) and MLALC will be contacted.

## 7 URBAN DESIGN

### 7.1 *Lot Sizes and Boundaries*

The DCP 47 development controls for urban designs states:

- (a) Land cannot be subdivided unless the subdivision specifically relates to the use of the land for which consent has previously or will concurrently be granted.
- (b) No minimum lot sizes and dimensions are applicable. Subdivision will be assessed taking into consideration proposed and surrounding developments where buildings and associated works have been sited in response to site conditions and merits.

#### **Comment**

Given the above information the proposed subdivision complies with the objectives of the DCP 2006 E6:HEZ for Lot Sizes and Boundaries. The proposed subdivision complies with the Director General's Requirements.

## 8 TRAFFIC AND ACCESS

The site is to be accessed from the HEZ Spine Road through a 10m wide driveway with a median strip separating lanes. This is in accordance with DCP 2006 C1: Parking and Access and the Director General's Requirements.

## 9 SOCIAL IMPACT

The proposed development has no identifiable implications for residential communities in the vicinity of the site or elsewhere. The HEZ will create additional employment opportunities and provides a positive social and economic benefit for the local community.

## 10 SERVICES

Reticulated water, sewerage, telephone, and electricity, will be available to the site. The site will, in the future, have direct access to the fibre optic cable linking Sydney to Brisbane.

## 11 CONCLUSION

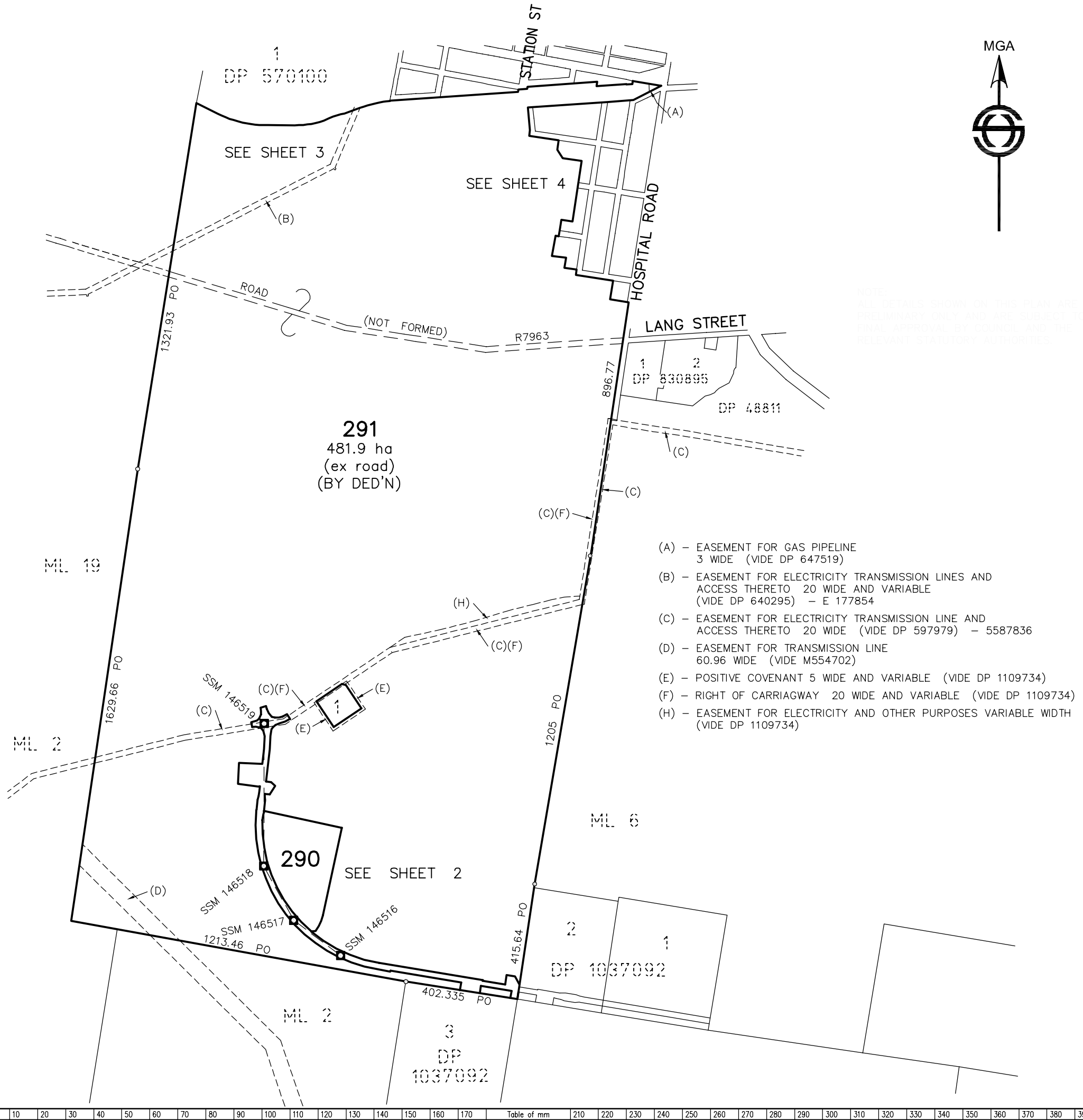
The Hunter Economic Zone is one of the largest industrial estates in the Southern Hemisphere. The subdivision of Lot 7 DP 1037290 is to provide a site for industrial development, consistent with the intentions of the Estate and will allow the development of a facility that will contribute to ensuring the natural attributes of HEZ are maintained and enhanced. The subdivision is consistent with the Director General's Requirements, the intention of the 4(h) zone and guidelines setout in DCP 2006 E6:HEZ.

Assessment of likely impacts has shown that a development of this type can occur with minimal environmental impact, and therefore **approval for the subdivision is sought.**



## **APPENDIX A      Plan of Subdivision**

SIGNATURES, AND SEALS ONLY



Registered :

Title System :

Purpose :

Ref. Map :

Last Plan :

PLAN OF SUBDIVISION OF  
LOT 7 DP 1037092

Lengths are in metres. Reduction Ratio 1 : 10000

L.G.A. : CESSNOCK

Locality : TOMALPIN

Parish : STANFORD

County : NORTHUMBERLAND

This is sheet 1 of my plan in 4 sheets  
(Delete if inapplicable)

## Survey Certificate

**Survey Certificate**  
*Surveying Regulation, 2006*

I, SHANE ANDREW BOSLEM.....  
of HARPER SOMERS O'SULLIVAN  
241 DENISON STREET, BROADMEADOW  
a surveyor registered under the Surveying Act, 2002,  
hereby certify that the survey represented in this plan  
is accurate, has been made in accordance with the  
Surveying Regulation, 2006 and was completed on

The survey relates to ...lot...290.....

(here specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

(Signature) ..... Dated : .....  
Surveyor registered under the Surveying Act, 2002

Datum Line : 'X' ~ 'Y'  
Type : Urban/Rural

Plans used in preparation of Survey/Compilation

DP 1037092

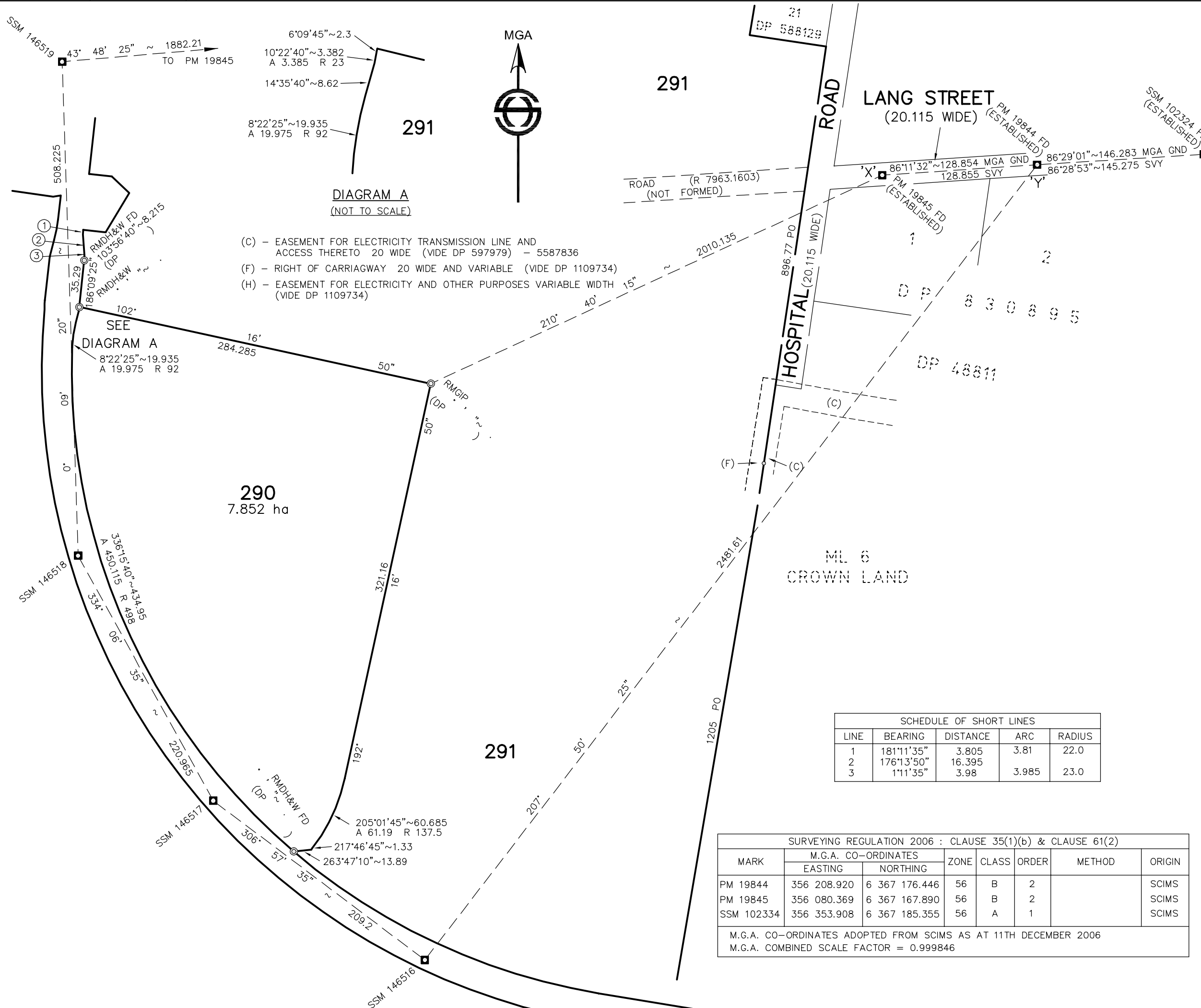
DP 830895

DP 48811  
BB 443377

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants

PURSUANT TO SECTION 88B OF THE  
CONVEYANCING ACT 1919, AS AMENDED  
IT IS INTENDED TO CREATE :

## 1. POSITIVE COVENANT



Registered

This is sheet 2 of my plan in 4 sheets  
dated

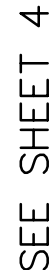
Surveyor registered under Surveying Act, 2002

This is sheet \_\_\_\_\_ of my plan of \_\_\_\_\_ sheets  
covered by Subdivision Certificate No. \_\_\_\_\_  
of \_\_\_\_\_

Authorised Person/General Manager/Accredited Certifier

For use where space is insufficient in any panel on Plan Form 2.

Reduction Ratio 1 : 2000

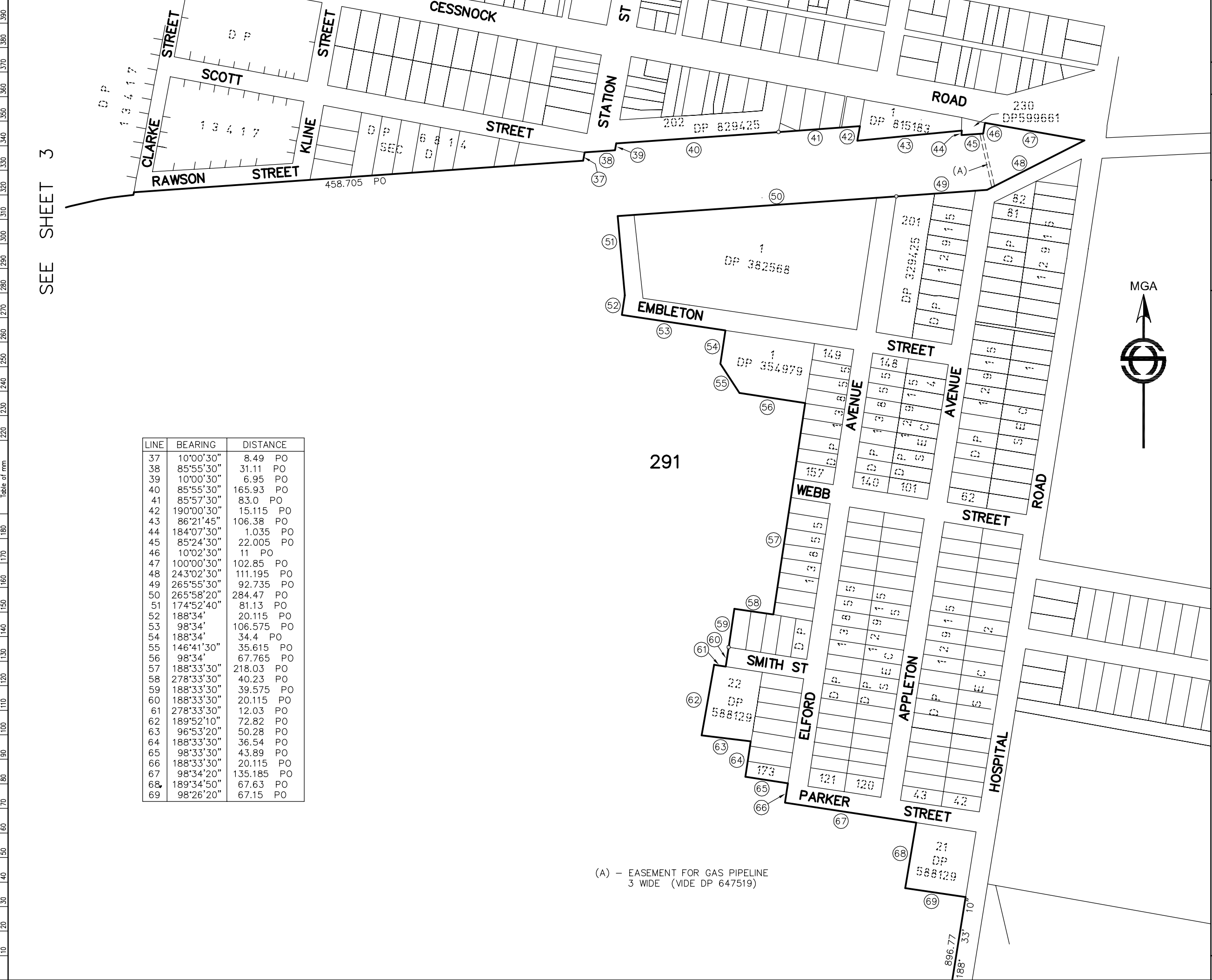


| LINE | BEARING   | DISTANCE  |
|------|-----------|-----------|
| 1    | 116°46'   | 86.8 PO   |
| 2    | 115°21'   | 14.97 PO  |
| 3    | 113°13'   | 14.8 PO   |
| 4    | 110°45'   | 15.175 PO |
| 5    | 107°27'   | 15.165 PO |
| 6    | 106°14'   | 16.055 PO |
| 7    | 103°32'   | 17.41 PO  |
| 8    | 101°08'   | 14.445 PO |
| 9    | 99°57'    | 15.39 PO  |
| 10   | 98°07'    | 15.455 PO |
| 11   | 94°28'    | 15.05 PO  |
| 12   | 92°00'    | 14.64 PO  |
| 13   | 90°47'    | 14.955 PO |
| 14   | 90°06'20" | 96.4 PO   |
| 15   | 88°40'    | 15.04 PO  |
| 16   | 86°21'    | 14.705 PO |
| 17   | 84°15'    | 14.82 PO  |
| 18   | 82°01'    | 15.135 PO |
| 19   | 79°03'    | 15.345 PO |
| 20   | 77°37'    | 15.385 PO |
| 21   | 69°33'    | 14.785 PO |
| 22   | 63°16'    | 20.425 PO |
| 23   | 69°13'    | 15.735 PO |
| 24   | 74°32'    | 28.95 PO  |
| 25   | 75°37'    | 14.105 PO |
| 26   | 72°31'    | 10.09 PO  |
| 27   | 70°11'    | 48.535 PO |
| 28   | 70°12'    | 12.485 PO |
| 29   | 71°52'    | 15.3 PO   |
| 30   | 74°06'    | 15.25 PO  |
| 31   | 76°47'    | 15.15 PO  |
| 32   | 77°35'    | 15.195 PO |
| 33   | 80°10'    | 12.465 PO |
| 34   | 81°58'    | 9.95 PO   |
| 35   | 83°11'    | 13.17 PO  |
| 36   | 10°00'30" | 0.53 PO   |



For use where space is insufficient in any panel on  
Plan Form 2.

\*OFFICE USE ONLY



| LINE | BEARING    | DISTANCE   |
|------|------------|------------|
| 37   | 10°00'30"  | 8.49 PO    |
| 38   | 85°55'30"  | 31.11 PO   |
| 39   | 10°00'30"  | 6.95 PO    |
| 40   | 85°55'30"  | 165.93 PO  |
| 41   | 85°57'30"  | 83.0 PO    |
| 42   | 190°00'30" | 15.115 PO  |
| 43   | 86°21'45"  | 106.38 PO  |
| 44   | 184°07'30" | 1.035 PO   |
| 45   | 85°24'30"  | 22.005 PO  |
| 46   | 10°02'30"  | 11 PO      |
| 47   | 100°00'30" | 102.85 PO  |
| 48   | 243°02'30" | 111.195 PO |
| 49   | 265°55'30" | 92.735 PO  |
| 50   | 265°58'20" | 284.47 PO  |
| 51   | 174°52'40" | 81.13 PO   |
| 52   | 188°34'    | 20.115 PO  |
| 53   | 98°34'     | 106.575 PO |
| 54   | 188°34'    | 34.4 PO    |
| 55   | 146°41'30" | 35.615 PO  |
| 56   | 98°34'     | 67.765 PO  |
| 57   | 188°33'30" | 218.03 PO  |
| 58   | 278°33'30" | 40.23 PO   |
| 59   | 188°33'30" | 39.575 PO  |
| 60   | 188°33'30" | 20.115 PO  |
| 61   | 278°33'30" | 12.03 PO   |
| 62   | 189°52'10" | 72.82 PO   |
| 63   | 96°53'20"  | 50.28 PO   |
| 64   | 188°33'30" | 36.54 PO   |
| 65   | 98°33'30"  | 43.89 PO   |
| 66   | 188°33'30" | 20.115 PO  |
| 67   | 98°34'20"  | 135.185 PO |
| 68   | 189°34'50" | 67.63 PO   |
| 69   | 98°26'20"  | 67.15 PO   |

(A) – EASEMENT FOR GAS PIPELINE  
3 WIDE (VIDE DP 647519)

Registered

This is sheet 4 of my plan in 4 sheets dated

Surveyor registered under Surveying Act, 2002

This is sheet of my plan of sheets covered by Subdivision Certificate No. of

Authorised Person/General Manager/Accredited Certifier

For use where space is insufficient in any panel on Plan Form 2.

Reduction Ratio 1 : 2500