

Preliminary Environmental Assessment

Property:
Tomago Road, Tomago

Applicant:
Redlake Enterprises Pty Ltd



CPP
CERTIFIED PRACTISING PLANNER

Unit 7/335 Hillsborough Road,
Warners Bay NSW 2290
Ph: (02) 4978 5100 Fax: (02) 4978 5199
www.asquithdewitt.com.au

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Section 1

Executive Summary

Asquith DeWitt Pty Ltd have been engaged to assist Redlake Enterprises Pty Ltd (Redlake) in obtaining approval to develop their newly acquired site at Tomago Road Tomago. The prime objective of Redlake at this time is to have the land filled to allow the establishment of WesTrac Equipment Pty Ltd (WesTrac) facilities as soon as possible. The proposed WesTrac facility at Tomago will be the NSW headquarters. Future development will involve subdivision for related and unrelated land use. The proposed development is discussed in more detail later in this report.

WesTrac hold the franchise for Caterpillar equipment in NSW, ACT, WA & Northern China. WesTrac is one of the largest Caterpillar dealerships in the world, having been established in 1989 as part owned subsidiary company of Australian Capital Equity Pty Limited. WesTrac's core business is to supply new and used Caterpillar machinery which service the construction, mining, forestry, local government, quarry, rental, on highway trucks and marine markets. Supporting the supply of new and used machines with market leading after-sales service, WesTrac has invested heavily in information technology, workshop equipment and tooling. WesTrac in Australia employs in excess of 2000 people.

In order to ensure that WesTrac is able to meet its obligations to customers and maintain its stride for growth and provision for future employment opportunities it is imperative that the WesTrac NSW/ACT headquarters be established at Tomago as soon as possible.

The purpose of this Preliminary Environmental Assessment is to allow the Department of Planning and other relevant agencies understand the key issues and ultimately issue Director General Requirements to allow preparation of a final Environmental Assessment Report. We have previously written to the Director General on 26 June 2007 seeking confirmation that the proposed development is a Major Project to which Part 3A of the Act applies.

Specifically this preliminary assessment provides the Director General of the Department of Planning with the following information:

- A detailed description of the site and locality, providing appropriate context;
- A detailed description of the proposed development;

- An analysis of the project in terms of its statutory context outlining the relevant planning provisions which apply to the site and the project; and
- Environmental Risk Analysis.

Section 2

The Site & Locality

The subject site is located on Tomago Road Tomago and comprises the following parcels of land:

- Lot 161 DP 774440;
- Lot 1 DP 1003492;
- Lot 1 DP 597372; and
- Lot 513 DP 585256.

The following plans show the site location.



Figure 1: Location of Tomago in Broader Context.



Figure 2: Site Location.



Figure 3: Aerial of Site and Surrounds.

The aerial has been reproduced as an A3 Plan at **Appendix A**.

The site is located some 8km south west of Raymond Terrace and some 12km north west of Newcastle CBD. The site is located 1.3km from Fullerton Cove to the east and 1.6km from the Hunter River to the south and south west. The site is located with good access to major road links, the Port of Newcastle and Williamtown Airport, which is experiencing

strong growth. Access to the Port is important to WesTrac for the importation of equipment and parts.

Part of the site was earmarked previously for the operation of a mini steel mill by another party, however, this project has not proceeded.

The site is situated within a locality that already caters for significant employment generating industrial development including the Tomago Aluminium Smelter, Williams River Steel, Hunter Galvanising and recently announced yet to be constructed headquarters for Sandvic (also a Major Project under consideration).

The site is well located relative to WesTrac's main customer base in the region, being mines in the Hunter Valley.

The subject site comprises an area of approximately 115.69ha, and is a State Significant Site under the Major Projects SEPP. The site is predominantly zoned IN1 General Industrial under the SEPP. The following plan extracted from the SEPP shows the zoning of the site:

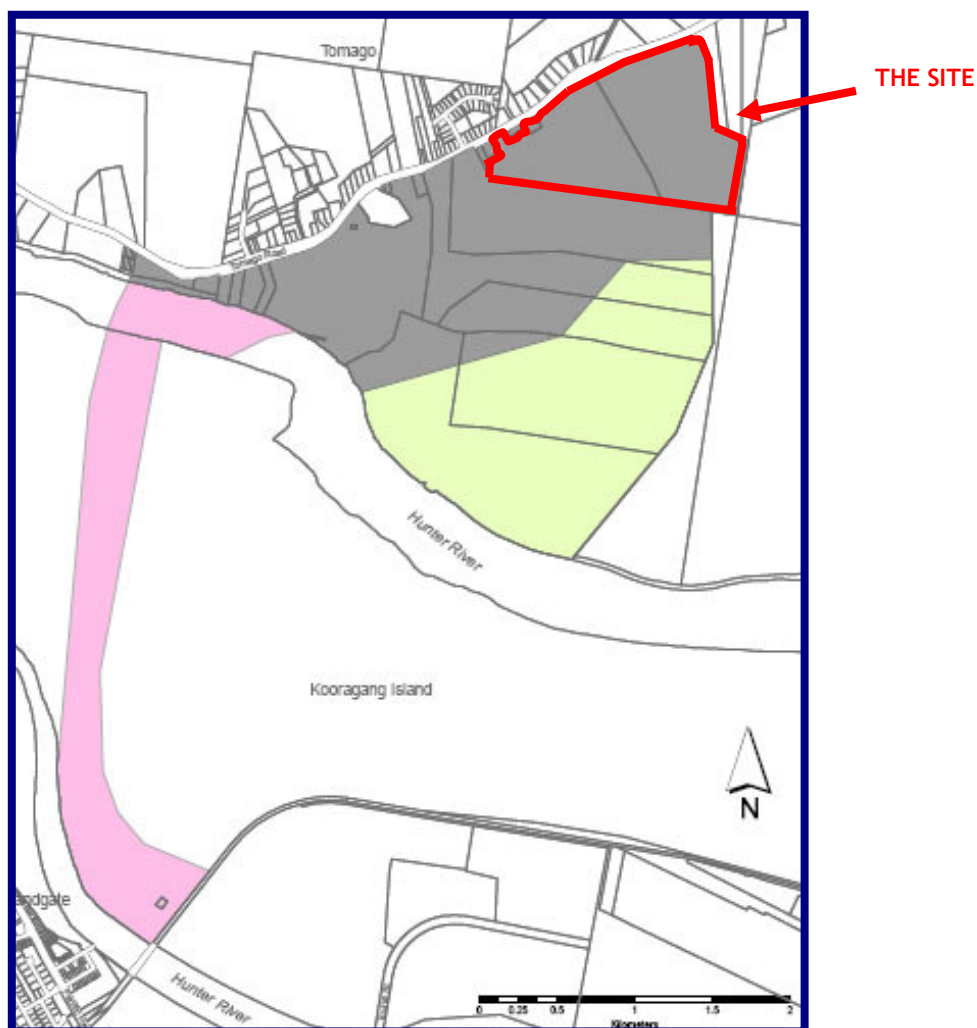


Figure 4: Extract of Zoning Map.

A small portion of the site has been retained as road widening and zoned accordingly under the Port Stephens Local Environmental Plan. A small part of the site has also retained its 1(a) Rural Agriculture zone under the LEP. These zonings are of no significant input to the development & vice versa. The following plan shows these zonings:

Retained 1(c) Rural
Agricultural Zone

Road Widening

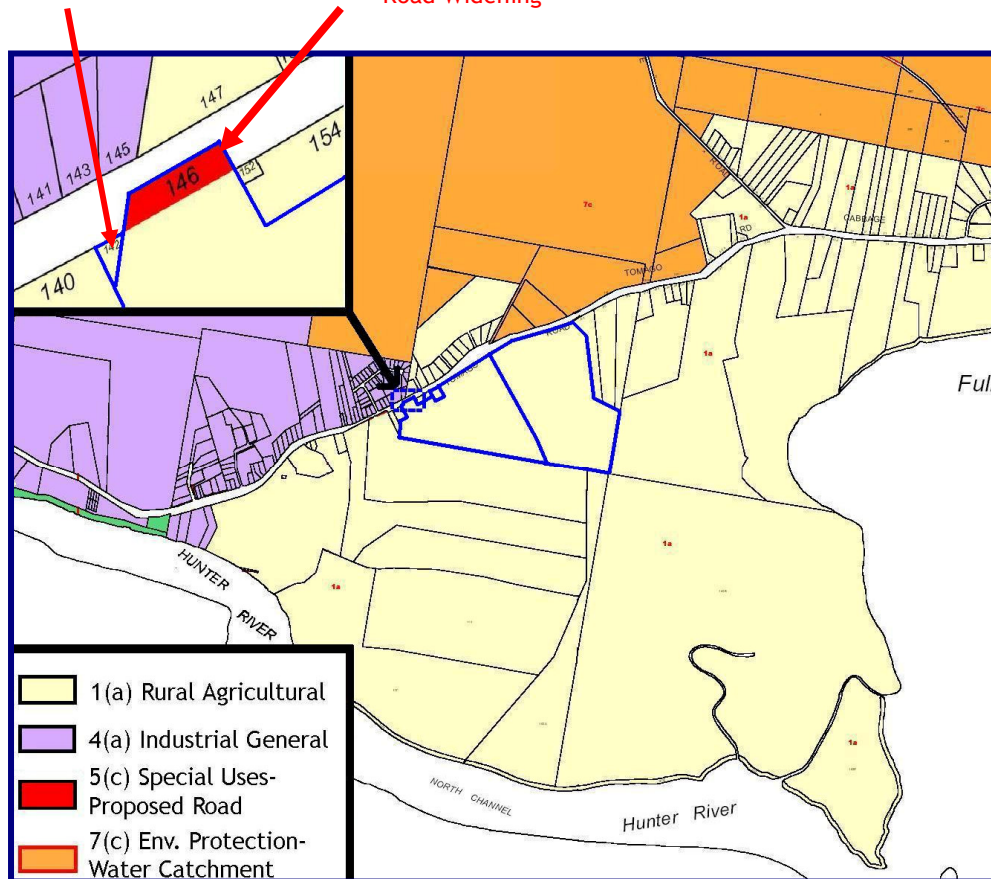


Figure 5: Map showing zonings under Port Stephens LEP.

The site has been nominated as employment lands under the recently released Lower Hunter Regional Strategy. The following plan is an extract of the Strategy showing the site:

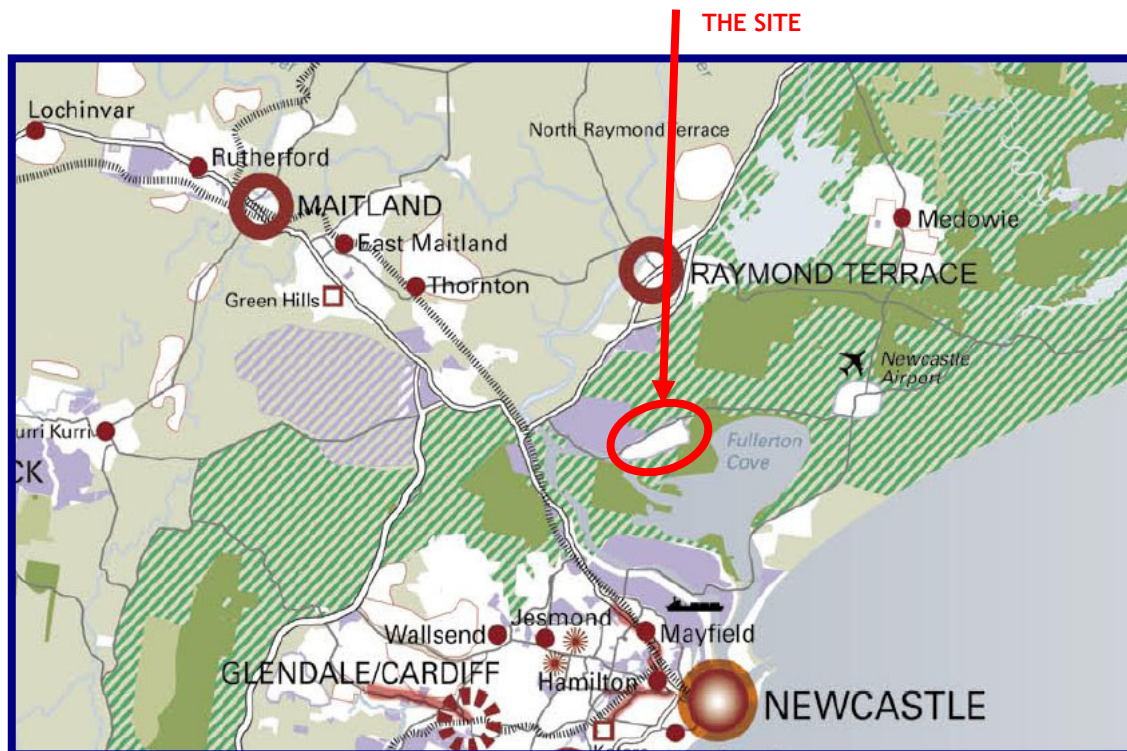


Figure 6: Extract from Lower Hunter Regional Strategy.

The more detailed plan below shows the site and it can be seen that the Strategy at the same time set aside a significant adjoining area to the south for the purpose of conservation:



Figure 7: Extract from Lower Hunter Strategy in more detail.

Tomago was selected by WesTrac as the preferred location following a two year search and a one year due diligence process. The site was determined suitable not only for its location to road and port access but also because of its location relative to customers in the Hunter and available employment, being relatively central to Newcastle, Maitland and Port Stephens areas.

The site is of flat topography and is generally only 0.5m AHD other than for a sand ridge running parallel to Tomago Road. The site is mostly cleared of significant vegetation and is covered in pasture grasses reflecting its previous use for grazing. A house is located on Lot 1 DP 1003492 & Lot 1 DP 597372. The site is otherwise clear of any significant structures.

Wetlands adjoin the rear of the site including a Ramsar wetland to the south east.

The following photos provide an impression of the site and have been taken from the sand ridge near Tomago Road.



Photograph 1: Looking south east across the site.



Photograph 2: Looking south across the site.



Photograph 3: Looking south west across the site.