

ENVIRONMENTAL ASSESSMENT OF CONCEPT AND PROJECT PLAN

HUNTER ECONOMIC ZONE KURRI KURRI

Revised

07/0128

SUBMITTED TO DEPARTMENT OF PLANNING BY
HEZ NOMINEES PTY LTD ATF THE HEZ UNIT TRUST

20 June 2008



Report prepared by

HEZ Nominees Pty Ltd (as Trustee for The HEZ Unit Trust)
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A	Draft Statement of Commitments
B	Precinct and Component Design Plans – EDAW/AECOM
C	Ecological Assessment Report Precinct 1 and Components – RPS HSO
D	Station Street Flora and Fauna Assessment – RPS HSO
E	Pelaw Main by-pass Flora and Fauna Assessment – RPS HSO
F	Aboriginal Heritage Assessment - HLA ENSR
G	Heritage Assessment - Station Street Extension – HBO+EMTB
H	Heritage Assessment – Pelaw Main by-pass - RPS HSO
I	Road and Traffic Impacts – PB’s
J	Air Quality Management Strategy – SKM
K	Noise &Vibration, Electrical Interference and lighting Management – SKM
L	Water Cycle Management Strategy - EDAW
M	Environmental Risk Analysis – SKM
N	Bushfire Threat Assessment – RPS HSO
O	Road Infrastructure: Construction Noise Assessment - SKM
P	Director General’s Requirements
Q	Agency Responses

This Environmental Assessment Report has been prepared by Scott Barwick on behalf of HEZ Nominees Pty Ltd as Trustee for the HEZ Unit Trust.

The Environmental Assessment Report has been prepared in accordance with the Environmental Assessment Requirements issued by the Director General of the Department of Planning under Section 75F of the Environmental Planning and Assessment Act 1979.

In accordance with the Environmental Assessment Requirements issued by the Director General it is certified that the information contained in this environmental assessment is neither false nor misleading.

A handwritten signature in black ink, appearing to read 'Scott Barwick'.

Scott Barwick
B.Urb Reg Plan
MPIA CPP

20 June 2008

1. Executive Summary

In August 2006 a submission was made to the Minister for Planning seeking the nomination of the industrial estate known as the Hunter Economic Zone (HEZ) (see figure 1) as a State Significant Site (SSS). Further submissions were made to establish that the site was of State Significance and suitable for concurrent consideration with Concept Plan and Major Project Applications for specified elements of the overall development. The site is unusual in its consideration as a State Significant Site as it was rezoned for Industrial and Employment generating purposes in March 2002. The rezoning was a result of investigations and considerations which had commenced in the mid 1990's.

On 17 July 2007 the Minister formed the opinion that elements of the development were of a kind described in Schedule 1 of State Environmental Planning Policy (Major Projects) 2005 (SEPP Major Projects) and authorised the submission of a Concept Plan for the use and development of land within the HEZ estate known as Precinct 1.

An application was lodged with the Department on 15 August 2007 comprising a Concept Plan for the layout of Precinct 1 including the link through to Station Street to the north of the estate, the proposed Pelaw Main by-pass, and a Major Project Application for the use and development of proposed lot 290 within Precinct 1 for the manufacture of wall and floor panels.

The requirements of the Director General in relation to the Environmental Assessment and the State Significant Site Study were received on 25 October 2007.

This report and appendices form the response to and consideration of the issues raised by the Director General to be addressed for the Environmental Assessment of Concept Plan Application Number 07_0128.

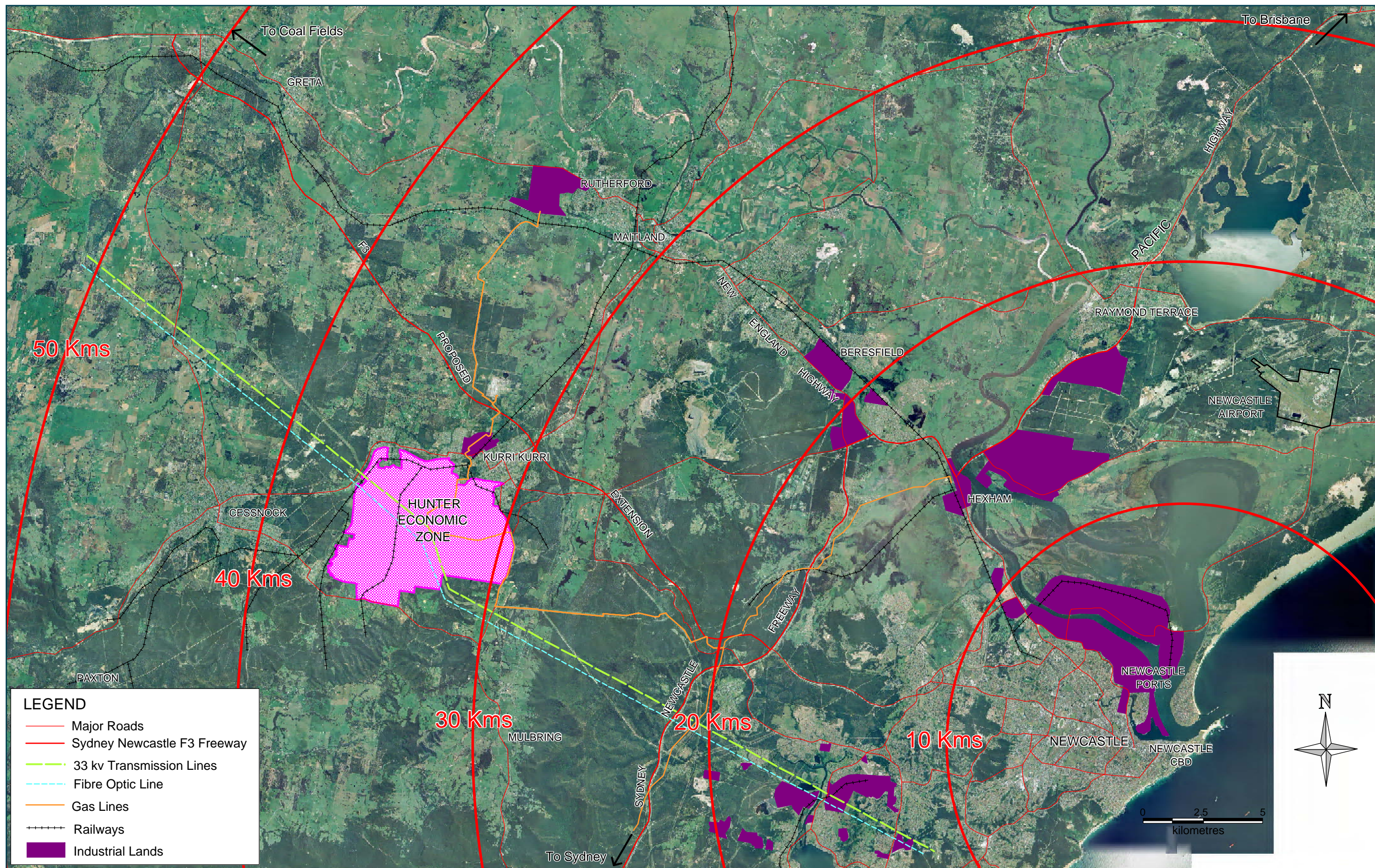
The structure of the Environmental Assessment provides a consideration of the four elements of the Concept Plan application comprising:

- The design and layout of Precinct 1;
- The Station Street Extension;
- The Pelaw Main by-pass; and
- The Wall and Floor Panel manufacturing facility;

A separate detailed and self contained volume of assessment is provided for the Project Plan Application for the manufacturing facility proposed for Lot 290 within Precinct 1. This volume of the assessment has responded to the planning framework and the Director General's requirements.


The Assessment has responded to the assessment requirements provided for the specific elements of the proposal as well as seeking to provide a broader strategic consideration and assessment framework for future development within the estate. This particularly relates to Water Cycle Management, Air Quality Management and Noise, Vibration, Electrical Interference and Lighting Management where comprehensive estate wide strategies have been reviewed and updated and will be applicable across the estate as a whole.

The implementation of these strategies is proposed through the Draft Statement of Commitments (Appendix A) prepared to accompany the submission.



LEGEND

- Major Roads
- Sydney Newcastle F3 Freeway
- 33 kv Transmission Lines
- Fibre Optic Line
- Gas Lines
- Railways
- Industrial Lands



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NOTES:



HEZ
Hunter Economic Zone

SCALE: 1: 150000 at A3 Size	HUNTER ECONOMIC ZONE	
DATE: 22/8/2006		
DRAWN: A. THOMAS		
PROJECTION: MGA Zone 56 (GDA 94)		
LAYOUT REF: J:\JOBS\23k\23180 Hez\23180_Location Map-A-A3	JOB REF: 23180	