

Section 1

Executive Summary

Asquith & de Witt 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. Redlake's prime objective 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 for the company. Future development will involve subdivision for related and unrelated land use. This Project Application is for the entire development.

WesTrac hold the franchise for Caterpillar equipment in NSW, ACT, WA & North Eastern China. WesTrac is one of the largest Caterpillar dealerships in the world, having been established in 1989 is a subsidiary company of Australian Capital Equity Pty Ltd. WesTrac's core business is to supply new and used Caterpillar machinery servicing the construction, mining and forestry industries, as well as local government, quarry, rental and on highway trucks. 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. Australia-wide, WesTrac employs more than two thousand four hundred 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 Environmental Assessment is to allow the Department of Planning and other relevant agencies to make an assessment of the proposal.

The Director General confirmed on 6 July 2007 that the proposed development is a Major Project to which Part 3A of the Act applies. A copy of this letter is located at **Appendix A**.

The Director General issued requirements for this Environmental Assessment Report on 18 September 2007. A Schedule of the requirements and summary of compliance is located at **Appendix B**.

The key issues addressed as part of this EAR include the following:

- Flora and Fauna;
- Flooding;

- Traffic & Access;
- Geotechnical;
- Contamination;
- Heritage;
- Stormwater;
- Water Quality;
- Acoustics;
- Air Quality;
- Soil Erosion;
- Visual;
- Waste Management;
- Hazards and Risk;
- Aesthetics; and
- Relevant Legislation.

Consultation with key agencies, including the Department of Planning, Port Stephens Council, Energy Australia, the Hunter Water Corporation, the Department of Environment and Conservation and Roads and the Traffic Authority has been undertaken during the process of designing the proposed development, and preparing this report.

The proposed development, with an estimated value of \$130,000,000 and the employment of 300 - 400 people as part of the WesTrac operations, as well as 400 - 600 construction jobs, represents a significant positive outcome for the region. In addition, substantial further employment opportunities will result from the future establishment of industry within the proposed industrial subdivision.

This EAR also includes a Draft Statement of Commitments (Section 8) covering the key areas as specified by the Director General Requirements.