

Section 9

Conclusion

The proposed development is located within an area declared as a State Significant site under the Major Projects State Environmental Planning Policy, and zoned IN1 General Industrial.

The proposed development is a Major Project under the Major Projects SEPP, as it substantially exceeds five million dollars in value. The proposed development outlined in this Environmental Assessment Report is a permissible use within the zone.

The site is strategically located relative to the Port of Newcastle, major road connections, Williamtown Airport and existing Industry north-west of the site. The site has good access to workforces, being centrally located to Newcastle, Maitland and Port Stephens. The site is isolated from any significant residential area. The site is also located close to its primary customer base, being mining companies operating in the Hunter Valley. These attributes make the site ideal for the intended development.

This Environmental Assessment has identified and addressed the key issues relevant to the proposed development, including those outlined in the Director General Requirements. It has been established that the site and receiving environment is appropriate for the intended development. A range of management measures have been recommended to ensure that no significant adverse impacts will result.

It is considered that this report identifies the proposed development as being of significance to the Hunter Region, and the state of NSW, both in terms of its initial investment value through construction, but also in terms of the ongoing contribution to the economy through the WesTrac business operations.

Importantly, the project represents a significant employment opportunity to the region. Further investment and employment opportunities will be generated as the market demands the land to be developed as an industrial subdivision in future stages.

The potential economic benefits and employment opportunities arising from this proposal, in combination with the comprehensive measures to be undertaken to minimise any adverse impacts on the receiving environment render the proposed development as justified, and worthy of approval.