



UTILITIES AND SERVICES MANAGEMENT PLAN

Stolthaven Newcastle

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1	Oct 15	Review – Updated DA (SSD 6664 MOD 1)	LBU	RDk
2	Dec 15	Amendments made in accordance with the DoP	LBU	RDk
3	Sep 16	Review & change to review period, 2yearly	ANW	RDk
4	June 18	Mayfield 7 berth & 7065 updates	ANW	RDk
5	Sep 19	Addition of Complaint process/approvals & baseline data. Insertion of Appendix A	RDk	GAM
6	June 20	SSD 6664 Surrender amendment	ANW/RDk	RDk
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**DEFINITIONS**

BLP	Bulk Liquid Precinct
CoA	Conditions of Approval
DoP	Department of Planning
EPA	Environmental Protection Authority
EPL	Environmental Protection Licence
HDC	Hunter Development Corporation
IIP	Intertrade Industrial Park
MVA	Mega Volt Amps
N/A	Not Applicable
PON	Port of Newcastle
SPS	Sewer Pump Station
SSD	State Significant Development (SSD 7065)
USMP	Utilities and Services Management Plan



1 INTRODUCTION

This document outlines Stolthaven's plan for providing the Site with utilities and services for the safe, reliable and sustainable operation of the Bulk Liquids Terminal, the subject of NSW Department of Planning & Infrastructure approval SSD 7065. It is provided to, and for the satisfaction of, the Secretary of the department in compliance with condition C49 of the abovementioned approval.

The following utilities and services were considered in the development of this plan:

- Electricity;
- Water;
- Sewerage;
- Telecommunications; and
- Gas.

The outcome of these considerations is that the site will be provided with electricity, water and telecommunication. Reticulated sewer and gas will not be provided at this stage (Mayfield 7 Berth) of the development.

This plan has been developed in consultation with the lessor / managing land-owner and service provider to the site, Port of Newcastle (PON). It is understood that PON have consulted with key stakeholders, adjacent landowner and services facilitator, Hunter Development Corporation (HDC) in relation to the approach and agreements entered into in this regard. It is also noted that, some of the services listed above, including telecommunications, electricity and part of Steelworks Rd. are shared infrastructure which are owned, managed or controlled by the Mayfield Industrial Estate Association (MIEA) and that PON, in its capacity as a member of the association, has considered the MIEA's requirements.

Stolthaven is not a member of the MIEA, however, to the extent Stolthaven utilise any services, roads or other infrastructure owned, managed or controlled by the MIEA, Stolthaven will comply with the MIEA's rules and regulations in respect of these. The provision of utilities and services to the proposed development is not considered a technical or practical constraint on the development.

Operations to which this OEMP Apply

The operations to which this OEMP applies are:

- The operation of approved established terminal & the new combustible fuels wharf line which connects the existing terminal to Mayfield Berth No. 7, as approved under SSD_7065. The operation of the wharf line also includes the following ancillary elements:
 - Fire and safety systems
 - Lighting and CCTV
 - Power and communications systems
 - Fencing.

Note: The operation of any other elements of the project approved under SSD_7065 would be subject to additional updates to this OEMP, review and approval by the Department of Planning and Environment.

1.1 CONDITIONS OF APPROVAL

A modification to the development consent SSD 7065 under Section 96(1A) of the EP&A Act was



granted by the Minister for Planning on 15th December 2016 for the subject site. The following is a copy of the sections relevant to Utilities and Services Management in the consent conditions provided to the Facility.

CoA	Requirement	USMP Reference
Schedule 3 – Specific Environmental Conditions		
Condition 49	The applicant shall update the existing Utilities and Services Plan for the site to include the Development. The plan must:	N/A
	a) be updated prior to the operation of the Development;	N/A
	b) be prepared in consultation with relevant utility and service providers and adjacent landowners, where relevant;	N/A
	c) include an implementation schedule which shows how all essential utilities and service are to be provided to the Site;	Section 2.
	d) provide a copy of necessary consents from relevant utility and service providers showing that access to these utilities and services is available and secured; and	Section 3.
	e) include a strategy to integrate all utilities and services with a broader system to be provided by PON for the Mayfield Concept Plan.	Section 3.

Note: the intent of condition 18(d) is to ensure coordinated delivery of infrastructure across the Mayfield concept plan.

1.2 UTILITIES AND SERVICES PON CONSULTATION SUMMARY

Service/ Utility	Provider	Date of Consultation (PON)	PON Description	Stolthaven Reference
Electricity	AusGrid	Ongoing Connection application sent to AusGrid on 24.02.14 Letter from AusGrid requesting additional information received on 05.03.14 Response letter submitted to AusGrid	<i>Proposed connection arrangement</i> – confirmation of the proposed connection arrangement from the site(s) to the existing AusGrid network, including number of outgoing circuits required for reticulation within the PON and HDC precincts. <i>Staging proposals</i> – details of any proposed staged supply arrangements.	Section 3.1



		on 30.05.14 Works complete	<p><i>Site Reticulation</i> – proposed ownership and anticipated arrangement of electrical reticulation within the PON and HDC precincts as well as any relevant staging requirements.</p> <p><i>Protection Requirements</i> – details of any specific protection requirements for outgoing circuits supplying the PON and HDC precincts that may need to be considered in preparing related design information for the contestable works.</p>	
Potable Water	Hunter Water	<p>Application for Developer Services was issued to Hunter Water on 18.03.14</p> <p>Hunter Water Notice of Formal Requirements was received on 16.04.14</p> <p>Works complete</p>	Detailed design of water service reticulation is to be prepared as part of a D&C contract which is currently out to tender.	Section 2.2
Sewer	Hunter Water	Hunter Development Corporation has submitted an application to construct a sewer pumping station and are in ongoing consultation with regards to the design.	A sewer pumping station is to be constructed by HDC on the Intertrade site and a connection point to be installed to the boundary of the PON Portside land. However, there is still some uncertainty to the date for proposed completion of the sewer pumping station. Existing operations on the Mayfield portside lands require only small numbers of on-site personnel, which enables the ability for a pump out service and offsite removal.	Section 3.3
Gas	Jemena	No requirement for gas services on-site at this stage.	N/A	Section 3.4
Communications	Telstra	Installation of conduit and pits for future provision of data connection to BLP has been approved by Telstra.	Detailed design of comms reticulation is to be prepared as part of a D&C contract, which is currently out to tender.	Section 3.5



		Ongoing communications with Telstra for additional internal reticulation of comms within the PON portside land development.		
		Install of communications complete.		

2 MAYFIELD CONCEPT PLAN

2.1 SUPPLY

The Port of Newcastle conducted a review of the utilities and infrastructure for the Mayfield concept plan. It was identified that the proposed development will require servicing by various forms of infrastructure. Three options were identified for providing/ supplying services to the site:

1. Connection to the Intertrade industrial Park (IIP) – The development, located at the southern border of the Mayfield Site. Would deliver trunk infrastructure in stages from which the site may connect;
2. Connection through OneSteel – Provision of services to the site via connections to existing services provided to OneSteel, located at the western border of the Mayfield site; and
3. Connection through existing service providers – infrastructure provision for all future Project Applications falling under the proposed concept would need to consider the option of sourcing infrastructure from existing service providers where coordination cannot be achieved through the IIP or OneSteel.

2.2 UTILITIES AND SERVICES CORRIDOR

In accordance with the Port of Newcastle Utilities Infrastructure Plan, it has been proposed that the supply of all utilities will fall within the designated access corridors located on Steel Works Road and Selwyn Street. As the developments progress the services in the corridor can be extended and reticulated to suit the precinct layout.

2.2.1 EASEMENTS AND ALIGNMENTS CRITERIA for SERVICES AND UTILITIES

In accordance with the Port of Newcastle Utilities Infrastructure Plan, the following criteria must be adhered to:

Service/ Utility	Description
Electricity	AusGrid will require an easement for the electrical reticulation and around substations with 24/7 access path to the substation, with power to be installed below ground to reduce the width of the easement. The size of the easement is dependent on the substation type and width of trench for electrical reticulation.
Potable Water	Water is to be metered at the Stolthaven site boundary. Public water mains within private property generally require an easement to be allocated for maintenance which is equivalent to the excavated trench width to access the main.



Sewer	N/A
Gas	N/A
Telecommunications	Telstra will not require an easement; Telstra have right of access to their assets under the Telecommunications Act.

3 UTILITIES AND SERVICES

3.1 ELECTRICITY

Electrical supply to the terminal is provided by Port of Newcastle to a point within the Stolthaven Terminal site via a substation that is located on adjoining land managed by the Port of Newcastle.

Port of Newcastle's current stated capacity of the existing substation is 3 MVA. This is to service the entire Bulk Liquids Precinct. Stolthaven have been allocated up to 1.5MVA of this capacity by PON for its terminal development. This is adequate to cater to the electrical demand anticipated by Stolthaven for the development as approved in the abovementioned Department of Planning Development Consent.

PON have an independent power supply that supplies BLP (and whole of Mayfield site). Usage is monitored and measured by PON and charged directly to Stolthaven under the terms of its agreement with Stolthaven.

3.2 WATER

Two separate reticulated water supplies have been provided to the development, one dedicated for potable water, the other for firefighting purposes. Both water supplies are being provided by Port of Newcastle to a point within the Stolthaven Terminal site via a mains pipeline connection. Supply is provided by a 300mm street ring main. Port of Newcastle has committed to provide the water supply at the volume and pressures available from the Hunter Water reticulated water system.

Port of Newcastle provides these water services from the Hunter Water reticulated system. Stolthaven do not have a relationship with Hunter Water for this purpose and will rely on the formal agreements in place that oblige PON to provide these reticulated water services to the development. Usage will be monitored and measured by PON and charged directly to Stolthaven under the terms of the agreement for the provision of services.

3.3 SEWERAGE

Stolthaven have designed and installed a self-contained, compliant sewer system to service the site and is satisfied that this will provide adequate solution for its needs in this regard. If a reticulated sewer service is provided to the site at a future date, Stolthaven may re-consider its position.

In compliance with schedule 4, section O6.4 of the sites current Environmental Protection Licence (EPL) 20193, all collected sewage will be pumped out weekly, or more frequently if required, by a licensed waste transporter and taken to a facility that is able to lawfully receive and reuse or dispose of it.

3.3.1 PROPOSED DEVELOPMENT

The development site is not currently serviced by a reticulated sewer system. Stolthaven understands that an integrated 'whole of Mayfield Site' sewer system has been designed for the entire former BHP lands but it is unclear at this point as to the timing of the construction and commissioning of such a system.



Hunter Water has advised PON that the existing Mayfield sewer system is at capacity and would require an upgrade to service the Mayfield Concept Plan. A sewer pump station (SPS) has been scoped, where once completed it is intended that a connection is to be provided to enable servicing of the Mayfield Concept Site, via a new sewer main.

3.3.2 INTERGRATION

Port of Newcastle, in its lease agreement with Stolthaven for the development site, have [at this stage] excluded the provision of reticulated sewer from the list of services PON are obliged to provide.

3.4 GAS

Stolthaven have no current requirement for gas supply to the terminal development and PON, in its lease agreement with Stolthaven for the development site, have excluded the provision of gas supply from the list of services PON are obliged to provide. For these reasons, Stolthaven have made no enquiries as to the availability and or capacity of gas supply to the site.

If a gas service is required for the site at a future date, strategies and associated plans would be prepared and implemented at that time.

Future landowners, developers or utility providers may consider extending gas services to the site, however, whilst considered a desirable service in new development, is not considered a critical service to Stolthaven and therefore does not form part of its plans or strategies for the provision of utilities and services to the site. If gas services are made available to the site by others at a future date, Stolthaven may re-consider its position in this regard.

3.5 TELECOMMUNICATIONS

Stolthaven will be providing and or facilitating the provision of telecommunication services to the development. Stolthaven intend on servicing its telecommunication requirements with both wireless and 'landline' based technologies and its investigations in this regard confirm that the infrastructure for both systems is within practical reach of the development and offers a feasible telecommunication solution.

3.5.1 SERVICES

3.5.1.1 LANDLINE

Port of Newcastle have previously completed construction of a new, industrial access road to service the Bulk Liquids Precinct and at that time, installed underground conduits prepared to accept cables to be installed by developers in the precinct. In May 2018, NBN lines have been connected to the Stolthaven Newcastle office and provide Landline services to the Site, removing the independence from the wireless communications. The Stolthaven agreement for NBN is held directly with Telstra.

3.5.1.2 WIRELESS

Stolthaven has established a wireless telecommunication connection to the site to service daily operations of the development whilst the landline communications were being installed (approx. 5 years). With Landline communications now installed the Site will retain the wireless functionality to provide back up to any potential NBN outages.

4 CERTAINTY OF SUPPLY

Stolthaven will rely on the provisions of its binding agreements with PON (and associated service



providers), including those covering the provision of utilities and services to the development, to ensure continued safe, reliable and appropriate supply of services and utilities to the site throughout the period of operation of the new terminal development.

5 INTEGRATION

In its capacity as land owner and lessor of the former BHP lands at Mayfield, Port of Newcastle is also responsible for the supply, maintenance, integration and co-ordination of services to the Stolthaven development, the Bulk Liquids precinct as a whole and the entire 'Mayfield Site' more broadly.

Given the role PON has in relation to development on the site, including its membership of the MIEA, the agreements established with Stolthaven for the provision and on-going supply of utilities and services, as outlined above, will ensure that it is done in an integrated and coordinated manner.

6 BASELINE DATA – USAGE

Year	2014	2015	2016	2017	2018	2019
Potable water (KL)	140	133	147	164	168	171
Fire Water Tank (KL)	-	-	450 (1 st reading)	27	119	59
Electricity (KWh)	628,338	558,781	532,907	504,980	454,179	494,617
Sewage (KL)	120	147	153	158	165	202

7 COMPLAINTS

If complaints are received, the Site Operations Manager (or delegate) must complete an Incident Report Form (EcoPortal) to record details of the occurrence and actions taken. Where applicable, completed forms should detail the following:

- the date and time of the complaint
- the method by which the complaint was made
- any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect
- the nature of the complaint
- location of complainant during time of incident, and general area in which the incident was located
- if known, identification of non-project related activities and location at time of incident
- meteorological conditions at the time of the incident
- the action taken by Stolthaven in relation to the complaint
- any follow-up contact with the complainant
- if no action was taken by Stolthaven, the reason why no action was taken.

All records should be kept in a legible form, or in a form that can readily be reduced to a legible form and kept for at least four years after the complaint or event to which the related incident took place. In the case that any authorised officer of the EPA requests to see them they should be produced for review.



8 APPENDIX A



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NEWCASTLE, 3 OCTOBER 2019

Mr Gaetan Amodeo
Compliance & Risk Manager
Stolthaven Australia Pty Ltd
Lot 2 Steelworks Road
MAYFIELD NSW 2304

CONSENT FOR CONNECTION TO PORT OF NEWCASTLE PRIVATE UTILITY SERVICES

I refer to registered Lease A1560205C between Port of Newcastle (PON) and Stolthaven Australia Pty Limited (Stolthaven).

PON confirms Private Utility Services as detailed in Reference Schedule, Item 22 being:

- (a) 11kV power;
- (b) Potable water;
- (c) Fire water;
- (d) A communication conduit

have been provided in accordance with clause 13.8 and consent granted for connection in accordance with clause 13.9 (below).

Private Utility Services

- 13.8 *The Lessor will provide, or procure the provision of, the Private Utility Services to the eastern boundary of the land until the date specified in the notice issued pursuant to clause 13.16.*
- 13.9 *The Lessee must obtain the prior written consent of the Lessor (such consent not to be unreasonably withheld or delayed) regarding:*
- 13.9.1 *any proposal to construct any infrastructure in connection with the Private Utility Services outside the Land; and*
 - 13.9.2 *the exact location of any infrastructure in connection with the Private Utility Services within or outside of the Land.*

Should you have any queries please do not hesitate to contact me on 4908 8239.

Yours sincerely,

Darryn Costanzo
Development Manager

PORT OF NEWCASTLE OPERATIONS PTY LIMITED (ACN 165 332 990)
As trustee for the Port of Newcastle Unit Trust (ABN 97 539 122 070) Trading as Port of Newcastle



Certificate Of Completion

Envelope Id: 06D80500061C40FA827312D1340B1C51		Status: Completed
Subject: Telarus Order Form for Review: Stolthaven - 4Mbps BigAir Resign with NBN Fallover		
Source Envelope:		
Document Pages: 3	Signatures: 2	Envelope Originator:
Certificate Pages: 5	Initials: 3	Dominic Mauricio
AutoNav: Enabled		L21/ 71 Eagle Street
Envelope Stamping: Enabled		BRISBANE, Queensland 4000
Time Zone: (UTC+10:00) Brisbane		dominic.mauricio@telarus.com.au
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Managing Director

Over the Wire

Security Level: Email, Account Authentication
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Michael Omeros

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Timestamps

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