



21 October 2022

**ELGAS KOORAGANG LPG FACILITY
OPERATIONAL COMPLIANCE REPORT
FOR THE PERIOD
13 NOVEMBER 2021 to 21 OCTOBER 2022**

Application No: SSD 8448

Original Applicant: Sovechles Nominees Pty Ltd

**Current Land Owner: NGP Investments (No.2)
(ACN 001 495 343)**

Occupier: Elgas

Consent Authority: Minister for Planning

**Site: 130 Cormorant Road, Kooragang
Lot 1 DP 1195449**

**Development: Liquified petroleum gas storage and distribution
facility**

**Prepared by Bill Callan
Principal Consultant
Member of the Australasian Institute of Dangerous Goods Consultants
Premier Engineering Services Pty Ltd**

October 2022

Version Control:

PROJECT APPLICATION NUMBER: **SSD 8448**

Revision	Date	Reason for Issue	Name and Title of Person Providing Declaration for the Compliance Report
Draft 0	September 17, 2022	Draft for internal review	
Draft 1	October 11, 2022	First draft for comment	
Draft 2	October 12, 2022	For Elgas review	
Issue 1	October 21, 2022	Issued	Bill Callan Principal Consultant

Disclaimer:

This Assessment was carried out by Premier Engineering Services Pty Ltd (PES) on the basis of material and information supplied by Elgas and reflects the best judgment of PES based on this information. Any party, which wishes to use the information in this report, should satisfy itself of the suitability of the information for the purpose to which it will be put. PES accepts no responsibility for any damages suffered by any party as a result of their use of this information.

Table of Contents

Executive Summary	4
1. Introduction	5
2. Previous Action Reports	7
3. Compliance Status Summary	9
4. Incidents	11
5. Complaints	11
6. Declaration	11
7. Glossary	11

Appendix 1 – Site Plan

Appendix 2 – Audit Team Information

Appendix 3 – Compliance Table

Appendix 4 – Declaration

Appendix 5 - Glossary

Executive Summary

Development Consent for the Kooragang LPG Facility (SSD 8448) was granted subject to Conditions of Consent, including Condition C18, which requires Independent Audits of the development. This report covers the annual Operational Compliance Audit covering the approximately 12-month period from the last such Audit, “Kooragang LPG Facility Independent Environmental Audit, 23 November 2021, Project Number: 61139, Reference Number 141,777 JBS&G”, to October 2022. The 2021 Report covered the first year of operation of the facility, and documented, in much detail, the methods and outcomes relating to each Condition of Consent. As would be expected, the first year of operation brought attention to most of the Conditions of Consent, so that report is a valuable resource as a starting point for this audit.

This audit finds no non-compliances and makes only three recommendations relating, firstly to a form of words which might clarify an issue regarding Condition B1, secondly to clarification of documents required to be put on public display, as required by various Conditions, and thirdly, a suggestion that from now on, communications should be directed through Elgas, as the entity responsible for actioning these Conditions. None of these recommendations relate to non-compliance, and are offered with the intent of enhancing visibility and efficiency in future reporting.

1. Introduction

Overview of the Project

Site Address: 130 Cormorant Road, Kooragang NSW.

Project Activities

- Storage of bulk LPG (receipt by bulk road tanker)
- Distribution of bulk LPG by road tanker
- Filling of LPG cylinders
- Distribution of LPG cylinders by truck
- Receipt of empty cylinders for refilling
- Associated sales activities.

All activities on the site during this audit period related to normal operations only. No construction or demolition occurred during this period.

The Site Layout and surrounding areas is shown in Appendix 1.

Elgas Personnel

Personnel who are responsible for the environmental/compliance management of the development:

Pat Egan – ELGAS Regional Depot Manager, Northern New South Wales
Mobile 0401 987 757

Lewis Nottidge - National Technical Manager
Mobile 0401 987 534

Chris Beston – Health Safety Environment Manager ELGAS Region South
Pacific - Mobile 0438 041 332

David Russell - Customer Service Manager: Newcastle/Hunter Valley
Mobile 0429 636 054

Audit Information

This audit was carried out by Bill Callan and Andrew North of Premier Engineering Services Pty Ltd. Information on their background is attached in Appendix 2.

The audit team visited the site on 31st August 2022. Elgas representatives present were:

Pat Egan - ELGAS Regional Depot Manager, Northern New South Wales

Simone Ligorì - Technical Engineer NSW

Lewis Nottidge – National Technical Manager

Chris Beston - Health Safety Environment Manager ELGAS Region South Pacific
(by telephone as required)

This audit report follows as far as practicable the guidelines set out in “Compliance Reporting – Post Approval Requirements, NSW Department of Planning, Industry and Environment”.

The previous compliance report “LPG Storage and Distribution Facility, 130 Cormorant Drive, Kooragang NSW (Lot 1 DP1195449), November 2021, JBS&G Australia Pty Ltd” covered the first full year of operation. Not surprisingly, much of the documentation required by the consent conditions was triggered in that period. In order to retain this information, the Compliance Table (Appendix 3) retains the evidence collected by that audit (but distinguished by grey highlighting and italicized text). Further documentation and comments arising from this audit are identified by Bold Text. The Compliance Status shown in this Appendix is that determined by this audit. Where a compliance status has changed from the 2021 audit to this audit, this fact is noted in the comments.

Acknowledgements – The audit team notes the generous allocation of time by Elgas personnel, as well as the efforts made in preparation for this audit, in the way of availability of documents, availability of computer for inspection of operation systems, and free access to all parts of the site, including hard and soft documentation. The contribution of the JBS&G Audit especially with regard to documented compliance evidence is also noted.

2. Previous Action Reports

The actions arising from the 2021 audit are summarized in Table 2.1 below.

Source	Condition of Consent Number	Action Proposed**	Proposed Completion Date	Status	Action Completed
Audit 2021*	A2	None required	n/a	Closed	n/a
Audit 2021*	C7	None required	n/a	Closed	n/a
Audit 2021*	C8	Ensure that a review of strategies, plans and programs is undertaken for all future occurrences listed under items a) to d) and notified to the Department as required by condition C8.	Review of this report (the 2022 Operational Compliance Report) and the Hazard Audit (currently underway) will be due by end January 2023.		Ongoing.
Audit 2021*	C16	Pre-start up and post-start up Compliance Reports to be made available on project web-site.	n/a	Completed	Pre- and Post-start up Compliance Reports are available on the web-site.
Audit 2021*	C19	Applicant response to initial Independent Audit to be made available on project web-site.	n/a	Completed	Applicant response to initial Independent Audit is available on project web-site.
Audit 2021*	C21	Pre-start up and post-start up Compliance Reports and applicant response to Independent Audit to be made available on project web-site.	n/a	Completed	As per C16 and C19 actions above

*Audit 2021 refers to “Kooragang LPG Facility, Independent Environmental Audit, Project Number: 61139, Reference Number 141,777, November 2021, JBS&G.”

**To provide some context for the Actions Proposed, the Summary of Audit Compliance from the 2021 Audit is reproduced below.

Extract from 2021 Audit – “Summary of Audit Compliance with Development Consent Conditions”:

Approval (ID)	Audit Findings and Recommendations	Compliance Status
Terms of Consent Condition A2	Non-compliant conditions. Action: None required.	Non-compliant
Operational Environmental Management Plan Condition C7	DPIE determined that operations commenced prior to approval of the Operational Environmental Management Plan. Action: None required.	Non-compliant
Revision of Strategies, Plans and Programs C8	A review of strategies, plans and programs was not conducted/advised of to the Department within three months of submission of the independent audit report completed October 2020 nor the approval of Modification 1. Action: Ensure that a review of strategies, plans and programs is undertaken for all future occurrences listed under items a) to d) and notified to the Department as required by condition C8.	Non-compliant
Compliance Reporting Condition C16	Pre-start up and post-start up compliance reports are not publicly available. Action: Pre-start up and post-start up Compliance Reports to be made available on project web-site.	Non-compliant
Independent Audits Condition C19	The applicant response to the initial Independent Audit is not publicly available. Action: Applicant response to initial Independent Audit to be made available on project web-site.	Non-compliant
Access to Information Condition C21	Pre-start up and post-start up compliance reports and applicant response to initial Independent Audit are not publicly available. Action: Pre-start up and post-start up Compliance Reports and applicant response to Independent Audit to be made available on project web-site.	Non-compliant

3. Compliance Status Summary

No non-compliances were identified by this audit.

However, three recommendations are made to formally close out an item of technical compliance, improve transparency of compliance, and provide a centre of communication to avoid confusion of responsibilities (as has happened in the past, but not noted in this audit period).

Recommendation 1 (Implementation of PHA Recommendation 1)

Consent Condition B1 requires implementation of all recommendations of the PHA. The first such recommendation is: "1. Ensure that the night time surveillance patrol of the site includes the Bobtail area to detect possible presence of LP Gas (can be detected by odour). This activity is to be included in the procedures."

The problem for an audit such as this is that the actual arrangements for detection of LP Gas vary in that a sniff test by security patrol is not a feature of these arrangements, which are documented in a letter from Elgas to Soveches Nominees Pty Ltd, dated 30 October, 2020:

"Completed:

- Video surveillance extended to include Bobtail Parking Area .
- Tanker (Bobtail) Drivers complete pre & post inspections of vehicle parked onsite as Per:
: ELGAS Pre -Journey Inspections - Training & Compliance, National Transport
(1- [ELGAS Pre -journey Inspections -document attached](#))
- Access to Portable Gas Detector stored in Operations Room, is available 24/ 7 to all detected by personnel onsite, including security.
- Response to all security matters are as per:
ELGNEW-HSE-115 ELGAS Newcastle (Kooragang) Emergency Plan completed
(2- [ELGNEW-HSE-115 ELGAS Newcastle \(Kooragang\) Emergency Plan \(V1 3 Sept 2020 document attached\)](#)
, formally approved by FRNSW (Ref: BFS20/2163 8000012251 - 24.09.20)
(3- [ELGAS Emergency Plan Approval FRNSW - document attached](#)),
and evidence of consultation with Lynden Moyes, FRNSW Liaison Officer, Major Hazard Facilities Team, Safework NSW
(3a -[ELGAS FRNSW Consultation Evidence \(Sept 2020\)-document attached](#))."

These arrangements have been deemed to be compliant by previous audits and this audit concurs. The only issue is the perceived disparity between the wording of the PHA recommendation and the actual arrangements. To close this out, it is recommended that Elgas document the reasons for the revised arrangements via their own internal procedures for Management of Change.

While it is not the function of this audit to prescribe methods of compliance, some observations may help to put the issue in context: Firstly, it is known that the security industry uses substitute and/or casual personnel, so there is a foreseeable risk that a patrol may be made up of individuals insufficiently trained in this gas detection requirement. Secondly, security personnel are well known to carry items such as torches, phones, pagers

etc., so there is a foreseeable risk that an ignition risk could be taken into a hazardous zone, or, if a leak has occurred, into a gas cloud. On the face of it, there appears good cause to prefer other arrangements as listed above.

Recommendation 2 (Project Web-site Improvements)

Consent Conditions C16, C17, C18 and C19 require that certain information be made publicly available. This is achieved by the Project Web-site (<https://www.elgas.com.au/welcome-to-elgas/elgas-environmental-monitoring-data/newcastle-depot-kooragang-nsw/>).

Documents have been uploaded to this site at the request of various parties, with the result that the site is difficult to use. The recommendation is that Elgas takes responsibility for the content of the site and upgrades the information by date order, by relevance and by clarification of the titles of the documents included, some of which are not correct. This upgrade would also benefit from some consolidation of documents – for example, there is a letter on the web-site which refers to two attachments. Both attachments are also published on the web-site, as required, but their titles do not make it clear that they are the documents referred to in the letter. Consolidation of all three files into one would solve this problem.

Recommendation 3 (Centralised Communication)

Now that the site is in operational mode, it is apparent that the practicalities of ensuring compliance now rest with Elgas almost exclusively. Therefore, it is recommended that all communication be centralized with Elgas, who should ensure that other stakeholders are kept informed as required.

The Independent Audit Table (Appendix 3) uses the Compliance Status Descriptors described in the Post Approval Requirements:

Compliance Status Descriptors

Status	Description
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with, within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met during the temporal scope of the audit being undertaken (may be a retrospective or future requirement), therefore an assessment of compliance is not relevant.

4. Incidents

No incidents were reported in this audit period. This is confirmed by documentation from the HSE Manager ELGAS Region South Pacific, Mr Chris Beston:

“In reference to Consent Condition C10, C11, C12, C13 and C20 I confirm in the period 20 October 2020 to 30 August 2022, NIL environmental incidents have occurred at ELGAS Kooragang – LPG Storage and Handling Facility.”

This document covered the period up to the initiation of this audit. Discussions with management have confirmed that no incidents have occurred between 30 August and the present date.

5. Complaints

Management reports that no complaints were received during this reporting period.

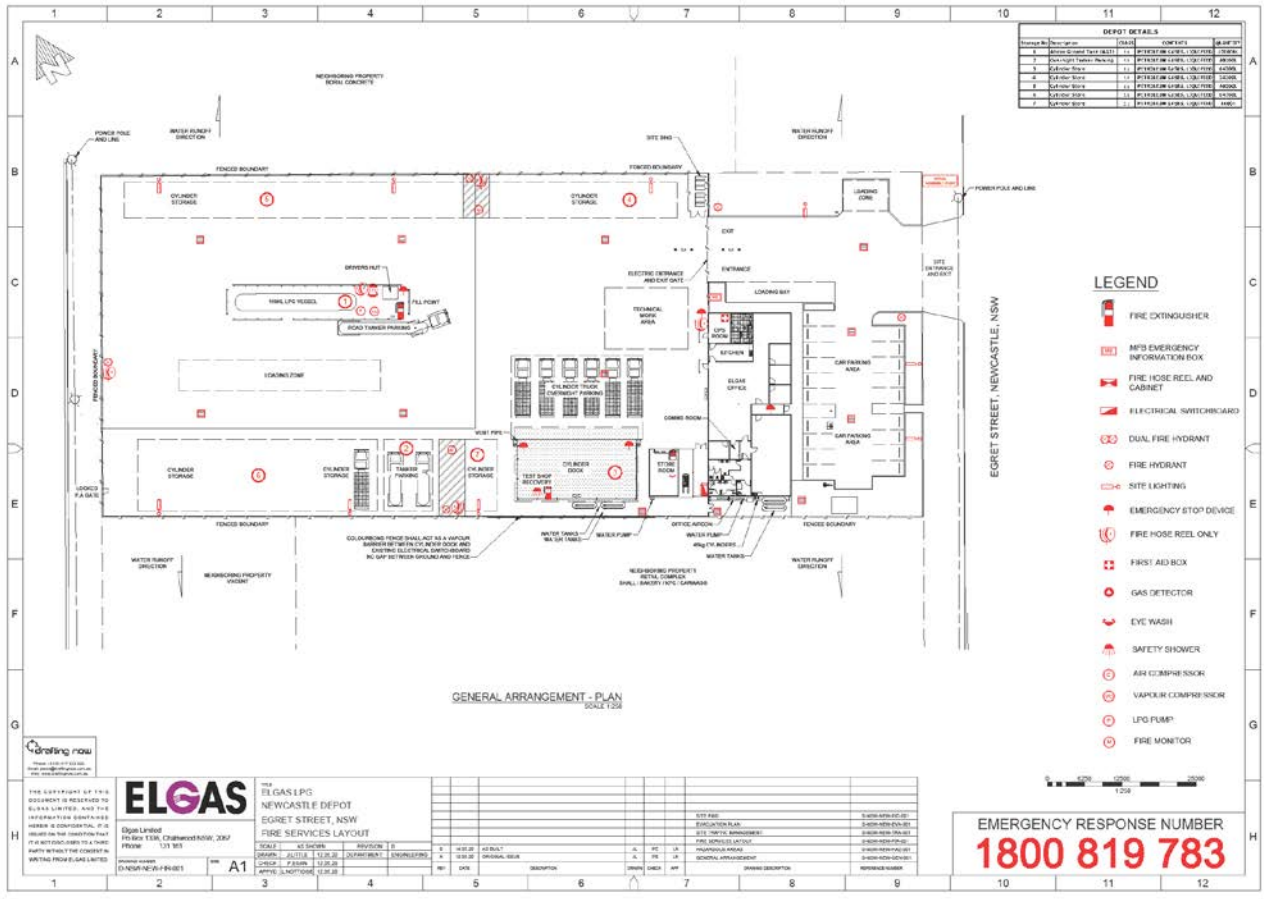
6. Declaration

A Declaration signed by the Authorised Reporting Officer is attached as Appendix 4.

7. Glossary

A glossary of abbreviations and terms is attached as Appendix 5.

Appendix 1 – Site Plan



Appendix 2 – Audit Team Information

CURRICULUM VITAE

BILL CALLAN

Personal Details	Qualifications
Address: 7/414 Mowbray Rd Lane Cove NSW 2066 Mobile: 61 418 230 585 Email: bill.callan@premeng.com 	• Bachelor of Science, University of Sydney 1970 • Business Finance and Accounting, John P Young and Associates 1978 • Industrial Law and Labour Relations, Department of Law, UoS 1978 • Occupational Health and Safety, NSCA 1987 • Train the Trainer, 1991 • Manufacturing Resource Planning (MRP II), Dinesh Shah 1993 • Workplace Reform 1993 • Shore Officers Training Course, Sydney Ports Corporation 1994 • Senior Management Training, Van Ommeren, Wolfhezen, 1995 • Petroleum Terminal Operations, Van Ommeren, Pulau Sebarok, 1996 • Accredited Consultant in Dangerous Goods, WorkCover NSW 2000 • OHS General Induction for Construction Work, Master Builders Association, 2006 • Member, Australasian Institute of Dangerous Goods Consultants

Employment History

1969-1970	Shell Refinery, Clyde - Chemist
1970-1977	Taubmans Pty Ltd (Paint Manufacturers) – Production Manager
1977-1989	Berger and British Paints Australia Pty Ltd – Operations Manager
1989-1992	Caroma Industries Limited – Tapware Manager
1992-1994	Coates Brothers Australia Pty Ltd– Manufacturing Manager
1994-1999	Van Ommeren Tank Terminals Australia - National Operations Manager.
1999-2002	Tapnology Pty Ltd - Operations Director.

2002 to present

Premier Engineering Services Pty Ltd - Managing Director.

Recent projects include: Project management, safety studies and development approval of a range of installations including truck refuelling facilities, locomotive refuelling, marina fuel tanks, bio-fuel installations, green energy accumulation facilities, medical research establishments, printing industries and automotive industry sites. Design compliance and risk management audits for a number of educational establishments including major universities and technical colleges, including:

- Garvan Moss Vale
- St Vincents Research and Biotechnology Precinct (Darlinghurst)
- Royal North Shore Hospital laboratories
- Kolling Institute
- Concord Hospital laboratories

- Macquarie and Ryde Hospitals laboratories
- Hornsby Hospital laboratories
- Garvan Darlinghurst - Level 6
- Heart Research Institute - Camperdown and Newtown.
- St Vincents/Garvan/UNSW developments at Darlinghurst
- Prince of Wales Medical Research Institute Randwick
- Charles Sturt University Life Sciences laboratories
- ANSTO Bragg/OPAL/CAS/Camperdown
- Westmead Hospital redevelopment
- Health Infrastructure NSW planning documentation for various redevelopments including Westmead, Wyong, Hornsby, St George, Shellharbour, Inverell, Wollongong etc.
- University of Sydney, Pharmacy, Medicine, Facilities Management and Engineering
- CSIRO Canberra redevelopment
- Ausgrid testing laboratories
- Earthpower biomass generation plant
- Arthur Phillip High School
- UTS Thomas Street redevelopment
- University of Sydney Chau Chak Wing Museum
- St Vincent's and Mater Health compliance audits
- Intertek Laboratory Relocation – Perth
- Petroleum Depots, Griffith, Cootamundra, Forbes, Newcastle
- Compliance Audit - Equipment for Hire
- Oil processing plant
- Westrac Tomago – Chemical Compliance and Emergency Plan

Bill has a science degree together with formal qualifications in occupational health and safety, business accounting, industrial law and manufacturing resource planning. He had 25 years experience in technical and operational management roles in the surface coatings and petrochemical industries before forming Tapnology Pty Ltd, a specialist risk consultancy. Following the acquisition of the assets of Premier Engineering Services Pty Ltd, he became Managing Director of the merged operations, which concentrated on risk and compliance in hazardous industries, both locally and overseas. Overseas projects include bitumen, petrochemical, bunkering terminal and gas installations in the Middle East, Africa and Asia. Clients within Australia include power industry, hospitals and medical research institutions, universities, remote area power generation, water treatment facilities and architects.

ANDREW NORTH

LinkedIn Profile: [linkedin.com/in/Andrew-north-18314b93](https://www.linkedin.com/in/Andrew-north-18314b93)

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Executive Profile

An Executive Leader and General Manager with a Technical, Operational and programme management background and ability to pivot and combine these skills to suit the environment and business needs. With 25 plus years' experience within petrochemical terminals across APAC and EMEA storing and handling bulk liquid speciality and commodity, refined petroleum products, liquefied gases and solids. Managing the complexity of marine port storage terminals and facilities. People and business process implementation of new "greenfield" sites, expansion "brownfield" facilities, post-acquisition integration. Leading and co-ordinating with local and global stakeholders including manufacturing plants, government organisations, shareholders and joint venture partners to facilitate design of a start-up strategy. Executing/delivering/deploying the full lifecycle from design input, commissioning, organisational setup strategy, competency development to start-up operations.

Experience in post-acquisition integration including reorganisation, facility improvement, implementation of management policy and procedure systems, improvement programmes, redefining and implementing business strategy, and developing personal, organisational competencies.

Managing all levels and empowering teams to action objectives and implement strategy. Engaging and influencing business units across diverse cultures and environments. An analytical thinker and effective communicator with developed skills in Leadership, Relationship Building and Teamwork. A "Hands on" approach to site issues managing both unionised and outsourced workforces. Able to create and develop sustainable operational, business outcomes.

PROFESSIONAL EXPERIENCE:

August 2017 to December 2020

DIGITAL TRANSFORMATION BUSINESS SYSTEM PROGRAM MANAGER APAC & ME

Vopak Asia Pte Ltd

Singapore

(Global Bulk Liquid Storage Provider - Responsible for Asia and Middle East Division)

- Lead the program for the Implementation of in-house developed Digital Transformation Business Management System (MOVES - MyService) at Terminal facilities within the Asia, Pacific and Middle East region
- Responsible for project/program delivery management, including budgets, project resource management, risk management, stakeholder management, communication, project integration, and benefits realization

June 2012 to July 2017 GENERAL MANAGER, OPERATIONS, SAUDI ARABIA

SABIC Terminal Services Company "SabTank" (SABIC and Vopak Joint Venture company)

Jubail, KINGDOM OF SAUDI ARABIA

(Industrial Terminals in Jubail and Yanbu for Specialty and Commodity Bulk Liquid Chemicals and Gases, Solid Urea and Iron Ore Handling)

- Operational responsibility -
 - o PCQ1 Liquid Chemicals Import/Export Terminal, Jubail
 - o PCQ2 Liquid Chemical, Import/Export Terminal, Jubail

- o Yanbu Liquid Chemical, Import/Export Terminal, Yanbu
- o Solids – Urea Storage and Handling Export Terminal, Jubail
- o Solids – Iron Ore Handling Import Terminal, Jubail
- Vopak Executive Management representative to JV
- Provided operational input for design, established and commissioned operations of new PCQ2 Terminal for Sadara (Aramco/Dow) petrochemical plant raw materials and production products.
- Managed and provided leadership for Terminal operations, in accordance with business plan – objectives and strategy, contracted customer requirements and expectations, company and shareholder corporate documented management system for Safety, Health, Environment and Quality, and applicable statutory legislation and licence conditions.
- As member of the Executive Management Team, developed and executed the business strategy to realise objectives regarding financial and business performance
- Managed and controlled operating budgets and capital expenditure projects

Oct 2008 to May 2012 PRESIDENT DIRECTOR

PT Vopak Terminal Merak (Vopak Joint Venture company)

Jakarta, INDONESIA

(Industrial and 3rd Party Distribution Terminal for Specialty and Commodity Bulk Liquid Chemicals and Gases)

- Led and managed the organization. Developed, implemented, and realized the organizational business plan and budgets, in alignment with Vopak's and the JV Partner's strategy and policies, and targeted organizational and financial performance (short and long term)
- Post-acquisition integrated the organisation into the Vopak culture, Vopak systems and initiatives. Reorganised and improved the competency, and performance of personnel. Established clear strategy, objectives for organisation and for individuals.
- Developed Approved Business Expansion Plan, and successfully negotiated divestment of offsite assets

Jul 2008 to Sep 2008 PROJECT ADVISOR (Envoy of Vopak Asia President)

Vopak (Vietnam) Co. Ltd (Vopak Joint Venture company)

Ho Chi Minh City, VIETNAM

(3rd Party Distribution Terminal for Specialty and Commodity Bulk Liquid chemicals)

- Short term secondment to guide the local management team and construction project team to develop and implement Project recovery plan for business critical Terminal expansion project

Apr 2003 to Jun 2008 TERMINAL MANAGER (Caojing Industrial Chemical Terminal)

Vopak Shanghai Logistics Co. Ltd. (Vopak Joint Venture company)

Shanghai, P.R. CHINA

(Industrial Terminal for Specialty and Commodity Bulk Liquid chemicals and Gases)

- Provided operational input for design, established and commissioned operations for the new "Greenfield" Industrial Chemical Terminal in Shanghai Chemical Industry Park
- Led and managed Terminal operations, in accordance with business plan objectives and strategy, contracted customer requirements and expectations, company and global corporate documented management system for Safety Health, Environment, and Quality, and applicable statutory legislation and licence conditions.

- Assisted new department managers in initial setup of their teams and processes for Safety, Health and Environment, logistics/customer service, and maintenance
- As member of the Management Team, developed and executed the business strategy of VSL to realise objectives regarding financial and business performance.
- Managed and controlled Terminal operating budget and capital expenditure projects.
- Managed department training and development to maintain and improve employee competencies, and employee development.
- Engaged closely with customers to ensure highest level of customer service and develop strong relationships.
- Represented VSL in local industry and community groups, and in liaison with regulatory authorities. • Provided advice to senior Terminal leadership for overall policy and operational direction for the Terminals facilities operation
- Facilitated with senior leadership to continuously benchmark and bring on-board best practices in Terminals operations and the implementation of Terminals improvement programs to achieve continuous improvements and process efficiency in areas such as loading, drumming and marine activities.

Aug 2002 to Mar 2003 OPERATIONS ADVISOR

Kertih Terminals Sdn Bhd (KTSB) (Vopak Joint Venture company)

Kertih, MALAYSIA

(Industrial Terminal for Specialty and Commodity Bulk Liquid Chemicals and Gases)

- Assisted senior management in promoting a motivating and conducive working environment to ensure the creation of a sustainable performance culture within KTSB.
- Continuously provided operational leadership, guidance, and advice to staff of Department so as to ensure a core professionally competent team of Terminals operation experts available to provide value-added services to satisfy customers' needs
- Guided senior management in ensuring operations of the terminals were safe, efficient and of quality standards in accordance to the established product requirements, department's goals and company's objectives
- Managed Drumming Facility included planning, coordination, monitoring and reviewing work progress of:
 - drumming warehouse operations staff;
 - tank and truck cleaning processes;
 - facility operation procedures;
 - safety procedures and audits;
 - recruitment and staff training

Oct 1999 to Jul 2002 TERMINAL MANAGER (Port Botany Chemical Terminal)

Vopak Terminals Australia Pty Ltd

Sydney, AUSTRALIA

(3rd Party Distribution Terminal for Specialty and Commodity Bulk Liquid Chemicals)

- Led and managed Site A Chemical Terminal areas of:- operations, logistics, capital expenditure projects, maintenance, industrial relations, and human resources in accordance with business plan objectives and

strategy, contracted customer requirements and expectations, national and global corporate documented management system for Safety Health, Environment, and applicable statutory legislation and licence conditions

- As member of the Management Team, developed and executed the business strategy of Vopak Terminals Australia Pty Ltd (VTA) to realise objectives regarding financial and business performance
- Managed and controlled operating and capital expenditures
- Manage human resources including recruitment, performance reviews, goal setting, salary reviews, succession planning, manpower strategy
- Led industrial relations with unionised workforce to maintain harmonious relationship with primary focus of working together, co-operatively, and consultatively to achieve strategic business plan and performance objectives and to improve flexibility
- Managed training and development activities to maintain and improve employee skills levels, and employee development
- Engaged with customers to ensure highest level of customer service and develop strong relationships
- Represented Vopak in local industry and community groups, and in liaison with regulatory authorities

Jun 1997 to Sep 1999 TERMINAL MANAGER (Hastings Petroleum Terminal)

Vopak Terminals Australia Pty Ltd

Melbourne, AUSTRALIA

(3rd Party Distribution Terminal for Refined Petroleum Products)

- Implemented the Vopak culture, operational philosophy, and management system into newly acquired facility
- Upgraded newly acquired facility to meet operational needs and statutory requirements
- Led and managed Hastings Petroleum Terminal in areas of operations, logistics, capital expenditure projects, maintenance, and human resources in accordance with business plan objectives and strategy, contracted customer requirements and expectations, national and global corporate documented management system for Safety, Health, Environment, Quality, and applicable statutory legislation and licence conditions
- As member of the Management Team, developed and executed the business strategy of Vopak Terminals Australia Pty Ltd (VTA) to realise objectives regarding financial and business performance
- Managed and controlled operating and capital expenditure
- Managed human resources including recruitment, performance reviews, goal setting (balanced scorecards), salary reviews, succession planning, manpower strategy.
- Managed outsourced operations and maintenance workforce to maintain harmonious relationship and control expenditure
- Managed training and development activities to maintain and improve employee skills levels, and employee development
- Liaised with customers to ensure highest level of customer service and develop strong relationships
- Represented Vopak in local industry and community groups, and in liaison with regulatory authorities

Feb 1997 to May 1997 SITE SUPERINTENDENT (Vopak Project for Celanese Vinyl Acetate)

Vopak Singapore Pte Ltd

Pulau Sakra, SINGAPORE

(Industrial Terminal for Specialty and Commodity chemicals)

- Held role as Company site representative on construction site
- Oversaw contractor schedule performance
- Monitored contractor construction safety and quality
- Liaised with Terminal operations management for activities requiring interface to existing facilities
- Assisted operations team in pre-commissioning checks and inspections
- Liaised with Corporate project team

Jul 1991 to Jan 1997 ENVIRONMENTAL/COMPLIANCE ENGINEER

Vopak Terminals Australia Pty Ltd

Sydney, AUSTRALIA

(Two 3rd Party Distribution Terminals – Site A: Specialty and Commodity chemicals, and Site B: Refined Petroleum Products)

- Developed, documented, implemented, and maintained company management system for safety, health, environmental, and quality requirements for all national facilities.
- Implemented and maintained ISO9002 quality management system
- Implemented, and maintained internal audit system for safety, health, environment, and quality
- Assisted in implementation of improvement and compliance projects
- Participated as a company representative on Corporate Safety Committee

1985 to 1991 PROJECT ENGINEER

Tubemakers of Australia Ltd, Sydney, AUSTRALIA

- Managed plant and process improvement projects to increase Steel tube/pipe plant production capability, reliability, and to improve safety and environmental performance
- Monitored and controlled all environment protection systems
- Supervised maintenance and project personnel
- Developed processes and equipment for new products.
- Implemented on site, and trained despatch personnel, in new national computer software program for order processing, stock management, and despatch (BPCS).
- Completed initial 18 month training program as Maintenance Supervisor, Production Mill Foreman, and Despatch Foreman

1984 to 1986 TRAINEE ENGINEER

Australian Winch and Haulage Pty Ltd

Sydney, AUSTRALIA

- Designed industrial, marine, and mining winches and associated equipment
- Managed workshop fabrication and assembly scheduling, material procurement, and outsourced fabrication and machining

1982 to 1983 TRAINEE SITE ENGINEER

Transfield Pty Ltd

Sydney, AUSTRALIA

- Supervised field construction crews for high voltage power transmission lines projects in rural areas of New South Wales
- Led site contract management and liaison with client representatives

RELEVANT TRAINING AND DEVELOPMENT:

High Performance Executive Leadership Training - RSM Erasmus University, Johor Bahru, Malaysia
Visible Safety Leadership - Singapore
Root Cause Analysis – Sabic, Saudi Arabia
Customer Service (iCare initiative) - Ron Kaufman - "Up Your Service Program", Jakarta, Indonesia
Finance for Non-Finance Managers - RSM Erasmus University. Shanghai
Storage Tank Fire Hazard Management - Resource Protection International. Shanghai
Vopak Learning Development Network course - Singapore
Principles of Liquefied Gas Safety - Quest Consultants. Shanghai
Vopak Management Development 2 (MD2) course - Erasmus University, The Netherlands
Positive Negotiation Skills - Australian Institute of Management, Sydney, Australia
Developing Strategies for Change - Australian Institute of Management, Sydney, Australia
People Management - Australian Institute of Management, Sydney, Australia
Environmental Management – Tools and Techniques - PE Batalas, Sydney, Australia
Internal (Quality) Auditor Course - ETRS Pty. Ltd., Sydney, Australia
Fire Fighting Training - ICI Australia Ltd, Sydney, Australia
Occupational Health and Safety Course for Safety Committee Members -
National Safety Council of Australia Ltd, Sydney, Australia
Total Quality Management (TQM) – Team Leader Course - Tubemakers Pty Ltd (in house training)

HIGHEST EDUCATION BACKGROUND:

1990 - Bachelor of Engineering
University of Technology, Sydney, Australia
Specialised in Mechanical Engineering
Majoring in management and manufacturing

PERSONAL:

Married, with 3 children

Interests: Cycling, Sailing, Kayaking, Hiking, Travel, Photography.

REFERENCES:

1. Michael Gilsing – Member of the Executive Board and CFO – Royal Vopak, Rotterdam, The Netherlands
2. Eelco Hoekstra – Member of Executive Board – SHV Holdings, Rotterdam, The Netherlands (former Chairman of the Executive Board and CEO - Royal Vopak),
3. Eric Arnold – Executive Chairman and CEO - Global Energy Storage, Singapore

Appendix 3 – Compliance Table

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.				
PART A – ADMINISTRATIVE CONDITIONS				
A1	Obligation to minimise harm to environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	At all times	• <i>Traffic Management Plan No. 0051736274, Brown Building Cormorant Rd, Kooragang prepared by Gateshead Traffic Solutions Pty Ltd</i> • <i>Mosquito Management Plan, Elgas LPG Storage Facility 130 Cormorant Road Kooragang,</i> • <i>Sediment & Erosion Control Plan, Proposed Development 130 Cormorant Rd, Kooragang for Brown Commercial Building, Project No. 9935 Drg No. C02-C Rev C dated 2/12/19, Eclipse Consulting Engineers. Stamped As-built.</i> <i>Construction of the development has been completed.</i> There have been no changes to these issues since previous audit	Compliant
A2	Terms of Consent The development may only be carried out: - in compliance with the conditions of this consent; - in accordance with all written directions of the Planning Secretary; - in accordance with the EIS and Response to Submissions; - in accordance with Modification Assessments; - accordance with the Development Layout in Appendix 1; and in accordance with the management and mitigation measures in Appendix 2.	At all times	<i>Refer to non-compliant consent conditions following.</i> The 2021 audit recorded this Condition as Non-compliant, with a comment: “Refer to non-compliant conditions following. No action required.” Those non-compliances have been closed out and no new non-compliances have arisen.	Compliant
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;	At all times	<i>No written directions were made by the Planning Secretary during the audit period.</i> No written directions were made by the Planning Secretary during the audit period.	Not triggered

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
	and b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a).		<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. <i>Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Planning Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.</i>	At all times	<i>No inconsistencies identified.</i> No inconsistencies identified.	Not triggered
A5	Limits of Consent - Lapsing This consent lapses five years after the date from which it operates unless the development has physically commenced on the land to which the consent applies before that date.	Expired	- Letter to The Secretary, NSW Department of Planning and Environment dated 26th May 2020, Sovechles Nominees Pty Ltd the trustee for Kooragang Property Trust (emailed 29/5/20) advising of construction commencement on 16/12/19. - Email confirmation for the notification of commencement of operation, dated 19/06/2020. Notification of commencement of operation email sent on the 29/05/2021. Condition A5 has expired.	Compliant
A6	Limits of Consent - LPG Storage The storage of LPG on-site at any given time must not exceed 178 tonnes.	At all times	Environmental Management Plan, Elgas Newcastle, 165-ELNEW_EMP_Environmental Management Plan, version 1.2 dated 6/8/20, Elgas. EMP cites 100 kL stored in above ground bulk tank on-site which is	

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			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
			<i>equivalent to approximately 51 tonnes.</i> Latest daily inventory manifest was sighted and total LPG on site was under the 178 tonnes. Actual inventory on August 30, 2022, was 170 tonnes.	Compliant
A7	Notification of Commencement The date of commencement of each of the following phases of the development must be notified to the Department in writing, at least one month before that date: a) construction; b) operation; and c) cessation of operations.	a) Expired b) Expired c) At Decommissioning	- Letter to The Secretary NSW Department of Planning re: Proposed Development Elgas Facility SSD 8448. Copies of Fire Safety Study, Hazard and Operability Study, Final Hazard Analysis and Construction Safety Study submitted to DPIE via email by Mitchell Sovechles on 1/11/19. Letter and email requested approval of documents provided and that commencement of construction was subject to acceptance of submitted documents by DPIE. - Construction Certificate No. 00002632, 130 Cormorant Road Kooragang 2304 Lot 1/ DP1195449, DA No. SSD 8448. Issued 5/12/19 for single storey office building, LPG storage building, loading dock and associated car parking. BCA Certifiers (Aust) Pty Ltd. - Letter to The Secretary, NSW Department of Planning and Environment dated 26th May 2020, Sovechles Nominees Pty Ltd the trustee for Kooragang Property Trust (emailed 29/5/20) advising of construction commencement on 16/12/19. - Email confirmation for the notification of commencement of operation, dated 19/06/2020. Notification of commencement of operation email sent on the 29/05/2021. No phases as indicated have initiated in this audit period. Operations are continuing as per design.	Compliant
A8	If the construction or operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Not applicable	<i>Development is not staged.</i>	Not triggered

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			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
A9	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At all times	<i>Email from Elgas to Sovechles Nominees, dated 7 August 2020, Titled: Development Consent Requirements – Elgas Facility.</i> <i>Email shows consultation with Mary Ellen Trimble (Industry Assessments Department of Planning, Industry and Environment) in relation to the OEMP and OTMP.</i> No consultations have been required.	Compliant
A10	Staging, Combining and Updating Strategies, Plans or Programs With the approval of the Planning Secretary, the Applicant may: a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	At all times	<i>No strategies, plans or programs have been staged.</i> No change in this audit period.	Not triggered
A11	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	At all times		Not triggered
A12	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	At all times		Not triggered

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			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
A13	Protection of Public Infrastructure Before the commencement of construction, the Applicant must consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure.	Expired	<i>No changes since previous Audit</i> This Condition is no longer relevant.	Compliant
A14	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: - repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and - relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</i>	At all times	<i>No change since previous Audit</i> The development is complete, so this Condition will have relevance only in the case of future alterations or demolition.	Not triggered
A15	Demolition All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).	At all times	<i>No changes since previous Audit</i> No demolition has occurred in this audit period.	Not triggered
A16	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note:</i> <i>Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i> <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Expired	<i>Construction Certificate No. 00002632, 130 Cormorant Road Kooragang 2304 Lot 1/ DP1195449, DA No. SSD 8448. Issued 5/12/19 for single storey office building, LPG storage building, loading dock and associated car parking. BCA Certifiers (Aust) Pty Ltd.</i> <i>Letter to BCA Certifiers Australia Pty Ltd, Balustrade Installation Certificate Re: 130 Cormorant Road, Kooragang – Elgas Storage Facility dated 28 April 2020, Brownbuild Commercial Building Pty Ltd.</i> <i>Compliance Certificate – Construction Structural, Elgas Storage Facility 130 Cormorant Road, Kooragang for concrete footings to store building & cylinder filling dock, concrete waffle slab to office building, concrete slab on ground to store building, structural steel floor framing</i>	

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			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold. <i>& columns to cylinder filling dock, and structural steel roof framing to office, store building & cylinder filling dock ref: 9935-010-cccs issued to Brown Commercial Building, 1 May 2020, Eclipse Consulting Engineers Pty Ltd.</i> <i>Balustrade installation work certified as being undertaken in accordance with details provided in Structural Documentation for the project.</i> <i>Compliance certificate based on various Australian Standards and Building Code of Australia BCA/NCC 2019 Part B1: Structural Provisions.</i> <i>Final Occupation Certificate No. 00002632, 130 Cormorant Road Kooragang 2304 Lot 1/ DP1195449, DA No. SSD 8448. Issued 21/05/2020 for single storey office building, Storage building and loading dock and associated car parking. BCA Certifiers (Aust) Pty Ltd.</i> No changes to any building structure have been made in this audit period.	
A17	Compliance The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	At all times	<i>Site Induction Acknowledgement, Newcastle Depot (Sept 2021) ELGAS Newcastle Depot</i> <i>All site personnel are inducted into the requirements for working at the site. A sample of completed forms was provided for review. Items covered in the induction cover all relevant aspects of this consent</i> The Safety Management System covers induction and work permit arrangements required before site and building access (by card) and work authorization are granted.	Compliant
A18	Development Contributions Before the issue of a construction certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section	Expired	<i>Tax Invoice for s7.12 levy – Part A dated 26/11/19 issued by City of Newcastle</i> <i>Receipt for s7.12 levy – Part A dated 27/11/19 issued by City of Newcastle</i>	

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	7.12 of the EP&A Act.		<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
			<i>s7.12 paid to Council prior to issue of construction certificate.</i> No change.	Compliant
A19	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be: - maintained in a proper and efficient condition; and - operated in a proper and efficient manner.	At all times	<i>ELGAS Operations and Safety Management System website (screenshot)</i> <i>ELGAS Maintenance Application Portal (EMAP) screenshot Screenshot of plant equipment maintenance records register.</i> <i>Ten assets shown for the Kooragang site with maintenance dates for each equipment item.</i> <i>EMAP platform viewed by Auditor during site inspection.</i> <i>The Elgas Operations and Safety Management System provides a comprehensive register of plant and equipment maintenance.</i> <i>Conditions A19 a) and A19 b) met.</i> The Elgas Operations and Safety Management System (nationally operated), viewed for this visit online and by screenshot. provides a comprehensive register of plant and equipment maintenance. Sample of critical assets shown for the Kooragang site with maintenance dates for each equipment item were sighted. Examples of assets sighted include tanks (via IRIS system which indicates a due date for the existing tank internal inspection in 2030), hoses (tested and tagged hoses also sighted during the depot inspection), six monthly fire system maintenance, forklift daily checklist, weekly depot checklist.	Compliant
A20	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	At all times	<i>No changes since previous Audit</i> No modifications to the walls or cladding have been made.	Compliant

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A21	Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	At all times	<i>No changes since previous Audit</i> No modifications to the walls or cladding have been made.	Compliant
A22	The Applicant must provide a copy of the documentation given to the Certifying Authority under Condition A21 to the Planning Secretary within seven days after the Certifying Authority accepts it.	At all times	<i>The relevant works were assessed during the previous audit.</i> No modifications to the walls or cladding have been made.	Compliant
A23	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Expired	The previous audit gave the status of this Condition as Not Triggered without comment. Refer below – A24 – A26.	Compliant
A24	Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 50 of the Hunter Water Act 1991.	Expired	<i>Certificate of Compliance – for Plumbing and Drainage Work, 130 Cormorant Street Kooragang for work completed 29/4/20, Reference No. AA201938006. NSW Fair Trading.</i> No change.	Compliant
A25	Before the issue of a Subdivision or Construction Certificate for any stage of the development the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifying Authority, that arrangements have been made for: a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.	Expired	<i>No changes since previous Audit</i> Refer comment below (in A26) re existence of NBN service.	Compliant

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A26	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Expired	<i>Email from Elgas Infrastructure Manager confirming that NBN services were connected as of 19/5/20</i> No change.	Compliant
A27	Work As Executed Plans Before the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the PCA.	Expired	<i>Proposed Development 130 Cormorant Rd, Kooragang, For Brown Commercial Building, Stormwater Drainage Plan. Work as Executed information shown in red as surveyed 5 May 2020 by Delfs Lascelles Consulting Surveyors.</i> No change.	Compliant
A28	Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times	<i>Noted</i> Noted	Compliant
A29	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	At all times	<i>No documentation has been provided indicating that the Planning Secretary has requested the compliance with any updated or revised guidelines or Standards in it's directions to the Applicant.</i> Noted	Not triggered
AN1	Advisory Notes All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	At all times	<i>Noted</i> An amended Acknowledgement of Notification of Hazardous Chemicals on Premises (SafeWork NSW) was sighted. The amendment triggering this revision was related to the change of "person responsible" – there were no changes to storages or inventories of hazardous chemicals.	Compliant

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Hazards and Risk				
B1	Terms of Approval The Applicant must implement all recommendations listed in the PHA.	At all times	<i>Letter to Sovechles Nominees Pty Ltd, Re: ELGAS Action & Status as per recommendations from: Arriscar (10 July 2017, 25 October 2019, 28 October 2019), dated 30 October 2020 from Elgas Limited. Letter provided status of actions taken in response to Arriscar recommendations with no outstanding items.</i> <i>Elgas advises (email correspondence with Sovechles Nominees dated 28/9/20) that all PHA recommendations applicable to the construction and operational phases have been implemented.</i> The PHA made ten recommendations. All of these, except one, were confirmed by observation or documentation during the course of this audit (and will be further scrutinized as part of the Hazard Analysis being conducted contemporaneously with this audit). The exception is the recommendation for night patrol personnel to detect presence of gas by smell (Recommendation 1 of the PHA). The actual arrangements in place vary slightly in procedure, although not in intent nor in conformity with the stated aim of the recommendation, which is to detect possible presence of LPG gas in the vicinity of the parked Bobtail truck and to ensure that this activity is included in the procedures. Procedures covering Pre- and Post-journey inspections were sighted, and the foreseen scenario is covered in Section 3-1 of the Emergency Plan approved by Fire and Rescue NSW. The established procedure details deployment of CCTV with intrusion feed to managers' phones and security company. Previous audits have found that the current procedure is compliant, and this audit concurs. However, a recommendation is made elsewhere in this report to close out the issue formally.	Compliant
B2	No commercial development on Lot 1 DP 1195449 shall be located within the 5 per million per year individual fatality risk contour shown in Figure 5 of the PHA	At all times	<i>Aerial photography and maps indicate that the 5 per million per year individual fatality risk contour encroaches slightly on the Coles Express service station site as discussed in the PHA. No other commercial development is located within the risk contour.</i> No commercial development has occurred or is planned for this area.	Compliant

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B3	Pre-Construction At least one month prior to the commencement of construction of the development (except for construction of those preliminary works that are outside the scope of the hazard studies), or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit for the approval of the Planning Secretary the studies set out under subsections (a) to (d) below (the pre-construction studies). Construction, other than of preliminary works, must not commence until approval has been given by the Planning Secretary and, with respect to the Fire Safety Study, approval has also been given by Fire and Rescue NSW. a) A Fire Safety Study for the development. This study must cover the relevant aspects of the Department's <i>Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines'</i> and the <i>New South Wales Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems</i> (NSW HMPCC, 1994). The study must also be submitted to Fire and Rescue NSW for approval. b) A Hazard and Operability Study for the development, chaired by a qualified person, independent of the development, approved by the Planning Secretary prior to the commencement of the study. The study must be carried out in accordance with the Department's <i>Hazardous Industry Planning Advisory Paper No. 8, 'HAZOP Guidelines'</i>. The study report must be accompanied by a program for the implementation of all recommendations made in the report. If the Applicant intends to defer the	Expired	<i>No changes since previous Audit</i> All of the documents listed in this Condition are in existence and were sighted. The essence of this condition is submission for approval by the Planning Secretary, and therefore the requirement is past tense and is therefore deemed to be compliant Note that the previous audit report described this condition as “Not triggered”, perhaps by reference to obsolete relevance. The fact that the documents exist and have been actioned and audited (partly by this audit, partly by the contemporaneous Hazard Analysis) leads to the Compliant status noted adjacent.	Compliant

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	implementation of a recommendation, reasons must be documented. c) A Final Hazard Analysis of the development, prepared in accordance with the Department's <i>Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'</i>. The Final Hazard Analysis must: (i) report on the implementation of the recommendations under Condition B1; and (ii) develop a Risk Reduction Program to minimise the risk to the adjoining land. d) A Construction Safety Study, prepared in accordance with the Department's <i>Hazardous Industry Planning Advisory Paper No. 7 'Construction Safety'</i>. For developments in which the construction period exceeds six months, the commissioning portion of the Construction Safety Study may be submitted two months prior to commencement of commissioning.			
B4	Pre-Commissioning The Applicant must develop and implement the plans and systems set out under subsections (a) to (b) below. No later than two months prior to the commencement of commissioning of the development, or within such further period as the Planning Secretary may agree, the Applicant must submit for the approval of the Planning Secretary documentation describing those plans and systems. Commissioning must not commence until approval has been given by the Planning Secretary. a) a consolidated comprehensive Emergency Plan and detailed emergency procedures for all	Expired	• <i>Approval of OEMP Letter dated, 23 October 2020, titled: Kooragang LPG Storage Facility (SSD 8448) Approval of the Operational Environmental Management Plan, approval of the OEMP is effective from 20 October 2020.</i> • <i>Safety Management System Element 12 – Environmental Management – Dated October 2019 – ELGGEN-HSE-114 – Environmental Management, V2.0, ELGAS 2019</i> • <i>Newcastle (Kooragang) Emergency Plan, Dated November 2021, ELGNEW-HSE ELGAS Newcastle (Kooragang) Emergency Plan (V1.3 November 2021), ELGAS 2021</i> Both documents mentioned here have relevance ongoing past pre-commissioning and are discussed further below – refer Condition B6.	Compliant

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	developments within Lot 1 DP1195449. The Emergency Plan must include consideration of the safety of all people outside of the development who may be at risk from the development. The plan must address evacuation procedures for the neighbouring facilities occupying Lot 1 DP1195449. The plan must be prepared in accordance with the Department's <i>Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'</i> and in consultation with the neighbouring facilities occupying Lot 1 DP 1195449. b) a document setting out a comprehensive Safety Management System, covering all on-site operations and associated transport activities involving hazardous materials. The document must clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records must be kept on-site and must be available for inspection by Planning Secretary upon request. The Safety Management System must be developed in accordance with the Department's <i>Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'</i>.			

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B5	Pre-Startup One month prior to the commencement of operation of the development, the Applicant must submit to the Planning Secretary, a Pre-Startup Compliance Report detailing compliance with conditions B3 and B4 on this consent, including: - dates of study/plan/system submission, approval, commencement of construction and commissioning; - actions taken or proposed, to implement recommendations made in the studies/plans/systems; and - responses to any requirement imposed by the Planning Secretary under Condition A2(b).	Expired	<i>Elgas Kooragang Depot Pre-Start Up Compliance Report, 15/05/2020. Elgas National Technical (2020).</i> <i>Email from DPIE, dated 21/07/2020, Titled: SSD8448 – Elgas Kooragang Island – Recent emails and comments on the development’s operational management plans. Email recognizes the submission of a Pre-start up compliance report to DPIE on the 15/05/2020 – DPIE reviewed the pre-start up compliance report and had no comments to provide.</i> No comment required as this condition related to pre-startup.	Compliant
B6	Post-Startup Three months after the commencement of operation of the development, the Applicant must submit to the Planning Secretary, a Post-Startup Compliance Report verifying that: - the Emergency Plan required under Condition B4(a) is effectively in place and that at least one emergency exercise has been conducted; and - the Safety Management System required under Condition B4(b) has been fully implemented and that records required by the system are being kept.	Expired	<i>Post-start up Compliance report – Elgas liquified Petroleum Gas Storage and Distribution Facility (SSD8448), 130 Cormorant Road Kooragang (Lot1 DP1195449), January 2021 Metroplan Services</i> <i>Lodgement confirmation from DPIE – Elgas Storage Facility Kooragang – SSD- 8848-PA-21.</i> <i>Email from DPIE, dated 12/1/2021, Titled: Elgas Storage Facility Kooragang – (SSD-8448-PA-21). Email confirmed recent application for Elgas Storage Facility Kooragang (SSD-8448-PA-21).</i> <i>The Post Startup Compliance Report reported that operation commenced on 23 October 2020. The Post Startup Compliance Report was submitted to DPIE within three months of the reported operation commencement date and addressed items a) and b).</i> The Emergency Plan was reviewed to confirm that the evacuation procedures for the adjoining site are considered, noting that the service station site has its own Emergency Plan. The Plan was tested (Fire and Rescue’s documentation of the exercise was sighted) and reviewed in November 2021, and reissued as Ver 1.4.	Compliant

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			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
			The Safety Management System was reviewed in discussion with Elgas HSE Manager, Mr Chris Beston, who confirmed that the System is reviewed as required (a review is currently under way), and that the System has previously been audited to HIPAP9. This discussion also covered the relationship of the company-wide Safety Management System to the site-specific aspects, including monthly safety meeting, weekly checklist and standard operating procedures. Documents relating to these activities, including records of activities, were sighted. (Refer also to Condition B7 below which requires review of the SMS also).	
B7	Hazard Audit Within twelve months after the commencement of operation and every three years thereafter, or at such intervals as the Planning Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of the development. The audits must: - be carried out at the Applicant's expense by a qualified person or team, who have been approved by the Planning Secretary and are independent of the development; - be carried out in accordance with the Department's <i>Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'</i>; - include a review of the site Safety Management System and a review of all entries made in the incident register since the previous audit; and - report on the implementation of the Risk Reduction Program required under Condition B3.	3 yearly	<i>Approval of Hazard Auditor Mr. Chris King of BOC limited -Email from DPIE to Sovechles Nominees, dated 22/09/2021, Titled: Approval of 2021 Hazard Auditor – Elgas Kooragang Island (SSD 8448)</i> <i>Submission of Hazard Audit Extension Request to DPIE. Email, dated 6 October 2021, Titled: SSD 8448 – 130 Cormorant Road Kooragang – Liquified Petroleum Gas Storage and Distribution Facility – Condition B7 Hazard Audit.</i> <i>Email response from DPIE representative Joel Curran with confirmation of extension of Hazard Audit by 12 months. Email dated 2/11/2021</i> <i>Due date for Hazard Audit has been extended to end of October 2022.</i> The Hazard Audit is being carried out contemporaneously with this audit and is therefore not included in scope. The classification “Not triggered” relates only to the response of this audit to the wording of Condition B7. The requirement for the Hazard Audit itself has been triggered.	Not triggered

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			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
B8	Within one month of completing each audit carried out in accordance with Condition B7, the Applicant must submit a report to the satisfaction of the Planning Secretary for approval. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented.	At all times	Refer note above (re B7)	Not triggered
B9	Further Requirements The Applicant must store all chemicals, fuels and oils used on-site in accordance with: a) the requirements of all relevant Australian Standards; and b) the NSW EPA's 'Storing and Handling of Liquids: the Environmental Protection – Participants Manual' if the chemicals are liquids.	At all times	- Letter to Elgas Ltd, RE: Notification of Hazardous Chemicals on Premises, PREMISES: 130 Cormorant Rd, Kooragang NSW 2304, Australia, NDG200406, 29 June 2020. SafeWork NSW (2020). - Elgas Newcastle (Kooragang) Emergency Plan, ELGNEW-HSE-115, V 1.3 September 2020. <i>The Emergency Plan lists dangerous goods stored on-site as LPG gas and paint aerosol cans stored in flame safe cabinets in the dock and a site shed.</i> The only chemicals stored on site are the LPG itself and a minor quantity of aerosols (for marking designated areas etc.). These are noted on the Hazardous Chemicals Register on the Chernalert System. The relevant Standard for LPG (AS/NZS1596) is reviewed as part of the Hazard Audit (refer Condition B7 above). There is no Australian Standard applicable to aerosols, which are safely stored in cabinets (one on the dock and one in the store). Aerosols are stored and used in quantities which can be regarded as household consumable quantities and therefore do not represent a significant risk on this site. There are no liquids stored on site which are within the scope of the EPA Participants Manual (which covers liquids requiring bunding).	Compliant
B10	In the event of an inconsistency between the requirements of conditions B9(a) and B9(b), the most stringent requirement must prevail to the extent of the inconsistency	At all times	<i>Noted</i> No inconsistency has been identified.	Not triggered

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
B11	Dangerous Goods Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: a) all relevant Australian Standards; b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and c) the Environment Protection Manual for <i>Authorised Officers: Bunding and Spill Management- technical bulletin</i> (EPA, 1997).	At all times	<i>Letter to Elgas Ltd, RE: Notification of Hazardous Chemicals on Premises, PREMISES: 130 Cormorant Rd, Kooragang NSW 2304, Australia, NDG200406, 29 June 2020. SafeWork NSW (2020).</i> <i>Elgas Newcastle (Kooragang) Emergency Plan, ELGNEW-HSE-115, V 1.3 September 2020.</i> <i>Letter to Elgas Limited, Re: Review of emergency plan for Elgas Newcastle, 130 Cormorant Road, Kooragang Island (SafeWork NSW Ref. no. NDG200406), 24 September 2020. NSW Fire + Rescue (2020).</i> <i>Notification of Schedule 15 chemicals, Elgas Newcastle Part Lot 1 DP 1195449 130 Cormorant Road Kooragang NSW 2204 (SafeWork NSW Ref. no. 20-321 2020/010466), 24 February 2021. SafeWork NSW.</i> <i>Letter from FRNSW provides approval for implementation of the Emergency Plan. SafeWork NSW determined the site not to be a major hazard facility.</i> Refer B9 above re comments on relevant Standards. No liquids requiring bunding are stored, so b) and c) are not relevant to this site.	Compliant
B12	In the event of an inconsistency between the requirements of conditions B11(a) to B11(c), the most stringent requirement must prevail to the extent of the inconsistency.	At all times	<i>No inconsistencies identified.</i> No inconsistency identified.	Not triggered
Traffic and Access				
B13	Construction Traffic Management Plan The Applicant must prepare a Construction Traffic Management Plan for the development which details road safety and network efficiency measures and heavy vehicle routes, access and parking arrangements. Details must be included in the application for a Construction Certificate.	Expired	<i>Construction phase was not audited during this audit period.</i> The classification “Not triggered” relates only to the fact that the issue is no longer relevant.	Not triggered

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
B14	Roadworks and Access The Applicant must ensure internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004) and AS 2890.2:2002 Parking facilities Off-street commercial vehicle facilities (Standards Australia, 2002).	At all times	<i>Compliance Certificate – Construction Civil/Stormwater, Elgas Storage Facility 130 Cormorant Road, Kooragang for sediment and erosion control, stormwater drainage including on-site detention, external pavement and access and parking, ref: 9935-010-cccc issued to Brown Commercial Building, 8 May 2020, Eclipse Consulting Engineers Pty Ltd.</i> <i>Letter to BCA Certifiers Australia Pty Ltd, Roadworks & Access Re: 130 Cormorant Road, Kooragang – Elgas Storage Facility dated 15 May 2020, Brownbuild Commercial Building Pty Ltd.</i> <i>Compliance Certificate based on various guidelines including AS/NZS 2890.1:2004 and AS2890.2:2002.</i> <i>Letter stating that internal roads, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions associated with the development have been constructed in accordance with A2890.1:2004 (sic) Parking Facilities (off-street parking) and AS290.2.2002 Parking Facilities (off-street commercial vehicle facilities).</i> No changes to roads or parking have occurred.	Compliant
B15	All road works associated with the development must be undertaken at full cost to the Applicant.	Expired	<i>The Applicant advises that all road works associated with the development were undertake at the Applicant's cost.</i> No further road works undertaken in this audit period.	Compliant
B16	The Applicant must ensure the swept path of the longest vehicle entering and exiting the site, as well as maneuverability through the site, is in accordance with the relevant AUSTROADS guidelines.	At all times	<i>B-Double Tanker Truck Turning, Lot 1 Cormorant Road Kooragang, DWG No: 10, Revision 1, 29/4/20.</i> <i>Swept path of B-double designed in accordance with Austroads 2013 (AU).</i> Swept path diagram sighted.	Compliant

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
B17	The Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a B-Double tanker.	Expired	<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold. <i>Letter to NSW Department of Planning & Environment Industry Assessments, Cormorant Road (B63): SSD 8448, Kooragang Liquefied Petroleum Gas ('LPG') Storage Facility, Part Lot: 1 DP: 1195449, 130 Cormorant Road, Kooragang from NSW Roads & Maritime Services. CR 2017/004317, SF2013/170831, KAP, 16 April 2018.</i> <i>Letter advises that Roads and Maritime has no objection to or requirements for the development. Matters referred to DPE for determination included vehicle entry and exit direction, and manoeuvring of services vehicles.</i> No modifications to access have been made.	Compliant
B18	Parking The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	Expired	<i>Construction Certificate Proposed Site Plan Drawing No. 01 Revision 6, 28/11/19. Brownbuild Commercial Building.</i> <i>Parking details provided on site plan include parking for site personnel in front of office building and for trucks in front of cylinder filling dock.</i> <i>Cormorant Road was observed to be free of parked cars and trucks during the site inspection.</i> No changes to parking arrangements.	Compliant
B19	Operational Traffic Management Plan Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the OEMP required by Condition C5 and must: a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Port of Newcastle; c) describe how the requirements of Condition B21 will be met; d) detail the on-site traffic control measures to prevent vehicular collision and control the	At all times	<i>Operational Traffic Management Plan, Elgas Depot – 130 Cormorant Road Kooragang NSW, V1.2 06/08/2020, SOP_300_008_Depot_Traffic Management Plan</i> <i>Letter to Sovechles Nominees Pty Ltd dated 28/8/20 from DPIE. Elgas LPG Storage Facility Operational Management Plan (SSD-8448). Approval of Operational Traffic Management Plan, Flood Emergency Response and Mosquito Management Plan.</i> <i>Operational Traffic Management Plan, prepared by Elgas Pty Ltd, 2 November 2021, Version 1.3.</i> <i>The Operational Traffic Management Plan addresses conditions a) to h)</i> The Operational Traffic Management Plan was sighted. Some key points were discussed including use of Drive-Cam and GPS, and auditing procedure for trucks and drivers annually.	Compliant

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
	manoeuvring of vehicles in designated areas; e) detail the measures that are to be implemented to ensure road safety and network efficiency during operation; f) detail heavy vehicle routes, access, parking arrangements and pedestrian management; g) include a Driver Code of Conduct to: (i) minimise the impacts on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; h) include a program to monitor the effectiveness of these measures.		<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
B20	The Applicant must: a) not commence operation until the Operational Traffic Management Plan required by Condition B19 is approved by the Planning Secretary; and b) implement the most recent version of the Operational Traffic Management Plan approved by the Planning Secretary for the duration of operation.	At all times	- Letter to Sovechles Nominees Pty Ltd dated 28/8/20 from DPIE. Elgas LPG Storage Facility Operational Management Plan (SSD-8448). Approval of Operational Traffic Management Plan, Flood Emergency Response and Mosquito Management Plan. - Operational Traffic Management Plan, prepared by Elgas Pty Ltd, 2 November 2021, Version 1.3. <i>The Operational Traffic Management Plan was approved prior to commencement of operation. Version 1.3 of the Traffic Management Plan had not been accepted by the Planning Secretary at the time of completion of this audit.</i> Approval letter, to Trustee for the Kooragang Property Trust from DPIE, Mr. C. Ritchie, received, dated 14/12/21. (Note that the title of this letter refers only to approval of revised Operational Environmental Management Plan, but the body of the letter refers also to approval of Operational Traffic Management Plan, Version 1.3).	Compliant

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			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
B21	Operating Conditions The Applicant must ensure: a) the development does not result in any vehicles queuing on the public road network; b) all vehicles enter and exit the site in a forward direction; c) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; d) all vehicles are wholly contained on site before being required to stop; e) all loading and unloading of materials is carried out on-site; f) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.	At all times	• <i>Operational Traffic Management Plan, Elgas Depot – 130 Cormorant Road Kooragang NSW, V1.2 06/08/2020, SOP_300_008_Depot_Traffic Management Plan</i> • <i>Operational Traffic Management Plan, prepared by Elgas Pty Ltd, 2 November 2021, Version 1.3.</i> <i>Conditions a) to g) observed to be compliant during site inspection – see photos.</i> As a point of clarification, it has been assumed that Condition f) refers to construction activities. Loads of LPG cylinders are strapped in stillages and secured to the truck tray. Covers are not used for such loads. The trafficable areas of the site are completely concreted so post-construction dirt surfaces do not exist.	Compliant
Soils, Water Quality and Hydrology				
B22	Imported Soil The Applicant must: a) ensure that only VENM or ENM is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the Department upon request.	Expired	• <i>Letter to BCA Certifiers Australia Pty Ltd, Imported Soil (Condition B22) Re: 130 Cormorant Road, Kooragang – Elgas Storage Facility dated 28 April 2020, Brownbuild Commercial Building Pty Ltd.</i> <i>Letter confirming that no fill was brought onto site for development works.</i> No soil imported.	Not triggered

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			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
B23	Erosion and Sediment Control Prior to the commencement of any construction or other surface disturbance the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the <i>Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book</i> (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by Condition C2.	Expired	<i>No changes since previous audit.</i> No construction or surface disturbance occurred in this audit period.	Compliant
B24	Stormwater Management System Prior to the commencement of operation, the Applicant must design, install and operate a stormwater management system for the development. The system must: - be designed by a suitably qualified and experienced person(s); - be generally in accordance with the conceptual design in the EIS; - be designed to meet the stormwater quantity and water quality criteria within the Newcastle Development Control Plan 2012; - be in accordance with applicable Australian Standards; and - ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.	Expired	<i>Stormwater management connected to adjacent Shell site</i> <i>As built drawings</i> <i>Compliance Certificate – Design CIVIL/STORMWATER, 15 November 2019, Eclipse Consulting Engineers, Ref:9935-005-ccdc</i> <i>B24 conditions a) to e) are satisfied</i> No alterations to stormwater arrangements have been made.	Compliant
B25	The Applicant must ensure the stormwater management system is identified and sign-posted in accordance with Council's <i>Stormwater and Water Efficiency for Development Technical Manual</i>. Details must be included in the application for a Construction Certificate.	Expired	<i>Construction Certificate No. 00002632, 130 Cormorant Road Kooragang 2304 Lot 1/ DP1195449, DA No. SSD 8448. Issued 5/12/19 for single storey office building, LPG storage building, loading dock and associated car parking. BCA Certifiers (Aust) Pty Ltd.</i> No alterations to stormwater arrangements have been made.	Compliant

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B28	Groundwater Management If groundwater is encountered during construction, the Applicant must obtain all necessary licences or, if required, approval from DOI.	Expired	<i>Letter to BCA Certifiers Australia Pty Ltd, Groundwater Management (Condition B28) Re: 130 Cormorant Road, Kooragang – Elgas Storage Facility dated 28 April 2020, Brownbuild Commercial Building Pty Ltd.</i> <i>Letter confirming that no groundwater was encountered during the development works.</i> No change in this audit period.	Not triggered
B29	Prior to the commencement of construction, the Applicant must prepare a Groundwater Contingency Plan to the satisfaction of the Planning Secretary. The Groundwater Contingency Plan must form part of the CEMP required by Condition C2. The Groundwater Contingency Plan must: - define the triggers that activate the Groundwater Contingency Plan; - identify the protocols that will be implemented should the Groundwater Contingency Plan be triggered, including the preparation of a Groundwater Management Plan; - identify all potential groundwater licences or approvals that may be required should the Groundwater Contingency Plan be triggered; - define the timeframes for: - notifying DOI if the Groundwater Contingency Plan is triggered; - implementing the protocols under paragraph (b) above; and - submitting the Groundwater Management Plan to DOI.	Expired	<i>No changes since previous Audit</i> As above.	Not triggered

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B30	The Applicant must: a) not commence construction until the Groundwater Contingency Plan required by Condition B29 is approved by the Planning Secretary; and b) implement the most recent version of the Groundwater Contingency Plan approved by the Planning Secretary for the duration of the development.	Expired	As above.	Not triggered
Aboriginal Heritage				
B31	Aboriginal Heritage The Applicant must ensure all staff are aware of their statutory obligations for heritage under the <i>National Parks and Wildlife Act 1974</i> and the <i>Heritage Act 1977</i> .	At all times	<i>Site Induction Acknowledgement, Newcastle Depot (Sept 2021) ELGAS Newcastle Depot</i> <i>A completed form was provided for review. Acknowledgement that the site is built on the Traditional land of the Awabakal and Worimi peoples one of the checks.</i> Site induction procedure covers heritage issues.	Compliant
B32	Prior to the commencement of operation, the Applicant must install a plaque which acknowledges the past occupation of the area by Awabakal and Worimi peoples.	At all times	<i>A plaque has been installed and was observed in place during the site inspection, see photos</i> Plaque sighted, prominently displayed at site entrance.	Compliant
B33	Unexpected Finds Protocol If any item or object of Aboriginal heritage significance is identified on site: a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately; b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and c) the OEH must be contacted immediately.	At all times	<i>The applicant advises that no items of Aboriginal heritage significance have been encountered</i> Noted.	Not triggered

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			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
B34	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the <i>National Parks and Wildlife Act 1974</i> .	At all times	Noted.	Not triggered
Air Quality				
B35	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Expired	<i>Site is either paved or landscaped – there is no risk of dust generation.</i> No change.	Compliant
B36	During construction, the Applicant must ensure that: a) exposed surfaces and stockpiles are suppressed by regular watering; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Expired	<i>No changes since last audit</i> No longer relevant.	Compliant
B37	Odour Management The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	At all times	<i>Proposed LPG Depot, Kooragang, NSW Odour Impact and Greenhouse Gas Emission Study, 26 February 2018, Arriscar Pty Limited, Doc. No.: J-000030-ELG- OU Revision 0</i> <i>The study found that the odour impact from the proposed depot operations would not be significant and satisfies the NSW EPA targets.</i> <i>No odours were observed at the time of the site inspection.</i> No odours identified during this visit. A test release of the truck loading compressor during this visit failed to produce any discernible odour at ground level. (Wind sock is provided to indicate wind direction).	Compliant

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
Noise				
B38	Hours of Work The Applicant must comply with the hours detailed in Table 1. Table 1 Hours of Work Earthworks and construction: Monday-Friday: 7 am to 6 pm Saturday: 8 am to 1 pm Operation: Monday-Sunday: 24 hours	At all times	<i>Modification 2 of Development Consent SSD-8448-Mod-2, dated 6/08/2021, ref: EF21/8598.</i> No change in working hours since last audit.	Compliant
B39	Works outside of the hours identified in Condition B38 may be undertaken in the following circumstances: a) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or b) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.	At all times	<i>The Applicant advises that no work was undertaken outside of the specified operations work hours prior to MOD 2</i> The previous audit classified this as Compliant. In any case, the issue is now obsolete given the current approved operating hours (24 hours per day, 7 day per week),	Not triggered

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Waste Management				
B40	Statutory Requirements All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	At all times	<i>Elgas reports that all wastes are taken off-site to licensed waste management facilities. Waste streams are separated into:</i> <i>General waste</i> <i>Cardboard recycling</i> <i>Secure waste</i> <i>Scrap metal</i> <i>Waste management records were provided for viewing by Elgas.</i> Normal disposal methods are employed for general waste, cardboard and secure waste. Scrap metal consists mainly of cylinder valves or condemned cylinders which are transferred to Sims Metal's adjacent facility.	Compliant
B41	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.	At all times	<i>The Applicant advises that no wastes requiring classification have been disposed of off-site.</i> No change.	Not triggered
B42	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	At all times	<i>The Applicant advises that no wastes were received at the site.</i> Confirmed that no waste is received at this site.	Not triggered
B43	The collection of waste generated during operation of the development must be undertaken between 7 am to 10 pm Monday to Friday.	At all times	<i>ELGAS confirmed general wastes are collected between the appropriate Example: General waste bin collected at 9:05am 08/09/2021.</i> No change.	Compliant

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Contamination				
B44	Contamination Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with Condition C2 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Expired	<i>No changes since previous Audit</i> No change in this audit period.	Not Triggered
Visual Amenity				
B45	Landscaping The Applicant must ensure landscaping works are completed in accordance with the plans identified in Table 2. Table 2 Landscape Plans Drawing No. L-01, Revision DA2: Landscape Site Plan, RJ Sinclair Pty Ltd Drawing No. L-02, Revision DA2: Landscape Bedding Plans, RJ Sinclair Pty Ltd	Expired	<i>Letter to BCA Certifiers Australia Pty Ltd, Landscaping Installation Certificate Re: 130 Cormorant Road, Kooragang – Elgas Storage Facility dated 28 April 2020, Brownbuild Commercial Building Pty Ltd.</i> <i>Letter stated that landscaping works undertaken at the site complies with all details referenced in the relevant documentation for the project.</i> <i>Landscaping observed during site inspection – see photos.</i> No changes to landscaping.	Compliant
B46	Lighting The Applicant must ensure the lighting associated with the development:	At all times	<i>Certification of Essential Services, Certification of Electrical Work Brown Commercial Building, Elgas storage facility, 130 Cormorant Rd Kooragang NSW, 27 April 2020, Todd Bowd Electrical Services Pty.</i>	

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	a) complies with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.		<i>Certificate stated that essential services have been installed in accordance with standards including control of external lighting (AS/NZS 4282-1997) and that installed in accordance with BCA requirements and complies with AS 3000.</i> <i>It is noted that the development is located in an industrial setting</i> No complaints or comments about lighting have been received.	Compliant
B47	The Applicant must ensure adequate lighting is provided for after- hours access by tanker drivers.	At all times	<i>Certification of Essential Services, Certification of Electrical Work Brown Commercial Building, Elgas storage facility, 130 Cormorant Rd Kooragang NSW, 27 April 2020, Todd Bowd Electrical Services Pty.</i> <i>Certificate states that external lighting has been installed in accordance with AN/NZS 1158.3.1-2018 Pedestrian lighting.</i> <i>The Applicant confirmed during the site interview that all external lighting is on during non-daylight hours ensuring sufficient lighting for tanker drivers.</i> Hazardous-zone compliant lighting observed to be in place at tanker loading area.	Compliant
B48	Signage and Fencing All signage and fencing must be erected in accordance with the development plans included in the EIS. <i>Note: This condition does not apply to temporary construction and safety related signage and fencing.</i>	At all times	<i>No changes since previous audit.</i> (As an observation, unrelated to consent compliance, it is noted that there has been no evidence of a break-in or attempted break-in at this site).	Compliant
B49	The Applicant must install a masonry or metal clad fence with a minimum height of 2.1 m around the perimeter of all open storage and work areas.	At all times	<i>No changes since previous audit.</i> No change.	Compliant
Mosquito Management				
B50	Mosquito Management The Applicant must implement the <i>Mosquito Management Plan - Proposed Elgas Facility</i>, prepared for Sovechles Nominees Pty Ltd, for the duration of the construction and operation of the development to	At all times	<i>Mosquito Management Plan, Elgas LPG Storage Facility 130 Cormorant Road Kooragang, V1.2, dated August 2020 prepared by Craig Cable.</i> <i>Approval of Mosquito Management Plan. Letter dated 28 August 2020, Titled: Elgas LPG Storage Facility Operational Environmental Management Plan (SSD- 8448). The</i>	

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
	minimise breeding sites for nuisance biting and disease transmitting mosquitos.		<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold. <i>department has reviewed and approved the Mosquito Management Plan, prepared by Craig Cable, dated August 2020, Version 1.</i> • <i>Mosquito Management Plan, prepared by Craig Cable, dated November 2021, Version 1.3.</i> The Mosquito Management Plan concluded that measures are in place to reduce mosquito breeding sites and noted that the majority of the site is paved with staff generally employed indoors. No mosquito manifestations have been observed.	Compliant

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
PART C – ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING				
Environmental Management				
C1	Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: a) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; c) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (b) above; d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; e) a program to investigate and implement ways to improve the environmental performance of the development over time; f) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and g) a protocol for periodic review of the plan.	At all times	<i>Environmental Management Plan, Elgas Newcastle, V 1.3 November 2021, 165- ELNEW_EMP_Environmental Management Plan V1.3, Elgas</i> <i>ELGAS Safety Management System Element 12 – Environmental Management, V2 October 2019.</i> <i>ELGAS Newcastle (Kooragang) Emergency Plan, v1.4 November 2021.</i> <i>Operational Traffic Management Plan, prepared by Elgas Pty Ltd, 2 November 2021, Version 1.3.</i> <i>ELGAS Newcastle Flood Emergency Response Plan, Version 1.0, 6/8/20. Elgas.</i> <i>Mosquito Management Plan, prepared by Craig Cable, dated November 2021, Version 1.3.</i> <i>Conditions C1 a) to g) have been addressed.</i> The management plans required are evidenced by the existence of relevant documentation covering each point of Condition C1, i.e., items a) to g). These issues cover the whole range of activities on this site and therefore it is not practical to provide in-depth commentary on each. Most of the issues are readily identifiable as elements already commented on in response to the specific Consent Conditions relevant to each. However, as a demonstration of the implementation of these plans, item d) was selected for further in-depth review. The contingency planning requirement is met by a section in the Emergency Plan, specifically Emergency Procedure 3-10 (page 42 of the Emergency Plan). This of course is not evidence that every condition is met in the same manner, but it does demonstrate that the overall management system is robust enough to cope with	Compliant

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
			random interrogation at an audit such as this.	
C2	Construction Environmental Management Plan The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of Condition C1 and to the satisfaction of the Planning Secretary.	Expired	<i>No changes since previous Audit</i> It is noted that issues surrounding this Condition were resolved, and are not considered here as being outside this audit period.	Not Triggered
C3	As part of the CEMP required under Condition C2 of this consent, the Applicant must include the following: a) Construction Traffic Management Plan (see Condition B13); b) Erosion and Sediment Control (see Condition B23); c) Mosquito Management Plan (see Condition B50); and d) Groundwater Contingency Plan (see Condition B29).	Expired	<i>No changes since previous Audit</i> It is noted that issues surrounding this Condition were resolved, and are not considered here as being outside this audit period.	Not Triggered
C4	The Applicant must: a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	Expired	<i>No changes since previous Audit</i> It is noted that issues surrounding this Condition were resolved, and are not considered here as being outside this audit period.	Not Triggered
C5	Operational Environmental Management Plan The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of Condition C1 and to the satisfaction of the Planning Secretary.	At all times	<i>Environmental Management Plan, Elgas Newcastle, August 2020, 165- ELNEW_EMP_Environmental Management Plan</i> <i>Approval of OEMP from DPIE: Kooragang Storage Facility (SSD 8448) Approval of the Operational Environmental Management Plan, 23 October 2020</i> <i>Environmental Management Plan, Elgas Newcastle, v1.3 November 2021, 165- ELNEW_EMP_Environmental Management Plan</i> The Operational Environmental Management Plan is publicly available on line.	Compliant

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
C6	As part of the OEMP required under Condition C5 of this consent, the Applicant must include the following: a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development; b) describe the procedures that would be implemented to: (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development; (ii) receive, handle, respond to, and record complaints; (iii) resolve any disputes that may arise; (iv) respond to any non-compliance; (v) respond to emergencies; and c) include the following environmental management plans: (i) Operational Traffic Management Plan (see Condition B19); (ii) Flood Emergency Response; and (iii) Mosquito Management Plan (see Condition B50).	At all times	• <i>Environmental Management Plan, Elgas Newcastle, August 2020, 165- ELNEW_EMP_Environmental Management Plan</i> • <i>Approval of OEMP. Letter dated 28 August 2020, Titled: Elgas LPG Storage Facility Operational Environmental Management Plan (SSD-8448). The department has reviewed and approved:</i> • <i>Operational Traffic Management Plan, prepared by Elgas Pty Ltd, August 2020, Version 1.2;</i> • <i>Flood Emergency Response Plan, prepared by Elgas Pty Ltd, August 2020, Version 1.0; and</i> • <i>Mosquito Management Plan, prepared by Craig Cable, dated August 2020, Version 1.</i> • <i>Environmental Management Plan, Elgas Newcastle, v1.3 November 2021, 165- ELNEW_EMP_Environmental Management Plan</i> • <i>Operational Traffic Management Plan, prepared by Elgas Pty Ltd, 2 November 2021, Version 1.3.</i> • <i>Mosquito Management Plan, prepared by Craig Cable, dated November 2021, Version 1.3.</i> <i>OEMP includes items outlined in a) through c)</i> The OEMP published on line includes the elements listed in a) to c).	Compliant
C7	The Applicant must: a) not commence operation until the OEMP is approved by the Planning Secretary; and b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	a) Expired b) At all times	• <i>Letter: Kooragang LPG Storage Facility (SSD 8448) Approval of the Operational Environmental Management Plan, dated 23 October 2020. DPIE.</i> • <i>Letter: Notice to Furnish Information and Records, DPIE, 29/09/2021.</i> • <i>DPIE investigating officer found operation activities occurring onsite prior to the approval of the OEMP</i> • <i>Sovechles Nominees Pty Ltd and ELGAS to furnish existing records of operation to the investigation office.</i> • <i>Letter: Penalty Notice, DPIE, 09/03/2021</i>	

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold. <i>The Department determined ELGAS committed an offence against section 4.2 of the Environmental Planning and Assessment Act 1979 (Act) by failing to comply with condition C7 of SSD-8448.</i> <i>It was determined that operation of the facility had commenced on 8 October 2020 prior to the approval of the OEMP, which was on the 23 October 2020 (effective from 20 October 2020).</i> <i>The Operational Environmental Management Plan was approved by DIE effective on 20/10/20 when SSD-8448-Mod-1 was approved. DPIE determined that operations of the ELGAS facility commenced before the approval of the OEMP.</i> The previous audit listed Condition C7 as Non-compliant (with the notation “No actions required”), presumably in relation to pre-commencement. The current objective of Condition C7, i.e., current operation to the approved OEMP, is compliant.	Compliant
C8	Revision of Strategies, Plans and Programs Within three months of: - the submission of an incident report under Condition C10; - the submission of an Independent Audit under Condition C17; - the approval of any modification of the conditions of this consent; or - the issue of a direction of the Planning Secretary under Condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	At all times	<i>Letter: to Sovechles Nominees Pty Ltd Re: SSD-8448 Mod 2 Review, dated 3 November 2021. Elgas Limited.</i> <i>Letter: to DPIE RE: SSD 8448 – 130 Cormorant Road Kooragang – Liquefied Petroleum Gas Storage & Distribution Facility – Condition C8 – Review of Strategies Plans and Programs., dated 5 November 2021. Sovechles Nominees Pty Ltd.</i> <i>Environmental Management Plan, Elgas Newcastle, v1.3 November 2021, 165- ELNEW_EMP_Environmental Management Plan</i> <i>A review of strategies, plans and programs was not conducted/advised of to the Department within three months of submission of the independent audit report completed October 2020 nor the approval of Modification 1.</i> <i>A review of strategies, plans and programs was undertaken following Mod 2 of SSD 8448. The Environmental Management Plan, Depot</i>	

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold. <i>Traffic Management Plan and Emergency Plan were reviewed. The Environmental Management Plan was revised.</i> This condition was assessed as Non-compliant at the last audit with the following recommendation: <i>“(A): Ensure that a review of strategies, plans and programs is undertaken for all future occurrences listed under a) to d) and notified to the Department as required by condition C8”.</i> This audit considers that the Condition has been complied with in this audit period. But note that a separate recommendation has been made regarding communication of changes between the operator, the proponent (the previous site owner) and the current site owner (Refer B1 above). Regarding the issues requiring advice of revision: a) Management has advised there have been no incident reports under C10. b) This audit, under Condition C17, is caught by this Consent Condition C8 and will be reviewed as required by this condition. c) The only modifications of conditions falling into this scope is the agreed delay to the timing of the Hazard Analysis (and the clarification of hours of operation mentioned above). d) No directions were received from the Planning Secretary in this audit period.	Compliant
C9	Revision of Strategies, Plans and Programs If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	At all times	No such revisions were made in this audit period.	Not triggered

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
Reporting and Auditing				
C10	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in Appendix 3.	At all times	<i>No incidents identified.</i> No incidents were reported in the current audit period. (Confirmation letter from National Health, Safety and Environment Manager sighted). The designation “not triggered” is applied here and in subsequent consent conditions C11 and C12, because there has been no cause for notification in writing. The same designation for these three Conditions was made by the 2021 audit also. A classification of “Compliant”, for the current audit period, is equally valid.	Not triggered
C11	Non-Compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.	At all times	<i>No non-compliances other than those notified by DPIE were identified by the Applicant.</i> Noted.	Not triggered
C12	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	At all times	Noted.	Not triggered
C13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	At all times	Noted.	Not triggered
C14	Compliance Reporting No later than 6 weeks before the date notified for the commencement of operation, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.	Expired	<i>Elgas Liquefied Petroleum Gas Storage and Distribution Facility 130 Cormorant Road Kooragang (Lot 1 DP 1195449), Compliance Monitoring and Reporting Program prepared by Metroplan Services, 3 August 2020.</i> <i>Email from no-reply@majorprojects.planning.nsw.gov.au</i>	

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
			<i>confirming lodgement of Compliance Monitoring and Reporting Program in response to condition C14 dated 4 August 2020.</i> <i>Letter to Sovechles Nominees Pty Ltd, ELGAS Kooragang LPG Storage and Distribution Facility (SSD-8448) Compliance Monitoring and Reporting Program, 07/08/2020 (NSW Department of Planning & Environment).</i> <i>Email correspondence between Mitchell Sovechles and DPIE, Re: DPIE response and follow up Re- SSD8448 – Proposed Elgas Facility Kooragang NSW, dated 3/9/20.</i> The Compliance Monitoring and Reporting Program is available online.	Compliant
C15	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	At all times	<i>Elgas Kooragang Depot Pre-Start Up Compliance Report, 15/05/2020. Elgas National Technical (2020).</i> <i>Post-start up Compliance report – Elgas liquified Petroleum Gas Storage and Distribution Facility (SSD8448), 130 Cormorant Road Kooragang (Lot1 DP1195449), January 2021 Metroplan Services</i> <i>Compliance report – Elgas liquified Petroleum Gas Storage and Distribution Facility (SSD8448), 130 Cormorant Road Kooragang (Lot1 DP1195449) Condition C15 Compliance Report, 19 October 2021 Metroplan Services</i> Required documentation arising from each Condition of Consent is contained in the Compliance Reporting and Monitoring Program dated 3/8/2020. Every Condition of Consent was assessed against the requirements of this program to ensure all are met. In most cases, compliance is self-evident and no commentary is required. Where a comment is required it is noted at the appropriate Condition in this Table. This report answers the requirement for 2022 audit report.	Compliant
C16	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.	At all times	<i>Compliance report is on the website:</i> https://www.elgas.com.au/welcome-to-elgas/elgas-environmental-monitoring-data/newcastle-depot-kooragang-nsw/	

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
			<i>Pre-start up and post-start up compliance reports are not available on the web-site.</i> The previous audit classified this as “Non compliant” due to absence of reports from the website, since corrected. The recommended action, (A) Pre-start up and post-start up Compliance Reports to be made available on project web-site, has been completed. The website is now comprehensively populated with the required reports. The submission of this report to the Department will trigger an advice (probably late December, subject to Elgas review of this report), of pending publication on the website on or around the last week of December 2022.	Compliant
C17	Independent Audit No later than 4 weeks before the date notified for the commencement of operation, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department.	Expired	Independent Environmental Audit Program – SSD 8448 Elgas Kooragang, 130 Cormorant Road Kooragang NSW (Lot 1 DP 1195449), L001 (SSD 8448 Elgas Kooragang Independent Environmental Audit Program) Rev 0, dated 27 July 2020, Consentium. Pre-operation so no change.	Compliant
C18	Independent Audits of the development must be carried out in accordance with: - the Independent Audit Program submitted to the Department under Condition C17 of this consent; and - the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	At all times	Kooragang LPG Facility Independent Environmental Audit, Ref: 133,100, 12 November 2020. Consentium. The 2021 audit is: Kooragang LPG Facility, Independent Environmental Audit, Project Number: 61139, Reference Number 141,777, November 2021, JBS&G.	Compliant
C19	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: - review and respond to each Independent Audit Report prepared under Condition C18 of this consent; - submit the response to the Department; and	At all times	<i>Response to initial audit provided:</i> Letter Sovechles Nominees to DPIE, Re: Audit Report Pre-Construction and Construction, dated 12 November 2020.	

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
			<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold.	
	c) make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done.		<i>The applicant response to the initial audit is not available on the web-site.</i> The classification of Non-compliant was applied at last audit due to lack of publication on the website, resulting in a recommendation, (A) Applicant response to initial Independent Audit to be made available on project web-site. This has been corrected, so revised classification is Compliant.	Compliant
C20	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	At all times	<i>Noted</i> This condition is a statement of how monitoring or auditing may be affected by application of Division 9.4. Such a legal effect is noted. Previous audit did not offer a classification of compliance. This audit applies "Not triggered" as the appropriate response as the application of the EP&A act has not raised any documented issues in this audit period.	Not triggered
Access to Information				
C21	Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available: (i) the documents referred to in Condition A2 of this consent and the final layout plans for the development; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent;	At all times	<i>The Applicant advises that all EIS documentation and responses to submissions were available to the public (via Planning Portal).</i> https://www.planningportal.nsw.gov.au/major-projects/project/5271 <i>Documentation is available to the public on the Planning Portal or through visiting the site.</i> https://www.elgas.com.au/welcome-to-elgas/elgas-environmental-monitoring-data/newcastle-depot-kooraqang-nsw/	

Condition of Consent Number	COMPLIANCE REQUIREMENT	DEVELOPMENT PHASE	EVIDENCE AND COMMENTS	COMPLIANCE STATUS
	(iv) contact details to enquire about the development or to make a complaint; (v) the Compliance Reporting of the development; (vi) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (vii) any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary.		<i>2021 Audit comments are shown in italics with grey highlight.</i> Comments from this audit (2022) are in bold. <i>Project information available on web-site:</i> https://www.elgas.com.au/welcome-to-elgas/elgas-environmental-monitoring-data/newcastle-depot-kooragang-nsw/ <i>See conditions C16 and C19.</i> <i>Pre-start up and post-start up compliance reports are not available on the web-site. The applicant response to the initial audit is not available on the web-site.</i> The previous audit classified this as ‘Non-compliant’ on the basis that the information was not made available in a timely manner, and made this recommendation: “(A): Pre-start up and post-start up Compliance Reports and applicant response to Independent Audit to be made available on project web-site.” The information is now displayed as required, so the classification is now shown by this audit as Compliant (but refer to separate recommendation about improving the accessibility of the web-site). All requirements for public availability of documents have been met by the information currently available on the website. The issue of timing is historical with no subsequent opportunity for correction of this aspect.	Compliant

Appendix 4 – Declaration

Compliance Report Declaration Form

Project Name Kooragang LPG Storage Facility

Project Application Number SSD 8448

Description of Project Liquified petroleum gas storage and distribution facility

Project Address 130 Cormorant Road, Kooragang

Proponent Sovechles Nominees Pty Ltd

Title of Compliance Report Operational Compliance Report, 2022

Date 21 October 2022

I declare that I have reviewed the contents of the attached Compliance Report and to the best of my knowledge:

- i. the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- ii. the Compliance Report has been prepared in accordance with the Compliance Reporting Requirements;
- iii. the findings of the Compliance Report are reported truthfully, accurately and completely;
- iv. due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- v. the Compliance Report is an accurate summary of the compliance status of the development.

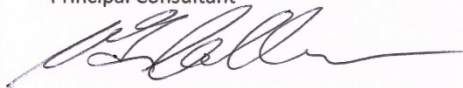
Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer Bill Callan

Title Principal Consultant

Signature



Qualification BSc, Member of the Australasian Institute of Dangerous Consultants

Company Premier Engineering Services Pty Ltd

Company Address 7/414 Mowbray Rd, Lane Cove, NSW 2066

Appendix 5 – Glossary

Appendix 5 - Glossary

TERM	DEFINITION
AS	Australian Standard
COB	Close of business
DoPE	Department of Planning and Environment
DPIE	Department of Planning Infrastructure and Environment
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EP&A	Environment Protection and Assessment
IA	Independent Audit
LPG	Liquefied petroleum gas
OEMP	Operation Environmental Management Plan
PHA	Preliminary Hazard Analysis under SEPP33
SEPP33	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
SSD	State Significant Development
n/a	Not applicable