

# Major Projects application



NSW GOVERNMENT  
Department of Planning

Date received: \_\_\_\_/\_\_\_\_/\_\_\_\_

Project Application No. \_\_\_\_\_

## 1. Before you lodge

This form is required to apply for the approval of the Minister to carry out a Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your Project.

Please be aware that you may need to conduct a Planning Focus Meeting before lodging this application involving the Department, relevant agencies, Council or other groups identified by the Department. If you are required to conduct a Planning Focus Meeting, you will need to provide details and outcomes arising from the meeting.

To ensure that your application is accepted as being duly made, you must

- complete ALL parts of this form, and
- submit all relevant information required by this form.

**All applications must be lodged with the Director-General, by courier or mail.**

Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000  
GPO Box 39 SYDNEY NSW 2001  
DX 10181 Sydney Stock Exchange  
t: 02 9228 6111  
f: 02 9228 6455

## 2. Details of the proponent

Company/organisation/agency

Manildra Park Pty Ltd

ABN

093 014 129

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Nick

Family name

Fletcher

STREET ADDRESS

Unit/street no.

Lot2/5

Street name

Flinders Street

Suburb or town

Port Kembla

State

NSW

Postcode

2505

POSTAL ADDRESS (or mark 'as above')

As above

Suburb or town

State

Postcode

Daytime telephone

02 4275 3892

Fax

02 4274 6507

Mobile

0409 665 887

Email

bunkers@pkmf.com

### 3. Identify the land you propose to develop

#### STREET ADDRESS

Unit/street no.

Street or property name

Suburb, town or locality

Postcode

Local government area

#### REAL PROPERTY DESCRIPTION

OR: detailed description of land attached: ☒

The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the Major Project applies to more than one piece of land, please use a comma to distinguish between each real property description.

Where the Major Project is subject to Clause 8F of the *Environmental Planning and Assessment Regulation 2000* and in lieu of completing the above, a description or detailed plan of the land affected must be included with the documents required with Part 4 below.

### 4. Proposed Major Project – Description and other Requirements

Provide a brief title for your Project that includes all significant components. If the application relates to only part of a Project, include a clear title that describes the relevant part.

**Marine Fuel Storage and Distribution and BioDiesel Production Facility, Kooragang Island**

Is the application related only to a part of a Project? ☐ Yes ☒ No

**You are also required to provide a Project Description Report and address any matters required by the Director-General in accordance with 75E of the Act. Failure to do so may lead to your application being rejected.**

Is a Project Description attached:

Hard copy: ☒ Yes ☐ No

Electronic version: ☒ Yes ☐ No

(NB: An electronic copy is required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format).

Is the Project Description Report consistent with the requirements of any Guideline produced by the Department (including any draft)? ☒ Yes ☐ No

Does the Project Description Report include additional matters required by the Director-General, such as evidence of a Planning Focus Meeting and consultation? ☒ Yes ☐ No

#### CONCEPT APPROVAL

If you are applying for a **concept approval**, the Department's *Concept Approval Guideline* should be consulted and the matters identified therein must be addressed as part of your application.

Does the Project Description Report submitted address the relevant guidelines for Concept Approvals? ☐ Yes ☐ No

#### FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed Major Project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

23

Operational jobs (full-time equivalent)

37



## 5. Approvals from state agencies

Does the proposed Major Project require any of the following: (tick all appropriate)

- ☐ an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- ☐ an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- ☐ a mining lease under the *Mining Act 1992*
- ☐ a production lease under the *Petroleum (Onshore) Act 1991*
- ☒ an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- ☐ a consent under section 138 of the *Roads Act 1993*

## 6. Application fee

You are required to pay a fee for the assessment of a Major Project. This fee is based on the estimated cost of the Major Project.

The Department requires that you pay a proportion of the total fee with this application and you should consult with the Department before lodging this application to determine the proportion to be paid.

Estimated Project Cost

32 Million

## 7. Owner's Consent

As the owner(s) of the above property, I/we consent to this application being made on our behalf by the Proponent.

Signature

SEE ATTACHED LETTERS

Name

Date

Signature

Name

Date

Note: The Department will not accept an application for a Major Project without having the signature of the owner of the land, unless the Major Project is subject to Clause 8F of the *Environmental Planning and Assessment Regulation 2000*.

## 8. Proponent's Signatures

As the proponent(s) of the proposed Major Project and in signing below I/we hereby

- provide a description of the proposed Project and address all matters required by the Director-General pursuant to Section 75E of the Act, and
- apply, subject to satisfying Clause 8D of the *Environmental Planning and Assessment Regulation 2000*, for the Director-General Environmental Assessment Requirements pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979*, and
- declare that all information contained within this application is accurate at the time of signing.

Signature

N. Fletcher

Name

N. FLETCHER

Date

24-4-07.

In what capacity are you signing if you are not the proponent

Name, if you are not the proponent



## Schedule of Land

DP	Lot(s)	Owner
775776	34	New South Wales Maritime
775776	29	New South Wales Maritime
775776	28	Newcastle Port Corporation
1104196	361	Newcastle Port Corporation
573972	3 & 4	Australian rail Track Corporation
262783	7	Regional Land Management Corporation
234887	10 to 13	Regional Land Management Corporation
234887	19	Regional Land Management Corporation
262325	18	New South Wales Maritime
262325	18	New South Wales Maritime
1104196	363	New South Wales Maritime



07/2020/PD 1735

13<sup>th</sup> April 2007

Nick Fletcher  
Manildra Park Pty Ltd  
Lot 2, 5 Flinders Street  
Port Kembla  
NSW 2505

Dear Nick,

**CONSENT OF OWNER TO LODGEMENT OF MAJOR DEVELOPMENT APPLICATION-  
MARINE FUELS TERMINAL AND BIODIESEL PRODUCTION FACILITY, GREENLEAF RD.  
KOORAGANG ISLAND**

I refer to your advice that Manildra Park Pty Ltd intends to lodge an application to seek the approval of the Director General NSW Planning to progress the preparation of an Environmental Assessment Report under Part 3A of the EP & A Act.

NPC supports trade growth and diversification at the Port and welcomes new port infrastructure such as bulk liquid storage and biodiesel production facilities.

Part of this development specifically that associated with bulk liquid management at the wharf area is on land owned by the Newcastle Port Corporation (NPC). This land is on Heron Road Kooragang (Lot 361 DP 1104196 and Lot 28 DP 775776).

As the land owner formal consent is provided to Manildra Park Pty Ltd to lodge the application with NSW Planning to prepare an Environment Assessment under Part 3a of the EP & A Act.

NPC in its role as Port operator would expect to be consulted by NSW Planning in regard to requirements for the preparation of the Environmental Assessment for the above proposal and in reviewing the submitted proposal.

Yours sincerely

ANNETTE WOODS  
GENERAL MANAGER PLANNING AND DEVELOPMENT

Newcastle Port Corporation  
ABN 50 825 884 846

Corner Scott and Newcomen Streets Newcastle NSW 2300 Australia P.O. Box 663  
Telephone (02) 4985 8222 Toll Free NSW 1800 048 205 Facsimile (02) 4926 4596  
Email: mail@newportcorp.com Website: newportcorp.com



17 April 2007

Mr Nick Fletcher  
Manildra Park Pty Ltd  
Lot 1 Creole Road  
ALBION PARK RAIL NSW 2527

By facsimile 02 4272 6507

Dear Mr Fletcher

**Land Owner's Consent Major Project Application —  
Proposed Ship Refuelling Facility, Diesel Storage and Distribution  
Facility and Biodiesel Plant at Lots C10, C11, C12 and C13 on Greenleaf  
Road, Kooragang Island, Newcastle**

I refer to the Major Projects Application form and drawings emailed to me on 11 April 2007 on your behalf by Mr Warwick Reader seeking NSW Maritime's consent as land owner for the above project. It is noted that sections of the proposed pipeline may be located on land vested in NSW Maritime.

It is understood that above project is at the early stages of planning and assessment/approval process under Part 3A of the *Environmental Planning and Assessment (EP&A) Act 1979* and that you wish to seek the Director-General's environmental assessment requirements for your project.

As land owner over which part of the Major Project applies, the Maritime Authority of NSW trading as NSW Maritime has no objection to Manildra Park Pty Ltd seeking the Director-General's requirements for the preparation of an Environmental Assessment report under Part 3A of the EP&A Act.

This letter should not be read as NSW Maritime's landowner's consent to submit an Environmental Assessment. NSW Maritime will be in a position to consider granting land owner's consent when it has had an opportunity to review plans and drawings to be submitted for the Minister's approval and a report has been prepared for the project.

It is noted that under clause 8F of the EP&A Regulation, land owner's consent may be obtained at any time prior to the determination of the application by the Minister for Planning.

It is my understanding that the Department of Planning is prepared to accept a the Major Projects Application without NSW Maritime's consent as land owner at this stage provided that land owner's consent is sought and obtained prior to the Department's review of the subsequent draft Environmental Assessment report for the project.

NSW MARITIME

James Craig Road Rozelle NSW 2039  
Locked Bag 5100 Camperdown NSW 1450

T 02 9563 8511 F 02 9563 8530 [www.maritime.nsw.gov.au](http://www.maritime.nsw.gov.au)

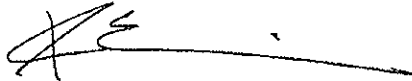
Accordingly, please submit your Land Owner's Consent application to NSW Maritime once your draft Environmental Assessment report and project plans and drawings have been prepared to a suitable standard.

NSW Maritime's application form, policies and guidelines for land owner's consent are available at [www.maritime.nsw.gov.au/locprocess.html](http://www.maritime.nsw.gov.au/locprocess.html).

You may also wish to include a copy of this letter with the Major Project Application to the Department of Planning.

If you have any queries in relation to this letter please telephone me on (02) 9364 2176 or email me at [prougellis@maritime.nsw.gov.au](mailto:prougellis@maritime.nsw.gov.au).

Yours sincerely



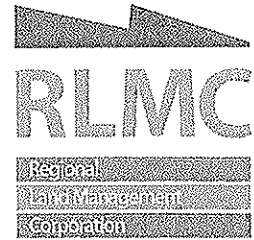
**Persephone Rougellis**  
**Manager Property Planning**  
**Maritime Property Division**

cc Mr W Reader, Profit Growth Systems

Mr Nick Fletcher  
Manildra Park  
Lot 2, 5 Flinders Street  
PORT KEMBLA NSW 2505

and

Department of Planning  
GPO Box 39c  
SYDNEY NSW 2001



Administration Building  
1st Floor, 99 Selwyn Street  
PO Box 586  
Mayfield NSW 2304 Australia  
Phone: +61 (0)2 4924 4900  
Fax: +61 (0)2 4969 5985  
www.rlmc.com.au  
ABN 38 103 702 530

Dear Mr Fletcher

**RE: Consent of the Owner to Lodgement of Major Project Development Application – Marine Fuels Terminal and Biodiesel Production Facility, Greenleaf Rd. Kooragang Island**

We refer to the Major Projects Application seeking landowner's consent from Regional Land Management Corporation (RLMC).

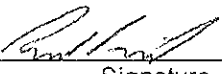
As owner of the land over which part of the development applies, RLMC provides its consent for Manildra Park to submit the Application Form to seek Director's General's requirements in order to progress the preparation of an Environmental Assessment Report under Part 3A of the EP&A Act.

This letter, while giving approval in principle for the development, should not be perceived as a landowner's consent to submit an Environmental Assessment. Such consent would be subject to RLMC endorsement of the final details of the application. Therefore, Manildra Park will need to provide RLMC with a copy of all documentation, for RLMC approval, prior to submission to the Department of Planning.

Please do not hesitate to contact RLMC directly should you wish to discuss further.

Yours faithfully,

Signed this 16 day of April, 2007

By   
Signature

BRAD FOOT  
Name in Block Letters