

Ref: A272138



16th December 2011

Mining and Industry Projects
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001



Attention: Mr Nick Hall

Dear Mr Hall

SUBMISSION TO APPLICATION NO. 08_0130 – MARSTEL BULK LIQUID FUEL STORAGE FACILITY

I refer to the Marstel Bulk Liquid Fuel Storage Facility Project (08_0130) currently on exhibition as advised in your correspondence dated 14 November 2011.

This is to advise that Newcastle Port Corporation generally supports the proposal, particularly since the proposal is consistent with the Mayfield Concept Plan which was lodged with the Department of Planning in May 2009, and is currently under assessment.

Having reviewed the Environment Assessment (EA) prepared by AECOM dated 4 November 2011, Newcastle Port Corporation requests that the following issues be considered in the assessment and additional information sought:

1. The EA indicates that ground surface levels and works are to be undertaken by Newcastle Port Corporation on the adjoining land. Newcastle Port Corporation has not given any undertaking to the Proponent to complete this work as part of the application. Accordingly, confirmation is required if approval will be sought from NPC and the nature of the work proposed;
2. Road, stormwater and other infrastructure information is required to ensure that the proposed infrastructure for the site is able to align with proposed external services;
3. Details of the overland flow paths through the site for stormwater flood events up to the 1% Annual Exceedance Probability to ensure that flood events and consequent impacts are managed;
4. The proposed entry driveway width is considered excessive and would require an expansive pipeline service corridor. The submission of truck delivery driveway turning paths to justify the width of the proposed driveway is required.

5. The car park landscaping, fencing and gate configuration proposed for the site frontage are to be designed to ensure the development matches the amenity themes for the Precinct. In this regard the car park area is to be setback 5 metres from the front boundary.

The landscaping of the site shall include a 5 metre wide landscape buffer strip to be established within the lease area fronting a port access road. The landscape strip is to be boarded by timber edging and is to have the perimeter security fencing located behind the landscaping. Species shall include native and drought-tolerant planting, and all landscape areas are to be irrigated by automated drip irrigation systems. The use of captured stormwater or roof rainwater is encouraged.

Security fencing and gates shall be either galvanised or black powder coated style fencing. Gates are to be constructed of either chain wire fencing set within a framed rim (with optional 3 strand barbed wire on top), or palisade slide gates. Gates are to be setback from the boundary so as to be wholly contained within the lease area when open.

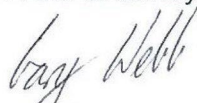
Should the application be approved, NPC requests that the following condition be included prior to the issue of Construction Certificate

- 1) *The Proponent shall obtain approval of the construction drawings from the Newcastle Port Corporation (NPC) prior to the issue of a Construction Certificate. The construction drawings and/or provided information shall ensure that:*
- (a) all expected services, utilities or infrastructure required for the site meet the operational demands as specified in the Environmental Assessment for this application;*
 - (b) stormwater, ground surface, roads and services align with the Mayfield Site remediated land form and Contaminated Site Management Plan (CSMP), and NPC's Bulk Liquids Precinct road configuration;*
 - (c) stormwater complies with water quality standards and CSMP requirements; and*
 - (d) site driveway, gates, fencing and landscaping are in accordance with NPC requirements.*

Please note that the Maritime Services Board of NSW to whom the letter was address was disbanded in 1990. Newcastle Port Corporation is the current owner of the land under arrangement with the State Property Authority. Any future correspondence should be addressed to Newcastle Port Corporation at the address below. It would be appreciated if your property database could be updated accordingly.

Should you have any enquiries regarding this matter, please contact Rebecca Johnston – Planning Officer on 02 4985 8327.

Yours sincerely



Gary Webb
CHIEF EXECUTIVE OFFICER