

Community/Business Consultation & Notification

PREAMBLE

Elgas Ltd proposes to operate a Liquefied Petroleum Gas (LPG) storage, cylinder filling and small truck loading facility.

Sovechles Developments Pty Ltd have been commissioned by Elgas Limited (Elgas) to design and construct a warehouse and distribution facility which will be positioned at the rear of the subject site.

LOCATION

The proposed facility is to be located at the rear of the leased land known as Lot 1, 130 Cormorant Road, Kooragang and this land is managed by the Port of Newcastle and sub leased to Sovechles Developments. Under the Three Ports SEPP, NSW the Minister for Planning is the determining authority for the development.

THE OPERATOR

Elgas is the leading Liquefied Petroleum Gas (LPG) supplier and distributor throughout Australia and New Zealand with over 250,000 customers. Elgas is a member of The Linde Group, a world leading gases and engineering company with almost 48,000 employees working in more than 100 countries worldwide.

The LPG facility has been specifically designed for Elgas and the offer will be purpose built to suit. It is also proposed this facility will offer 8-10 fulltime positions.

PLANNING

The land is zoned SP1 - Special Activities (pub. 2014-05-31), where the proposed development is permissible with consent.

THE OFFER

The ELGAS offer includes the following:

<ul style="list-style-type: none">• Administration Office• On site Staff Parking• Loading Docks• Concrete pavements• Cylinder & Filling areas• Fencing• Security Cameras	<ul style="list-style-type: none">• LPG Storage Tank – aboveground• Cylinder refilling dock• Truck parking areas• Security Gate at entry• Access will be off Egret Street• Locked Compound• External Lighting to suit
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EXISTING OFFERS

The facility will be developed and leased to Elgas by Sovechles Developments Pty Ltd. This will be the fourth business to operate on the subject site, with the other offers being Shell/Coles (fuel), Coolabah (food) and Bay wash (carwash).

TIMELINE

It is anticipated a formal Development Application will be lodged with the Department of Planning and Environment in August 2017. Construction will commence early 2018 (subject to final approvals) and will take approximately 18-20weeks.

NEIBOURING LAND USERS

The subject site is to the North of Cormorant Road with the proposed development area located at the rear of Lot 1, 130 Cormorant Road, Kooragang. Vehicle entry and exit will be from Egret Street (on the East). Surrounding facilities are:

North

- Boral concrete. A substation belonging to Boral is on the border between the Elgas site and the Boral site.

South

- Existing offers (previously developed and approved) on front part on the same land holding known as Lot 1, DP 1195449 on 130 Cormorant Road, Kooragang.
 - i. Shell/Coles - FUEL,
 - ii. Coolabah - FOOD
 - iii. Bay wash – CAR WASH
- South of the service station across Cormorant Road is the south channel of the Hunter River and the Port Waratah Coal loading terminal.

East

- Across Egret Street the BOC facility for industrial gases.

West

- Vacant land leased by Boral Concrete.

The nearest residential area, Stockton is located approximately 1400mtrs from the subject lot.

NOTIFICATION

The information included with this notification has been supplied to assist the all interested parties and/or the wider community to gain knowledge about the proposed facility.

COMMUNICATION

Sovechles Developments are seeking feedback from relevant local business' and the wider community.

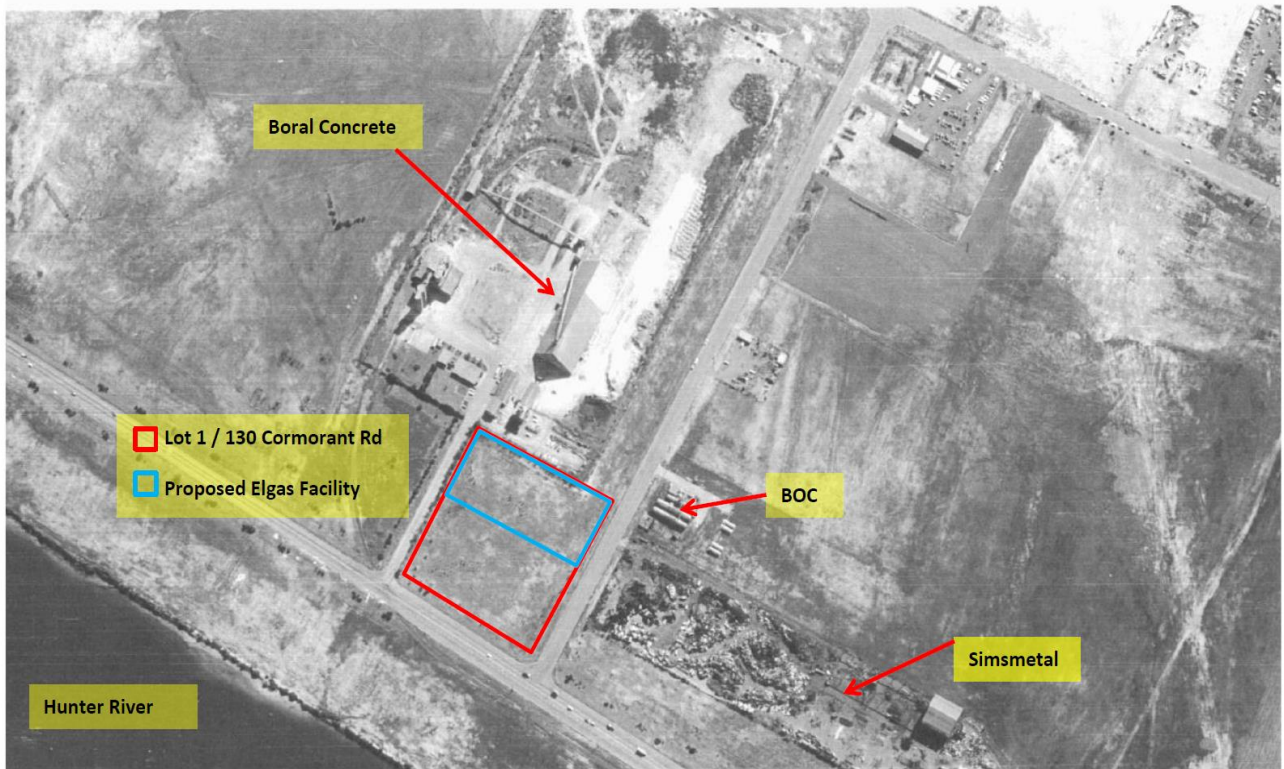
CONTACT DETAILS

Developer Name: Sovechles Developments Pty Ltd

Contacts: Mitch Sovechles	Craig Cable
Mobile: 0417 422 152	0418 218950
Email: mitch_ovechles@bigpond.com	craigcable@bigpond.com

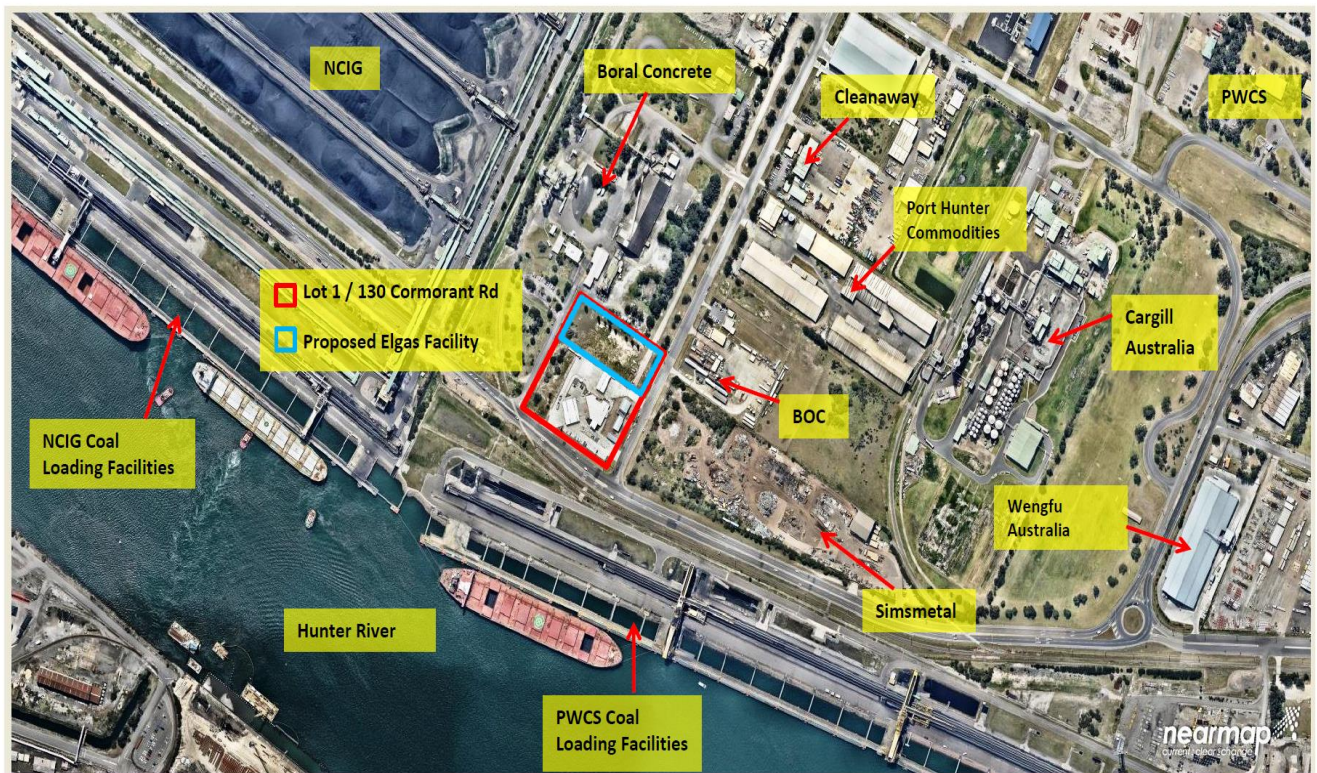
Proposed Location of the Elgas Facility – Kooragang Island

1983 Aerial Photo



Proposed Location of the Elgas Facility – Kooragang Island

June 2016 Nearmap Photo



From: Mitch Sovechles [mailto:mitch_ovechles@bigpond.com]
Sent: Thursday, 27 July 2017 3:58 PM
To: firesafety@fire.nsw.gov.au
Subject: Communication - Proposed Elgas Offer - 130 Cormorant Road. Kooragang

Dear Sir/Madam,

Re: Formal Notification of Proposed Development
Development: Proposed Elgas Facility
Location: Rear of Lot 1, 130 Cormorant Road, Kooragang

This email is to confirm the following:

Sovechles Nominees Pty Ltd have been commissioned by Elgas Limited (Elgas) to design and construct a warehouse and distribution facility which will be positioned at the rear of the leased land known as Lot 1, 130 Cormorant Road, Kooragang, and this land is managed by the Port of Newcastle and sub leased to Sovechles Developments. Under the Three Ports SEPP, NSW the Minister for Planning is the determining authority for the development.

An Environmental Impact Statement (EIS) will be submitted to the NSW Department of Planning and Environment (DP&E) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of a State Significant Development (SSD) application for the construction and operation of a Liquefied Petroleum Gas (LPG) facility, including bulk storage vessel, cylinder storage area, overnight truck parking and loading area, cylinder filling dock, office building and associated car park at 130 Cormorant Road Kooragang (Part Lot 1 DP 1195449).

In accordance with Section 78A (8) of the EP&A Act, the Secretary of DP&E issued the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of the EIS on 9 June 2017. This EIS has been prepared in accordance with the guidelines for the preparation of EIS's and addresses issues raised in the SEAR's.

The proposed development includes construction and operation of a LPG facility, including bulk storage vessel, cylinder storage area, overnight truck parking and loading area, cylinder filling dock, office building and associated car park. The development is to be located on the northern side of Lot 1 DP 1195449, known as 130 Cormorant Road Kooragang. Lot 1 DP1195449 is separated into 5 leased areas which include an area to accommodate the subject proposal, a Shell Service Station, and Coolabah Food Offer fronting Cormorant Road, a carwash close to Egret Street and a proposed self-storage facility on the western side of the service station. Lot 1 has an area of 2.1 ha. The proposed development will occupy a lease area of approximately 7,984m², which represents 38% of Lot 1.

Please accept this email as a formal notice to advise of the proposed development and in addition to the detail provided above, please find attached some further information outlining the proposed development. Items attached are as follows:

1. Community Consultation Letter
2. Notification Plans
3. Site Notifications photos

The subject site and proposed development falls within the leased land in Kooragang, managed by the Port of Newcastle and under the Three Ports SEPP, NSW (Ref.1), the Minister for Planning is the determining authority for the development. And prior to lodging our full application we are notifying all relevant agencies about the development.

We would appreciate if you could review this information supplied and if you have any questions or you require any further information, please don't hesitate to make contact.

Kind Regards

Mitchell Sovechles

Director

Mobile: 0417 422 512

Sovechles Nominees Pty Ltd
69 Scenic Drive
Merewether NSW 2291

PO Box 3131
Merewether NSW 2291

ABN 60 223 620 213

From: Mitch Sovechles [mailto:mitch_ovechles@bigpond.com]
Sent: Thursday, 27 July 2017 3:56 PM
To: contact@safework.nsw.gov.au
Subject: Communication - Proposed Elgas Offer - 130 Cormorant Road. Kooragang

Dear Sir/Madam,

Re: Formal Notification of Proposed Development
Development: Proposed Elgas Facility
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69 Scenic Drive
Merewether NSW 2291

PO Box 3131
Merewether NSW 2291

ABN 60 223 620 213

From: Mitch Sovechles [mailto:mitch_ovechles@bigpond.com]
Sent: Thursday, 27 July 2017 3:52 PM
To: Customer.Helpdesk@waternewsw.com.au
Subject: Communication - Proposed Elgas Offer - 130 Cormorant Road. Kooragang

Dear Sir/Madam,

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Location: Rear of Lot 1, 130 Cormorant Road, Kooragang

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ABN 60 223 620 213

From: Mitch Sovechles [mailto:mitch_ovechles@bigpond.com]
Sent: Thursday, 27 July 2017 3:50 PM
To: landuse.enquiries@dpi.nsw.gov.au
Subject: Communication - Proposed Elgas Offer - 130 Cormorant Road. Kooragang

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Re: Formal Notification of Proposed Development
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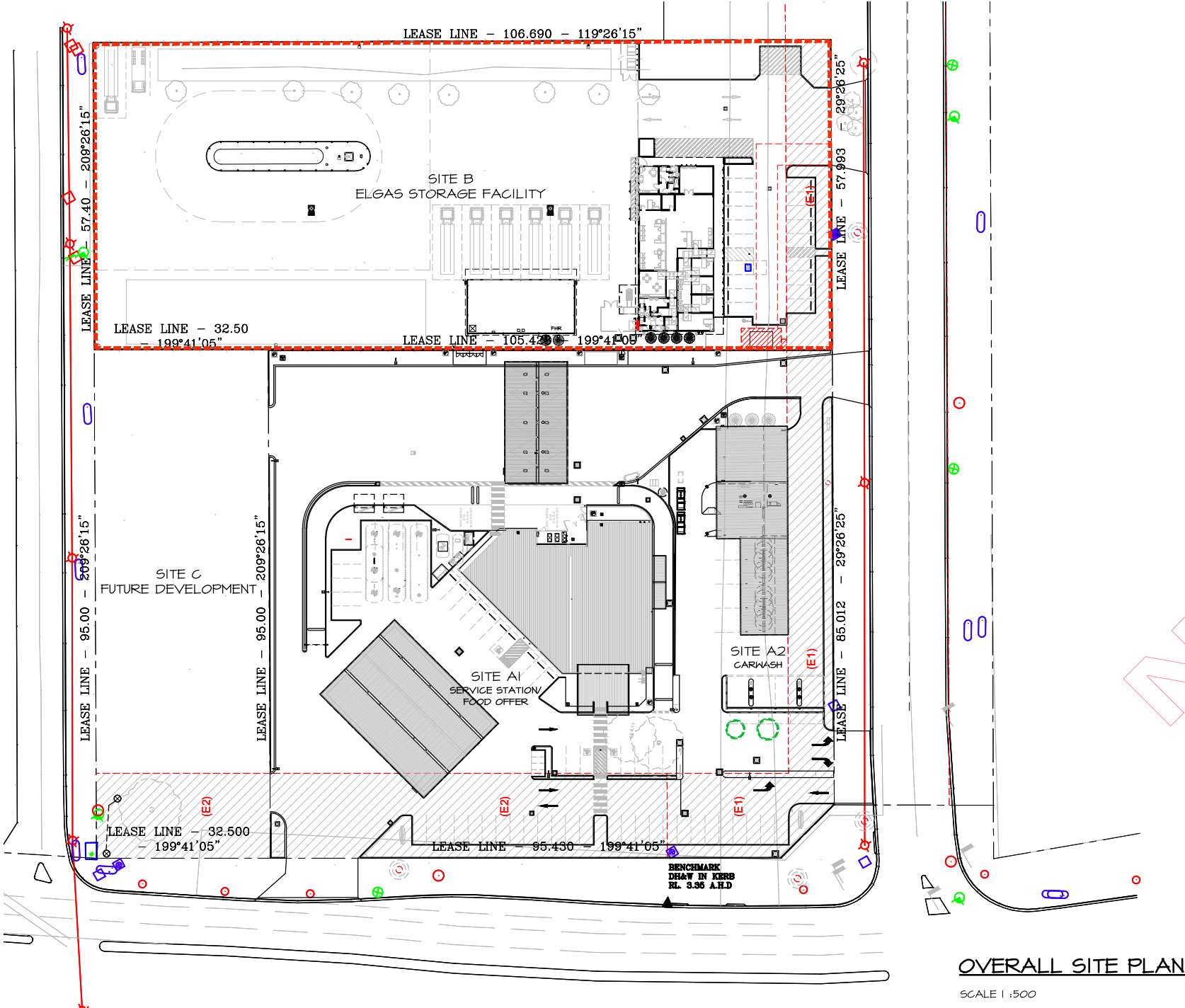
ELGAS STORAGE FACILITY

Part Lot 1 DP 1195449 CORMORANT ROAD Cnr. EGRET STREET

KOORAGANG NSW

FOR

SOVECHLES NOMINEES Pty Ltd



OVERALL SITE PLAN

SCALE 1:500

NOTIFICATION PLANS

R.J. SINCLAIR Pty Ltd
Building Design

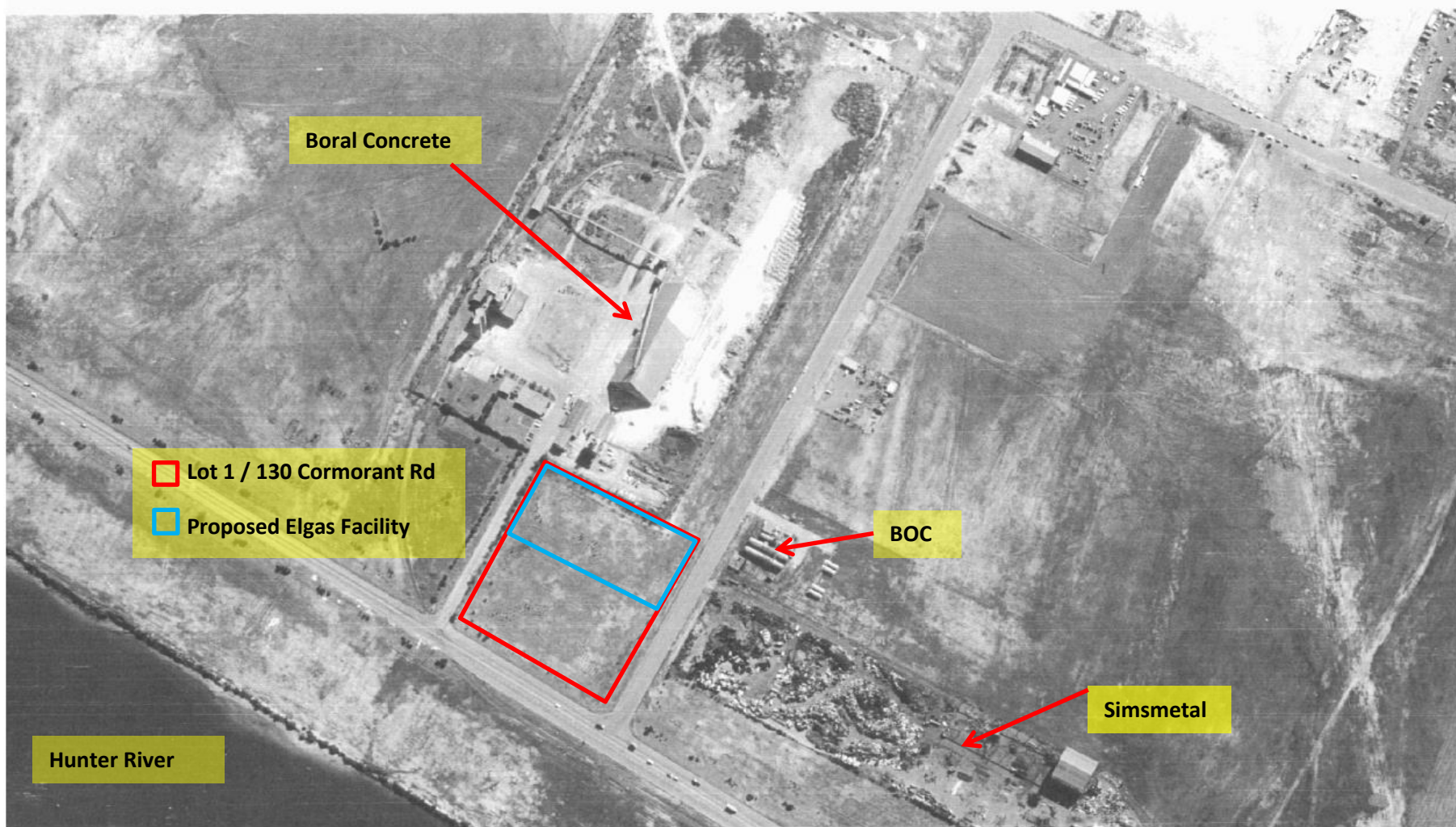
Office : Suite B111 - Sky City
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BELLA VISTA NSW 2153
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ROUND CORNER NSW 2158
Phone : 02 8883 0999
E-mail : designs@rjsinclair.com.au
Web : www.rjsinclair.com.au

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Proposed Location of the Elgas Facility – Kooragang Island

1983 Aerial Photo



1983

Proposed Location of the Elgas Facility – Kooragang Island

June 2016 Nearmap Photo

