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ACN 110 028 825

T: 1800 AUSCRIPT (1800 287 274)

E: clientservices@auscript.com.au

W: www.auscript.com.au

TRANSCRIPT OF PROCEEDINGS

TRANSCRIPT IN CONFIDENCE

O/N H-1573085

INDEPENDENT PLANNING COMMISSION

VIRTUAL SITE INSPECTION

RE: RAVEN STREET WAREHOUSE AND DISTRIBUTION CENTRE (DA 110646)

PANEL: **CHRIS WILSON (Chair)**

IPC: **CASEY JOSHUA**

APPLICANT: **ANDREW STONE**
DAVID MORRIS
JENNIFER ANDERSON
DIANNE MUNRO
ROSS CADELL
KATHY GRESHAM
GRANT SHULTZ

DATE: **9.46 AM, WEDNESDAY, 13 OCTOBER 2021**

THIS PROCEEDING WAS CONDUCTED BY VIDEO CONFERENCE AND IMMEDIATELY FOLLOWED THE MEETING WITH THE APPLICANT

5 MR A. STONE: Kathy, if you could let me share my screen. Sorry, you will have to excuse me, Chris, just as – this is a four-minute video that we’ve had prepared, but we’ve doubled down and had it prepared for at least the basis of marketing material as well.

10 MR C. WILSON: That’s all right.

MR STONE: So there might - - -

MR WILSON: I’m fairly familiar with Kooragang Island.

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MR STONE: So, fundamentally, this is broken into a handful of sort of segments. There’s – we look at the site, we look at the surrounds, we look at the Kooragang in the port, and then we look at the development side as well. So this is the site. Here you can see WGC Cranes have got their cranes parked up in the area. You’ve got the hard stands for the right of carriageway. As Kathy said, it’s approximately 10,000 square metres. You’ve got the access way that we spoke about previously, but we might have to do some modifications to get the B-doubles in and out on a left turn. And then we’ve got just a clip up here of the site shaded in yellow for the benefit – so this – this is obviously panning back through – or was panning back through the right of carriageway, and that’s the site there showing the fence line and the boundaries of the site. It’s quite an odd shape, to be honest, but it shows you the extremities.

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MR WILSON: Andrew, can you point you the met station?

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MR STONE: The what, sorry?

MR WILSON: Isn’t there a met station on the - - -

35 MR STONE: It’s not – it’s not meteorology.

MR WILSON: Isn’t it?

MR STONE: It’s – I believe it is - - -

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MR WILSON: Groundwater slow.

MR STONE: This year I believe it is - - -

45 UNIDENTIFIED MALE: Air quality.

MR STONE: Air quality from Port Waratah.

MR WILSON: Okay. Dust deposition, yes?

MR STONE: Yes. I will just skip forward again. So again just the context and setting of the development on the site with the montages from the drawings.

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MR WILSON: There's no real shadowing impacts, is there? Can we just go back to that one while we're there?

MR STONE: Which one?

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MR WILSON: I did look at it. Yes, so that's the middle of winter in – sorry.

MR STONE: No, you're right.

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MR WILSON: That's the middle of winter in June. Impacts on adjoining land. So there's nothing there, is there?

MR STONE: No. No, that's right. And we will see that in just a second actually.

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MR WILSON: Sorry. Okay.

MR STONE: No, no. It's good to ask – ask these questions. I will just let it play through. So this is the Port Waratah, just to the bottom of the screen here, bottom right. That's the Port Waratah spares storage facility. Just to the top end of the screen, this is the J Steel steel-storage yard. You can see all their rusty steel there. And just behind us we've got the Port Waratah Coal Services, their stockpile – proving stockpile yards.

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MR WILSON: Can I just ask a question? Is that – the watering of the stockpile, is that because there's been a wind event, or is it just a maintenance - - -

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MR STONE: Numerous. So there's twofold. Yes. They use it for suppressed – dust suppression, but coal's also known to spontaneously combust as well.

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MR WILSON: Yes. Okay. So they're dampening it as well.

MR STONE: Yes. So that's the immediate surrounds. You've also got an Ausgrid substation here providing power to Port Waratah and NCIG. To the west you've got the NCIG administration buildings, you've got the NCIG stockpiles, you've got the Wengfu. These guys import fertiliser and sulphur and things. Immediately to the south you've got the harbour, the port, the operational port, so – and then off beyond – beyond the stockpiles and beyond the wetlands you're looking up over the Tomago Industrial Facilities, up to the north. You've got Cormorant Road just here, sweeping up over Stockton Bridge, which provides access to Port Stephens Shire and also the Tomago industrial precinct and also an alternative access to northbound Pacific Highway and then you've got the Mayfield precinct and harbour facilities. Just on the tip of Walsh Point here you've got our bulk import facilities, and then

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you've got Stockton Bridge just adjacent to the site as well so spoke to that just a moment ago. Yes, as we said, that will take you to Greentown airport or northbound on the Pacific Highway.

5 MR WILSON: What's the development down on the foreshore of the north arm, just north of the bridge?

MR STONE: Just north of the bridge.

10 MR WILSON: Yes, just - - -

UNIDENTIFIED MALE: That's the Ameropa Impact Fertiliser facility, Chris.

MR WILSON: Okay, yes.

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UNIDENTIFIED MALE: So they're a major fertiliser producer.

UNIDENTIFIED FEMALE: And a tenant from Port of Newcastle.

20 MR STONE: And then, again, we have just a closer look at the site. As you can see, there's quite a lot – the access way is – the right of carriageway gives us really quite a good access while it's constrained to a funny shape on the site, but the existing right of carriageway is really – we spoke to previously the trees just next door on the J Steel site, so they're surviving quite well, offer good shading. There's
25 really nothing on this site but awesome low-level grasses – native grasses – and the like. And, you know, you get a good view of the right of carriageway there and how it's already – it's already sealed. It's just surrounded by a gravel hard stand. And that's the access gates to Port Waratah if required.

30 MR WILSON: You're standing in the office area now, yes? Or the co - - -

MR STONE: Yes. Yep.

MR WILSON: So the levelling works you're required to do are quite minimal, yes?
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MR STONE: Yes, that's right. As part of the stormwater design we need to lift the floor level a little bit - - -

MR WILSON: Yes.

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MR STONE: - - - so I believe it's only four to 600 mil, just to get appropriate falls
- - -

MR WILSON: I see.

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MR STONE: - - - appropriate falls for the storm – for the stormwater system, and that's us. That's the video. That's what we had prepared. Hopefully that's enough.

MR WILSON: No, that's fine. There was a couple of other issues – minor issues. In the preliminary contamination report there was – I think everything was fine. There was some elevated levels of, I think, was it chromium and – anyway, it was – there was a couple of elements there that were a bit elevated and it was deemed to be
5 the background levels in the groundwater. Is that correct?

MR STONE: That's correct, but the advice that we got was that we've got – we've got acid sulphate soils, so we need to manage those acid sulphate soils, so we need a management plan for that, and that's fine, that's par for the course.
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MR WILSON: Levels of the other potential contaminants aren't at thresholds that require you to do anything.

MR STONE: They aren't at threshold, and the site can be generally classified as
15 GSW.

MR WILSON: Industrial uses – appropriate for industrial uses.

MR STONE: Yes, that's right. That's right. So it wasn't anything alarming from
20 my perspective.

MR WILSON: No, that's fine.

MR STONE: Being in construction the last 15 years it's something that I've had to
25 do just about on every job.

MR WILSON: And if indeed – so you don't intend on storing dangerous goods at levels above the threshold, so you're happy with that condition.

30 MR STONE: Happy with that.

MR WILSON: Okay. But if you did you would have to probably seek an amendment or something. Okay. But you understand that. That's not a problem. Casey, is there anything else?
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MS C. JOSHUA: No. Nothing from me. I think if we get that – your proposed changes to the conditions that would be helpful.

MR STONE: Yes. Sure. Sure. Like I said, some of them it might just be we just
40 need a bit of context around why they've overlooked it and we can move on, but we will send across – we will send across the draft conditions and our – and our response for that, and we will go from there.

MR WILSON: So how many berths – just from interest, just how many berths are
45 for general cargo as opposed to – how many berths are there full stop? I know there's – I think for what – I think Walsh Point has got about six coal berths, hasn't it? How many are there for general cargo?

MR STONE: Jennifer, I will - - -

MS J. ANDERSON: Yes, interesting Chris. At Walsh Point there are that many
5 number of berths, but there are two that are dedicated as common user for bulk
goods, and they're the iconic K1 and K2, our most sought-after berths and highly
economic. But we also have other – the common user berths that are used for bulk
10 cargo in the Carrington precinct, and also one of the berths at Mayfield. So there's
substantial access. But in terms of proximity to Raven Street, it would be K2 and K3
which are common-user berths. Anyone can book them.

MR WILSON: Okay. I'm just interested.

MR R. CADELL: Can I – it's Ross Cadell here, Chris. It's an interesting thing is
15 we look at, you know, a potential post-carbon or anything like that, that general
cargo, those opportunities are bigger and better for us now where the gross is, and,
you know, K1 and K2 are labelled because there is room for other berths and other
developments on – on Walsh Point, and that's what – I think you guys might see
20 more of us because that's – that's the sort of things we're looking at, is expanding
our non-coal and our non-carbon works.

MR WILSON: Excellent. Well, I don't have any other questions. I really
appreciate your time today and your presentation and your answers to those
25 questions. If there is something else that comes out of today and the other meetings
we – we have, we will get in touch with you very quickly. So, at this stage, I think
the only thing we need to go back to at this stage relates to contributions; is that
right, Casey?

MS JOSHUA: Yep.

30 MR WILSON: Yep. Okay. So, yes, we will – yes, otherwise we hope to be able to
make a decision in the next – in the next two weeks.

MR STONE: That's great news. That's great news.

35 MR WILSON: Okay. That's it. Is there anything else you want to submit or we've
got everything?

MR STONE: No, I think we're – I think we're happy. We will send you across the
40 – the draft conditions and our response to that. I will send that via EJE and we will
go from there.

MR WILSON: Okay. Thank you very much.

45 UNIDENTIFIED MALE: Okay.

MR STONE: Thanks a lot.

UNIDENTIFIED FEMALE: Thank you.

MR STONE: Thanks a lot guys.

5 UNIDENTIFIED FEMALE: Thanks Chris. Thanks Casey. Thanks everyone.

UNIDENTIFIED FEMALE: Bye.

10 UNIDENTIFIED FEMALE: Bye.

RECORDING CONCLUDED

[9.59 am]