

PRE-LODGEMENT NOTES – PL-2025/121

Meeting held via MS Teams 20.10.2025

Property:	Grain Terminal Tom Thumb Road PORT KEMBLA NSW 2505	
	Grain Terminal North - Lease Number AH774383 & AH774384 Lot 20 DP 1046295	
Proposal:	Bulk Liquids Terminal facility - alterations and additions for export of tallow and used cooking oils, including adding hot water coils and insulation to tanks, modifying piping and adding a ships pump, installing 4 additional Pre-Receiveal Tanks (PRT's) and replacing the existing boiler with a larger unit	
Attendees:	<i>Council:</i>	Theresa Whittaker - Senior Development Project Officer Bernie Howard – Development Engineer Karl Batshon - Environmental Scientist Alex Poscoliero – Environmental Science Cadet
	<i>Proponent:</i>	Tim Guyatt, GrainCorp Katherine Sheppard, GLN Planning P/L

The proposal

The applicant has provided the following outline of the proposal:-

The proposal seeks consent for the following alterations and additions consisting of the following:

- Replacement of an existing 250 kW diesel-fired boiler with a 3.8 MW heating plant comprising a 2.5 MW and a 1.3 MW hot water boiler and provision of two x 21m high emission stacks.
- Upgrade the existing outload stations to allow road tanker truck unloading.
- Addition of a pump to the existing ships line to allow export functionality, including minor upgrades to some internal pipework.
- Upgrades to nine of the ten existing 1.25 ML unheated tanks to allow for storage of both tallow and UCO by adding:
 - heating coils;
 - external insulation and extending the cladding (splash guarding) all the way around to cover the insulation on all vertical surfaces; and
 - tank agitators.
- Upgrades to five of the approved 1.25 ML tanks to allow for storage of tallow and UCO. The sixth approved 1.25 ML Stage 2 tank will be replaced with the four proposed pre-receival tanks.
- Provision of four x 100 kL tanks for product pre-treatment/conditioning upon receival.
- Establishment of heat tracing around pipework in proximity to tanks.
- Addition of a 20 kL hot water tank.
- Repurposing of an existing slops tank for use as a diesel storage tank containing boiler fuel.
- Repurposing of an existing diesel storage tank for use as a slops tank.

- Construction of a new laboratory and sample storage facility.

The proposal will involve minor preparatory site work and subsurface excavation to facilitate the construction of the pre-treatment tanks and the construction of a new hot water tank, and a site laboratory.

The applicant advised that the existing bulk liquids terminal, which forms part of the broader GrainCorp Port Kembla Terminal, is classified as a 'shipping facility'. DPHI has advised the applicant that the DA may be progressed as non-designated development pursuant to Part 4 of the EP&A Act and Section 48 of Schedule 3 of the EP&A Regulation.

Land owner:

Port Kembla Lessor Ministerial Holding Corporation.

Planning Pathway/ consent authority:

The applicant has advised that the DA will be lodged under Part 4 of the EP & A Act 1979.

The Minister for Planning and Public Spaces (the Minister) is the consent authority for development within the Port Kembla Lease Area under the provisions of SEPP (Transport and Infrastructure) 2021.

Background

CD-2013/23 - Bulk Liquid Storage Facility

DE-2015/170 - Bulk Liquids Fuel Terminal at Port Kembla

Planning

Site information/constraints:

Council's records indicate the site is affected by the following constraints:

- Flood Affected-Low and Medium Flood Risk Precinct
- Potentially Contaminated Land due to Previous Uses
- Threatened Species - Green and Golden Bell Frog
- Acid Sulfate Soil - Classes 3 and 4

A Section 10.7 Certificate should be obtained to clarify details on any constraints affecting the proposed development site. All relevant site constraint reports should be included within the Statement of Environmental Effects (SEE).

- **10.7 (2) Certificate** - Provides information about the zoning of the property, the relevant state, regional and local planning controls and other planning affectations such as heritage, land contamination and road widening; and
- **10.7 (2) and (5) Certificate** - Provides additional advice regarding demolition, foreshore building lines, other heritage considerations and general advice.

Relevant Environmental Planning Instruments

The provisions of all relevant Environmental Planning Instruments and Development Control Plan chapters must be addressed within the application and by the design. The relevant Environmental Planning Instruments and Development Control Plans include, but are not limited to:-

- State Environmental Planning Policy (SEPP) (Resilience & Hazards) 2021
 - Chapter 2 - Coastal management – the site is located within the coastal environment area. Consideration is required to be given to relevant provisions.
 - Chapter 3 – Hazardous and offensive development
 - Chapter 4 – Remediation of land.
- State Environmental Planning Policy (Transport & Infrastructure) 2021
 - Division 15 railways, where relevant to the proposed development.

- Division 17, where relevant to the proposed development.
- Chapter 5 Three Ports—Port Botany, Port Kembla and Port of Newcastle
 - Site is located within the lease area. The Minister is the consent authority.
 - Zoned SP1 Special Activities - Port Kembla
 - Nearby mapped riparian corridor
 - Acid sulfate soils.

Integrated development

The proposal may require modification to the existing EPL. It is suggested that the proponent liaise with NSW EPA in this regard.

GENERAL PLANNING ISSUES:

Traffic

The type of transport to be used, traffic routes, expected volume of traffic and impact on the road network should be identified in a Traffic Impact Assessment (TIA). The TIA should address potential traffic noise on residential areas from truck movements. The TIA should also identify the region that the facility would service and detail the existing fuel supply and distribution situation and how the proposal would alter that.

Council's primary concern relates to any increase in road freight, particularly the cumulative impacts over time arising from other projects in the locality. However, the limiting factors in respect of rail freight that are outside of the control of the proponent are acknowledged.

Wollongong City Council declared a Climate Emergency in August 2019

Council supports measures to reduce greenhouse gas emissions including

- Installing solar panels
- Assessing the viability of hydrogen or electric powered prime movers in future;
- Implementation of energy contracts which include carbon offset schemes.

Continued efforts to transition to transport methods with alternative fuel sources along with alternative electricity sources are supported.

Environmental considerations

Hazards and Fire Safety

- Any required Hazard Analysis and Fire Safety Study accompanying the DA should be prepared by suitably qualified persons and should include consideration of transportation of goods.

Contamination

- The DA should be accompanied by a Contamination Assessment Report that demonstrates the land is or can be made suitable for the purpose of the proposed development, in accordance with SEPP (Resilience & Hazards) 2021 and the associated Managing Land Contamination: Planning Guidelines.

Acid Sulfate Soils

- The site is mapped as being affected by Classes 3 and 4 Acid Sulfate Soils. The DA should be accompanied by an Acid Sulfate Soils Management Plan prepared in accordance with the Acid Sulfate Soils Manual.

Noise and Vibration

- The SEE should detail whether the proposed development is likely to generate any extra noise or vibration impacts in the locality. If necessary, the DA should be accompanied by a Noise Impact Assessment Report that assesses the likely noise and vibration impacts of the proposed development during the construction and operational phases, including the likely noise impacts from associated traffic/ transport.

Ecologically Sustainable Development

- The SEE should detail how the proposed development will promote the achievement of the principles of ecologically sustainable development including energy and water efficiency measures, water sensitive urban design strategies, best practice waste management and operational practices.

Water

- Explore opportunities to reduce potable water demand, and to capture and reuse water on site where practicable.
- A detailed WSUD Strategy and Report should be prepared (refer to Chapter E15 of WDCP 2009).

Surface Water Quality

- The DA should be accompanied by stormwater management report and plan that details a stormwater site isolation design in the event of a pollution incident.
- A Pollution Incident Response Plan should be submitted with the DA for the site and associated transport routes that addresses the containment of waste waters generated from a site or transport (including in transit) spill and/or firefighting response.
- Detail all construction erosion and sediment controls that will be implemented.

Wollongong Local Government Area's 2050 Net Zero Carbon Emissions Target

- Wollongong City Council has declared a Climate Emergency and has adopted a target of net zero carbon emissions for the local government area by 2050. The DA / SEE should provide details of how the proposed development has considered this target and the use of low emission methods and technology in all aspects of the proposed development.

Waste Management

- The SEE should identify, quantify and classify the likely waste streams likely to be generated during construction and operation, and describe the measures to be implemented to manage, reuse, recycle and safely dispose of waste.
- An Operational Waste Management Plan should be submitted with the DA in this regard.

Emissions / air quality

- Any submission should identify operational and fugitive discharges emission in the local air shed and mitigation measures proposed to be implemented.

Air Quality and Odour

- The DA should be accompanied by a comprehensive Air Quality Impact Assessment Report that assesses the potential air quality and odour impacts of the proposed development in accordance with relevant NSW EPA guidelines and that also addresses transport and a worst case air pollution scenario in the event of an explosion or fire at the site and/or a truck (in transit or on site).

Flora and fauna

- The site is located within a habit and movement corridor for Green and Golden Bell Frogs (GGBF). Surface contamination, light intensity and frequent truck movements may have impacts on GGBF populations. The submission should detail measures to mitigate any impacts.

Stormwater/Flooding:

- The development will need be designed to comply with Chapter E14 (Stormwater Management) of Wollongong Development Control Plan (DCP) 2009. A Stormwater Concept Plan will need to be prepared by a suitably qualified civil engineer in accordance with Chapter E14 and submitted with the development application.

Contact Details: The applicant's Consulting Engineer may contact Council's Stormwater Engineer through Council's Customer Service Centre on the telephone number (02) 4227 7111 if any issues arise through the design phase prior to the lodgement of the development application.

Traffic:

- The applicant should refer to Chapter E3 – Car Parking, Access, Servicing/ Loading Facilities and Traffic Management and the traffic components of B1: Residential Development of the Wollongong Development Control Plan 2009.
- Please provide a Traffic Impact Assessment for the proposed development.

Environment:

- It is noted that the NSW EPA is the appropriate regulatory authority for the site via the issued Environment Protection Licence 3693. Council would guide complaints relating to environmental issues and pollution incidents to the NSW EPA for action. However, consideration should be given in the air pollution report for odour control on site/off-site and the truck movements to and from the facility with respect to the pollution incident response/management required in the event of a pollution incident with trucks whether a spill or air pollution related to a fire.

OUR AGREEMENT:

This pre-lodgement information does not constitute an approval.

This meeting note represents an agreement for the submission of information considered necessary for the timely determination of an application.

The notes are provided in good faith to assist applicants in the preparation of a development application. Relevant legislation and Council's requirements can vary from the time of this meeting to lodgement of the application. Public exhibition of the application can also raise unexpected relevant issues requiring lodgement of new or amended information.

Accordingly, Council's final position on the proposal can only be made once a development application has been lodged and assessed.

I declare that I have no potential or actual conflict of interest in providing these information notes.

This letter is authorised by

Theresa Whittaker

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