

Section 75W Modification Assessment

Contemporisation of the Botany Industrial Park Subdivision



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Contemporisation of the Botany Industrial Park Subdivision

Client: Botany Industrial Park Pty Ltd and Orica Australia Pty Ltd

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Executive Summary

On 16 December 1998, the then Minister for Urban Affairs and Planning granted development consent (DA 30/98) to Orica Australia Pty Ltd for the subdivision of land comprising the historical operations of the ICI Group (the Botany Industrial Park), in Matraville. The development consent was granted with respect to State Significant Development under Part 4 of the *Environmental Planning and Assessment Act 1979*.

A key focus of the original development consent was the need to ensure coordination of activities across the Botany Industrial Park, particularly in relation to hazards and risk, and environmental management. The Minister therefore required the establishment of a Special Purpose Company – Botany Industrial Park Pty Ltd – to coordinate the activities of its constituent members. Botany Industrial Park Pty Ltd has been successfully fulfilling this role for more than 15 years, in compliance with the requirements of the original development consent.

There have been significant changes to environmental and planning requirements since the original development consent was granted, most notably the introduction of the *Work Health and Safety Act 2011* and the regulation of Major Hazard Facilities. Environmental management issues that were relevant to the Botany Industrial Park around the time the original development consent was granted have also evolved, with many issues now addressed and resolved, or regulated under separate approvals and/ or legislation.

Botany Industrial Park Pty Ltd therefore seeks to review and align the conditions of the existing development consent with contemporary practice, legislation and separate environmental approvals. In doing so, the intention is to contemporise the development consent to reflect the current situation within the Botany Industrial Park, to minimise redundant or duplicated requirements, and to generally provide a more flexible, practical approach to regulation of the Botany Industrial Park.

Concurrently, Orica Australia Pty Ltd (a member of the Botany Industrial Park) has reviewed its current landholdings and operations within the Botany Industrial Park. This review has indicated that the current Orica site (Lot 11 DP 1039919), which is spread over several individual land parcels, is not well aligned to its internal operational requirements. As such, it seeks to alter the subdivision pattern of its existing landholdings to better reflect its requirements.

This assessment has been prepared to support a modification request under section 75W of the *Environmental Planning and Assessment Act 1979* to:

- contemporise the conditions of the existing development consent to reflect changes in legislation relating to Major Hazard Facilities, and other environmental management and reporting requirements; and
- contemporise the subdivision pattern of land owned by Orica within the BIP (Lot 11 DP 1039919) to reflect current internal operational requirements.

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1.0 Introduction and Background

1.1 Introduction

On 16 December 1998, the then Minister for Urban Affairs and Planning granted development consent (DA 30/98) to Orica Australia Pty Ltd for the subdivision of land comprising the historical operations of the ICI Group (the Botany Industrial Park), at Matraville, in the Botany Bay local government area. The subdivision was in response to divestment of the ICI Group's assets and operations within the Botany Industrial Park (BIP), and transfer of ownership and responsibilities to Orica Australia Pty Ltd, Huntsman Corporation Australia Pty Ltd and Qenos Pty Ltd for various parts of the BIP. The development consent was granted by the Minister as State Significant Development under Part 4 of the *Environmental Planning and Assessment Act 1979* and broadly reflected a subdivision pattern of nine major lots.

A key aspect of the development consent was the requirement to establish Botany Industrial Park Pty Ltd, a Special Purpose Company, to oversee and coordinate activities across the BIP. The development consent details specific requirements for the coordination of BIP activities, including in relation to hazards and risk, and other shared environmental issues (such as stormwater management, noise, site services and community consultation).

It has now been more than 15 years since the development consent was granted, and Botany Industrial Park Pty Ltd and the constituent members of the BIP have continued to operate successfully in compliance with the conditions of the development consent. During that time, significant changes have occurred to environmental and planning requirements, most notably the introduction of the *Workplace Health and Safety Act 2011*. This Act provides a new framework for the regulation of Major Hazards Facilities, such as those located within the BIP, in place of the similar approach that was historically applied to these facilities through the development assessment and consent process under the *Environmental Planning and Assessment Act 1979*. This change in legislative approach has resulted in the duplication of requirements between those specified under the existing development consent, and those under the *Work Health and Safety Act 2011*. The Botany Industrial Park Pty Ltd therefore seeks to review and align the conditions of its existing development consent to ensure consistency and to minimise duplication. This modification request seeks to contemporise the existing conditions of consent for hazards and risk issues, as well as other matters required under the development consent.

Concurrently, Orica Australia Pty Ltd has reviewed its current landholdings and operations within the BIP. This review has indicated that the current Orica site (Lot 11 DP 1039919), which is spread over several individual land parcels, is not well aligned to its internal operational requirements. As such, it seeks to alter the subdivision pattern of its existing landholdings to better reflect its requirements. This modification request seeks to contemporise the subdivision pattern of Orica's landholdings to better suit its modern operational needs.

1.2 The Botany Industrial Park

The Botany Industrial Park (BIP) comprises an approximately 73 hectare industrial complex located at Banksmeadow, in south-east Sydney and is the third largest complex of its type in Australia. The site is bounded to the north by Corish Circle, to the east by Denison Street, to the south by Beauchamp Road and to the west by the Botany freight railway line easement. A residential area sits immediately to the east of the BIP along Denison Street, Hillsdale, while industrial and commercial land uses surround the remainder of the site (Sherpa Consulting, 2012). The BIP and its regional context are shown in **Figure 1**.

1.2.1 Historical Operations

The land forming the BIP has been used for industrial purposes since the 1940's. The land was first established as an industrial site by the UK-based chemical manufacture firm ICI Group, which established a carbon bisulfide plant followed by a chlor-alkali plant at the site in the early 1940's. The site was operated by the ICI Group for the next 55 years to manufacture chemicals used in a multitude of domestic and industrial products, including:

- polyethylene for plastic film and containers;
- solvents such as perchloroethylene for dry cleaning fluids;
- polyvinyl chloride for plastic pipes and electrical insulation;
- ammonium nitrate and urea for fertilisers;
- surfactants used to make detergents;
- chlorine and caustic products for water treatment and swimming pools; and
- polypropylene used for car bumpers and interiors.

In July 1997, the ICI Group divested its majority holdings in facilities and operations within the BIP and the subsequent sell-down company became Orica Australia Pty Ltd (herein referred to as Orica) in February 1998. Assets and operations at the BIP that were not retained by the sell-down company were acquired/ divested into:

- Huntsman Corporation Australia Pty Ltd (herein referred to as Huntsman), which acquired the surfactants facilities within the BIP; and
- Qenos Pty Ltd (formerly a joint venture between Orica and Exxon-Mobil, but now a fully-owned subsidiary of China National Chemical Corporation) (herein referred to as Qenos), which took on ownership of the olefines, alkathene and alkatuff facilities within the BIP, as well as responsibility for site utilities.

1.2.2 Subdivision and Current Operations

To give effect to the change in responsibilities for facilities and operations within the BIP, Orica lodged a State Significant Development application with the then Minister for Urban Affairs and Planning (DA 30/98). The development application sought to subdivide the BIP lands, with a subdivision pattern reflective of the new Orica, Qenos and Huntsman ownerships and responsibilities. Development consent was granted by the then Minister on 16 December 1998. The subdivision pattern approved by the Minister is shown in **Figure 2**.

A key issue for the Minister in approving the subdivision of the BIP was the need to ensure ongoing coordination of site operations, particularly in relation to the management of hazards and risk, and other shared environmental issues (such as stormwater management, noise, site services and community consultation). To ensure ongoing coordination of these matters, the Minister required the establishment of a Special Purpose Company for the overall coordination and implementation of the BIP operations. This Special Purpose Company (Botany Industrial Park Pty Ltd) has been established and remains in operation today, with representation including Orica, Qenos and Huntsman.

With the exception of a modification approved in early 2013 to excise a small part of the BIP (refer to **Section 2.1.2**), the subdivision plan and site operations remain generally as approved by the Minister in 1998. Current activities and responsibilities of the three members of the BIP are as follows:

- Orica operates the chlor-alkali plant and manages site legacy issues from historical industrial developments and associated site contamination. Legacy management issues include the operation of the groundwater treatment plant, management of stores of hexachlorobenzene and various areas of capped and/ or managed contamination within the BIP Orica lands;
- Huntsman operates the surfactants plant; and
- Qenos operates the Olefines, Alkatuff, Alkathene and Site Utilities Plants.

In addition to these three larger operating companies, a number of other operators lease land within the BIP from Orica. These include Air Liquide in Baker Street at the northern end of the site, KBR (engineering) which occupies offices on the corner of Denison Street and Beauchamp Road, and Transfield Services which is located at the north end of the site, off Corish Circle.

1.2.3 Botany Industrial Park Pty Ltd

The BIP development consent (DA 30/98) granted by the then Minister for Urban Affairs and Planning on 16 December 1998, required the establishment of a Special Purpose Company to coordinate the management of the BIP in accordance with the requirements of the consent, including environmental and safety management, performance and reporting. Each owner and any lessee or occupier of a lot created by the subdivision is required under the requirements of the consent to remain a member of the Special Purpose Company and abide by its constitution and rules.

Botany Industrial Park Pty Ltd (BIP Pty Ltd) comprises the Special Purpose Company established under the requirements of the consent to coordinate the overall operation of BIP in accordance with the requirements of the development consent. Representatives of each owner and lessee company within the BIP is represented within BIP Pty Ltd, and the company directs the overall management of environmental and safety performance of the BIP site in accordance with the requirements of the BIP development consent, including the collation and reporting of performance on behalf of its member companies to regulatory authorities.



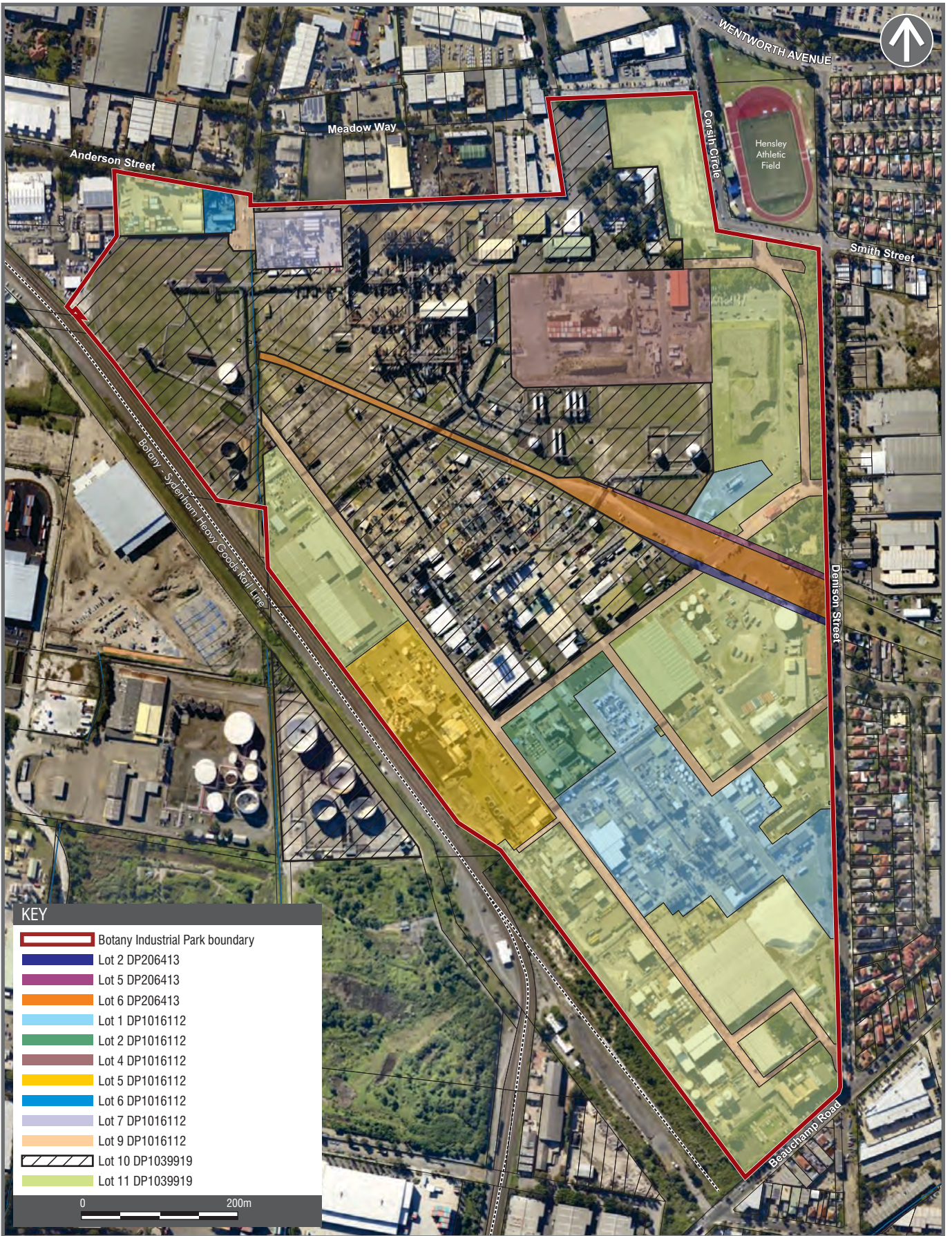
G:\Projects\603 Projects\60322972 Orical\FIGURES\60322972 F1 Site Location 17.06.2014 TO Rev B



SITE LOCATION
Botany Industrial Park

FIGURE 1

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ORIGINAL APPROVED SUBDIVISION
Botany Industrial Park

FIGURE 2

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2.0 Statutory Environmental Planning Context

2.1 Environmental Planning and Assessment Act 1979

2.1.1 Section 75W Modification

On 16 December 1998, the then Minister for Urban Affairs and Planning granted development consent to the subdivision of the BIP (DA 30/98) as State Significant Development under Part 4 of the *Environmental Planning and Assessment Act 1979*.

Clause 8J(8) of the *Environmental Planning and Assessment Regulation 2000* identifies cases where, for the purposes of modifications only, development consents are taken to be approvals under (the now repealed) Part 3A of the *Environmental Planning and Assessment Act 1979* and can be modified under section 75W. This includes development consents granted under Part 4 of the *Environmental Planning and Assessment Act 1979* in relation to State Significant Development prior to August 2005 (clause 8J(8)(c)). Clause 8J(8) specifies however, that a development consent so modified under section 75W does not become a Part 3A approval but remains a development consent under Part 4 of the Act.

Part 3A of the *Environmental Planning and Assessment Act 1979* was repealed in October 2011. However, clause 12 of Schedule 6A to the *Environmental Planning and Assessment Act 1979* provides for the continuation of section 75W in relation to the modification of development consents specified under clause 8(J)(8) of the *Environmental Planning and Assessment Regulation 2000*.

On this basis, the Part 4 development consent for the subdivision of the BIP can be modified under section 75W as in force prior to the repeal of Part 3A of the *Environmental Planning and Assessment Act 1979*.

2.1.2 Previous Modifications

In late 2010, Orica lodged a development application with the Council of the City of Botany Bay which sought approval for subdivision of an area of land in the north-east corner of the BIP. The development application sought approval to subdivide three lots and an existing private internal road into 22 smaller lots and associated public roads. It was Orica's intention that following subdivision, the new lots would be leased or sold for future development and that such development would lie outside the BIP.

Due to delays in the assessment and determination of the development application, Orica proceeded to commence deemed refusal proceedings in the Land and Environment Court with respect to the development application. The proceedings concluded, and the Court granted development consent to the subdivision on 31 August 2012.

Orica lodged a modification request in late 2012 to excise the newly subdivided land from the BIP under section 75W of the *Environmental Planning and Assessment Act 1979*. The modification request was approved by the then Minister for Planning and Infrastructure's delegate on 29 January 2013.

Figure 1 indicates the area of the BIP excised on 29 January 2013, while **Figure 3** shows the currently approved subdivision plan (as modified).

2.1.3 Environmental Planning Instruments

The following environmental planning instruments are relevant to the assessment of the modification request:

- *State Environmental Planning Policy (Three Ports) 2013*;
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development*;
- *State Environmental Planning Policy No. 55 – Remediation of Land*.

2.1.3.1 State Environmental Planning Policy (Three Ports) 2013

State Environmental Planning Policy (Three Ports) 2013 (Three Ports SEPP) is the principal environmental planning instrument regulating land use and development within the BIP. Clause 16 of the Three Ports SEPP provides that development for the purpose of subdivision is permissible with development consent.

Clause 16 also specifies that development consent must not be granted to subdivision of land that comprises or on which there is a State heritage item. There is a listed heritage item on the site (Main Administration Building – "Orica" and Mature Ficus) (listed under clause 31 of the Three Ports SEPP). This item is not a State heritage item, and is therefore not a statutory impediment to the subdivision of the land.

The proposed modification to the existing development consent would not materially affect this heritage item, nor its curtilage.

2.1.3.2 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

Neither the existing development consent nor the proposed modification relates to development for the purpose of hazardous or offensive development and as such, Part 3 of *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP 33) does not apply. This includes the need to prepare a Preliminary Hazard Analysis.

Notwithstanding, the proposed changes to the subdivision pattern of Lot 11 DP 1039919 would affect land currently subject to cumulative fatality risks of up to 50×10^{-6} per year, as identified in *Quantitative Risk Assessment – Summary Report: Botany Industrial Park* (Sherpa, 2012). However, the changes to lot boundaries are all within land currently owned by Orica and there is no intention at this time to develop, change the use of or sell the subdivided parcels of land. Changes to the subdivision pattern are for internal operational purposes only. Should development or a change of use of the land be contemplated in the future, an appropriate level of assessment and approval would be pursued in accordance with the *Environmental Planning and Assessment Act 1979*, including consideration of the potential hazards and risk implications.

2.1.3.3 State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) requires a consent authority, when assessing and determining a development application, to consider:

- whether land the subject of the development application is contaminated;
- if the land is contaminated, whether the land in its contaminated state is suitable for the proposed development; and
- if the land requires remediation, whether the remediation would be carried prior to development for the intended purpose.

The BIP is currently known to be contaminated to varying degrees as a result of historical industrial development on the land. Where relevant, contaminated land within the BIP is currently regulated by the Environment Protection Authority under the *Contaminated Land Management Act 1997*. Existing contamination levels are not inconsistent with existing and on-going use of the land within the BIP for heavy industrial purposes.

The proposed alterations to the subdivision pattern of Lot 11 DP 1039919 would affect known contaminated land which is impacted by mercury and is currently managed under a capping layer (proposed new Lot 1102, refer to **Figure 4**). The proposed alterations to the subdivision pattern would locate this contamination within a separate new lot. The subdivision would not affect ongoing management of the contaminated land or its capping layer, and would not introduce further development that may be inconsistent or incompatible with the contaminated land in its current state.

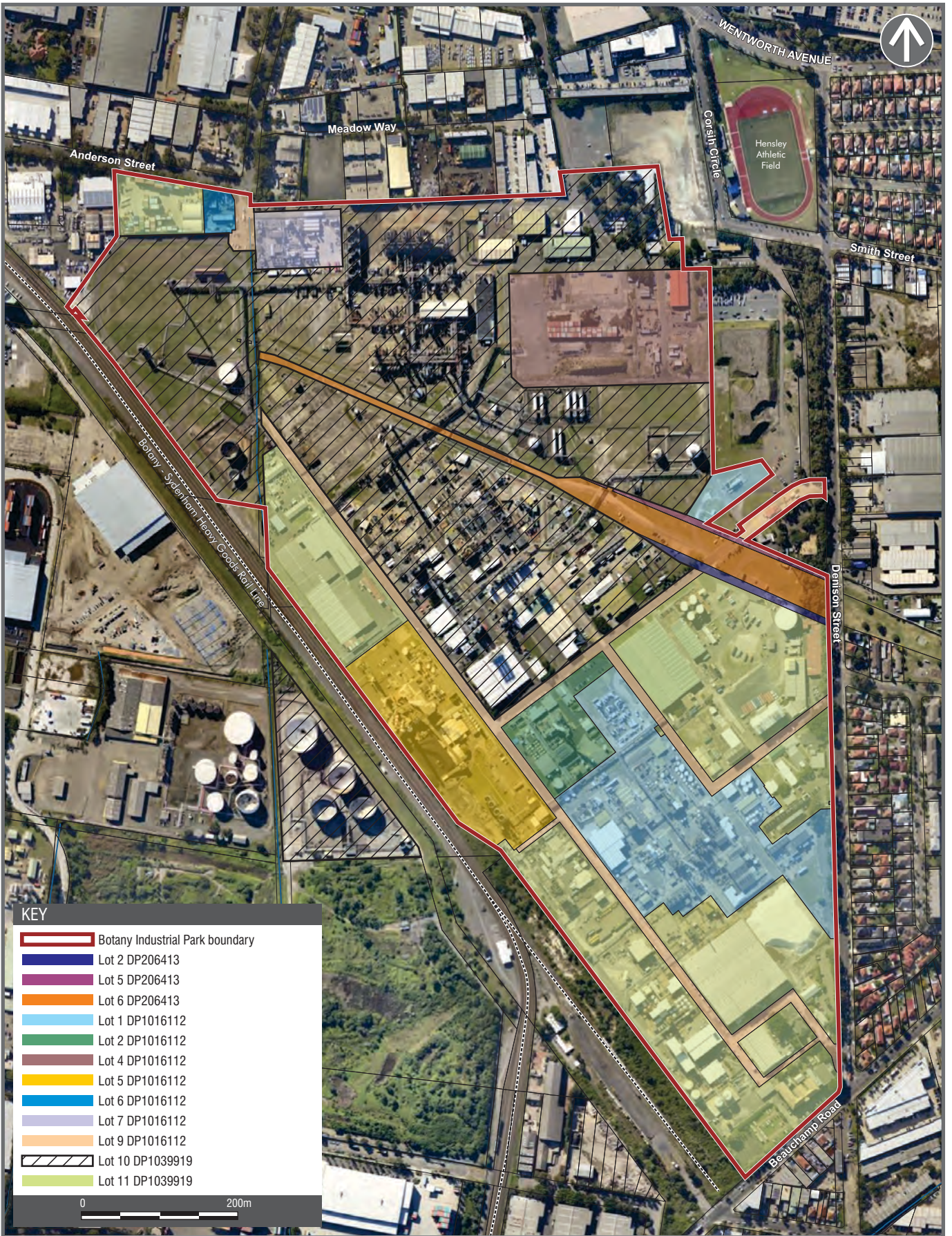
2.2 Other NSW Approvals

The landowners and tenants within the BIP each operate under their respective Environment Protection Licences issues under the *Protection of the Environment Operations Act 1997*, where required. No changes to existing Environment Protection Licences would be required as a consequence of this modification request.

No other environmental or planning approvals would be required as a consequence of this modification request.

2.3 Commonwealth Approvals

This modification request does not trigger the need for a referral and/ or approval under the *Environment Protection and Biodiversity Conservation Act 1999*.



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CURRENT APPROVED SUBDIVISION
Botany Industrial Park

FIGURE 3

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3.0 Proposed Modification

This modification request includes two principal components:

- contemporisation of the conditions of the existing development consent to reflect changes in legislation relating to Major Hazard Facilities, and other environmental management and reporting requirements; and
- contemporisation of the subdivision pattern of land owned by Orica within the BIP (Lot 11 DP 1039919) to reflect current internal operational requirements.

The modification request relates to development consent DA 30/98 granted by the then Minister for Urban Affairs and Planning on 16 December 1998.

3.1 Contemporising the Conditions of Consent

Contemporisation of the existing conditions of consent includes:

- updating the conditions of consent to reflect the introduction of the *Workplace Health and Safety Act 2011* with respect to the regulation of Major Hazards Facilities and the current status of various hazards studies for the BIP and its component developments; and
- updating the conditions of consent to reflect contemporary requirements of other environmental management and reporting issues.

3.1.1 Introduction of Major Hazard Facility Legislation

New occupational health and safety laws came into effect in New South Wales on 1 January 2012, in the form of the *Work Health and Safety Act 2011* and the *Work Health and Safety Regulation 2011*.

The *Work Health and Safety Regulation 2011* identifies and places certain risk management and reporting obligations on operations or facilities defined as 'Major Hazard Facilities' (MHF), being facilities that use or store hazardous chemicals in quantities that exceed threshold quantities specified under the *Work Health and Safety Regulation 2011*. An operation defined as a MHF is required to be licensed under the *Work Health and Safety Regulation 2011* with obligations for:

- the identification of all major incidents that could occur;
- the identification of major incident hazards;
- safety assessment;
- implementing control measures to eliminate the risk of major incidents so far as reasonably practicable, or to minimise the risk if it is not reasonably practicable to eliminate the risk;
- establishing and implementing a safety management system;
- preparation and testing of an emergency plan;
- preparation, submission and review of a safety case; and
- review of risk management.

Several industrial operations within BIP fall within the definition of an MHF, and since the introduction of this legislation, each operator has had to obtain relevant licenses under the regulation and meet the land use safety and reporting requirements under the work safety legislation. Many of these requirements mirror and duplicate the land use safety requirements provided in the BIP consent, which were granted prior to the implementation of the current work health and safety legislation.

It is proposed to align the existing hazards- and risk-related conditions of approval with the requirements of the *Work Health and Safety Act 2011* to ensure consistency and clarity, and to minimise the potential for duplication of effort. It is proposed that the existing development consent be updated to require compliance with the *Work Health and Safety Act 2011* (in place of current conditions of consent relating to hazards and risk issues).

Further details on the proposed amendments to the conditions of consent are provided in **Section 3.3**.

3.1.2 Updates to Other Environmental Management and Reporting Requirements

There are a number of administrative conditions in the existing development consent that have either become outdated, or are considered redundant given the passage of time since the development consent was granted.

It is proposed to update relevant conditions in the development consent to reflect contemporary practice, and the current requirements of regulatory authorities. The aim is not to change the outcome or intent of existing

conditions, or reduce existing environmental obligations. Rather, the intent of the proposed modification is to better reflect current good environmental practice, as adopted within the BIP and applied to other similar industrial developments in New South Wales. Where relevant, it is proposed to amend or remove conditions where equivalent obligations are already in place under separate approvals or legislation.

Further details on the proposed amendments to the conditions of consent are provided in **Section 3.3**.

3.2 Contemporising the Subdivision Pattern

As a result of the BIP subdivision approved by the then Minister for Urban Affairs on 16 December 1998, land owned by Orica within the BIP is spread over several, separate land parcels constituting Lot 11 DP 1039919 (refer to **Figure 3**). These land parcels are interspersed with other lots, including land used for internal BIP roads and intervening Qenos and Huntsman facilities.

Orica has reviewed the current status and use of each of the land parcels within Lot 11 DP 1039919, particularly given changes since the BIP subdivision development consent was granted. This review has identified that the current subdivision pattern of its land within the BIP is not well aligned with its internal operational requirements. Orica has therefore developed a plan to contemporise the subdivision of existing Lot 11 DP 1039919 to better reflect current internal operational requirements and the distinct operational nature of each area of land within that lot.

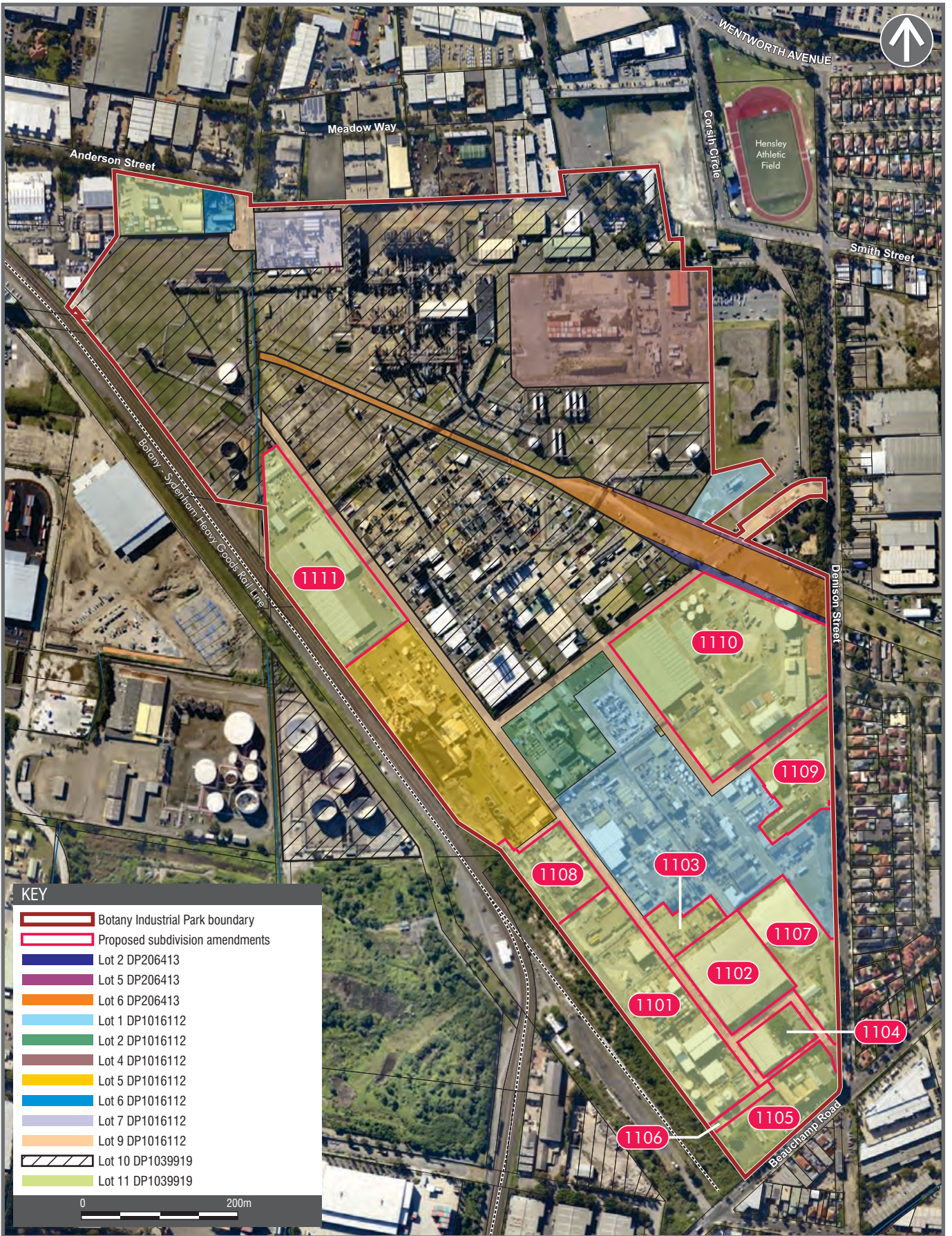
Orica seeks approval to subdivide six of the existing parcels of land within Lot 11 DP 1039919 into 11 discrete lots, as shown in **Figure 4** and summarised in **Table 1**. Proposed lots have been identified based on designated operational requirements as follows:

- **Operational land** – those parts of Lot 11 DP 1039919 that are used for Orica’s operational requirements (principally the operation of the chlor-alkali plant) and that are likely to be used for operational requirements into the foreseeable future.
- **Legacy land** – those parts of Lot 11 DP 1039919 that are currently contaminated and/ or used for the storage of regulated hazardous wastes. These sites are likely to represent ongoing contamination/ waste management obligations for Orica into the foreseeable future, but do not form core components of Orica’s operational requirements.
- **BIP uses** – those parts of Lot 11 DP 1039919 that are currently used to provide BIP utilities/ services or are otherwise occupied by other BIP members. Unlike operational or legacy land, BIP uses land requires coordinated management with other BIP members.
- **Strategic land** – those parts of Lot 11 DP 1039919 that are not currently actively used by Orica or other BIP members for operational purposes, but may provide operational or other opportunities in the future (subject to appropriate assessment and approvals, if required).

Table 1 – Proposed Subdivision of Lot 11 DP 1039919

Proposed Lots	Current/ Intended Use and Rationale
Operational Land	
1101	This proposed lot is currently occupied by the main chlorine plant and ancillary services for Orica's chlor-alkali plant. Proposed lot 1101 together with proposed lots 1102, 1103 and 1104, comprise the current full operational requirements of Orica within the BIP. Proposed lot 1101 is separated from proposed lots 1102, 1103 and 1104 by internal BIP roads.
1102	This proposed lot was formerly contaminated with mercury and was one of Orica's legacy sites. The site will be remediated, including construction of a concrete slab on the site. This proposed lot is intended to be used in the future to accommodate the salt stockpile for the Orica chlor-alkali plant.
1103	This proposed lot accommodates the cooling tower and acid storage infrastructure for Orica's chlor-alkali plant. The proposed lot is separated from proposed lot 1102 by an internal BIP road, over which Botany Industrial Park Pty Ltd has an easement, effectively severing the connection between the two operational Orica lots.
1104	This proposed lot currently houses the workshops and ancillary storage for Orica's chlor-alkali plant.
Legacy Land	
1110	The majority of this proposed lot is currently occupied by Orica's hexachlorobenzene (HCB) storage facilities. The residual component of the residual lot is used for heavy vehicle parking. Alternative uses for this site are unlikely until such time as an alternative to ongoing storage of HCB is identified.
1111	This proposed lot is currently exclusively used for the storage of HCB. As with proposed lot 1110, this lot is unlikely to be utilised for alternative uses until such time as an alternative to ongoing storage of HCB is identified.
BIP Uses	
1108	This proposed lot is currently occupied by the BIP site fire services and training ground. It is also the location of the BIP's stormwater control facilities. As this land is used for BIP utilities and services, it is desirable to establish it as a separate lot from Orica operational and legacy lands.
1109	Orica currently leases the offices on this proposed lot to Huntsman for use as its main office. Under current arrangements with this land forming part of the larger Lot 11 DP 1039919, Orica is only able to offer Huntsman short-term leases of the offices. It is proposed to establish this land as a separate lot to allow the flexibility to offer longer-term leases.
Strategic Land	
1105	This proposed lot is occupied by the heritage-listed Main Administration Building – "Orica" and Mature Ficus (listed under clause 31 of the Three Ports SEPP), including associated carparking and facilities. The heritage item represents an important structure to be maintained and managed, and offers the potential for beneficial re-use. It has been historically leased to external third-parties as office space, but is currently and is currently occupied by Orica and KBR. Establishing this land as a separate lot would provide greater flexibility in leasing arrangements similar to those which have been historically experienced on the site. Leasing of this proposed lot would also commercially support the ongoing management and maintenance of the heritage item.
1106	Orica has been considering alternatives to access to the heritage-listed buildings on proposed Lot 1105, rather than using the current entry/exits off Beauchamp Road and Denison Street. Reserving this proposed lot for potential future use as an internal road may offer the opportunity to provide a safer, dedicated internal access route to Lot 1105 and the southern end of the BIP site via the existing signalised Beauchamp Road/Perry Street intersection. In the longer term, it may be a safer viable alternative for access to the south of the BIP site, if future development of the adjacent rail corridor or industrial lands further to the south is contemplated.

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PROPOSED AMENDMENTS TO SUBDIVISION
Botany Industrial Park

FIGURE 4

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3.3 Proposed Changes to Conditions of Consent

This section summarises the proposed amendments to conditions of consent being sought under the current modification request. Condition amendments have been addressed by Schedule as detailed below. Proposed amendments are indicated through:

- **text in blue** – in the case of additions to the text of the conditions of consent; and
- **strike through text** – in the case of deletions from the text of the conditions of consent.

3.3.1 Schedule 1 – Abbreviations and Interpretations

Amendments proposed to Schedule 1 are detailed in **Table 2** below.

Table 2 – Proposed Amendments to Schedule 1 (Abbreviations and Interpretations)

Existing Wording	Proposed Wording	Reason for Proposed Amendment
Minister - Minister for Planning and Infrastructure	Minister - Minister for Planning and Infrastructure	Amendment to reflect current Ministerial title.
Director-General - Director-General of Planning and Infrastructure	Director-General or delegate – Director-General of Planning and Infrastructure Secretary (Chair) of the Department of Planning and Environment	Amendment to reflect current Department structure.
Department - Department of Planning and Infrastructure	Department – Department of Planning and Infrastructure and Environment	Amendment to reflect current Department name.
Subject Land - Area illustrated by Drawing No. B87210 (Rev 6), submitted with Development Application No. 30/98 (subject to final survey) and as amended by Drawing No. NA50613011 prepared by Cardno (NSW/ ACT) Pty Ltd, dated 10 January 2013 and included in Attachment A.	Subject Land - Area illustrated by Drawing No. B87210 (Rev 6), submitted with Development Application No. 30/98 (subject to final survey) and as amended by Drawing No. NA50613011 prepared by Cardno (NSW/ ACT) Pty Ltd, dated 10 January 2013 and included in Attachment A and by modification application dated June 2014, prepared by AECOM Pty Ltd and included in Attachment A.	Amendment to reflect subdivision proposed under the current modification application.

3.3.2 Schedule 2 – Conditions of Development Consent

Amendments proposed to Schedule 2 are detailed in **Table 3**.

Table 3 – Proposed Amendments to Schedule 2 (Conditions of Development Consent)

Condition	Existing Wording	Proposed Wording	Reason for Proposed Amendment
1	The subdivision shall be carried out in accordance with the Statement of Environmental Effects (SEE), dated 11 September, 1998, and Drawing No. B87210 (Rev 6), submitted with Development Application No. 30/98 (subject to final survey) and as amended by Drawing No. NA50613011 prepared by Cardno (NSW/ ACT) Pty Ltd, dated 10 January 2013 and included in Attachment A	The subdivision shall be carried out in accordance with the Statement of Environmental Effects (SEE), dated 11 September, 1998, and Drawing No. B87210 (Rev 6), submitted with Development Application No. 30/98 (subject to final survey) and as amended by Drawing No. NA50613011 prepared by Cardno (NSW/ ACT) Pty Ltd, dated 10 January 2013 and included in Attachment A and by modification application dated June 2014, prepared by AECOM Pty Ltd and included in Attachment A.	Amendment to reflect the current modification application including associated subdivision plan.
5	The owner/ occupier of each new lot created by the proposed subdivision shall provide to the SPC, on an annual basis, a report on the environmental performance and compliance with all conditions of each plant on the new lots. The SPC shall collate these reports to provide an overview report to the Director-General, the EPA and Council. This report shall be supplied annually on the anniversary of this consent.	The owner/ occupier of each new lot created by the proposed subdivision shall provide to the SPC, on an annual basis, a report on the environmental performance and compliance with all conditions of each plant on the new lots. The SPC shall collate these reports to provide an overview report to the Director-General, the EPA and Council. This report shall be supplied annually on the anniversary of this consent. The SPC shall provide a report on the environmental performance and compliance with conditions of consent for developments within the BIP if requested from time to time by the Director-General.	The developments within the BIP have demonstrated ongoing good environmental performance and compliance with applicable conditions of consent. An amendment to reduce the frequency of reporting to occasions when requested by the Director-General is sought to reflect this ongoing good environmental performance and compliance.
6	From the date of this consent, the SPC shall submit an annual report to the satisfaction of the Director-General. This report shall detail the implementation of responsibilities identified in Schedule 3 of this consent, as well as any other matter that may require further investigation. The SPC shall comply with the reasonable requirements arising from the Director-General's consideration of this report.	From the date of this consent, the SPC shall submit an annual report to the satisfaction of the Director-General. This report shall detail the implementation of responsibilities identified in Schedule 3 of this consent, as well as any other matter that may require further investigation. The SPC shall comply with the reasonable requirements arising from the Director-General's consideration of this report.	The SPC (Botany Industrial Park Pty Ltd) is well established and has a demonstrated record of meeting its obligations as specified in Schedule 3 of the development consent. Ongoing reporting of this nature is therefore considered unwarranted.

3.3.3 Schedule 3 – Responsibilities of the SPC and its Members

Amendments proposed to Schedule 3 are detailed in **Table 4**.

Table 4 – Proposed Amendments to Schedule 3 (Responsibilities of the SPC and its Members)

Condition	Existing Wording	Proposed Wording	Reason for Proposed Amendment
	The Special Purpose Company (SPC) shall be responsible for, inter alia, the overall coordination and implementation of the following aspects of the Botany Industrial Park (BIP) operations:	The Special Purpose Company (SPC) shall be responsible for the overall coordination and implementation of the following aspects of the Botany Industrial Park (BIP) operations:	No change
1	<p>Site Safety Management Systems</p> <p>a) All facilities within the BIP shall develop and maintain a Safety Management System. The safety management systems shall be developed in accordance with the Department's Hazardous Industry Planning Advisory Paper No.9, Safety Management.</p> <p>b) The Safety Management Systems developed for the facilities must be consistent with the Site Safety Management System developed for the BIP. The existing Orica Safety Management System will initially form the basis of the safety management system for each operation within BIP.</p> <p>c) The Site Safety Management System may be modified to conform with the safety systems of any new owner occupiers provided the new system meets the requirements and standards of the Orica system. Any revision of the Safety Management System must be submitted to the Director-General for approval.</p>	<p>Delete and replace with:</p> <p>Site Safety Management Systems</p> <p>a) All members of the SPC shall maintain a Safety Management System for their own operations, consistent with the requirements of Hazardous Industry Planning Advisory Paper No. 9 – Safety Management Systems (DoP, 2011) and the Work Health and Safety Act 2011.</p>	Condition updated to reflect that Safety Management Systems exist for developments within the BIP.
2	<p>Site Fire Safety Study</p> <p>a) The SPC must maintain an up-to-date BIP Fire Safety Study. The Orica Site Fire Safety Study, as at November 1998, will form the basis for this study and be transferred to and</p>	<p>Delete and replace with:</p> <p>Site Fire Safety Study</p> <p>a) The SPC shall maintain an up-to-date Fire Safety Study for the BIP.</p> <p>b) All members of the SPC shall maintain a Fire</p>	Condition updated to reflect that Fire Safety Studies exist for developments within the BIP, and also the New South Wales Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems.

Condition	Existing Wording	Proposed Wording	Reason for Proposed Amendment
	<p>maintained by SPC.</p> <p>b) Any member of SPC who proposes changes to its operation, site layout or procedures which potentially affect the fire safety and the Site Fire Safety Study shall review the impact on this Study and provide resources and information for updating it as required.</p> <p>c) Any revisions of the current Study will include the following:</p> <p>i) An outline of all fire prevention, protection and firefighting measures proposed, together with the affect on existing fire suppression systems.</p> <p>ii) Details of the type, capacity proposed location of all appliances on the site and the reasons for their suitability as proposed.</p> <p>iii) Details of availability of firefighting water, location of connections and rates of application supported by full hydraulic calculations.</p> <p>iv) An outline of essential services maintenance procedures.</p> <p>d) The revision shall take into account all aspects detailed in the Department's Hazardous Industry Planning Advisory Paper No.2, Fire Safety Study Guidelines, and also the New South Wales Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems.</p> <p>e) All members of SPC will be required to develop a Fire Safety Study for their own operations which must be consistent with the Site Fire Safety Study.</p> <p>f) Any revision of the Site Fire Safety Studies shall be submitted for the approval of the</p>	<p>Safety Study for their own operations, consistent with the requirements of <i>Hazardous Industry Planning Advisory Paper No. 2 – Fire Safety Study Guidelines (DoP, 2011)</i> and the New South Wales Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems.</p>	

Condition	Existing Wording	Proposed Wording	Reason for Proposed Amendment
	<p>Director-General and the New South Wales Fire Brigades.</p> <p>g) A comprehensive assessment of BIP's capability to retain contaminated firefighting water shall be reviewed by the SPC in accordance with the New South Wales Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems. The SPC shall ensure that all owners are aware of the BIP's strategy for containment of contaminated firewater.</p>		
3	<p>Site EmergencyPlan</p> <p>a) The SPC must maintain an up-to-date comprehensive Emergency Plan and detailed Emergency Procedure for the BIP. This Plan shall initially be based on the existing Orica Site Emergency Plan.</p> <p>b) All owners and occupiers of lots within the BIP must have plant specific Emergency plans written in accordance with the Department's Hazardous Industry Planning Advisory Paper No.1, industry Emergency Planning Guidelines. These plans shall be consistent with the overall Emergency Plan for the BIP.</p> <p>c) Any member of SPC which propose changes to its operation or layout which may affect the BIP Emergency Plan is required to provide the information and resources to update the Plan when the changes are implemented.</p> <p>d) Any revision of the Site Emergency Plan shall be submitted to the Director- General approval</p>	<p>Delete and replace with:</p> <p>Site Emergency Plan</p> <p>a) The SPC shall maintain an up-to-date Site Emergency Coordination Plan for the BIP.</p> <p>b) All members of the SPC shall maintain an Emergency Plan for their own operations, consistent with the requirements of <i>Hazardous Industry Planning Advisory Paper No. 1 – Industry Emergency Planning Guidelines</i> (DoP, 2011).</p>	<p>Condition updated to reflect that Emergency Plans exist for developments within the BIP.</p>

Condition	Existing Wording	Proposed Wording	Reason for Proposed Amendment
4	<p>Site Cumulative Risk Assessment</p> <p>a) The SPC will maintain an updated Cumulative Risk assessment for the BIP. The Assessment report shall include individual fatality injury and irritation risk and societal risk using the most recently available population and meteorological data. This report and all documentation shall be in accordance with the Department's Hazardous Industry Planning Advisory Paper No 6: <i>Hazard Analysis Guidelines</i>.</p> <p>b) Each member of SPC must provide the relevant information and resources to the SPC to ensure that the Assessment is reviewed and updated as necessary.</p> <p>c) The Site Cumulative Risk assessment report shall be maintained as a 'living document' and updated as modifications occur on the BIP. The updated report shall be submitted to the Director-General for approval on a three yearly basis.</p> <p>d) All State significant development applications submitted to the Department for consideration containing a preliminary hazard analysis must include updated BIP Risk Assessment results.</p>	<p>Site Cumulative Risk Assessment</p> <p>a) The Quantitative Risk Assessment for the BIP (Sherpa, 2012) shall be updated from time to time as may be required by the Department or in accordance with the provisions of the <i>Work Health and Safety Act 2011</i>.</p> <p>b) Each quantitative risk assessment (or update to such an assessment) shall include individual, fatality, injury and irritation risks and societal risks using the most recently available population and meteorological data. Each quantitative risk assessment (or update to such an assessment) shall be in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011).</p> <p>c) Each member of SPC shall provide the relevant information and resources to the SPC to ensure that each quantitative risk assessment (or update to such an assessment) is reviewed and updated as necessary.</p> <p>d) Each quantitative risk assessment (or update to such an assessment) shall be submitted to the Director General for approval.</p>	<p>Condition updated to reflect the recent completion of a cumulative risk assessment for the BIP and require update of that assessment as required.</p>
5	<p>Site Noise Reduction Program</p> <p>a) The SPC shall ensure that the reduction overall noise from the BIP is consistent with the existing Orica Botany Site Noise Reduction Program as at November 1998.</p> <p>b) Each SPC member must have a Noise Reduction Program in place which both meets the requirements of the EPA license and is consistent with the Site Noise Reduction Program.</p>	Delete	<p>The site noise reduction program from 1998 has been completed. Noise emissions from individual operations are regulated through the Environment Protection Licence and/ or development consent for each operation.</p>

Condition	Existing Wording	Proposed Wording	Reason for Proposed Amendment
	c) No modification shall be made to the Site Noise Reduction Program without the approval of the EPA		
6	<p>Stormwater Management</p> <p>a) The SPC shall ensure that there is a Stormwater Improvement Plan in place for the BIP. The Stormwater Improvement Plan will be developed to meet the requirements of the Clean Waters Act 1970.</p> <p>b) The Stormwater Improvement Plan will be updated annually and submitted to EPA for approval.</p>	<p>Delete and replace with:</p> <p>Stormwater Management</p> <p>a) The SPC shall ensure that there is appropriate management in place for that part of the stormwater system that is common to all Site parties.</p>	Condition updated to reflect legislative changes, completion of previous improvement works, and ongoing obligation for provision of stormwater management.
7	<p>Approval of Development proposals</p> <p>a) The SPC must ensure that there is a procedure in place for internal review by all SPC members of any Development Application, Construction Certificates or any application to modify any consent, approval or certificate prior to the lodgement of such an application with the relevant consent authority.</p> <p>b) The SPC must ensure that adequate consideration of the application has been given with regard to the integrated operations of the site.</p>	<p>Delete and replace with:</p> <p>Approval of Development proposals</p> <p>a) The SPC shall ensure that there is a procedure in place for the internal review by all Class A Shareholders of the SPC of any Development Application, Construction Certificate or any application to modify any consent, approval or certificate prior to lodgement of such an application with the relevant consent authority.</p> <p>b) The SPC shall ensure that adequate consideration of the application has been given with regard to the integrated operations of the site.</p>	Condition updated to make minor language changes.
8	<p>Management of Site Services and Infrastructure</p> <p>a) SPC must ensure that the common site services and infrastructure are maintained to a standard consistent with the established Orica standards.</p>	<p>Delete and replace with:</p> <p>Management of Site Services and Infrastructure</p> <p>a) The SPC shall ensure that the common site services and infrastructure are maintained to a standard consistent with the established BIP standards.</p>	Condition updated to reflect the existence of BIP standards for site services and infrastructure.

Condition	Existing Wording	Proposed Wording	Reason for Proposed Amendment
9	<p>Community Consultation</p> <p>a) The SPC shall establish a Community Consultative Committee and ensure that the first meeting is held within 6 months of the date of this consent. The Committee shall include at least two representatives from the SPC, four community representatives and Council. Representatives from relevant government agencies (including DUAP) may be invited to attend meetings of the Committee as required. The Director-General shall agree selection of the Chairperson.</p> <p>b) The SPC shall, at its own expense:</p> <p>i) Provide appropriate facilities for meetings of the Committee</p> <p>ii) Nominate a representative to attend all meetings of the Committee;</p> <p>iii) Provide to the Committee regular information on the BIP;</p> <p>iv) promptly provide to the Committee such other information as the Chairperson of the Committee may reasonably request concerning the environmental performance; and</p> <p>v) Provide reasonable access for site inspections by the Committee.</p>	<p>Delete and replace with:</p> <p>Community Consultation</p> <p>a) The SPC shall maintain a Community Consultative Committee, which shall meet regularly.</p>	<p>Condition updated to simplify consultation requirements and to provide flexibility for consultation mechanisms to change over time to suit stakeholder and BIP needs.</p>
10	<p>Site Security and Controlled Access Management</p> <p>a) The SPC shall ensure adequate security for the BIP. Access to the BIP shall be of a standard comparable with current site security.</p>	<p>Site Security and Controlled Access Management</p> <p>a) a) The SPC shall ensure adequate security for the perimeter of the BIP. Access to the BIP shall be a standard comparable with the objectives of the <i>Work Health and Safety Act 2011</i> (Chapter 9).</p>	<p>Site security and access arrangements are in place and well established. Furthermore, a Security Plan is required under the <i>Work Health and Safety Act 2011</i>.</p>

Condition	Existing Wording	Proposed Wording	Reason for Proposed Amendment
11	<p>Landscaping of the Site, regeneration, general improvement and maintenance</p> <p>a) The SPC shall be responsible for maintaining the outer boundary landscaping for the BIP. Any landscape plans shall be to the satisfaction of the Council</p>	Delete condition.	Site landscaping is in place and well established.
12	<p>Pollution Reduction System</p> <p>a) Responsibility for any existing site pollution reduction programs shall be transferred to the SPC.</p> <p>b) Where appropriate all owner/occupiers shall develop and implement plant pollution reduction programs consistent with the Site programs to the satisfaction of the EPA</p>	Delete condition.	Current and future Pollution Reduction Programs are regulated through the Environment Protection Licences for individual operations.
13	<p>Site Contamination and Remediation</p> <p>a) The SPC shall be responsible for ensuring that management of existing site contamination issues is not impeded.</p> <p>b) The SPC shall ensure that the EPA and DLWC are informed of any operation undertaken within the BIP which may impact on site contamination.</p>	Delete condition.	Contaminated land is regulated under the <i>Contaminated Land Management Act 1997</i> , and subject to assessment as part of individual development applications.

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4.0 Assessment of Environmental and Planning Impacts

The proposed modification has been reviewed to identify environmental and planning issues that may be relevant to the assessment of the modification. The following issues have been identified:

- With respect to the proposal to contemporise the conditions of consent:
 - whether the proposed modification jeopardises or significantly alters the intended functions of the Special Purpose Corporation, as original envisaged and approved by the Minister;
 - whether the proposed modification significantly alters hazards and risk management within the Botany Industrial Park;
 - whether the proposed modification significantly alters the environmental management regime within the Botany Industrial Park;
- With respect to the proposal to contemporise the subdivision pattern for Lot 11 DP 1039919:
 - whether the proposed modification is appropriate given zoning, land use and development requirements; and
 - whether the proposed modification would affect land use safety planning outcomes.

4.1 Intended Function of the Special Purpose Corporation

Botany Industrial Park Pty Ltd was established as the Special Purpose Corporation required under the original development consent, and has operated successfully to coordinate the activities of the constituent members of the BIP since that time. It would continue to do so into the future, and there is no intention to dissolve or otherwise change the current operation of the Botany Industrial Park Pty Ltd.

While the proposed modification seeks to simplify and contemporise the conditions of consent, it does not seek to change the obligations or functions of the Special Purpose Corporation.

4.2 Hazards and Risk Management within the BIP

The proposed modification would not alter the requirement for any of the hazards studies specified in the original development consent and would not affect the existing and ongoing obligations of Botany Industrial Park Pty Ltd and the members of the BIP to manage hazards and risk. Proposed changes to hazards conditions are intended to:

- reflect the current status of various hazards studies;
- require hazards studies to be consistent with the findings and recommendations of the quantitative risk assessment recently completed for the BIP; and
- reflect the existence and requirements of the *Work Health and Safety Act 2011*.

4.3 Environmental Management within the BIP

The proposed modification seeks to reflect that some of the environmental obligations in the original development have now been satisfied and are no longer relevant, and/ or some of the environmental obligations are now subject to separate environmental regulation. While the proposed modification would remove some of the original environmental management obligations from the development consent as granted, those obligations are either no longer relevant, subject to separate approvals for individual operations within the BIP, or regulated under separate legislation. Overall, the proposed modification would not change the environmental obligations of the BIP or its constituent members.

4.4 Appropriateness of Proposed Subdivision Pattern

The proposed modification seeks to further subdivide six of the existing land parcels within Lot 11 DP 1039919 into 11 discrete new lots. The changes in land area for the existing land parcels and proposed lots are as summarised in **Table 5**.

Table 5 – Proposed Subdivision - Lot Sizes

Existing Land Parcel (Area) within Lot 11 DP 1039919	Proposed New Lot (Area)
48,032 m ²	Lot 1101 – 26,100 m ²
	Lot 1105 – 12,010 m ²
	Lot 1106 – 945 m ²
	Lot 1108 – 8,977 m ²
29,030 m ²	Lot 1102 – 12,470 m ²
	Lot 1103 – 4,000 m ²
	Lot 1107 – 12,560 m ²
4,747 m ²	Lot 1104 – 4,747 m ²
10,370 m ²	Lot 1109 – 10,370 m ²
43,970 m ²	Lot 1110 – 43,970 m ²
24,054 m ²	Lot 1111 – 24,054 m ²

Several of the proposed new lots (1104, 1109, 1110 and 1111) are equivalent to existing discrete land parcels within Lot 11 DP 1039919, and the proposed subdivision is therefore simply giving legal effect to the current reality of separated land parcels within the BIP. In other cases, the proposed subdivision pattern reflects distinct functional areas within existing land parcels.

State Environmental Planning Policy (Three Ports) 2013 does not specify a minimum lot size within the IN1 General Industrial zone, nor does it include development controls relevant to subdivision. The *Botany Bay Local Environmental Plan 2013*, which applies to land adjacent to the BIP, similarly does not specify lot size requirements or development controls that would be relevant if also applied to the BIP lands.

The *Botany Bay Development Control Plan 2013* does not apply to the BIP, but provides useful guidance on subdivision requirements for other employment lands in the Botany Bay local government area. With respect to employment lands, it specifies:

- a minimum lot size of 1,500 m²;
- a minimum lot width of 30 metres; and
- a minimum lot depth of 50 metres.

The proposed new lots would satisfy all of these requirements, with the exception of proposed lot 1106 which is less than 30 metres wide. However, proposed lot 1106 is intended to be secured for potential future use as an internal road and would not be used for employment lands. On this basis, non-conformance with the guidance provided in the *Botany Bay Development Control Plan 2013* would be acceptable in this case.

The proposed subdivision is consistent with the existing development pattern across the BIP and would not restrict or preclude continued use of land within the BIP for industrial development.

4.5 Land Use Safety Planning

The proposed subdivision would introduce new lot boundaries, which would cross the 50×10^{-6} per year fatality risk contour identified through the recent quantitative risk assessment for the BIP. This is particularly the case for the proposed lot boundary between Lot 1102/1103 and Lot 1102/1107. A fatality risk of 50×10^{-6} per year is typically applied to industrial land uses, consistent with *Hazardous Industry Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning* (DoP, 2011).

It is relevant to note that the proposed subdivision would not:

- alter or propose to alter existing land use zonings (and relevantly, would not introduce more sensitive land uses than currently exist or are permitted within the BIP);
- involve any new development or intensification of development within the BIP;
- involve a change in ownership of affected parcels of land. All land subject to the amended subdivision plan would remain within the ownership of Orica.

On this basis, the intersection of the 50×10^{-6} per year fatality risk contour with proposed subdivision lot boundaries is not considered significant, nor a particular land use planning concern. While the subdivision does not contemplate any change to zoning, land use or development, if such a change were to be contemplated in the future in relation to the proposed subdivided lots, an appropriate assessment and approval process would be conducted in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*. This would include further consideration of land use safety planning, as relevant, at the particular time.

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5.0 Conclusion

There have been significant changes to environmental and planning requirements since the then Minister for Urban Affairs and Planning granted development consent to the subdivision of the Botany Industrial Park in 1998. Among these changes were the introduction of the *Work Health and Safety Act 2011* and the regulation of Major Hazard Facilities. Environmental management issues that were relevant to the Botany Industrial Park around the time the original development consent was granted have also evolved, with many issues now addressed and resolved, or regulated under separate approvals and/ or legislation.

This modification request seeks to reflect these changes and to align the conditions of the existing development consent with contemporary practice, legislation and separate environmental approvals. In doing so, administrative changes to the existing conditions are sought to minimise redundant or duplicated requirements, and to generally provide a more flexible, practical approach to regulation of the Botany Industrial Park.

Orica Australia Pty Ltd (a member of the Botany Industrial Park) has also reviewed its current landholdings and operations within the Botany Industrial Park. This review has indicated that the current Orica site (Lot 11 DP 1039919), which is spread over several individual land parcels, is not well aligned to its internal operational requirements. As such, it seeks to alter the subdivision pattern of its existing landholdings to better reflect its requirements.

This assessment has been prepared to support a modification request under section 75W of the *Environmental Planning and Assessment Act 1979* to:

- contemporise the conditions of the existing development consent to reflect changes in legislation relating to Major Hazard Facilities, and other environmental management and reporting requirements; and
- contemporise the subdivision pattern of land owned by Orica within the BIP (Lot 11 DP 1039919) to reflect current internal operational requirements.

The proposed modifications are minor and administrative in nature, and do not affect the environmental or land use safety planning performance of the Botany Industrial Park, or its constituent members.

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References

- Department of Planning (2011), *Hazardous Industry Planning Advisory Paper No. 1 – Industry Emergency Planning Guidelines*
- Department of Planning (2011), *Hazardous Industry Planning Advisory Paper No. 2 – Fire Safety Study Guidelines*
- Department of Planning (2011), *Hazardous Industry Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning*
- Department of Planning (2011), *Hazardous Industry Planning Advisory Paper No. 9 – Safety Management Systems*
- Sherpa Consulting (2012) *Qualitative Risk Assessment Summary Report, Botany Industrial Park*, prepared on behalf of NSW Department of Planning, 25 September 2012

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