



SSD Modifications

Date Submitted: 18/08/2025

Project Name: MOD 6 Chlorine Liquefaction Plant
Case ID: DA35/98-Mod-6

Applicant Details

Project Owner Info

Title	Mr
First Name	Ben
Last name	Smith
Role/Position	Manufacturing Special Projects Manager
Phone	0456917739
Email	Compliance.Botany@ixom.com
	16 - 20 Beauchamp Rd
Address	Matrville , New South Wales, 2036 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	IXOM OPERATIONS PTY LTD
ABN	51600546512

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Ben	Smith
Phone	Email	Role/Position
0456917739	Compliance.Botany@ixom.com	Compliance Manager

Address

16 - 20 Beauchamp Rd
Matrville, New South Wales 2036
AUS

Political Donations

Do you need to disclose a political donation?

No

Modification Details

Project Info

Project Name	MOD 6 Chlorine Liquefaction Plant
Additional Estimated Development Cost (excl GST)	AUD25,000,000.00
Additional Operation Jobs	0
Additional Construction Jobs	20
Additional Dwellings	0

Modification Description

The project involves the construction and operation of a chlorine liquefaction plant (CLP) to enable on-site liquefaction and packaging of chlorine. The proposed CLP will provide redundancy if the existing CLP at Laverton becomes non-operational or is no longer able to meet market demands. The proposed CLP will have a maximum production capacity of 50 tonnes per day (tpd) but will typically operate at a reduced rate to meet regional demand for bulk liquefied chlorine.

How is the modification substantially the same as the original development?

Section 3.2.1 of the modification report describes in detail why construction and operation of the project would be substantially the same development as the development for which consent was granted.

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Site Details

Site Information

Site Name	Chlor-Alkali Plant
Site Address (Street number and name)	16-20 Beauchamp Road, ,Banksmeadow,New South Wales,2019,Australia

Local Government Area

Local Government	District Name	Region Name	Primary Region
Bayside	Eastern City District	Sydney	<input checked="" type="radio"/>

Landowner's Consent

Is the applicant the sole owner of the land?

No

Was landowner's consent required for the original development application for consent to which this modification application relates?

Yes

Attachments

File Name Orica Ltd - Landowner Consent

Does the modification application relate to

land owned

by a Local

Aboriginal

Land

Council?

No

Statutory Context

Modification Type

Section 4.55(2) – other modification, where the development as originally approved remains the substantially the same

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

- The DA was submitted on the NSW Planning Portal before 1st October 2023.
- The DA was submitted on the NSW Planning Portal on or after 1st October 2023 but was deemed exempt due to the reasons outlined in Chapter 3.1.

Yes

Have all the requirements of the [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#) been met for the development that is the subject of this Modification Application?

No

Other Requirements

Is the modification application accompanied by a biodiversity development assessment report (BDAR)?

No

Does the modification application relate to residential apartment development and was the original development application required to be accompanied by a design verification statement from a qualified designer [Section 29\(1\) of the Environmental Planning and Assessment Regulation 2021](#) ?

No

Does this modification application relate to a development for which the original development application was required to be accompanied (or in the case of BASIX optional development, was accompanied) by a BASIX certificate or BASIX certificates?

No

Approvals - Part 1

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water](#)

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?

No

A mining lease under the [Mining Act 1992](#)?

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?

Yes

A consent under [Section 138](#) of the [Roads Act 1993](#)?

No

A licence under the [Pipelines Act 1967](#)?

No

Modification Report and Attachments

Attachments

File Name	Appendix G - Flood Impact and Risk Assessment Report
File Name	Appendix J - Geological Report
File Name	Appendix H - Detailed Site Investigation
File Name	Appendix E - Noise and Vibration Impact Assessment
File Name	Appendix I - Remediation Action Plan
File Name	Appendix F - Air Quality Impact and GHG Assessment
File Name	Appendix N - Transport Risk Assessment
File Name	Appendix M - Environmental Management Plan
File Name	Appendix L - Botany Traffic Management Plan
File Name	Appendix O - CENVP(SC) Statement
File Name	Appendix K - Architectural and Civil Drawings
File Name	Appendix C - Engagement
File Name	Appendix D - Quantitative Risk Assessment
File Name	Appendix B - Transport and Traffic Assessment
File Name	Appendix A - SEARs
File Name	PR329_Chlorine Liquefaction Plant_IXOM_Mod_R3_250813_Final