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Orica Chlor-Alkali Plant-Mod-7 Gas-fired boiler

State Significant Development Modification Assessment Report (DA35/98-Mod-7)

July 2026

Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Preface

This assessment report provides a record of the Department of Planning, Housing and Infrastructure's (the Department) assessment and evaluation of IXOM Operations Pty Ltd's application to modify the State significant development (SSD) consent for the Orica Chlor-Alkali Plant, located in the Bayside Council local government area. The report includes:

- a description of the proposed modification
- an assessment of the modification against government policy and statutory requirements, including mandatory considerations
- a demonstration of how matters raised stakeholders have been considered
- an assessment of the likely environmental, social and economic impacts of the modification
- an evaluation which weighs up the likely impacts and benefits of the modification, having regard to the proposed mitigation measures, and government advice, and provides a view on whether the impacts are, on balance, acceptable
- a recommendation to the decision-maker, along with the reasons for the recommendation, to assist them in making an informed decision about whether the consent should be modified and any conditions that should be imposed.

Contents

1 Introduction

The modification application seeks to modify the Chlor-Alkali Plant consent (DA35/98) to permit the installation of a permanent 6 megawatt (MW) natural gas-fired boiler, associated pipework extensions, and semi-enclosed roofed boiler house.

The application was lodged on 5 March 2026 by IXOM Operations Pty Ltd (IXOM) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

A more detailed overview of the proposed modification is provided in **Section 2.**

1.1 Background

The Applicant operates a Chlor-Alkali Plant (CAP) at 16-20 Beauchamp Road Matraville, in the Bayside local government area, see **Figure 1** and **Figure 2**. The CAP is in the Botany Industrial Park (BIP) which has operated as a major industrial complex since 1941. The major operators within the BIP included Orica, Qenos, Huntsman and Indorama. These petro-chemical manufacturers have now largely ceased operations.

The CAP, located in the southern part of the BIP, produces chlorine which is used in the manufacture of hydrochloric acid, sodium hypochlorite and ferric chloride on the site. These products are used in water disinfection and industrial processes.

In 1998, the former Minister for Urban Affairs and Planning, granted consent (DA35/98), to replace the existing mercury cell CAP with a modern membrane cell CAP. The consent also included closure of the existing chlorine liquefaction plant (CLP) and a reduction in chlorine production capacity from 50,000 tonnes per year to 35,000 tonnes per year.

Following closure of the CLP at the BIP, all liquid chlorine was produced at IXOM's facility in Laverton, Victoria. Liquid chlorine was transported from Laverton to the BIP for on-site storage and distribution to NSW customers.

The Applicant, and the Water Services Association of Australia, have identified supply chain risks associated with a single production facility for liquid chlorine, noting its vital importance in water disinfection. In response, the Applicant proposes to modify the existing consent to construct a new chlorine liquefaction plant in the BIP.

1.2 Subject Site

The site is legally described as Lots 1101, 1102, 1103 and 1104 DP 1227173. The site is 8 kilometres (km) south of the Sydney central business district and covers 6.75 hectares (ha) of industrial zoned land within the 73 ha BIP, see **Figure 3**.

The site is bound by industrial land to the north, south and west. The residential suburb of Hillsdale is located to the east, on Denison Street. The nearest residences are around 200 metres (m) from the CAP.

The CAP is accessed via Gate 3 located on Denison Street and then internal roads within the BIP. Transport of raw materials and products to and from the site utilise Denison Street, Beauchamp Road and Botany Road to the south, and Denison Street and Wentworth Avenue to the north.

The BIP has operated as a major industrial site since 1941 and has legacy contamination in the soils and groundwater. The contamination is managed by the site owner Orica under a Voluntary Management Proposal approved by the Environment Protection Authority under the *Contaminated Land Management Act 1997*. An active groundwater remediation program is ongoing across the site.

Figure 1 | Regional Context

Figure 2 | IXOM site (blue) within the BIP (red)

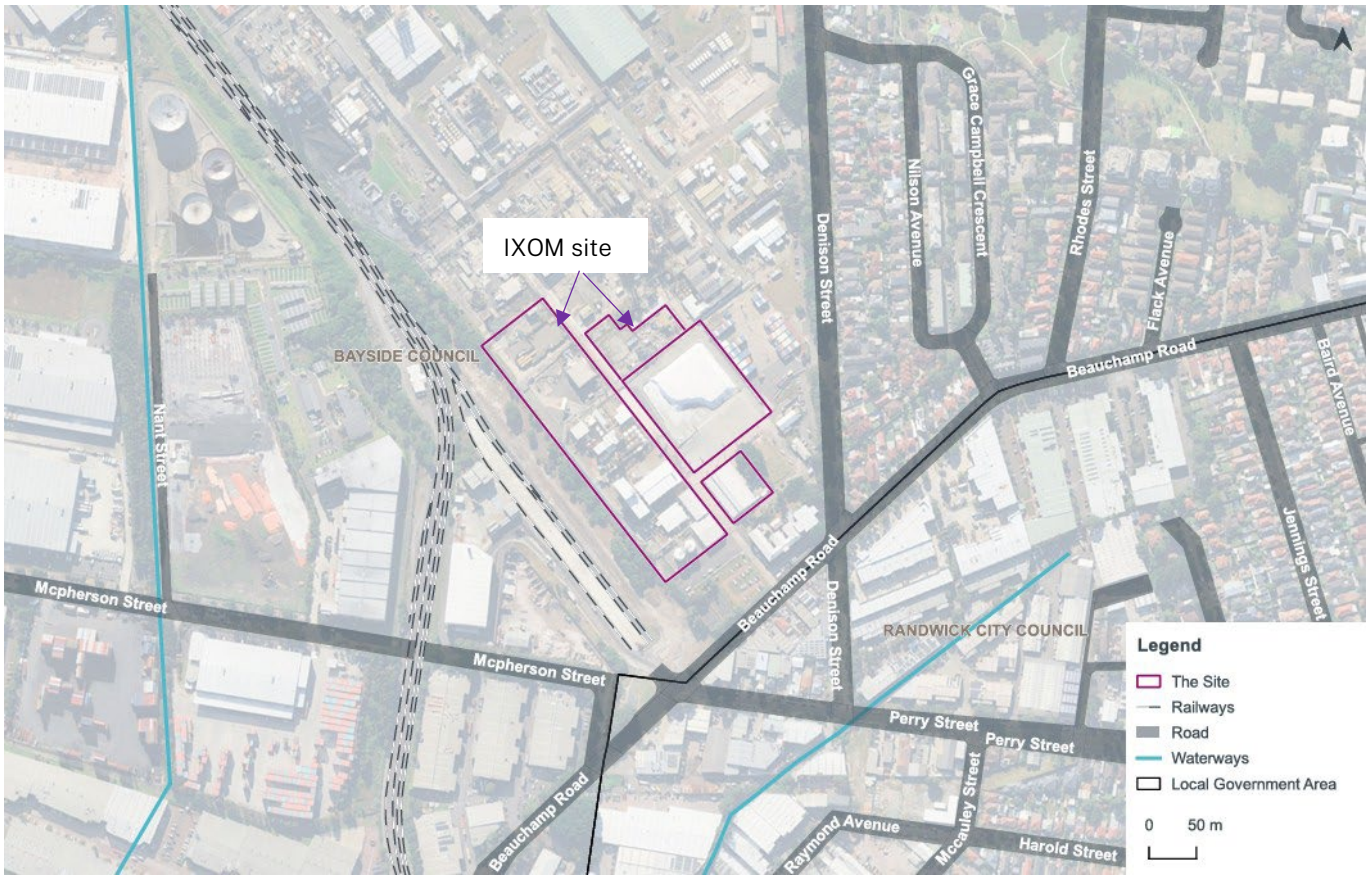

Figure 3 | Local Context

1.3 Approval History

On 6 November 1998, development consent was granted by the former Minister for Urban Affairs and Planning for a replacement Chlor-Alkali Plant (DA35/98). The development consent permits the following:

- replacement of the mercury CAP with a membrane cell CAP
- modernisation of brine treatment, chlorine drying and compression systems and installation of a new caustic evaporation system
- relocation of the caustic soda loading facility
- closure of the CLP and all liquid chlorine storage tanks
- ongoing temporary storage of liquid chlorine from the Laverton facility in Victoria, in drums, cylinders and road tankers at the CAP site
- reduction of chlorine production capacity from 50,000 tonnes per annum (tpa) to 35,000 tpa

The consent has been modified on 5 previous occasions, with Mod 7 (this report) and Mod 6 currently under assessment (see **Table 1**).

Table 1 | Summary of Modifications

Modification	Description	Decision-maker	Type	Date
MOD 1	• replacement and relocation of the sodium hypochlorite loading bay • upgrading the hypochlorite storage facility and increase storage capacity • replace staff amenities building	Department	96(1A)	9 January 2006
MOD 2	• demolition of the decommissioned chlor-alkali plant building	Department	96(1A)	6 June 2006
MOD 3	• dismantling and removal of structures • relocation of hypochlorite plant and installation of two additional storage tanks and bunding	Department	96(1A)	29 September 2009
MOD 4	• demolition of disused storage tanks • disposal of contaminated sludge • decontamination and demolition of tanks • construction of two new storage tanks and bunding	Department	75W	10 September 2012
MOD 5	• construct a new repack facility for packaging sodium hypochlorite, sodium hydroxide and hydrochloric acid • new bunded storage areas and new pipelines	Department	75W	26 October 2018
MOD 6	• Construction and operation of a new Chlorine liquefaction plant	Department	4.55(2)	Under assessment

2 Proposed Modification

2.1 Modification Overview

The modification is described in full in the Modification Report included in **Appendix A,** and is illustrated in **Figure 4**.

The modification seeks to permit the construction and operation of a 6 MW natural gas-fired water-tube boiler, including a semi-enclosed roofed boiler house, ancillary equipment and extension to existing pipework to ensure a reliable long term steam supply.

The modification also includes a temporary increase in vehicle movements during construction. This increase will be limited to:

- Light vehicles: 3-4 additional per day
- Heavy Vehicles: 1-2 additional per day

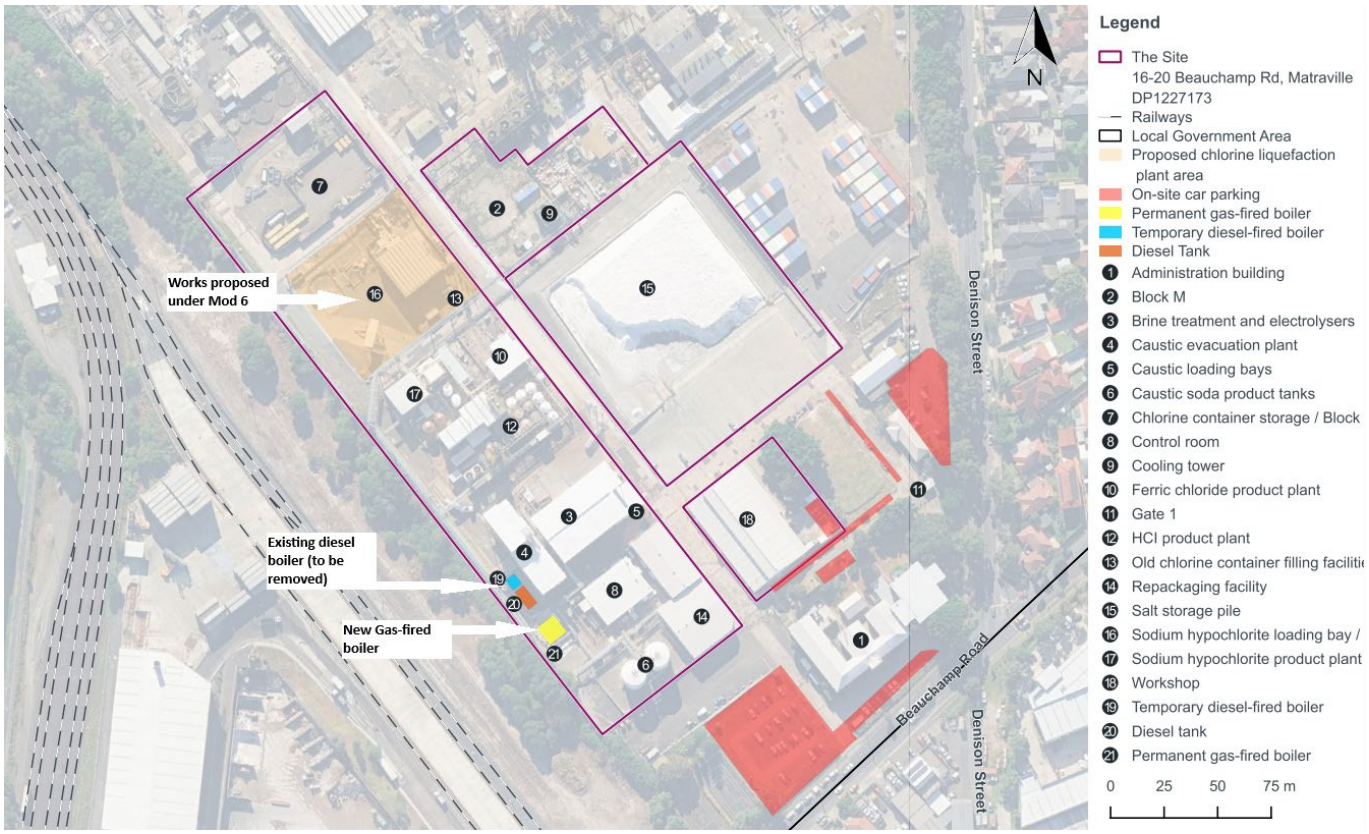

Figure 4 | Modified Site Layout

2.2 Applicant's Justification for the Proposed Modification

The Applicant advised steam is an essential component for on-site operations. Historically, the CAP sourced steam externally from the Qenos-operated utilities plant within the BIP. However, following Qenos entering voluntary administration in April 2024, the existing steam supply ceased. A temporary

diesel-fired boiler was installed under a NSW EPA licence variation, however it is unsustainable due to poor power output, on-site risks and operational inefficiencies. As a result, IXOM now seeks to install a permanent on-site solution to ensure operations are maintained. The Applicant states that the modification enables the continued safe operation of the CAP ensuring long-term operational stability without increased offsite environmental risks.

3 Statutory Context

3.1 Scope of Modification and Assessment Pathway

Details of the assessment pathway under which the modification is sought is provided in **Table 2** below.

Table 2 | Assessment Pathway

Consideration	Description
Scope of modification	**Modification involving minimal environmental impact** The Department has reviewed the scope of the modification and considers that it can be characterised as a modification involving minimal environmental impact as the proposal is for a relatively small project involving replacement of one existing boiler on site with another type of boiler. The Department notes that the usual test for modifying an application for an SSD project under section 4.55(1A) requires the consent authority to be satisfied that the consent as modified is substantially the same as the original consent. This requires a comparison of the consent as modified against the original consent. However, when modifying a consent that was SSD under Part 4 of the Act as SSD prior to Part 3A and modified under section 75W, the consent as modified, must be compared against the consent as last modified under section 75W (refer to clause 3BA(6) of Schedule 2 of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017. The project was originally approved by the then Minister for Urban Affairs and Planning, Minister for Housing, on 6 November 1998 under section 91 of the EP&A Act and Clause 8 of State Environmental Planning Policy No. 34 - Major Employment Generating Industrial Development (SEPP 34). Modification numbers 4 and 5 were approved under the former section 75W of the EP&A Act. Therefore, the current modification application needs to be compared to the consent as last modified under section 75W. Modification 5 was approved under section 75W, and involved construction of a new Repack Facility for packaging of chemicals made on site into containers and drums. The current modification application (Mod 7) simply involves replacement of an existing diesel boiler on site with a gas-fired boiler, and will not significantly alter the extent of works and operations across the entire site, as it stood upon the approval of Mod 5. The Department is therefore satisfied that the development will remain substantially the same as the project as approved and modified under Mod 5. The Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application.

Consideration	Description
	Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.
Consent Authority	**Minister for Planning and Public Spaces** The Minister is the consent authority under section 4.5(a) of the EP&A Act.
Decision-maker	Under the Minister's delegation of 9 March 2022, the Team Leader, Industry Assessments, may determine the application under delegation as: – the application has not been made by a person who has disclosed a reportable political donation under section 10.4 of the EP&A Act – there are no public submissions (other than a council) in the nature of objections, and – Council has not made a submission by way of objection under the mandatory requirements for community participation listed under Schedule 1 of the EP&A Act.

3.2 Other Approvals and Authorisations

The CAP operates under an Environment Protection Licence (EPL 20547) issued by the NSW Environment Protection Authority under section 42 of the *Protection of the Environment Operations Act 1997*. The EPL covers chemical production, chemical storage, waste processing (non-thermal treatment) and waste storage.

The Department has consulted with and considered the advice of the EPA in its assessment of the modification application. EPA recommended several conditions be incorporated into the modified consent (see Sections 5 and 6). The EPA advised a variation to the EPL will be required if the modification is approved.

3.3 Mandatory Matters for Consideration

The Department undertook a comprehensive assessment of the application against the mandatory matters for consideration as part of the original assessment of DA35/98 (under section 79C of the EP&A Act, as in force at the time). This modification application does result in significant changes that would alter the Department's consideration of the mandatory matters for consideration under section 4.15(1) of the EP&A Act and conclusions made as part of the original assessment.

3.4 Biodiversity Development Assessment Report

Clause 30A(2)(c) of the Biodiversity Conservation (Savings and Transitional) Regulation 2017 requires all SSD modifications to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the authority or person determining the application is satisfied that the modification will not

increase the impact on biodiversity values (as identified in the BC Act and in the Biodiversity Conservation Regulation 2017).

As the modification works will take place entirely over existing hard stand area, and there is no proposed vegetation removal, the Department is satisfied the modification will not increase the impact on biodiversity values. As a result, a BDAR is not required to accompany the modification application.

4 Engagement

4.1 Department's Engagement

In accordance with the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) the Department made the modification application publicly available on the Department's website on 5 March 2026 and forwarded the application to council and agencies for comment.

4.2 Summary of Advice Received from Government Authorities

The Department received advice from two government authorities on the modification application. A summary of the advice is provided in **Table 3.** A link to the full copy of the advice is provided in **Appendix B**.

Table 3 | Summary of Government Authority Advice

Authority	Advice Summary
Environment Protection Authority	The EPA recommended the Applicant update the Pollution Incident Response Management Plan and Environmental Management plans, and recommended conditions to be included in the approval relating to boiler testing, air pollutant levels, and air emissions.
NSW Department of Climate Change, Energy, the Environment and Water – Conservation Programs, Heritage and Regulation Group (CPHR)	CPHR did not raise any concerns and advised that the detailed design of the development should consider flood depths and overland flow paths in the site.

4.3 Summary of Council Submission(s)

Bayside Council provided comments on the modification. Council raised concerns relating to potential land contamination, particularly the lack of site-specific sampling in the proposed works area and the

need for further investigation and management measures if excavation is required. Additional matters raised include the need to finalise EPA licensing for emissions, incorporation of environmental controls into operational management plans, and ensuring protocols are in place for unexpected contamination finds.

5 Assessment

The Department has assessed the merits of the proposed modification. During this assessment, the Department has considered the:

- Modification Report and Additional Information provided to support the proposed modification (see **Appendix A**)
- advice from State government authorities and Council (**Appendix B**)
- relevant environmental planning instruments, policies and guidelines
- requirements of the EP&A Act, including the objects of the EP&A Act.

The Department's assessment of the key assessment issues is provided in **Section 5.1**, **Table 4** below.

5.1 Assessment

Table 4 | Assessment of issues

Findings and conclusions	Recommended conditions
Hazards and Risk	
• The proposed modifications involve replacing an existing diesel boiler on site with a new 6 MW gas-fired boiler. The proposal has the potential to alter the risk profiles of the site, including risks associated with chlorine manufacturing at the Major Hazard Facility (MHF). • The Applicant prepared a hazard and risk assessment consistent with MHF requirements and relevant industry standards. This included an updated Quantitative Risk Assessment (QRA) by Sherpa Consulting (2025), detailed hazard and operability (HAZOP) studies, and a qualitative review of major incident (MI) scenarios. The assessment examined the design, siting, operation and failure modes of the proposed 6 MW gas-fired boiler, and evaluated potential interactions with existing chlorine-related hazards. A risk statement was also prepared to confirm that the proposal would not increase the overall site risk profile. • The assessment found that the boiler would be supported by high-integrity safety systems, including a burner management system, multiple independent trips and interlocks, pressure and level safeguards, and emergency isolation capabilities. It concluded	No amendments to existing conditions, or new conditions required.

Findings and conclusions	Recommended conditions
that no new intolerable risks would be introduced, that off-site risk would not materially increase or extend beyond existing QRA contours, and that the potential for escalation to chlorine-related incidents is minimised through appropriate siting and separation. The use of existing gas infrastructure was also found not to be a dominant contributor to overall site risk. • To manage risk, the Applicant has committed to implementing the proposed modification through its established Management of Change (MoC) framework and approved Safety Management System (SMS). This includes updating the site Safety Case to reflect any new or modified hazards and controls, tracking actions through the site management system, and verifying effectiveness through the existing three-yearly hazard audit program. • Neither Council nor the EPA raised any concerns in relation to hazards and risk. The EPA recommended that the Pollution Incident Response Management Plan (PIRMP) and Environmental Management Plans for the site to be updated to address potential incident risks associated with the operation of the gas-fire boiler, although did not require this to be an additional condition of consent. • The Department is satisfied that the Applicant has undertaken a comprehensive and appropriate risk assessment and demonstrated that the proposal will not materially change the site's risk profile. No significant residual hazard impacts have been identified. Risks remain within acceptable and previously assessed levels. • It is noted that the existing conditions of consent require preparation of a periodic 3-yearly Hazard Audit and a Safety Management System which includes MoC protocols. It is further noted that the proposed siting of the new boiler is suitably located away from areas associated with chlorine storage and processes, including those proposed under MOD 6. • No additional hazard-specific conditions are required. Existing conditions are considered sufficient to manage and verify risks on an ongoing basis.	

Findings and conclusions	Recommended conditions
• The Department's assessment concludes that the proposed modification are acceptable and will not create any unreasonable impacts with regard to hazards and risk.	
Noise	
• The proposed modification has the potential to alter noise emissions on site. An acoustic review was provided with the application, which assessed the potential noise impacts of the proposed modification, including construction and operational noise associated with the new gas-fired boiler, in accordance with the Noise Policy for Industry (NPFI) and the NSW Interim Construction Noise Guideline (ICNG). • There is an existing Environmental Protection Licence (EPL No. 20547) applicable to the site, which also sets operational noise criteria for the site as measured at residential land. • In relation to operational impacts, the acoustic assessment found that the sound power level (SWL) of the new boiler (conservatively modelled at 85 dBA) would be more that 10 dBA below the existing SWL of the existing plant and equipment on site, calculated at 112 dBA. As such, the addition of the new boiler would not create any net increase in the total noise generated by the site. Further to the above, the Modification Report states that noise emissions could be mitigated through the use of sound absorbers on the burner fan, reducing sound pressure levels from 85 dBA to approximately 60 dBA. • In relation to construction noise impacts, the acoustic assessment found that the development could result in construction noise levels of up to 52 dB LAeq(15min) when measured at the nearest residential receiver at 52 Denison St. This assessment conservatively accounts for any necessary concrete cutting to install footings, which will not necessarily be required. Although the EPL for the site does not include construction noise criteria, it is noted that this level of impact falls well below the operational day time noise criteria of 65 dB LAeq(15min). • Neither the EPA nor Council raised any concerns in relation to noise impacts. The EPA stated that the proposed changes to the operating noise environment will not increase from current	No amendments to existing conditions, or new conditions required.

Findings and conclusions	Recommended conditions
operations as the new plant is more than 10 dB(A) quieter than existing plant on the site. • The Department is satisfied that the acoustic assessment carried out accurately accounts for noise emissions from the proposed modifications. It is noted that the proposal will not increase noise impacts from the site, and noise impacts will remain below the noise criteria established by the EPL for both operational and construction periods. • There are existing conditions of consent limiting construction hours to 7am to 6pm Monday to Friday, and 7am to 1pm Saturdays. There are further conditions requiring a Construction Noise Management Plan in accordance with EPA requirements, and limits on operational and construction noise as measured at residential receivers. The Department is satisfied that the existing conditions of consent and the EPL are sufficient to adequately limit noise emissions from the site. No new conditions are recommended in this regard. • The Department's assessment concludes that the proposed modification will not result in any increased noise impacts to sensitive receivers, and is acceptable with regard to noise.	
Air Quality	
• The proposed replacement of the diesel boiler on site with the new gas-fired boiler has the potential to alter air quality impacts. The application included an Air Quality Impact Assessment (AQIA) which includes the identification of potential air emission sources associated with the modification, a review of the proposed air quality control measures, and an assessment of the existing air quality levels in the vicinity of the site and local dispersion conditions. • The AQIA found that no significant emissions are expected due to construction works, which are relatively minor given the size of the proposed boiler and roof structure. • Operationally, the potential air emissions from the proposed boiler are expected to be minimal and meet the general standards for scheduled premises under the Protection of the Environment Operations (Clean Air) Regulation 2022. The principal combustion	Implement the following conditions: • Carry out post-commissioning emissions testing

Findings and conclusions	Recommended conditions
products of the boiler would be carbon dioxide (CO2), water vapour with small amounts of NOx and CO. The boiler is specified as a low-NOx unit and would discharge via a dedicated 12 m high vertical stack to promote effective dispersion above roof level. • The EPA advised that air pollutants from the stack are predicted to be minimal, and recommended a condition requiring the Applicant to undertake post commissioning testing to verify this, and prepare an Air Emissions Verification Report. • Council commented that the proposed gas boiler was an improvement in terms of air quality over the existing diesel boiler, and noted that the EPA would monitor pollutants from the stack. • The Department is satisfied that the assessment carried out is satisfactory, and that the proposal will not create any significant additional air pollution. The conditions recommended by the EPA will be incorporated into the consent. • Subject to these conditions, the Department's assessment concludes that the proposed modifications are satisfactory with respect to air quality impacts.	
Flooding and Stormwater	
• The site is affected by flooding during both the 1% annual exceedance probability (AEP) flood event and the probable maximum flood (PMF) event. The maximum recorded 1% AEP flood level on the property is 13.19 m AHD, and the site is classified as a flood storage area with a high hazard rating. • The application included a Flood Advice Certificate from Bayside Council. The flood mapping provided in the certificate indicates that the modification is not located within the 1% AEP Hazard area and would not negatively impact the existing flood behaviour, flood levels and velocity for floods up to and including the PMF within the site or the surrounding area. • Current water quality and quantity measures would continue to be implemented for the project, to ensure there are no adverse impacts on receiving waters from stormwater generated at the site.	No amendments to existing conditions, or new conditions required.

Findings and conclusions	Recommended conditions
• Neither Council nor CPHR raised any concerns in relation to flooding or stormwater. • The Department notes that the Flood Advice Certificate indicates that minor overland flow paths across the site in the area of the proposed works are low hazard and within the flood fringe for the 1% Annual Exceedance Probability (AEP) event. • Further, the Springvale Drain and Floodvale Drain Flood Study (BMT WBM, 2014) identifies the site as low hazard and within the flood fringe for the probable maximum flood. • The proposed boiler is to be housed in a roofed but open structure, and is unlikely to have any significant impacts on flood storage given it will replace the existing diesel boiler on site. The Department is satisfied that the proposal will have no unreasonable impacts in this regard, and the existing stormwater provisions on site will not be impacted given the works are proposed above existing hard surface area. • The Department's assessment concludes that the proposed modifications are satisfactory with regard to flooding and stormwater. No additional conditions are recommended in this regard.	
Contamination	
• The site has been declared Contaminated Land Area 3203 by the NSW EPA. The contamination is being actively managed by Orica under an Approved Voluntary Management Proposal (Notice No. 20201704), issued under Section 17(3) of the Contaminated Land Management Act 1997 (CLM Act). The application states that any excavation if required would be minimal and shallow, and would not be expected to interact with contaminated groundwater or soils. • The EPA did not raise any concerns in relation to contamination. Council raised concerns in relation to the 'potential excavation' that may be required for installation. Council noted that the Soil and Water Management Plan (SWMP) provided with the application required management measures to be implemented in the event of excavation, but did not detail measures in the event that unacceptable contamination is identified. Provisions for	• N/A

Findings and conclusions	Recommended conditions
reporting site investigations, remediation, and validation would be necessary under this circumstance. • In response, the Applicant advised that no excavation would be necessary to install the boiler over the existing concreted area of the site. • The Department notes that the works are proposed over existing hard surface area, and that the Applicant has advised that no excavation will be required. The Department is satisfied in this regard. • The Department's assessment concludes that no soils or groundwater will be disturbed, and the proposed modifications are acceptable with regard to contamination.	

6 Evaluation

The Department's assessment has considered the relevant matters and objects of the EP&A Act and considers the proposed modification is appropriate on the basis that:

- the proposed modification will result in minimal environmental impacts beyond the approved facility
- the proposed modification will continue to support the operation of the IXOM site.

The Department has recommended a range of conditions to manage residual environmental impacts, including monitoring and reporting of air quality, and prohibiting excavation to avoid any impacts on contaminated soils or groundwater.

The Department is satisfied the modification should be approved subject to conditions.

7 Recommendation

It is recommended that the **A/Team Leader, Industry Assessments**, as delegate of the Minister:

- **considers** the findings and recommendations of this report
- **determines** that the application Orica Chlor-Alkali Plant-Mod-7 Gas-fired boiler (DA35/98-Mod-7) falls within the scope of section 4.55(1A) of the EP&A Act
- **forms the opinion** under clause 30A(2)(c) of the Biodiversity Conservation (Savings and Transitional) Regulation 2017 that a BDAR is not required to be submitted with this application as the application will not increase the impact on biodiversity values on the site
- **accepts and adopts** the findings and recommendations in this report as the reasons for making the decision to approve the modification
- **modifies the consent** for the Orica Chlor-Alkali Plant (DA35/98), subject to the conditions in the attached instrument of modification.
- signs the attached instrument of modification (**Appendix G**).

Recommended by:

Dave Auster
Senior Environmental Assessment Officer,
Industry Assessments

8 Determination

The recommendation is **adopted** by:

21 July 2026

Catriona Shirley
A/Team Leader
Industry Assessments

Glossary

Abbreviation	Definition
AHD	Australian Height Datum
Applicant	IXOM Operations Pty Ltd
BCS	Biodiversity Conservation and Science Group of NSW DCCEEW
CIV	Capital Investment Value
Council	Bayside Council
Crown Lands	Crown Lands Division of the Department of Planning, Housing and Infrastructure
NSW DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
Department	Department of Planning, Housing and Infrastructure
DPI	Department of Primary Industries within the Department of Regional NSW
EIS	Environmental Impact Statement
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
EPI	Environmental Planning Instrument
EPL	Environment Protection Licence
ESD	Ecologically Sustainable Development
LGA	Local Government Area
LEP	Local Environmental Plan

Abbreviation	Definition
Minister	Minister for Planning and Public Spaces
NCC	National Construction Code
NPWS	National Parks & Wildlife Service within the Department of Climate Change, Energy, the Environment and Water
Planning Secretary	Secretary of the Department of Planning, Housing and Infrastructure
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSD	State Significant Development

Appendices

Appendix A – List of Referenced Documents

The Department has relied upon the following key documents during its assessment of the proposed development:

Modification Application

- 'Chlor-Alkali Plant Boiler SSD MODIFICATION REPORT' prepared by Element dated 18 December 2025 - https://www.planningportal.nsw.gov.au/major-projects/projects/da3598-mod-7-gas-fired-boiler

Submissions and Advice

- https://www.planningportal.nsw.gov.au/major-projects/projects/da3598-mod-7-gas-fired-boiler

Department's Assessment Report for DA35/98

- https://www.planningportal.nsw.gov.au/major-projects/projects/orica-chlor-alkali-plant

Appendix B – Submissions and Government Authority Advice

- All submissions and government agency advice can be found here: https://www.planningportal.nsw.gov.au/major-projects/projects/da3598-mod-7-gas-fired-boiler

Appendix C – Recommended Instrument of Modification

- https://www.planningportal.nsw.gov.au/major-projects/projects/da3598-mod-7-gas-fired-boiler