

Request to Modify Major Project 06_0028: HCB Waste Repackaging Plant — Modification 6

February 2012

Orica Limited

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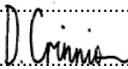
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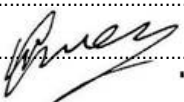
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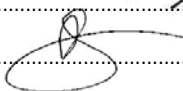
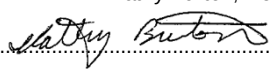
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Date: 8 February 2012

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1. Introduction and background

This Part 3A modification has been prepared in accordance with section 75W of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) to seek approval for the relocation and installation of a storage shed, and related structures, for storage of repackaged hexachlorobenzene (HCB) (the Proposal) at the Botany Industrial Park (BIP) at Matraville NSW (the Site).

This modification has been prepared by Parsons Brinckerhoff on behalf of Orica Limited (Orica), based on a review of relevant environmental and planning legislation, analysis of past approvals for the Site, and an assessment of the potential environmental impacts of the modification. The suitability of pursuing approval for the Proposal as a modification under section 75W has been confirmed 'in principle' by the Department of Planning and Infrastructure in email correspondence on 19 January 2012.

This modification provides a background to the Proposal (Section 1), its location and context (Section 2), a description of the Proposal (Section 3) and an environmental assessment of key issues (Section 4). In Summary, the Proposal is recommended for approval given it is consistent with the previous approval (06_0028) and that it is unlikely to have adverse environmental impacts on the surrounding environment (Section 5).

1.1 HCB Waste Repackaging Plant Approval (06_0028)

Orica owns and operates the HCB Waste Repackaging Plant, which is located within the BIP. The Orica HCB Waste Repackaging Plant operates in accordance with a project approval granted by the Minister for Planning under Part 3A of the EP&A Act on 12 August 2006 (Major Project Application Number 06_0028).

The HCB Waste Repackaging Plant Approval (06_0028) has been amended on five separate occasions to address the need for additional storage areas on Site and reflect changes to the project environmental protection licence.

These five modifications are summarised in Table 1.1.

Table 1.1 Previous section 75W modifications

Modification	Modification date	Modification purpose
1	9 January 2007	To alter air quality monitoring requirements.
2	16 February 2009	To rectify inconsistencies with air quality and volatile organic compounds monitoring requirements of Environmental Protection Licence 2148 (EPL 2148).
3	10 July 2009	To approve additional container storage areas on Site and for the construction of temporary cover over Store H.
4	12 July 2010	To allow use of depot 11/57 for relocation of a number of shipping containers from depot 11/52.
5	7 July 2011	To allow the waste from Store E to be repackaged at Store J, and for wastes from Store E, suitable for thermal treatment, to be relocated to the Car Park Waste Encapsulation Project.

The existing Part 3A approval (as amended) for the HCB Waste Repackaging plant allows Orica to repackage HCB waste at specialised facilities on Site. At present, this waste is placed into standard 220L or 110L drums and stored in approved areas on Site pending arrangements for safe export and destruction overseas. Drums of HCB-contaminated waste are stored in the dedicated Stores A, B & C — which are sheds located adjacent to the repackaging facility — and shipping containers located in the approved locations.

The approved storage areas include:

- Store J storage area
- South of Store J in a fenced secure hard-stand area
- Adjacent to the Steam Stripping Unit
- Stores A, B, C, D, E, F, G, H and I
- Depots 11/49, 11/50, 11/51, 11/52, 11/53, 11/54 and 11/57.

The location of the approved storage areas for the HCB Waste Repackaging Plant are shown in Figure 1-1 and on the Approved Plan included in Appendix A.

The existing project approval 06_0028 allows for the storage of HCB in shipping containers at Depot 11/51, which is located in the eastern part of the BIP. Project approval 06_0028 (as amended) regulates overall HCB waste storage on Site and designates approved footprints for HCB waste stores and depots on Site, but does not contain limitations on storage at individual depots. In accordance with the active Notification of Dangerous Goods on Premises Notification for the Site, storage at Depot 11/51 is limited to 6,000 tonnes of HCB waste.

The subject of this report is to modify this approval (No. 06_0028) to accommodate a larger storage envelope for HCB and the erection of a shed at Depot 11/51 (refer to Section 3 of this report for further information).

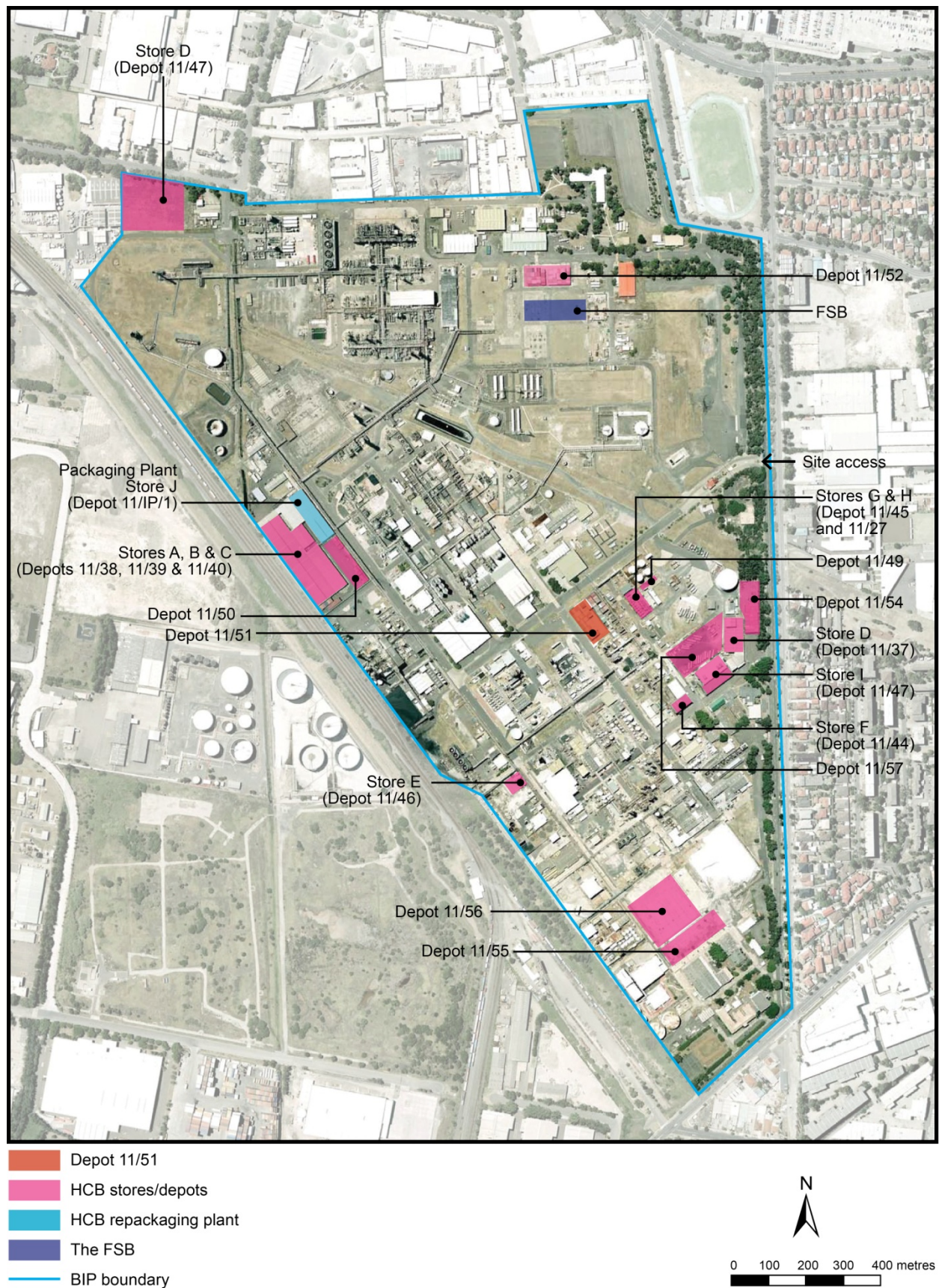


Figure 1.1 Site location and approved HCB waste storage areas

1.2 Car park waste encapsulation project (project approval 06_0197)

As part of the Orica Botany Transformation Projects, Orica is also undertaking the Car Park Waste Encapsulation (CPWE) project in accordance with a project approval granted by the Director-General of the Department of Planning on 12 November 2009 (Major Project Application Number 06_0197). This project allows soils located beneath a car park situated to the north-east of the BIP to be treated in a dedicated treatment plant. This treatment plant includes a large shed known as the Feed Soil Building (FSB). In the FSB, contaminated soil from the car park site is screened, tested, and ultimately blended into a material suitable for later treatment by directly-heated thermal desorption, which involves heating the soil to allow collection of volatile organic compounds.

The approval for the CPWE project allows Orica to dismantle the FSB once the remediation project is complete (see Schedule 2, cl 2, Remediation of Car Park Waste Encapsulation project approval and section 4.6, *Remediation of Car Park Waste Encapsulation - Botany Industrial Park: Environmental Assessment, Volume 1 - Main Report*).

For the purposes of this modification, Orica intends to relocate the FSB to depot 11/51 for reuse. The removal of this FSB building has been previously approved as part of No. 06_0197. Therefore although utilising the FSB, this modification does not propose any alteration to the existing CPWE project approval (No. 06_0197).

2. Location and context

Depot 11/51 is located on land legally described as Lot 11 DP 1039919, and is located on Beauchamp Road, Matraville in the Botany Local Government Area. It is located in the eastern part of the BIP, and is accessible by a number of private roads within the BIP. Depot 11/51 is currently used to store a number of shipping containers, which hold drums of HCB waste.

A location plan showing the location of Depot 11/51 in the context of the HCB Waste Repackaging Plant and approved storage areas is provided in Figure 1-1. Figure 2-1 shows the Site in the context of the existing BIP.

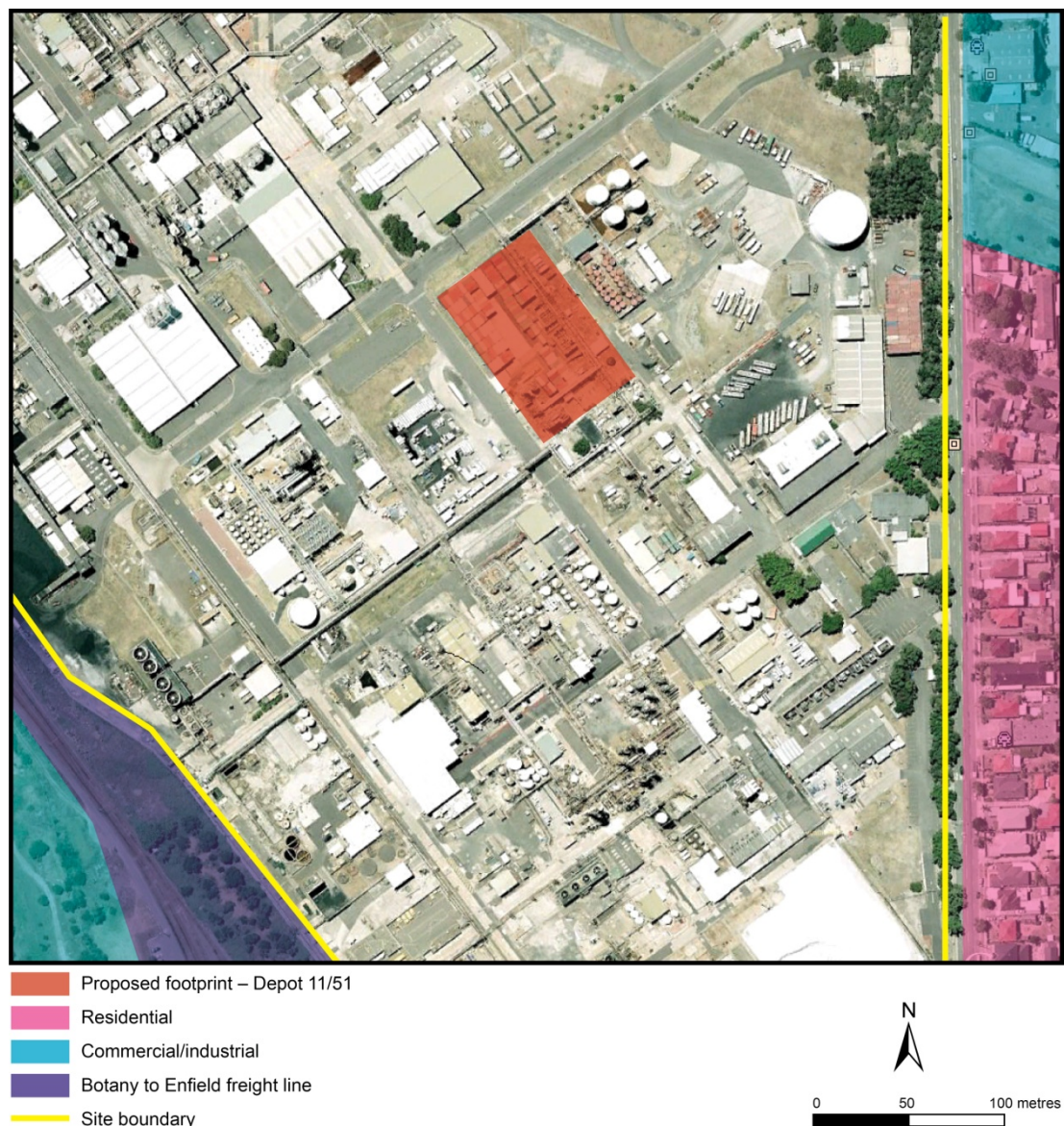


Figure 2.1 Site context

As shown in Figure 1-1 and 2-1, Depot 11/51 is located in close proximity to a number of HCB stores and is surrounded on all sides by development forming part of the BIP. Notably, buildings associated with the Car Park Waste Encapsulation Project are located approximately 250 metres north of Depot 11/51. The FSB is located about 400 metres north of Depot 11/51.

The BIP is surrounded by residential and commercial/industrial properties. The nearest residential buildings are located about 200 metres east of Depot 11/51, on the eastern side of Denison Street.

Access to Depot 11/51 is provided via Denison Street, and by private roads within the BIP site boundary.

3. Proposed modification

3.1 The Proposal

This modification seeks to provide an additional enclosed storage facility for HCB waste held on Site.

Depot 11/51 is the subject of this Proposal. The Proposal involves relocating a covered shed to provide a more suitable and larger storage envelope for high level HCB waste drums on the Site. Drums of HCB waste are currently stored at a number of approved storage areas on Site, and are held in shipping containers at a number of these stores (refer to Figure 1-1 above). The Proposal is intended to optimise the current storage layout and consolidate repackaged HCB waste.

The proposed works include the erection of the FSB (relocated from its current location as approved in No. 06-0197) and a new annex at Depot 11/51. The FSB would be washed in situ, before being dismantled and transported to Depot 11/51. The final shed structure at Depot 11/51 would comprise a main shed building of 35 metres by 96 metres and, additionally, an annexe (comprising a Colorbond roof attached to the main shed building and supporting elements) of 26 metres by 96 metres. The walls of the shed would be 8.4 metres tall to the base of the pitched Colorbond roof. The annexe roof would connect to the main shed building at 8.2 metres above ground level and measure 6.7 metres high at the far side. Plans have been prepared by Peace Plan Designers for the shed and are included as Appendix B.

The proposed shed would have a footprint larger than that currently approved for Depot 11/51 (refer to Figure 3-1). This modification proposes to increase the approved storage envelope as shown in Figure 3-1 to facilitate for the installation/erection of this shed and also allow for an additional enclosed storage of HCB at Depot 11/51. The capacity of HCB storage at this location would be increased from 6,000 tonnes to 11,000 tonnes as a result of this larger envelope. This Proposal does not entail an increase in the scale of waste storage beyond approved volumes; Store 11/51 would be used to store HCB waste presently stored at other approved stores on-site. Therefore, although proposing an increased envelope for Depot 11/51 the Proposal does not include any increase to the overall storage of HCB at the BIP (Orica owned area).

The erection of the shed would require a foundation slab to be constructed on top of the existing slab at Depot 11/51. This slab would facilitate for an increase in the current footprint of Depot 11/51. This proposed slab would slope towards a central drain that would travel the length of the shed. This would allow any water to be transferred to an existing HCB settling and filter system. The shed includes guttering which would direct rainwater into the existing on-site stormwater system.

Construction works for the modification are anticipated to last approximately 10 weeks. Works would be undertaken during standard construction hours (7 am – 6 pm Monday to Friday and 8 am – 1 pm Saturdays).

Once the shed is erected at Depot 11/51, repackaged drums would be transferred from other approved (No. 06_0028) sites. Prior to relocating these drums, they will be inspected to determine the need for repackaging. Recent inspections indicate that further repackaging is unlikely to be required. In the event that repackaging is required, drums would be transferred to Stores G, H or J, repackaged then transferred to the new shed at Depot 11/51.

The Proposal would free a number of shipping containers currently used for storage of drums of HCB waste. These shipping containers are not anticipated to be contaminated; however, all containers would be inspected prior to return to their suppliers.



Figure 3.1 Approved and proposed HCB storage envelope at Depot 11/51

3.2 Proposed modification

In order to facilitate the erection of the proposed shed and also the increase to the approved HCB storage envelope at Depot 11/51 (described in section 3.1 above), a modification to the existing project approval 06_0028 would be required. Approval is sought for the following amendment to the existing project approval to facilitate the Proposal:

1. Omit condition 1.1(h) of Schedule 2 of the project approval, and insert:

“h) Modification application (06_0028 Mod 6_ with supporting document titled *Request to Modify Major Project 06_0028: HCB Waste Repackaging Plant — Modification 6* prepared by Parsons Brinckerhoff, dated February 2012, and

i) conditions of this approval.

4. Environmental Assessment

4.1 Relevant legislation

The following environmental legislation and planning instruments are relevant to the Proposal:

- *Environmental Planning and Assessment Act 1979*
- *Environmentally Hazardous Chemicals Act 1985*
- *Work Health and Safety Act 2011*
- *Protection of the Environment Operations Act 1997*
- *State Environmental Planning Policy (Major Development) 2005*
- *State Environmental Planning Policy No 33—Hazardous and Offensive Development.*

4.1.1 *Environmental Planning and Assessment Act 1979*

The Orica HCB Waste Repackaging plant is an approved Part 3A project, and therefore is considered a 'transitional Part 3A project' under the EP&A Act (Sch 6A, cl 2).

This modification application has been lodged under s 75W of the EP&A Act, which continues to apply to transitional Part 3A projects (EP&A Act Sch 6A, cl 3(2)(b)).

Section 75W(2) allows a proponent to lodge a request for modification of a Part 3A project with the Director-General of the Department of Planning and Infrastructure (DP&I). The Court of Appeal has indicated that modifications under s 75W should be of 'limited environmental consequences beyond those' evaluated in the project environment assessment (*Barrick Australia Ltd v Williams* (2009) 74 NSWLR 733, per Basten JA). Section 4.2 discusses the environmental impacts of this modification. As discussed in section 5, this modification is expected to have limited environmental consequences beyond those envisaged in the project environmental assessment.

As the Orica HCB Waste Repackaging plant project is a transitional Part 3A project, the provisions of most environmental planning instruments do not apply to this modification. Notwithstanding this, an assessment of this modification and how it considers planning controls for the Site is included in section 4.1.5.

4.1.2 *Environmentally Hazardous Chemicals Act 1985*

Storage of HCB waste on Site is licenced under the *Environmentally Hazardous Chemicals Act 1985*. This Act allows for the creation of chemical control orders, which regulate activities that involve certain chemical wastes. HCB is subject to the *Scheduled chemical wastes chemical control order 2004*, which requires a license for waste processing, repackaging and storage at the Site. Licence No 26, which operates from 12 July 2009 to 11 July 2012, controls the keeping, conveying and processing of scheduled chemical wastes on the Site.

A review of Licence No 26 indicates that this modification is consistent with this licence and could be developed without need for a licence amendment.

4.1.3 Work Health and Safety Act 2011

The *Work Health and Safety Act 2011* (WHS Act) and *Work Health and Safety Regulation 2011* (WHS Regulation) commenced on 1 January 2012, replacing the *Occupational Health and Safety Act 2000* (OHS Act) and *Occupational Health and Safety Regulation 2001* (OHS Regulation). In a number of circumstances, responsibilities and procedures under the OHS Act and OHS Regulation continue to apply. Importantly, notifications to WorkCover of onsite storage of dangerous goods continue in accordance with the WHS Regulation.

The Site currently has an active Notification of Dangerous Goods on Premises Notification approved, dated 30 July 2008, for HCB storage at Depot 11/51. The existing notification for the Site would likely need amendment to reflect the expansion of the existing HCB storage envelope at Depot 11/51. As noted above, this amendment would not change the presently approved maximum capacity of HCB stored on the Site. Orica would amend its current Notification of Dangerous Goods on Premises Notification for the Site as appropriate post approval of this modification.

4.1.4 Protection of the Environment Operations Act 1997

Operations on Site are also licenced under the *Protection of the Environment Operations Act 1997* (the POEO Act). This Act requires environment protection licences (EPLs) for scheduled activities, including waste storage (such as HCB) (POEO Act, Schedule 1).

EPL 2148 applies on the Site and relates to Orica's activities in the BIP. The Proposal does not include any increase in the scale of waste storage and as such, it is unlikely that licence conditions of EPL 2148 would need to be altered to accommodate the modification. Should any alteration to the EPL be required this would be undertaken as appropriate post approval of this modification.

4.1.5 State Environmental Planning Policy (Major Development) 2005

The Site is located on a state significant site (known as the 'Three Ports Site'), and is zoned IN1 — General Industrial under Part 20 of Schedule 3 of the *State Environmental Planning Policy (Major Development) 2005* (the Major Development SEPP)., These zoning controls, however, do not apply to transitional Part 3A projects (Schedule 3, Part 20, cl 6). While these controls do not apply to this modification, the modification is considered to comply with the zone objectives as discussed in Table 4.1.

Table 4.1 IN1 — General Industrial: zone objectives

Objective	How the modification satisfies the objective
<i>To provide a wide range of industrial and warehouse land uses.</i>	The modification consolidates storage of repackaged HCB waste on Site, allowing more efficient use of the Site and freeing land for use for a wide range of industrial and warehouse land uses.
<i>To encourage employment opportunities.</i>	The modification would generate opportunities for short term employment, associated with setting Site foundations, transporting the shed structure, and erection of the structure at Depot 11/51.
<i>To minimise any adverse effect of industry on other land uses.</i>	The modification would consolidate storage of repackaged HCB waste on Site, incorporating environmental controls to reduce the risk of impacts on surrounding land use.

Objective	How the modification satisfies the objective
<i>To facilitate and encourage port related industries that will contribute to the growth and diversification of trade through the port.</i>	The modification would enable the continued repackaging of HCB waste, until arrangements are made for overseas destruction. It would also free areas of the BIP currently used for HCB waste storage for other uses.
<i>To enable development for the purposes of retailing or commercial offices only where it is associated with, and ancillary to, port related activities or ancillary to industrial use of the same land.</i>	This objective is not applicable to the modification.
<i>To encourage ecologically sustainable development.</i>	The modification supports Orica's continued remediation and waste repackaging projects at the BIP. Improving the Site environment promotes ecologically sustainable development on Site.

In summary, the modification is considered consistent with the provisions of the Major Development SEPP.

4.1.6 State Environmental Planning Policy No 33—Hazardous and Offensive Development

State Environmental Planning Policy No 33—Hazardous and Offensive Development provides for a system of hazard and risk assessment for potentially hazardous industry. A preliminary hazard analysis (PHA) may be required under clause 12 of this policy and its accompanying guidelines, namely *Hazardous and Offensive Development Application Guidelines: Applying SEPP 33* ('Applying SEPP 33'). While a comprehensive risk assessment was prepared for the HCB Waste Repackaging Plant (approval 06_0028) as part of the original Environmental Assessment (EA) for the project, *Applying SEPP 33* (p 12) indicates a PHA may be required for a modification where:

- *"the... modification [is] considered potentially hazardous or potentially offensive in [its] own right, or*
- *the proposed modification [is] not potentially hazardous in [of itself], but interact[s] with the existing facility in such a way that cumulative hazards (or offence) from the existing facility may be significantly increased."*

Previous modifications facilitating additional HCB waste storage locations on Site have not required preparation of a PHA. Furthermore, this environmental assessment (see section 4.2.2) indicates that it is unlikely the works involved would be considered potentially hazardous in their own right or significantly increase the hazards associated with the existing HCB waste repackaging plant. The Proposal is intended to minimise risks associated with storage of HCB waste by creating an additional enclosed storage area for waste on Site.

As such, preparation of a separate PHA is not considered to be necessary for this modification in accordance with *State Environmental Planning Policy No 33—Hazardous and Offensive Development* and *Applying SEPP 33*.

4.2 Environmental impacts

4.2.1 Traffic and transport

A number of truck movements would be required to transport:

- FSB shed to Depot 11/51
- construction equipment and machinery

- materials required to erect the shed on new foundations at Depot 11/51
- drums of HCB waste from other approved stores on Site.

It is anticipated that the Proposal would generate approximately nine in-bound and nine out-bound weekly truck movements over the construction period of 10 weeks. These truck movements would be split over two stages, during standard construction hours. Most truck movements (that is, those truck movements transporting the FSB shed and drums of HCB waste) would occur within the boundaries of the BIP, and would not impact upon traffic on Beauchamp Road, Denison Street or the surrounding road network.

In summary, the expected increase in truck movements is considered to be negligible in the context of existing vehicle movements on Site and is not anticipated to result in any substantial traffic, transport or access related impacts to surrounding road network.

4.2.2 Hazards and risk

The modification would involve the transportation of drums of HCB waste within the Site boundaries and continued onsite storage of HCB waste. These activities were assessed as part of project approval 06_0028. This modification is considered unlikely to pose hazards and risks in excess of those previously assessed. Further, no subsurface works would be required and therefore the potential to disturb underground utilities or contaminated soil is negligible.

As discussed above in section 4.1.6, preparation of a separate PHA is not considered to be necessary for this modification. Hazards and risks that may arise from the modification would be managed in accordance with existing Orica site management procedures, and the construction environmental management plan that would be prepared for the construction phase works for this modification.

4.2.3 Visual impact

The proposed Depot 11/51 is located in the eastern part of the Site and surrounded by existing industrial development. It is located away from surrounding road networks and approximately 200 metres from the nearest residential dwelling.

Visual inspection of the Site indicates that the potential visual impacts of the shed would be limited to within the BIP. The shed would be visible from the Huntsman and Qenos industrial facilities at the BIP; however the proposed shed would not be visible from beyond the Site boundaries. Due to the surrounding industrial development and the location of Depot 11/51 views of the proposed shed structure are not expected from any public place in the vicinity of the Site.

In summary, visual impacts from the Proposal are considered to be negligible given the existing industrial nature of the Site and its distance from the surrounds.

4.2.4 Noise

Minor noise increases are expected to be evident during the construction period from onsite truck movements and equipment and machinery used to install the shed and associated annexe at Depot 11/51, and to transport drums of HCB waste from other stores.

Overall, the relocation of the shed is expected to have minimal overall noise impacts given existing noise levels from industrial operations at the BIP. Notwithstanding this, to minimise these impacts, noise generating activities would be limited where practicable and undertaken only during standard construction hours. As such, noise impacts from the Proposal are expected to be minimal and acceptable in the context of the surrounding environment.

4.2.5 Water management

As described in section 3, the new concrete foundation slab would include a central drain running the length of the shed. This slab will slope slightly into the drain and water entering the drain would be transferred to an existing HCB settling and filter system on Site. No HCB waste is likely to enter the drain, given it is packaged as dry solid waste in secured, export approved drums prior to storage. Rainwater collecting from the roof of the shed and annexe will be diverted into gutters and downpipes, and directed into the normal site drainage system.

As a result of these water management measures the modification would not have any adverse impacts on runoff water quality.

4.2.6 Waste management

The modification would generate a small volume of additional general construction waste. This could include any concrete waste and scrap metal. Waste generated by the Proposal would be managed in accordance with the Orica's existing waste management plan for the Site. All construction waste that potentially contains hazardous materials would be inspected prior to disposal. All waste would be handled, removed and disposed of by appropriately licenced waste contractors in accordance with relevant standards and guidelines.

As discussed in section 4.2.5, no HCB waste is likely to enter the drain, given it is packaged as dry solid waste in secured, export approved drums prior to storage. Drums would be inspected regularly to determine any potential for leakage. Should any leakage of HCB be experienced it would be treated and managed in accordance with existing Orica onsite protocols and procedures (approved in 06_0028).

4.2.7 Site operations and management

Before construction works begin, Orica would prepare a Construction Environmental Management Plan (CEMP) for the modification. This CEMP would include relevant details of construction methodology and key mitigation measures proposed above including:

- limiting works to designated construction hours
- inspection of all construction waste potentially containing hazardous materials
- ensuring all waste is disposed of by licenced waste contractors.

The CEMP would designate an environmental officer on Site to monitor implementation of these mitigation measures and ensure that there are not any adverse impacts to the environment during construction.

4.2.8 Public interest

As discussed, the impacts of the Proposal would be minor or negligible and in most cases be confined to the Site. Orica currently holds periodic community information sessions to inform the public, in particular surrounding land users, of operations (existing and proposed) on the BIP.

Orica will provide an overview of this proposal at the February meeting of the Community Participation and Review Committee (CPRC) and, subject to approval, continue to provide updates to that Committee as the project proceeds. The project will also be noted at the first meeting of the BIP Community Consultative Committee, to be scheduled in April 2012.

5. Summary and conclusion

The Proposal consists of the relocation and installation of an existing shed, construction of a new annexe to that shed, and an extension to the exiting approved HCB storage envelope, as part of a modification to the HCB waste repackaging plant project (No. 06_0028) at Depot 11/51 on the Site.

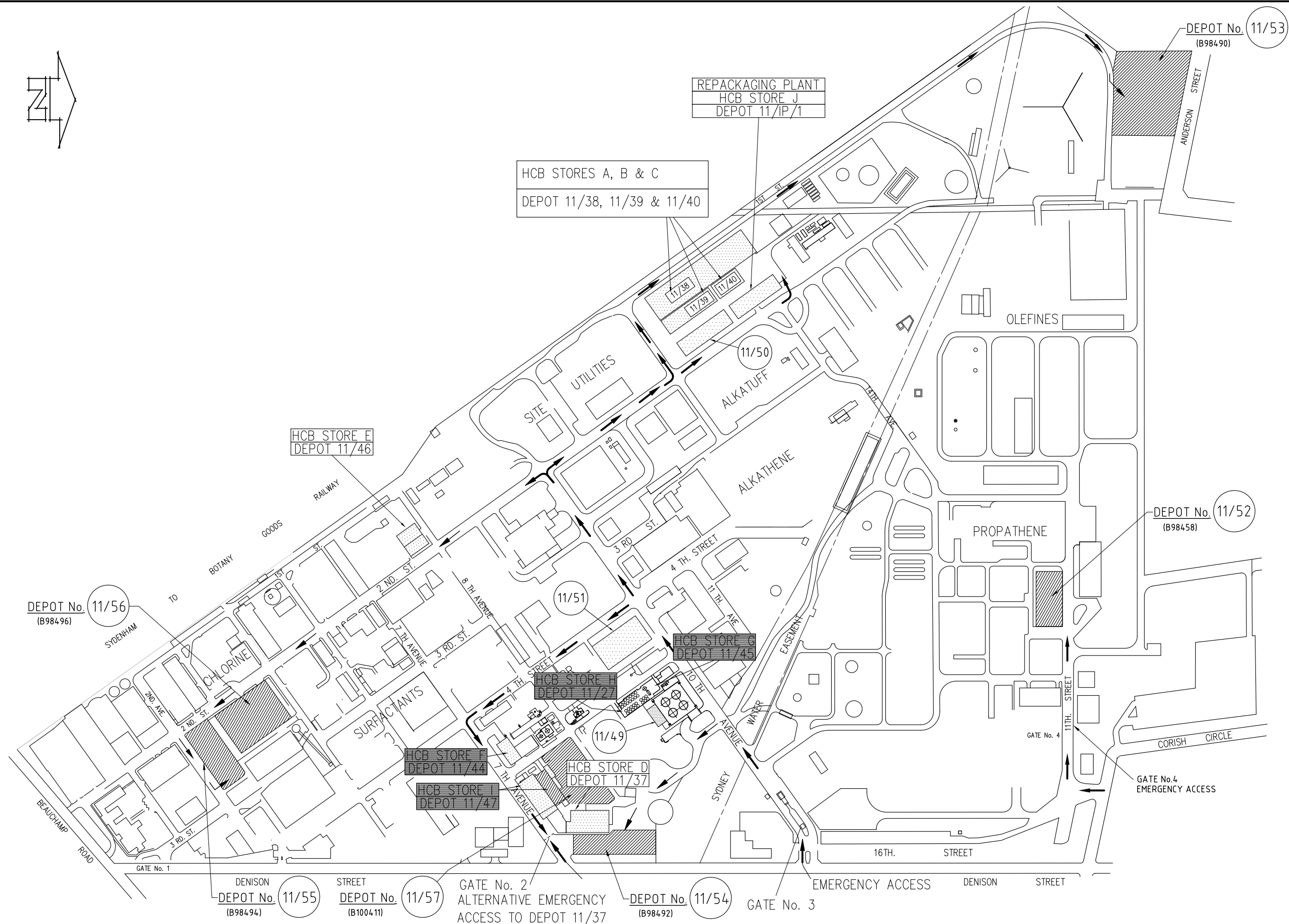
This Proposal is considered consistent with all relevant planning and environmental legislation and will result in minor or negligible environmental impacts that will be confined to the Site. As a result of this limited environmental impact and in accordance with the EP&A Act the Proposal is considered consistent with the previous approval (06_0028).

Having regard to this assessment, it is therefore recommended that approval is granted to the modification of project approval 06_0028 (as amended) as described in section 3.2 of this report.

Appendix A

Approved HCB stores (06_0028)

Prepared by Kellogg Brown & Root
Pty Ltd

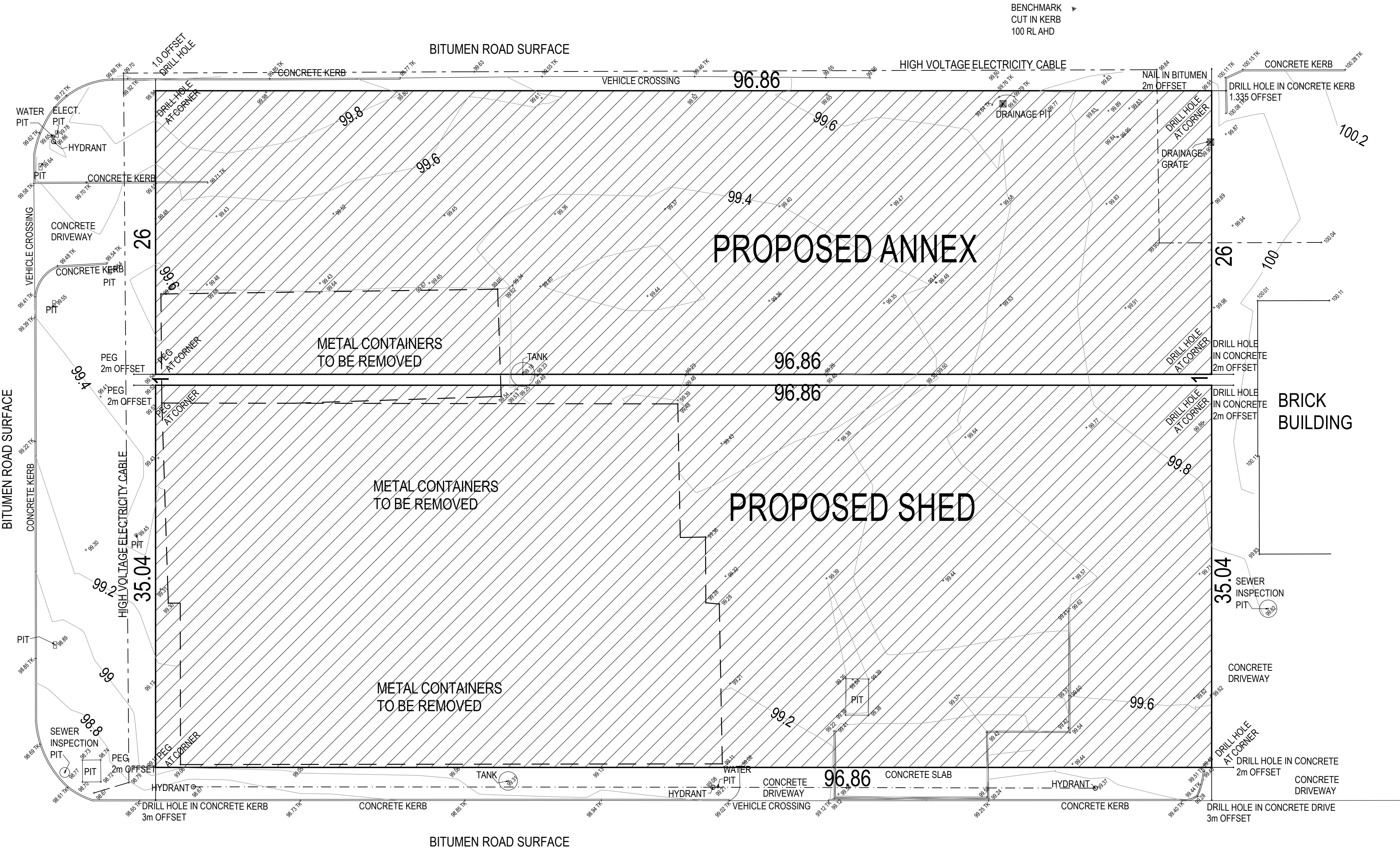


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4	GW9005-005	REFERENCE TO DEPOTS 11/27 & /45 ADDED. DEPOT 47 EXPANDED	K.FITZGERALD	H. ROBINSON	R. BROWN	T.NIGHTINGALE	30/6/09				DESIGNER															
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2	EN2352-022	DEPOT STORES 53, 54, 55 & 56 ADDED	L.PORTELLI	G. PRICE	R. BROWN	P.O'REILLY	16/7/08				DRAFTING CHECKER	G.PRICE	19/02/07													
1	EN2352-021	STORES 52 ADDED	L.PORTELLI	G. PRICE	P.O'REILLY	P.O'REILLY	3/6/08				PROJECT DRAFTER			SECTION HAZARDOUS AREAS												
0	EN2352	STORES 50 & 51 ADDED, 49 INCREASED CAPACITY	S.WATSON	G. PRICE	P.O'REILLY	P.O'REILLY	19/02/07				DESIGN APPROVAL															
D	EN159EDC	PLANT, SECTION & BORDER UPDATED.	K.FITZGERALD	G. PRICE							TECHNICAL APPROVAL			RES/PROJECT No. SCALES												
C	H4038	DEPOT 48 ADDED	E. LISSER								PROJECT APPROVAL	P.O'REILLY	19/02/07													
REV.	RES. No.	MOD. No.	REVISION DESCRIPTION	DRAWN	CHECKED	PASSED	APPROVED				DATE			CLIENT APPROVAL				EN0667	NTS	PLANT	SEC	SUB	DRAWING No.	REV	CAD DRAWING DO NOT MANUALLY REVISE THIS DRAWING	A1
REVISIONS AND APPROVALS											DRG. No.	DRG. TITLE														
								REFERENCE DRAWINGS																		

Appendix B

Proposed shed and annexe plans

Prepared by Peace Plan Designers



Site Plan

SCALE 1:250

All dimensions to be checked on site prior to laying concrete

NOTES TO BUILDER.

- * Figure dimensions taken in preference to scale.
- * All dimensions are in millimetres.
- * This drawing to be read in conjunction with the specification & Council's Conditions of Consent & engineers details if applicable.
- * All timber construction shall be in accordance with AS 1684.2 - 1999, Residential timber - framed construction.
- * Proposed works to comply with local council authority and Building Code of Australia.
- * Builder to check and verify all figured dimensions prior to construction.
- * Builder to notify Design Consultant of any omissions, variations or inconsistency.
- * All tradesmen and manufacturers to advise Builder & Design Consultant of any omissions, variations or inconsistency prior to commencement of work or manufacturing.
- * Builder to advise Design Consultant of any variation or change made on site.
- * Termite protection to be provided in accordance with AS 3660.1
- * Smoke detectors to be installed & connected in accordance with AS 3786.
- * Stormwater drainage to connect to existing lines if applicable.

Peace Plan Designers.
Building Design & Documentation.
Ph / Fax : 02 4735 1211. Mob : 0404 470 186.
4, Glen Rd. Emu Heights. 2750.
ABN : 13 952 041 743. Documentation by John Gatt.
WEB : www.peaceplandesigners.com.au

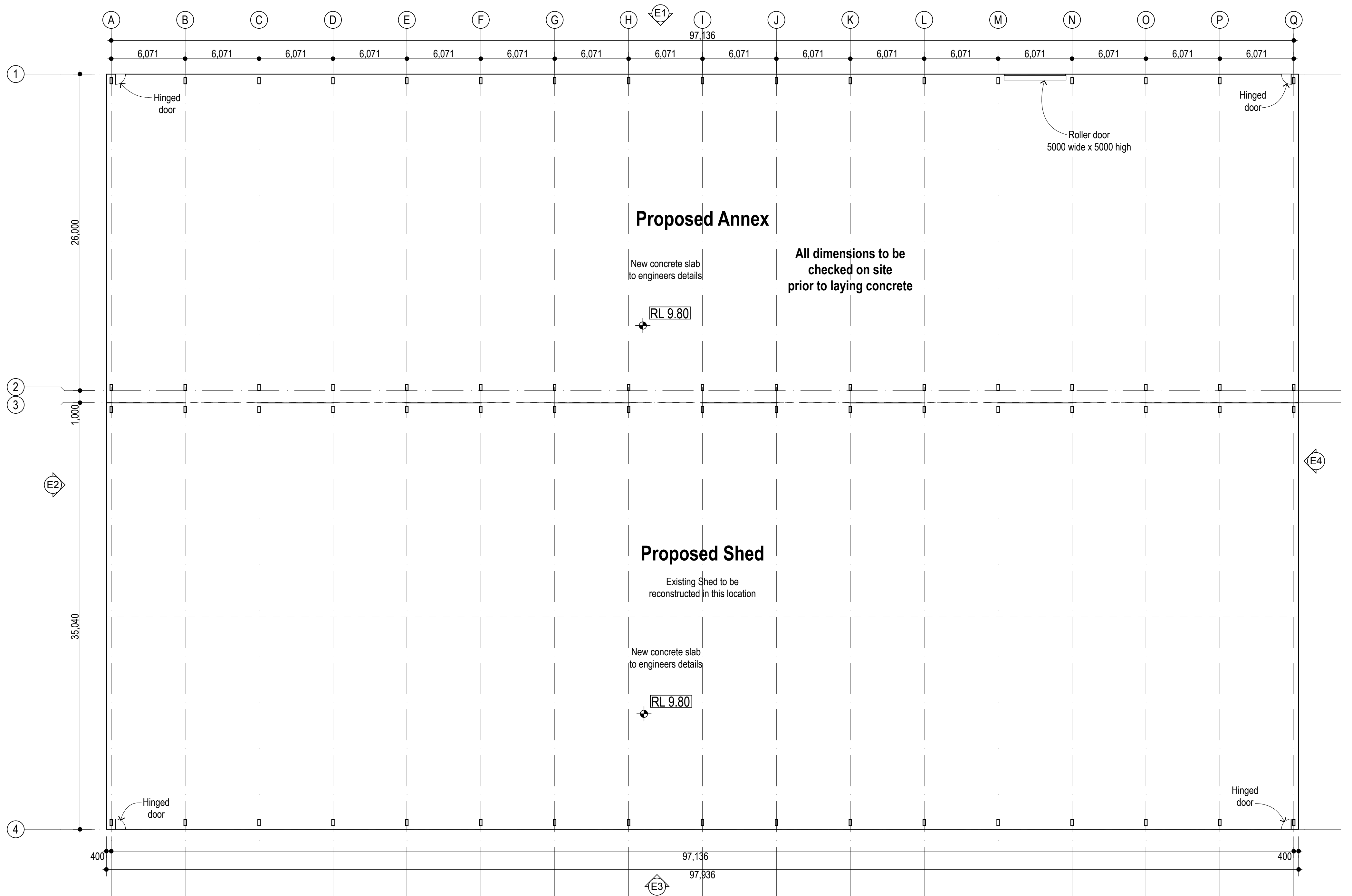
Client Name : Ranbuild - Orica.

Project Address : Proposed Shed & Annex.
Denison Road. Botany.

Amendments :
A - Preliminary Plans - 8.11.11
B - Add doors - 14.11.11

LOT -
DP -

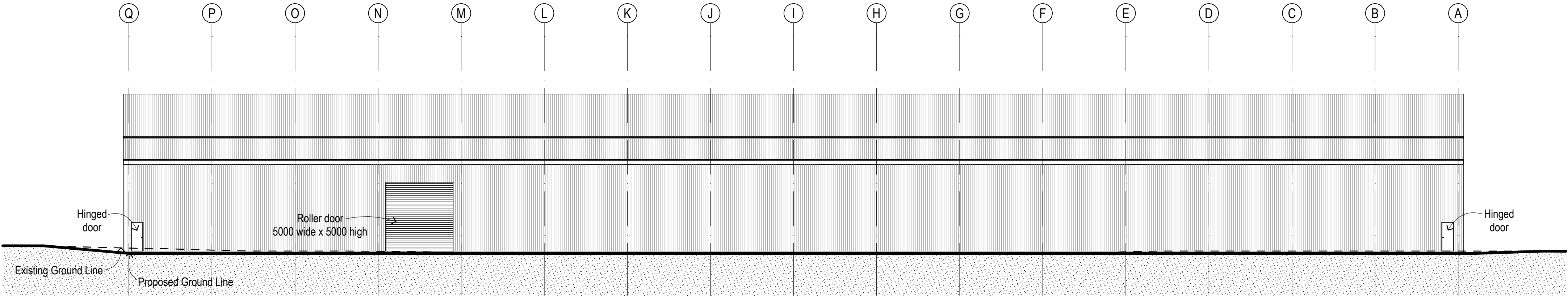
Date : 27 July 11
Job No : 18.1112
Issue : B
Draw No : 1/4



Floor Plan

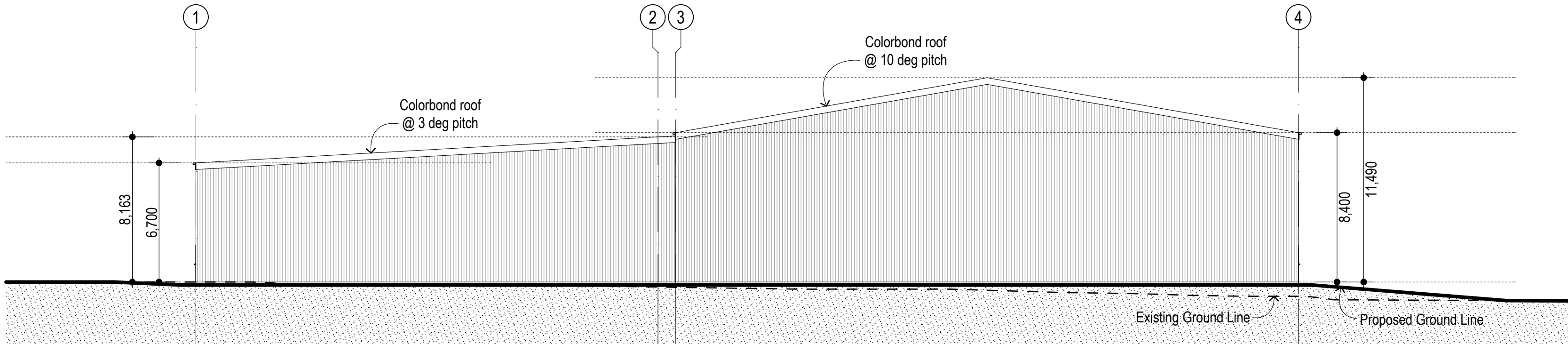
SCALE 1:200

Peace Plan Designers. Building Design & Documentation. Ph / Fax : 02 4735 1211. Mob : 0404 470 186. 4. Glen Rd. Emu Heights. 2750. ABN : 13 952 041 743. Documentation by John Gatt. WEB : www.peaceplandesigners.com.au		Client Name : Project Address : Ranbuild - Orica. Proposed Shed & Annex. Denison Road. Botany.	LOT - DP -	Amendments : A - Preliminary Plans - 8.11.11 B - Add doors - 14.11.11	Date : 27 July 11 Job No : 18.1112 Issue : B Draw No : 2/4
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Elevation 1

SCALE 1:200



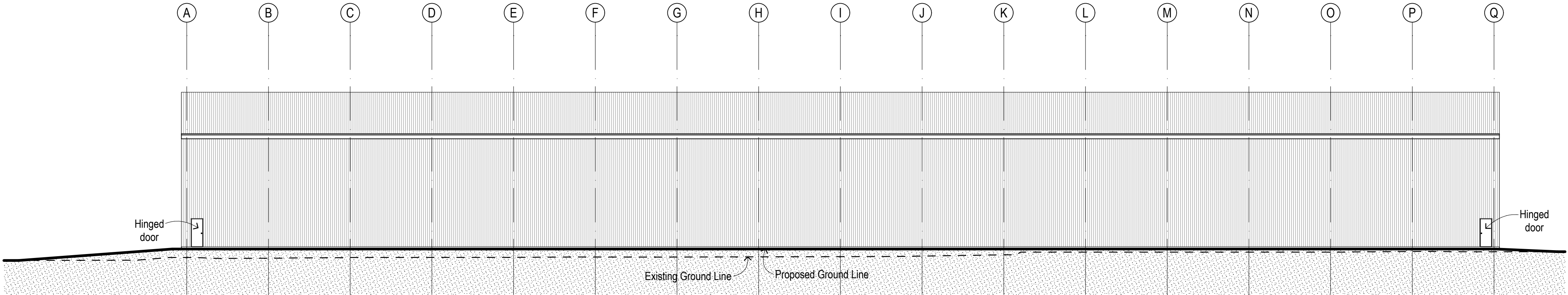
Elevation 2

SCALE 1:200

NOTES TO BUILDER.

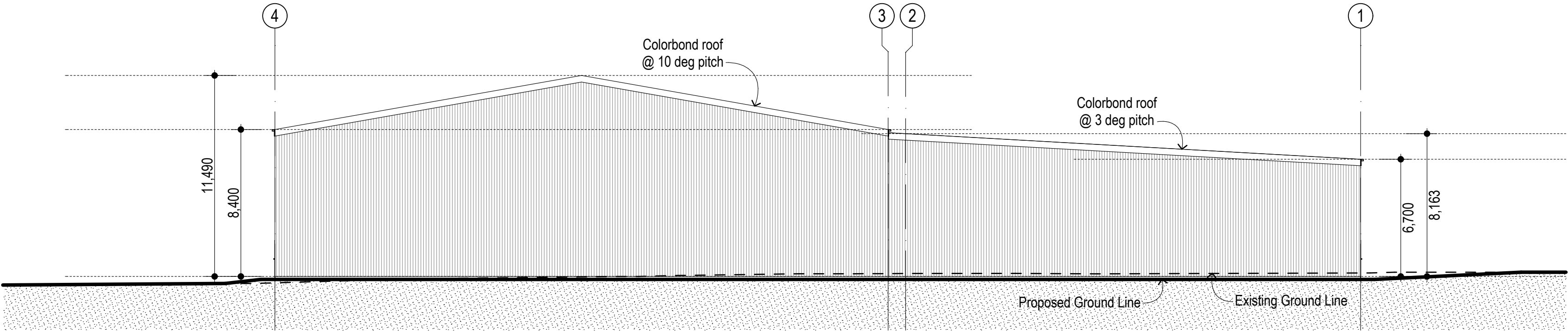
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Project Address : Proposed Shed & Annex. Denison Road. Botany.					Job No : 18.1112
					Issue : B Draw No : 3/4



Elevation 3

SCALE 1:200



Elevation 4

SCALE 1:200

NOTES TO BUILDER.

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