



Pre-Development Application

Date Submitted: 15/02/2024

Project Name: Illawarra Hydrogen Hub
Case ID: PDA-63791717

Proponent Details

Project Owner Info

Title	Mr
First Name	Benjamin
Last name	Poole
Role/Position	Project Business Lead
Phone	0437688033
Email	benjamin.poole@bcc.com
Address	46 Brownell Street Warner , Queensland, 4500 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	BOC LIMITED
ABN	95000029729

Primary Contact Info

Are you the primary contact?
No

Select a Primary contact from the list below
benjamin.poole@bcc.com

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	Illawarra Hydrogen Hub
Industry	Manufacturing
Development Type	Chemical Manufacturing
Capital Investment Value (excl GST)	AUD50.00
Indicative Operation Jobs	10
Indicative Construction Jobs	60
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of the Development/Infrastructure

The project would involve the installation of electrolyser modules, cooling system and associated plant infrastructure. The electrolyser would have a capacity of up to 10 MW. Associated infrastructure includes:

- A rectifier transformer and panel (to bridge external power supply)
- Gas and liquid separation system
- Hydrogen purification system
- Feed water tank and system
- Demineralised water plant
- Cooling systems

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	BOC Illawarra
Site Address (Street number and name)	47 Five Islands Rd, Cringila NSW 2526.
Site Co-ordinates - Latitude	-34.46483
Site Co-ordinates - Longitude	150.868

Local Government Area

Local Government	District Name	Region Name	Primary Region
Wollongong City		Illawarra-Shoalhaven	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 1 DP 1088411

Lot 2 DP 706704

Site Area

What is the total site area for your development?

Site Area sqm

47,000

Climate Zone

What climate zone/s is development in?

Climate Zone: select all that apply

Climate zone 5 - warm temperate

How has the climate zone impacted the design of the development?

NA

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#)

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 10 - Chemical, manufacturing and related industries

Permissibility of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The project is located on land zoned E5 Heavy Industry under the Wollongong Local Environmental Plan 2009.

The primary purpose of the project is the manufacture or production of hydrogen. The development is best characterised as a heavy industry in accordance with the definitions in the Standard Instrument (Principal Local Environmental Plan) 2006.

The project is a type defined as a heavy industry due to its potentially hazardous nature. The project is considered permissible with consent.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

Attachments

File Name 12618185-REP-0_BOC Scoping Report

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E5 Heavy Industrial

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

State Environmental Planning Policy (Resilience and Hazards) 2021.

State Environmental Planning Policy (Planning Systems) 2021.

Wollongong LEP 2009

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

NA

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

Yes

Describe any designated development provisions and how they would relate to the project (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979).

EP&A Regulation, Schedule 3, Part 2, clause 12 chemical industrial facilities and works.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

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

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part 1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

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 Management Act 2000](#)?*

No

Approvals - Part 2

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](#)?*

Yes

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

No

Attachments

File Name	12618085_S004_KeyFeatures_0_20240130
File Name	12618185-REP-0_BOC Scoping Report_Figs