



Pre-Development Application

Date Submitted: 20/11/2023

Project Name: Tocumwal Magazine Storage Upgrade
Case ID: PDA-64864719

Proponent Details

Project Owner Info

Title	Mr
First Name	Peter
Last name	Fuller
Role/Position	Project Manager
Phone	0408234382
Email	peter.fuller@orica.com
Address	George Booth Drive Kurri Kurri , New South Wales, 2327 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	ORICA AUSTRALIA PTY LTD
ABN	99004117828

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mrs	Rochelle	Barclay
Phone	Email	Role/Position
0434169213	rochelle.barclay@ghd.com	Senior Town Planner

Address

230
HARBOUR DRIVE
COFFS HARBOUR,
New South Wales
2450
AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	Tocumwal Magazine Storage Upgrade
Industry	Manufacturing
Development Type	Other manufacturing
Capital Investment Value (excl GST)	AUD10,000,000.00
Indicative Operation Jobs	7
Indicative Construction Jobs	10
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of the Development/Infrastructure

Orica Pty Ltd is proposing to redevelop the Tocumwal Explosives Reserve magazines.
Construction would include the following activities:
– Site clearing.
– Establishing hardstands and concrete slabs.
– Magazine construction.
– Establishing earthen blast mounds in front of three of the 250t HE magazines

– Construction of sealed access roads to each of the four new 250t HE magazines and new detonator magazine.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Tocumwal Explosives Reserve
Site Address (Street number and name)	431 Newell highway
Site Co-ordinates - Latitude	-35.4688
Site Co-ordinates - Longitude	145.32

Local Government Area

Local Government	District Name	Region Name	Primary Region
Berrigan Shire		Riverina Murray	☒

Lot and DP

Lot and DP

Lot 2 DP 225459

Site Area

What is the total site area for your development?

Site Area sqm

7,500,000

Climate Zone

What climate zone/s is development in?

Climate Zone: select all that apply

Climate zone 4 - hot dry summer, cool winter

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

Not applicable. The project has been designed in accordance with the relevant Australian Standard. The magazine buildings would be purpose built new constructions that would comply with the construction requirements for Fixed or Permanent Magazines – Above Ground as defined in AS 2187.1 – 1998.

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

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Under Berrigan LEP 2013, the site is zoned RU1 Primary Production. The project would be defined as heavy industrial storage establishment. Heavy industrial storage establishments are permissible with development consent in the RU1 zone.

Biodiversity Development Assessment Report Waiver Request

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

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

RU1 Primary Production

Statutory Context 2

Legislation and EPIs

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

- Commonwealth Environment Protection and Biodiversity Conservation Act 1999
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Biodiversity Conservation Act 2016
- Rural Fires Act 1997
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Berrigan Local Environmental Plan 2013

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

Currently the site contains:

- Office and amenities to accommodate five personnel.
- Ten licensed explosives magazines, consisting of nine magazines that hold Division 1.1D products and one magazine that holds Division 1.1B, 1.4B and 1.4S products.
- Storage sheds and shipping containers for storage of blasting accessories and repacking detonators.
- Maintenance and general storage shed.
- A self-bunded diesel tank 2000 litre is located between Magazine 2 and Magazine 3.
- A sand mine disposal area with general inert waste.

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?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

Yes

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with a Capital Investment Value under \$10 million, or a new development with a Capital Investment Value under \$5 million?

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

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](#)?*

Yes

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 - 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)?*

No

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

No

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

No

Attachments

File Name	12597123_002_Layout_20230505
File Name	12597123_001_Location_20230504
File Name	12597123-REP-0_Orica Tocumwal Scoping Report