

4 August 2016

Orica Australia Ltd
Stephen Corish
16-20 Beauchamp Road
Matraville NSW 2036 Australia
Direct Tel 61 2 9352 2017

Pamela Morales
Planning Officer
Industry Assessments
23-33 Bridge St

Sydney NSW 2000

Dear Pamela,

Subject: Orica Botany Modification to BIP Subdivision – Revision 1

Further to our discussions regarding the subdivision of the Botany Industrial Park, I provide the following information to support the proposed changes and assist in your determination.

1.0 Introduction

The Botany Industrial Park (BIP) comprises an approximately 73 hectare industrial complex located at Banksmeadow, in south-east Sydney and is the third largest complex of its type in Australia. The site is bounded to the north by Corish Circle, to the east by Denison Street, to the south by Beauchamp Road and to the west by the Botany freight railway line easement. A residential area sits immediately to the east of the BIP along Denison Street, Hillsdale, while industrial and commercial land uses surround the remainder of the site.

The land forming the BIP has been used for industrial purposes since the 1940's. The land was first established as an industrial site by the UK-based chemical manufacture firm ICI Group, which established a carbon bisulfide plant followed by a chlor-alkali plant at the site in the early 1940's. The site was operated by the ICI Group for the next 55 years to manufacture chemicals used in a multitude of domestic and industrial products.

2.0 Proposed Modification

In August 2015, an application was approved by the Department of Planning to contemporise the subdivision of Orica owned land within the Botany Industrial Park (DA 30/98/Mod 2). The existing approved subdivision is shown in Figure 1.

Since Mod 2 was approved, there is more clarity regarding the division of occupancy for Orica owned land associated with the IXOM divestment (formerly part of Orica). The proposed adjustment are to:

- a) better delineate between IXOM and Orica occupied land and annex off common BIP assets and
- b) segregate the BIP assets on Orica land that cannot be moved (such as the Firewater Tank) to allow greater flexibility with the remaining usable land.

The proposed adjustments impact Orica owned parcels only and have no impact on any other BIP occupiers or land owners. A summary of the proposed minor modifications are provided in Table 1 and are shown in Figure 2.

3.0 Application of the State Environmental Planning Policy (Three Ports) and the Botany Bay Development Control Plan 2013

The new lot sizing has been considered in terms of the statutory provisions of the State Environmental Planning Policy (Three Ports) and the Botany Bay Development Control Plan 2013, as follows:

(a) State Environmental Planning Policy (Three Ports) 2013

The subject land is zoned IN1 under the SEPP and no minimum lot size is imposed within the SEPP. Nor is there any other development control provision that would prevent the subdivision of the land.

(b) Botany Bay Development Control Plan 2013

The Botany Bay Development Control Plan, 2103 (DCP) clearly notes that it does not apply to the land area covered by State Environmental Planning Policy (Three Ports) 2013. Therefore, the DCP does not apply to this site or subdivision.

Nevertheless, as a guide we have referenced the DCP provisions in regard to subdivision. It notes desired industrial lot sizing based on the following minimums:

- a minimum lot size of 1,500 m²;
- a minimum lot width of 30 metres; and
- a minimum lot depth of 50 metres.

Any proposed smaller lots must demonstrate that they are usable.

Examination of the lot sizing for the proposed lots as set out in the modification demonstrates that all of the land parcels are in excess of 1500 m², with the exception of proposed Lot 1115 which houses the BIP Fire Water Tank. This lot has been sized to suit the existing fire tank and also has the benefit of a ROW over Lot 1110 which provides for suitable access and allows for its usability in its current form.

Lot 1119, which is an unusable strip of land left over as result of a purchase of a smaller strip of land from the Sydney Water SWOOS is in any event unusable due to its narrowness.

The internal road network is also undersized but is clearly meant as an operational parcel for the BIP.

The proposed subdivision is therefore not inconsistent with the Botany Bay DCP, 2013 and does not create land parcels that would be unusable for industrial development in the future.

4.0 Land Use Safety Planning

The proposed subdivision would introduce new lot boundaries, only one of which lies *within* the 50 x 10⁻⁶ per year fatality risk contour identified through the quantitative risk assessment for the BIP (Sherpa Consulting, September 2012). The proposed lot boundary to create Lot 1118 results in the creation of a new Lot within the 50 x 10⁻⁶ fatality contour, however it does not cross it.

It is relevant to note that the proposed subdivision changes would not alter or propose to alter existing land use zonings (and relevantly and would not introduce more sensitive land uses than currently exist or are permitted within the BIP).

While the subdivision does not contemplate any change to zoning, land use or development, if such a change were to be contemplated in the future in relation to the proposed subdivided lots, an appropriate assessment and approval process would be conducted in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*. This would include further consideration of land use safety planning, as relevant, at the particular time.

On this basis, the proposed changes do not present any additional land use safety risk planning concerns.

If you have any queries, I am available to discuss on 02 9352 2017.

Yours Sincerely



Stephen Corish
Environment Manager

Attachments

Table 1	Summary of Proposed Changes – Botany Industrial Park – Subdivision
Figure 1	Current Lot Configuration
Figure 2	Proposed Lot Configuration