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Integrated Development Application & Joint Regional Planning Panel Application No D/A 11/244 132-148 Denison St Hillsdale.

Reference is made to our recent discussion regarding the Bunnings development and the 2001 Consolidation Region.

The 2001 future case Consolidation Region is the current planning standard for development in the vicinity of the Botany/Randwick industrial complex.

The 2001 Consolidation Region restricts development involving residential, active recreation, large commercial or sporting facilities.

The 2001 future case (2001) did not consider the risk impacts of dangerous goods in the vicinity of the Botany/Randwick industrial complex.

The Bunnings development is a large commercial development that has frontage to Denison St, an identified major dangerous goods route.

To consider the permissibility of the Bunnings application, the 2001 Study Consolidation Region must be updated to include the risk impacts of dangerous goods traffic in the vicinity of the Botany/Randwick industrial complex.

Once the risk impacts of dangerous goods traffic of all movements of hazardous materials on Denison St are integrated with the risks from fixed facilities considered in the 2001 Study, the Bunnings development may not be permissible in terms of planning constraints in a revised future case Consolidation Region.

The Orica 1998 EIS, Appendix F stated; *as part of the Botany/Randwick study the risk from the transport in the region **will be assessed**, including the risk associated with chlorine and HCl transport to and from the Orica site.*

The 2001 Study did not include the risk impacts of dangerous goods traffic around the industrial area in the scope of the 2001 Study.

Based on the Orica 1998 EIS, Planning NSW has had risk assessments in its possession from the transport in the region that may resolve the permissibility of the Bunnings application.

I consider that it is not possible for Council to consider the Bunnings application until all planning requirements contained in the 2001 Study and DCP 30 are included in the application and the permissibility of the development is determined.

Steve Haigh