PROJECT SUMMARY

Botany Industrial Park

CLIENT: BIP CO LANDOWNERS GROUP & ESR | **ENGAGEMENT PERIOD: FEB 2025 – PRESENT**

PROJECT OVERVIEW

The Botany Industrial Park covers approximately 60 hectares of land and has historically been used as a manufacturing plant. It is recognised as the third largest chemical manufacturing site across all of Australia. Most manufacturing operations ceased in 2024, and the available lots of land are now looking to be developed into serviceable buildings.



Utilities Strategy & Design • Utilities & Project Management

Croí's Role

Croí personnel have been engaged as utilities managers. Scope includes:

- Project management for water and sewer supply
- Assessment of potable water demands and connection points
- Assessment of wastewater reticulation and connection points
- Easement assessments
- Reporting of project risks
- Digital drafting

Key Interfaces

- Sydney Water
- Warren Smith Consulting Engineers (WSCe)
- DBL Property
- ESR

Key Achievements

- Led a feasibility-level water and wastewater servicing assessment for a 60 ha industrial redevelopment site
- Coordinated feasibility applications and technical consultations with Sydney Water
- Assessed existing Sydney Water assets, easements and capacity considerations impacting future development
- Site development falls within a boundary with the Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS) traversing through
- Complete design drawings for all stages fo the project and submitted such to client for future coordination ahead of future applications which will be required

Key Outcomes

- Established preliminary servicing strategies and connection arrangements for the future development of the BIP.
- Identified early on the key servicing constraints, risks and further investigations required to support future development, defining a clear pathway required as the project develops across all disciplines.