

Southlands Development Project – Stages 1 and 2

Orica is subdividing and selling approximately 13 hectares of vacant prime industrial land at the Southlands site, Banksmeadow. Orica has owned the site since 1980 and will continue to hold a small amount of land at the site.

There is demand for industrial land in the Botany area and Orica decided to develop the Southlands site consistent with its industrial zoning. Orica is keen to see the wasteland turned into productive space. The project is aimed at the development of Southlands to create a new industrial estate. It is planned that the site will become a major industrial and warehousing estate servicing Port Botany and the Sydney Metropolitan Area. Orica will retain portions of land necessary for Orica's ongoing Botany Groundwater Cleanup Project.

Following an extensive planning and assessment phase, Orica received Project Approval from the then NSW Department of Planning & Infrastructure (DPI) (now NSW Planning & Environment) for the Southlands Development Project in April 2012.

In September 2014 Orica sold 9 hectares of the Southlands site to Goodman and in February 2015 announced plans to sell a further 3.7 hectares at the site.

What is Southlands?

Southlands is an approximately 18 hectare site situated directly south-west of the Botany Industrial Park fronting McPherson Street, Banksmeadow. The site lies entirely within the Botany Bay Local Government Area. It is zoned IN1 (general industrial), and is located approximately 1 km away from the Port of Botany and 500 m north of the northern shores of Botany Bay.

Southlands is split into two blocks (known as Block 1 and Block 2), which are separated by Springvale Drain and an unformed road – Nant Street. With the exception of groundwater extraction wells, monitoring wells and associated pipe work, the site had not previously been built on.



Southlands Development Project – Stages 1 and 2

Development Project & Approved Site Master Plan

The site is to be subdivided into 12 new lots. The western 6 lots on the Southlands site have been sold to Goodman with development approval for a high quality industrial warehouse. The Project Approval includes the creation of Lots 7, 8 and 12 on the eastern side of the site; however any future industrial use of these lots will require a separate development approval to be obtained by the purchaser.

The Project is being conducted in accordance with the detailed DPI Project Approval conditions.



The site Master Plan is shown above.

Key features of the Master Plan:

- Industrial development over Lots 1- 6 (the Project Approval allows for warehouse and ancillary office buildings as shown)
- Road improvement works at the intersection of Hills Street with Botany Road, Banksmeadow
- Site filling and earthworks on the western portion to deliver required building pads
- Earthworks, and erosion and sediment controls on the eastern portion to deliver the compensatory flood storage area;
- Enhancement and landscaping of Springvale Drain, the site frontage and the compensatory flood storage area;
- Two frog ponds along Springvale Drain; and
- Lots 7, 8 and 12 will be the subject of future applications by the purchaser for any future industrial use.



Southlands Development Project – Stages 1 and 2

Orica will retain ownership of Lots 9, 10 and 11, with a large portion of the eastern side (Lot 9) being an open space area providing compensatory flood storage benefiting the local area. This area will be landscaped in accordance with a plan developed with community input and approved by DPI and the City of Botany Bay Council.

Lots 10 and 11 house the infrastructure (i.e. groundwater monitoring and extraction wells and associated pipework) required for Orica's ongoing Botany Groundwater Cleanup Project.

Regulation

DPI issued a Project Approval for Stage 1 of the Southlands Development Project in April 2012 which sets out detailed environmental management and monitoring conditions.

Preliminary geotechnical and flood detention work identified a need to adjust the site layout to achieve the required compensatory flood storage. In late February 2013 Orica submitted a modification application to DPI for a revised site layout. DPI invited submissions on the modification and issued a modification to the Project Approval on 14 August 2013.

The strategies, plans and programs required under the DPI Project Approval during implementation of the Southlands Project (and prior to the sale of Lots 1-6) are posted on Orica's website following approval. This includes the following documents:

- Environmental Management Strategy
- Construction Environmental Management Plan
- Asbestos Management Plan
- Landscape Management Plan (incorporating Weed and Pest Management Plan)

At the conclusion of the civil works a Long Term Site Environmental Management Plan will be implemented to manage appropriate ongoing use of the site.

Key Considerations during Project Planning

Consultation with government, regulators and the local community has been held throughout the development of the Southlands Project. The following factors were key considerations for the Project, and detailed studies on these matters were included in the project's Environmental Assessment:

Management of Site Access and Local Traffic Constraints

Local traffic constraints were identified as a key concern to local businesses and residents during community workshops. Local road improvements determined by the Department of Roads and Maritime Services to the intersections of Botany Road with Hills Street were a condition of the Project Approval and were completed in November 2014.

Flood Management

A large compensatory flood storage area is required to be delivered according to conditions of the Project Approval to ensure no significant changes to off-site flood impacts as a result of the proposed development.

Managing Contamination

The Southlands site was unfenced for several decades prior to and following Orica's acquisition. As a result, it was subject to dumping of rubbish, building debris and general refuse. Also, prior to Orica ownership the site was subject to dumping of paper pulp from local manufacturers and ash from Bunnerong Power Station.

Orica conducted a series of investigations to assess the extent of this impact and what actions were required to render it suitable for occupation.

Orica has removed some minor areas identified as containing materials unsuitable for the development. Furthermore, due to the need to meet minimum flood levels on the building pads and the presence of extensive building debris, Orica has imported clean soil to create suitable building levels on Stage 1 and prevent incidental exposure by future occupants.

The remedial approach was developed and implemented in conjunction with a NSW EPA accredited contaminated sites auditor, Mr Chris Jewell.

The majority of the remediation for Stage 2 was completed in Stage 1 works (i.e. removal of hotspot materials). However, an addendum Remediation Action Plan will be developed for Stage 2 outlining additional measures required during



Southlands Development Project – Stages 1 and 2

construction works (such as vapour controls and capping). These measures will be implemented by a purchaser during development.

Synergy with Orica's Ongoing Groundwater Cleanup Activities

Southlands plays an important role in the Orica Botany Groundwater Cleanup Project. Development of the site has been planned and implemented to enable:

- Ongoing operation and maintenance of the groundwater containment system installed along the Southlands' McPherson Street boundary
- Ongoing hydraulic and chemical monitoring
- Potential for future application of other groundwater remediation technologies

For more information

- www.orica.com/botany for project details, key documents and progress updates
- Project updates are provided at meetings of the Orica Botany Liaison Committee
- Or contact Orica:
 - by email to botany.info@orica.com
 - by phoning our Community Hotline for complaints enquiries and feedback - 1800 025 138
 - by writing in to - Community Matters, 16-20 Beauchamp Road, Matraville 2036