



Your reference: 1010349 P1
Our reference: SF13/580

28 March 2013

Ms Christine Chapman
Senior Environmental Planner
Department of Planning and Infrastructure
23-33 Bridge Street
Sydney NSW 2000

Dear Ms Chapman

**Re: Orica Southlands Remediation & Warehouse Development Project
Modification Application (MP 06-0191 Mod 1)**

I refer to your letter of 3 March 2013 regarding Orica Australia Pty Ltd's (Orica) application to modify the approval for the Orica Southlands Remediation & Warehouse Development Project. We have reviewed DBL Property's letter of 26 February 2013 relating to the proposed modification and provide the following comments.

Groundwater Wells and Pipeline Easements – We understand that certain areas of land previously identified as easements to enable access to Orica's groundwater monitoring and containment infrastructure will now be created as two lots with ownership to be retained by Orica. These are identified as Lots 10 and 11 on the Proposed Easements diagram (No. SRD DA017 (F), dated 22 June 12) provided as part of the modification application.

Diagram No. SRD DA017 (F) indicates that some land will become easements at the newly proposed Lot 9 if that land is sold. An earlier version of the Proposed Easements diagram (No. SRD DA017 (D), dated 8 November 2010) indicates that additional easements were to be created at the newly proposed Lot 9 as part of the original easement proposal. Those proposed easements, identified as easements 3 and 4 and part of easements 8 and 9 on diagram No. SRD DA017 (D) do not appear to be included as part of the revised easement proposal.

It is recommended that the proponent be requested to provide further information on the removal of these areas from the easement proposal (e.g. explain how it is associated with the revised design of the compensatory flood basin) and how the loss of those easements may affect future groundwater monitoring/containment activities at Southlands.

Compensatory Flood Basin – DBL Property's letter of 26 February 2013 states that the modified basin area will be configured to avoid any chance of unsuitable incursion of groundwater into the basin. The revised basin design takes into account recent investigations, including trenching to observe shallow groundwater levels, and advice from a hydrogeologist.

The EPA agrees that it is important to prevent contaminated groundwater entering the flood basin given that:

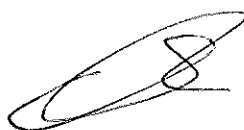
- Water within the basin would be expected to primarily discharge to Penrhyn Estuary; and
- The revised flood basin area appears to be closer to proposed warehouses 1, 2 and 6 (i.e. water within the basin must not represent a source of vapours that could pose an unacceptable risk to future site users).

We recommend that the proponent be requested to provide advice on how the storage of flood water within the basin is expected to affect the local hydrogeology (e.g. impacts on groundwater flow direction caused by potential groundwater mounding) and whether there will be any influence on hydraulic containment of the chlorinated hydrocarbon contaminant plumes at the Primary Containment Area. Orica may wish to provide the results of any studies conducted into this matter to support their advice.

Green and Golden Bell Frog Ponds – It is noted that the relocated ponds will be located within the footprint of the compensatory flood basin. It is recommended that the proponent be requested to confirm whether an ecologist has been consulted on whether the habitation of the ponds by the Green and Golden Bell Frog is compatible with the potential periodic inundation of the ponds by water retained within the flood basin.

If you have any queries regarding the matters discussed in this letter please contact Matthew Hart on (02) 9995 5620 or matthew.hart@epa.nsw.gov.au.

Yours sincerely

 28/3/2013

ERWIN BENKER
Head Metro Contaminated Sites
Environment Protection Authority