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25 October 2024

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Dear Luke

## **Deer Park Estate - Contaminated Land Planning Permit Support**

### **1. Introduction**

At the request of HB+B Property Pty Ltd (HB+B) WSP Australia Pty Ltd (WSP) has prepared this letter to provide a summary of historic site activities and conditions within the general area of Audit Area 1 (AA1) at the Deer Park site. This letter also provides a summary of site conditions prior to, during and post remediation works.

### **2. Summary of site history**

The main production activities carried out in AA1 were divided into the following two main processes:

- 1) Explosives: NG (the term “NG” is used here to denote nitrated glycerine or glycol. Glycol was used after 1970 in the production of the explosive product), ammonium nitrate (AN) based explosives and boosters; and
- 2) Chemicals: formaldehyde (in part, with the balance now beneath the Western Ring Road), ammonia (in part, with the balance now beneath Western Ring Road), acids, ammonium nitrate, fertilisers, and lead nitrate.

The uses of parts of AA1 have changed with time and operations expanded from the northern central part of the Audit Area towards the east and southwest. Figure 1 provides an image of the site from the 1930s. A detailed description of the site history and changes over time are provided in the report “*Former Orica Explosives Manufacturing Facility, Deer Park; Assessment, Remediation, and Validation (Stage 3) – Audit Area 1; November 2022; 087613135-2600-R-Rev1*”.



*Figure 1 - Image of the site looking south (circa 1930s) with Kororoit Creek in the foreground*

### 3. Summary of remediation activities

The remediation works were predominantly focussed on the remediation of soil impacted with heavy metals (primarily lead), nitrated compounds, and asbestos containing materials (ACM), and generally consisted of the following works:

- Excavation and validation of contaminated soil to address potential risks to the beneficial use of human health;
- Excavation and removal of high risk historic underground services, with validation of the excavation base;
- Waste classification and treatment/disposal of stockpiled materials resulting from remediation;
- Reuse of materials demonstrated to be suitable for on site reuse in a commercial/industrial setting;
- Tracking of all material movements to confirm appropriate reuse and disposal; and
- Reinstatement of remediation excavations, with soil suitable for use on site, to the approximate ground level of the surrounding area.

Remediation works were undertaken by ADS under contract to Orica, with Golder (now WSP) fulfilling the site assessor role for the Environmental Audit, guiding the remediation and providing technical advice and validation services during the works.

Figure 2 to Figure 5 provide examples of historic site conditions and remediation activities south and adjacent to the Kororoit Creek in Audit Area 1.

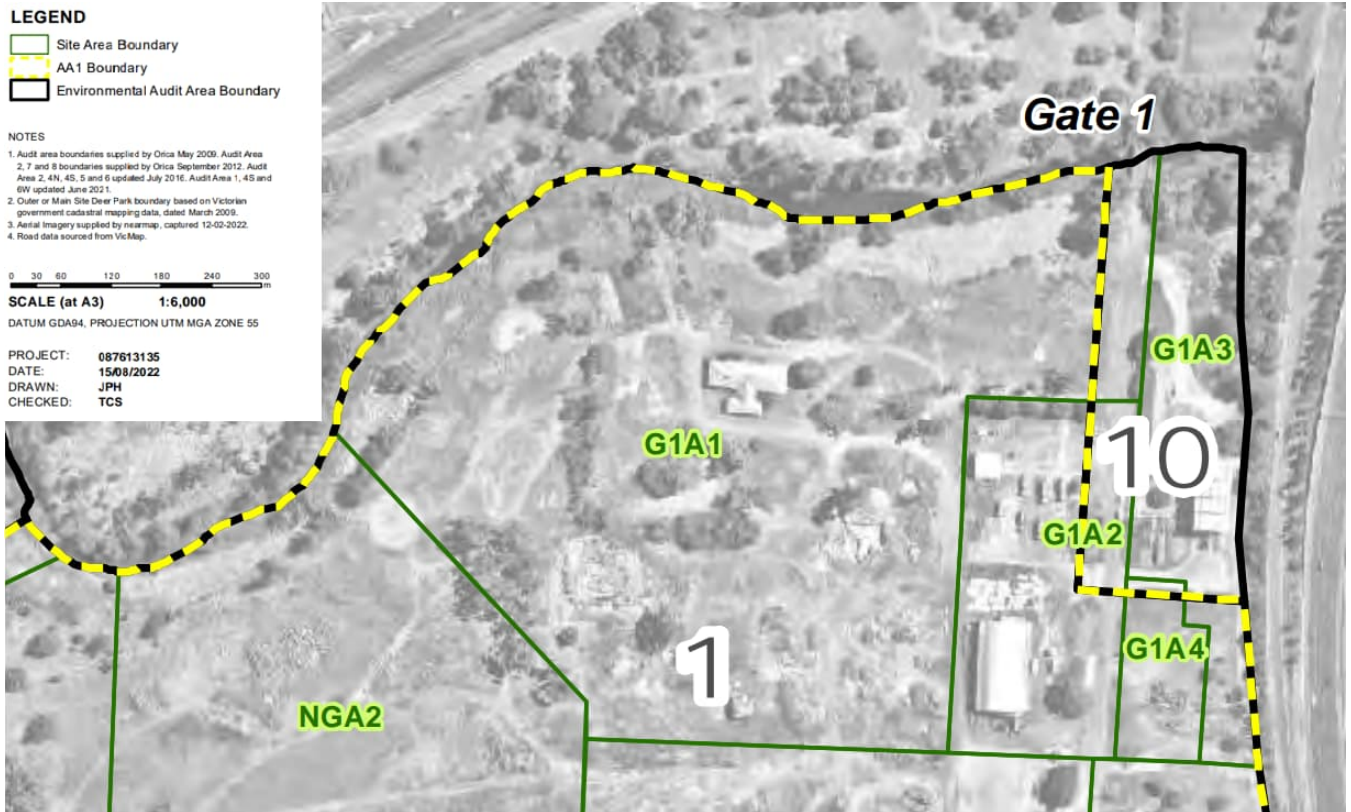


Figure 2 - Northern section of Audit Area 1 adjacent to Kororoit Creek



Figure 3 - location of excavation areas



Figure 4 - Remediated area south and adjacent to Kororoit Creek looking to the east



Figure 5 - Remediated area south and adjacent to Kororoit Creek looking to the west

#### 4. Closing

Please contact the undersigned if you require any further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'AKalitsis', with a long horizontal flourish extending to the right.

Andrew Kalitsis  
Technical Executive



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