

Tasman Logistics Services
521 Geelong Road, Brooklyn



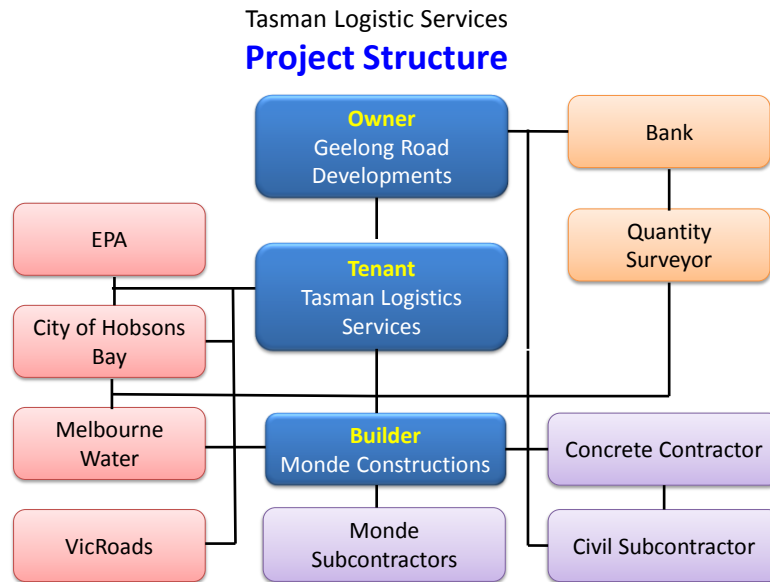
Presentation to BCRG Forum
14th November 2012

Peter Wallis
Project Manager, Monde Constructions

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Location





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Site History

- <1938 - Vacant
- 1938 -1990 - Gadstone Rheem – tanks & cable factory
- 1990 - Southcorp purchase - can manufacturing & packaging
- 2001 - EPA Notice - extensive environmental testing and soil and ground water decontamination
- 2002 - Visy purchase - steel & plastic drum manufacturing & packaging warehouse
- 2004 - Tasman Logistics Services
- 2009 – EPA commenced dust monitoring in Brooklyn
- May 2010 – EPA issued Pollution Abatement Notice to TLS

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Existing Conditions



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Cemetery Road



Before (2011)

After (2012)

Tasman Logistic Services Proposal Site Plan



Tasman Logistic Services Scope of works



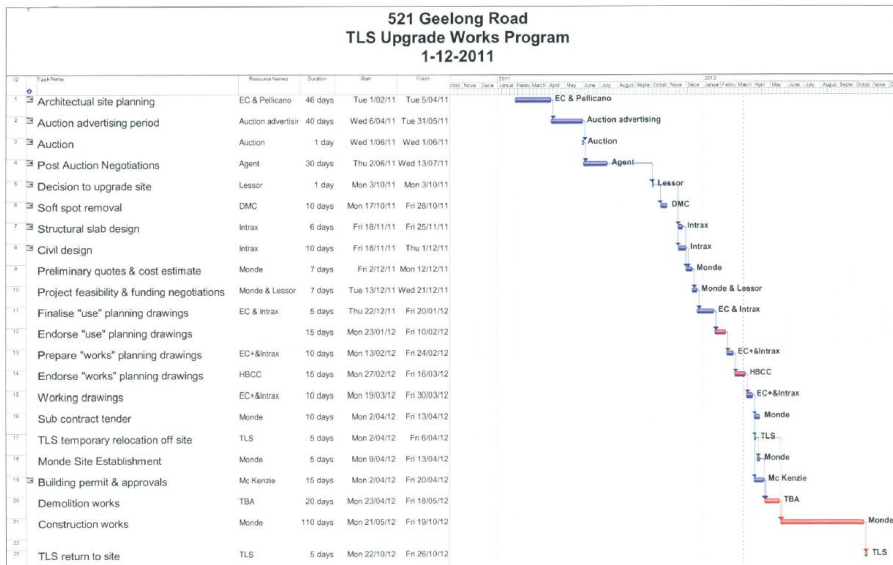
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Key Facts

- Site area : 52,120 m²
- Buildings demolished: 2,140 m²
- Building area (remaining): 17,810 m²
- New canopy: 2,100 m²
- New office: 227 m²
- Yard area (new pavement): 30,000 m²
- New stormwater drainage: 1,100 lin. m
- New concrete pavement: 8,576 m³
(1,300 truck loads)

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Project Timeline



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Stage 1 completed (Nov. 2012)



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Community Benefit & Commercial Reality

- Compliance with **EPA Notices** is mandatory
- Compliance with **Council Planning Permit** conditions is mandatory
- Industry is an **essential contributor** to economic prosperity (rates & taxes), employment creation and quality of life in the community (goods & services)
- **Impacts of industry** (trucks, dust, odour etc.) must be controlled and managed by companies, authorities & regulators in the community interest
- **Commercial viability** is essential driver of corporate decision making
- **Net community benefit** requires a balance between environmental regulation, enforcement & aspirations and the cost benefit (risk & return) of capital expenditure on site improvements for owner & tenant (higher rent)
- Investment on this project was driven by,
 - acceptance of **corporate responsibility**
 - long term vision & **business growth optimism**
 - adoption of **industry best practice**

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Recommended Approach

We believe the ingredients to achieve the best solutions & outcomes to issues include...

- Non-confrontational engagement, consultation & co-operation between all stakeholders (public agencies, private enterprise & community)
- Shared recognition & understanding of core issues
- Identification & assessment of viable and innovative options and consensus on optimal solution
- Commitment to (international) industry best practice