Environmental Group Australia

Vaughan Constructions Pty Ltd

Asbestos Management Plan

15 and 20 Gow Street, Padstow NSW

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APPENDICES

Definitions

The use of the words below in bold in this document indicates the word or words have the following defined meaning:

Asbestos: The asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock forming minerals including the following:

- Actinolite asbestos;
- Grunerite (or amosite) asbestos (brown);
- Anthophyllite asbestos;
- Chrysotile asbestos (white);
- Crocidolite asbestos (blue);
- Tremolite asbestos; and
- A mixture that contains 1 or more of the minerals referred to into (f).

Asbestos-containing material (ACM): Means any material or thing that, as part of its design, contains asbestos.

Asbestos-contaminated dust or debris (ACD): Means dust or debris that has settled within a workplace and is, or assumed to be, contaminated with asbestos.

Asbestos Register: A register recording the type, condition and location of all asbestos and asbestos containing materials for all premises on site.

Asbestos vacuum cleaner: A vacuum cleaner that complies with Class H requirements in AS/NZS 60335.2.69 Industrial vacuum cleaners or its equivalent and whose filters conform to AS 4260-1997 high efficiency particulate air (HEPA) filters – Classification, construction and performance.

Class A licence: Means a licence that authorises the carrying out of Class A asbestos removal work and Class B asbestos removal work by or on behalf of the licence holder.

Class B licence: Means a licence that authorises the carrying out of Class B asbestos removal work by or on behalf of the licence holder.

This allows the holder to conduct the removal of more than 10 square metres of non-friable asbestos or ACM removal work and/or the removal of ACD associated with the removal of more than 10 square metres of non-friable asbestos.

Class A asbestos removal work: Work requiring a Class A asbestos removal license.

Class B asbestos removal work: Work requiring a Class B asbestos removal license.

Competent person: A person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of the specific work.

Control Level: The airborne concentration of a particular substance which, if exceeded, indicates a need to implement a control, action or other requirement. Control levels are generally set at no more than half the National Exposure Standard (NES for the substance. Control levels are occupational hygiene 'best practice', and are not health-based Standards

Control Monitoring: Means air monitoring, using static or positional instruments to measure the level of airborne asbestos fibres in an area during work on ACM. Control monitoring is designed to assist in assessing the effectiveness of control measures. Its results are not representative of actual occupational exposures, and should not be used for that purpose.

Friable (asbestos): Means material that is in a powder form or that can be crumbled, pulverised or reduced to powder by hand pressure when dry, and contains asbestos.

Hierarchy of hazard control: Measures taken to minimise risk to the lowest level reasonably practicable in the descending order of: Elimination, Substitution, Engineering controls, Administrative controls, and Personal Protective Equipment (PPE).

Licensed asbestos removal work: Means asbestos removal work for which a Class A asbestos removal licence or a Class B asbestos removal licence is required.

Licenced asbestos assessor: Means a person licenced to carry out air monitoring and clearance inspections during and following work with friable asbestos.

Non-friable (or bonded) asbestos: Material containing asbestos that is not friable, including material containing asbestos fibres reinforced with a bonding compound.

PCBU: Person conducting a business or undertaking.

Person with management or control of a workplace: Means a PCBU to the extent that the business or undertaking involves the management or control, in whole or in part, of the workplace.

The person with management or control of a workplace must ensure, so far as is reasonably practicable, that the workplace, the means of entering and exiting the workplace and anything arising from the workplace are without risks to the health and safety of any person.

Worker: In accordance with the Work Health and Safety Act 2011, a person who carries out work in any capacity for a PCBU, including work as:

- An employee, or
- A contractor or subcontractor, or
- An employee of a contractor or subcontractor, or
- An employee of a labour hire company who has been assigned to work in the person's business or undertaking, or
- An outworker, or
- An apprentice or trainee, or
- A student gaining work experience, or
- A volunteer, or
- A person of a prescribed class.

For the purpose of Work Health and Safety Act 2011, a police officer is:

- A worker, and
- At work throughout the time when the officer is on duty or
- Lawfully performing the functions of a police officer, but not otherwise.
- The PCBU is also a worker if the person is an individual who carries out work in that business or undertaking.

1. INTRODUCTION

1.1 Background

Environmental Group Australia Pty Ltd (EGA) was engaged by Vaughan Constructions Pty Ltd (the client) to prepare an Asbestos Management Plan (AMP) for the proposed bulk earth works / civil works as part of the proposed development located within 15 & 20 Gow Street, Padstow NSW (refer to **Figure 1, Appendix A**).

This AMP covers the management of any friable and non-friable asbestos containing materials (ACM) from identified areas in which the client and its sub-contractors are undertaking works as well as processes in the event of unexpected finds. The AMP outlines the management practices required of the client and its sub-contractors in relation to specific tasks which may involve work with and around asbestos materials (refer to `**Figure 2, Appendix A**) as per the scope of works.

The methodology has been prepared in accordance with the requirements outlined within the Safework *NSW Code of Practice: How to Manage and Control Asbestos in the Workplace (2022) and the Safework NSW Code of Practice: How to Safely Remove Asbestos (2022).*

This AMP has been prepared based on the information provided in the following contamination assessments prepared by Senversa Pty Ltd (Senversa):

- Senversa (2024a), 'Preliminary and Detailed Site Investigation, SSD-71052213: Gow Street Manufacturing and Warehouse Facility. 15 and 20 Gow Street, Padstow, NSW', dated 28 October, reference: S20492_005_RPT_Rev3; and
- Senversa (2024b), 'Remediation Action Plan, SSD-71052213: Gow Street Manufacturing and Warehouse Facility. 15 and 20 Gow Street, Padstow, NSW', dated 28 October, reference: S20492_006_RPT_Rev2.

1.2 Objectives of an Asbestos Management Plan

This AMP details the client's approach towards managing the asbestos hazards identified at the site, by documenting procedures designed to minimise the risk of exposure to asbestos at the site, for employees, maintenance personnel, contractors, construction workers and visitors.

This AMP has been developed in line with the SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace (2022) which states:

> *An asbestos management plan sets out how asbestos or ACM that is identified at the workplace will be managed, for example what, when and how it is going to be done.*
>
> *An asbestos management plan must include:*
>
> - *The identification of asbestos and ACM, for example a reference or link to the asbestos register for the workplace, and the locations of signs and labels;*
> - *Decisions, and reasons for the decisions, about the management of asbestos at the workplace, for example safe work procedures and control measures;*
> - *Procedures for detailing accidents, incidents or emergencies of asbestos at the workplace; and*
> - *Workers carrying out work involving asbestos, for example consultation, information and training responsibilities.*

Additionally, an asbestos management program should be seen as part of an organisation's overall approach to risk management. Where the evaluation process has revealed a likelihood of exposure to asbestos fibres all practicable steps should be taken to ensure that employees are not unnecessarily exposed. A thorough examination of work practices is an essential preliminary action. Procedures designed to ensure that employees are not exposed to asbestos likely to cause danger to their health should then be adopted.

The ultimate aim of this AMP is to ensure that no persons whether employed at the site, visiting the site or contracted to work on the Site are exposed to the risk of the inhalation of airborne asbestos fibres. In addition, it is essential that all employees, visitors and contractors be fully informed of the control strategies that have been established and the factual health consequences of exposure to airborne asbestos fibre.

1.3 Scope of Work

Asbestos finds are likely considering the historical nature and the previous investigations developed on site. This management plan will detail:

- How asbestos and associated materials are to be managed;
- Safety precautions required whilst handling asbestos materials;
- Actions to be employed if unexpected asbestos is identified/and or suspected; and
- Verification/certification of remediation works.

In consultation with the client, the following activities were raised for consideration in terms of meeting the remedial goal for the site:

- Capping and containment of asbestos impacted soil materials within their existing in-situ location; and
- Unexpected asbestos finds uncovered during trenching / excavation associated with the bulk earthworks / civil works scope.

1.4 Regulatory Framework

This document is designed to assist the client in fulfilling its general obligation to ensure the health and safety of employees, contractors, visitors and others accessing the site. It also addresses specific asbestos related legislative requirements and guidelines in approved industry standards.

This AMP satisfy the requirements of the Safe Work Australia Asbestos Codes of Practice and Guidance Notes, these being:

- SafeWork NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace* (2022).
- SafeWork NSW *Code of Practice: How to Safely Remove Asbestos* (2022).
- *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition [NOHSC: 3003 (2005)].*

The AMP is consistent with NSW legislative requirements, these being:

- *Work Health and Safety Regulation 2017.*
- *Work Health and Safety Act 2011.*
- *Environmentally Hazardous Chemicals Act 1985.*
- *Protection of the Environment Operations Act* (1997).
- *National Environmental Protection Measures (NEPM) 1999, amended 2013.*

In addition, the AMP has considered the following Australian and New Zealand Standards:

- AS1319-1994 Safety Signs in the Occupational Environment.
- AS/NZS1715-2009 Selection, Use & Maintenance of Respiratory Protective Equipment.
- AS/NZS1716-2003 Respiratory Protective Devices.
- AS/NZS 60335.2.69:2003 Household and similar electrical appliances – Safety - Particular requirements for wet and dry vacuum cleaners, including power brush, for industrial and commercial use.
- AS4260-1997 High Efficiency Particulate Air (HEPA) Filters – Classification, Construction and Performance.

2. ASBESTOS BACKGROUND

Asbestos is a naturally occurring fibrous mineral that possesses numerous properties that make it suitable for insulating and reinforcing applications. Asbestos materials were therefore used extensively in building products in Australia and throughout the world, particularly in the 1950s to 1970s.

The health effects associated with asbestos exposure are due to the inhalation of airborne respirable asbestos fibres. Respirable fibres are asbestos fibres that can be inhaled to the lower reaches of the lung and conform to the following constraints; < 3 microns in width, > 5 microns in length & possessing a length to width ratio of at least 3:1.

2.1 Asbestos Definition

Asbestos is usually classed as either *non-friable* or *friable*. Non-friable asbestos materials are usually well encapsulated within the matrix of the product and therefore not able to be rendered into respirable asbestos fibres unless released by machining processes. Friable asbestos is material that can be crumbled, pulverised or reduced to powder by hand pressure when dry.

Examples of friable asbestos include lagging of hot water pipes and sprayed insulation on boilers/structural beams for heat insulation. Asbestos Cement (AC) material and vinyl floor tiles are examples of non-friable asbestos materials. Non-friable materials however, can become friable through weathering or mechanical disturbance. Friable asbestos is classed as more hazardous than non-friable asbestos materials as asbestos fibres are more easily released into the air when disturbing the materials.

The main purpose of asbestos fibres being present in AC products is for re-enforcement. Asbestos fibres are very flexible and strong, and when AC products are broken, some of the bundles may be pulled out, rather than fracture along the break. In general these fibres are present as fibre bundles and are not able to be inhaled because they are too large.

2.2 Health Effects of Exposure to Asbestos

Asbestos presents a hazard only if fibres of respirable size become airborne and there is the potential for workers to inhale them. The release of asbestos fibres from materials and substrates is dependent on the amount of disturbance impacted upon these materials (cutting, abrading, crushing, etc). The danger of airborne asbestos is that fibres are not visible to the naked eye and the long duration required between exposure to asbestos and the onset of disease.

The following are typical diseases related to asbestos exposure:

- Asbestosis – progressive scarring of lung tissue similar to silicosis. Occurs 5 to 15 years after continued exposure to high fibre concentration.
- Mesothelioma – cancer of the lining of the chest cavity. Occurs 20 to 50 years after first exposure and is usually fatal.
- Lung Cancer – cancer of the bronchial lining or lung tissue. Occurs 20 or more years after first exposure and is almost always associated with heavy exposure to asbestos. The risk of contracting lung cancer is greatly elevated among smokers who are exposed to asbestos.

The primary factors that increase the risk of contracting an asbestos-related disease are:

- Higher levels of asbestos fibres in the air;
- Higher frequency of exposure;
- Longer duration of exposure; and
- The time that elapses after exposure.

NOTE: Although an increased risk is presented by the above factors, no level of exposure to respirable asbestos fibres is perceived as safe.

3. ROLES AND RESPONSABILITIES

Outlined in **Table 3.1** below are the key roles, company and their representatives who will implement this plan to eliminate/minimise any potential risk of exposure to asbestos fibres for all personnel and general public.

Table 3.2.2.1. Key Roles and Responsibilities.

Role	Company / Organisation	Responsibility
Premises Controller	DuluxGroup Limited	• Identify any foreseeable hazards arising from the premises / site that have the potential to harm the health and safety of any persons accessing or using the premises including the presence of materials containing asbestos, • Risk assess and control, • Communicate hazards and implement required controls, • Review of Asbestos Management Plan and SWMS.
Principal Contractor	Vaughan Constructions	• Must ensure that an asbestos register is prepared and kept at the workplace and ensure that the asbestos register is maintained to ensure the information is up to date, • Review of asbestos management plan, • Provision of access to worksite, • Provision of site supervision, • Provision of emergency evacuation and response requirements, • Notify hygienist of all excavation works conducted onsite, • Notification of any unexpected finds to site hygienist, • Activation of emergency incident response plan, • Enforcement of safety rules, • Site induction and communication of known site hazards and controls, • Management of the asbestos management plan in line with duties outlined within, • Undertake identification and surveying activities to indicate whether asbestos materials are present at worksite and in a condition that could during the course of the works affect the health and safety of site visitor or others, • Engage licensed asbestos contractor, • Review licensed asbestos contractor SWMS, • Review and ensure current appropriate licenses and competencies are held by asbestos contractor, • Ensure that the waste generated onsite is correctly classified in accordance with NSW EPA guidelines and disposed of at a facility licensed to accept that waste class, • Provide assistance and advice regarding asbestos management onsite and arranging for waste classification and transportation offsite.
Nominated Environment and / or Safety Coordinator	Vaughan Constructions	• Provide assistance and advice regarding asbestos management onsite and arranging for waste classification and transportation offsite, • Ensure Construction Environment Management Plan is being appropriately implemented in relation to waste disposal, • Assist in emergency incidents.
Licensed Asbestos Assessor / Qualified Occupational Hygienist	Environmental Group Australia	• Development and management of asbestos management plan, • Designated site supervisor for hygienist work, • Airborne asbestos monitoring, inspections, clearance inspections and asbestos supervisions during any asbestos handling works, • Supervise Class A or Class B Asbestos removal contractor, • Certify / verify that removal areas are free from ACM or friable asbestos containing materials as per the removal scope, • Review licensed asbestos contractor SWMS, • Guidance on methodology for the control of hazardous materials, • Provide advice to the Project on Work Cover Notifications, permit to works, insurances and license requirements.

Role	Company / Organisation	Responsibility
Licensed Asbestos Contractor	TBC	• Prepare an Asbestos Removal Control Plan in accordance with Part 3.5 of the Safework NSW *Code of Practice: How to Safely Remove Asbestos* (2022), • Lodge the required Safework NSW notifications, • Ensure consultation with people affected by the asbestos works, including neighbours, have occurred prior to works commencing, • Hold (at a minimum) a Class A asbestos license for friable removal and/or a Class B asbestos licence for non-friable removal • Control and establishment of asbestos working zones, • Ensuring PPE is been worn correctly, • Control of potentially contaminated dust in the removal area at all times, • Asbestos removal, • Transport asbestos waste material to a licensed waste facility, • Decontaminating all plant and materials appropriately, • Provision of waste tracking receipts.

Table 3.1. Continued.

3.1 Premises Controller and Primary Contractor

The premises controller will provide any emergency evacuation and response requirements (eg. evacuation alarm, emergency assembly point, first aid provisions). The emergency evacuation procedures are to be included in the Safe Work Method Statement (SWMS) as appropriate. Any changes required will be communicated in the daily pre-start briefing / toolbox talks and SWMS.

The premises controller will also ensure the stakeholder communication plan outlined within **Section 4.3** is adhered to for the duration of subsurface works.

3.2 NSW Licensed Asbestos Assessor / Qualified Occupational Hygienist

All suspected asbestos materials not previously identified shall be subject to an asbestos inspection by an NSW Licensed Asbestos Assessor (LAA) or Qualified Occupational Hygienist. The suspected materials are to be sampled and analysed by a NATA accredited laboratory for the presence of asbestos. Asbestos analysis is to be undertaken using a polarised light microscopy, supplemented with dispersion staining. Other approved methods may be used where appropriate (if required). All asbestos analysis must be undertaken by a NATA accredited laboratory.

The LAA or Qualified Occupational Hygienist will undertake air monitoring and supervision, visual clearance inspections of remediated areas and provide clearance certificates after approval for an area has been given. The LAA will be responsible for all works pertaining to friable asbestos removal and/or management works and the Qualified Occupational Hygienist will be responsible for all works pertaining to non-friable asbestos removal and/or management works. The LAA will review all clearance inspections undertaken by the Qualified Occupational Hygienist.

The LAA or Qualified Occupational Hygienist must provide independent verification of the licensed asbestos removal contractor's work practices, implemented controls and standards employed during removal operations.

Supervision by a LAA or Qualified Occupational Hygienist will be carried out during any asbestos removal / handling works to ensure the works are undertaken in accordance with relevant codes of practice, guidelines and have been completed to a satisfactory standard.

The LAA / Qualified Occupational Hygienist supervising the asbestos works must attend all pre-start meetings/toolbox talks and ensure all employees working within the area are aware of any safety matters regarding asbestos and/or any asbestos related works being undertaken in the area. The LAA / Qualified Occupational Hygienist will also deliver the Asbestos Toolbox presentation required prior to the commencement of subsurface works within the site.

3.3 Licensed Asbestos Removalist

As prescribed by the *SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2022)*, all friable asbestos works are to be undertaken by a licensed Class A asbestos removal contractor (i.e. a contractor holding a business certificate for the prescribed activity of friable asbestos removal). A Class B licensed asbestos removalist can only

undertake works involving non-friable asbestos. Non-friable asbestos works can be supervised by either a Class A or Class B licensed asbestos removalist company.

All asbestos works must be undertaken using the following mandatory controls;

- Delineated asbestos work zone/area;
- Appropriate Personal Protective Equipment (PPE);
- Suppression techniques (wet and dry); and
- Decontamination procedures (wet and dry).

Asbestos removal / handling works must be performed in accordance with all legislative requirements. The statutory requirements for asbestos removal are prescribed in *Section 274 of the Work Health and Safety Act, 2011*. The *SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2022)* provides necessary guidelines for the safe handling / removal of asbestos containing materials.

Prior to commencing works the asbestos contractor must ensure consultation with any people who may be affected by the asbestos works, including, but not limited to, neighbours, and workplaces adjacent to the site. The licensed asbestos contractor must also prepare an Asbestos Removal Control Plan (ARCP) and a Safety Health and Environment Work Method Statement (SWMS). The asbestos contractor will also be required to attend daily pre-start meetings and ensure all workers associated with asbestos works are aware of the works, required PPE and have signed onto the ARCP and SWMS.

3.4 Asbestos Removal Control Plan

An Asbestos Removal Control Plan is to be developed by the licensed asbestos removalist prior to undertaking any asbestos removal / handling works. The Asbestos Removal Control Plan must identify the specific control measures a license holder will install to ensure workers and other persons are not at risk when asbestos works are being conducted.

An asbestos removal control plan helps ensure the asbestos removal is well planned and carried out in a safe manner. The plan must be prepared before the licensed asbestos works commence.

The asbestos removal control plan must include details of:

- How the asbestos removal will be carried out, including the method, tools, equipment and PPE to be used;
- The asbestos to be removed, including the location, type and condition of the asbestos; and
- Decontamination procedures and waste disposal.

3.4.1 Safety Work Method Statement (SWMS)

The Safe Work Method Statement details the proposed work methodologies to be used in order to safely and effectively remove, enclose or encapsulate (as requested by Site Project Management in line with this plan) the asbestos containing materials. This SWMS must be submitted to Site Project Management and the LAA / Qualified Occupational Hygienist for review and approval prior to commencing work on site.

3.4.2 Health Monitoring

The licensed asbestos removalist contractor will require their employees / subcontractors to undertake health surveillance and monitoring by a GP, including X-rays at a minimum of once every 2 years or in line with current SafeWork NSW (2022).

4 MANAGEMENT OF ASBESTOS

4.1 Management and Control of the Asbestos Risk

Prior to commencement of work, all persons involved in the work shall be inducted onto the Safety Health and Environment Work Method Statement which covers:

- The potential health risk and toxic effects associated with the contaminants;
- The control measures used to minimise the risk to health and safety;
- The correct use of methods used to minimise the contamination of employees, other persons and the workplace; and
- The correct care and use of personal protective equipment.

Records of induction shall be maintained by the client.

4.1.1 Atmospheric Monitoring

Airborne Asbestos Monitoring is to be conducted at the site during any asbestos removal or handling. Monitoring should also be used to validate any implemented controls put in place to mitigate potential asbestos exposure. Results from the airborne asbestos monitoring will be made available to all workers prior to works commencing the following day.

Portable battery-operated air monitors are to be placed within static positions approximately 1.5m above the ground surrounding the work/removal area. The monitoring shall be conducted by a NATA-accredited laboratory. The results of asbestos air monitoring should be provided to the Site Project Management Representative the day following the removal or handling works. Project management will display results of air monitoring on the site's safety notice board for a period of 24hr.

Concentrations of asbestos fibres shall be dealt with as follows:

Table 4.1. Concentration of Asbestos Fibres.

Action Level (airborne asbestos fibres/ml)	Action
Less than 0.01	Continue with control measures
Between 0.01 and 0.02	Review control measures, Investigate the cause, Implement new controls to prevent further release.
More than 0.02	Stop works, Notify the relevant regulator that work has ceased, Investigate the cause, Extend the isolation area and implement controls to minimise further exposure, Do not recommence work until fibre levels are at or below 0.01 fibres/ml.

4.1.2 Known Extent of Asbestos Containing Materials

Based on previous contamination assessment undertaken by Senversa (2024a), friable asbestos (< 0.001 % w/w) is understood to be defined to two locations at the site, identified by sampling locations 'TP103_0.9-1.0' and 'TP104_1.8-1.9'. The remainder of the site footprint is understood to contain fill materials comprising non-friable asbestos impacts.

Based on the details within the Remedial Action Plan (Senversa 2024b), the extent of asbestos containing materials within soil at the site is currently understood to extend across the entirety of the site covering approximately 3 ha. The vertical extent of asbestos impacted soils will be across the site is currently understood to extend to depths of

virgin soil materials to depths of approximately 2.2 m bgsl. As such, all works occurring within the fill layer at the site, will require appropriate asbestos controls per this AMP.

Refer to **Figure 2** for locations of asbestos impacted soils across the site footprint.

4.2 Notifications of Remediation/Asbestos Works

Prior to any work taking place, the following notifications will be required as follows:

- The licensed asbestos contractor must give a minimum five (5) days' notice to SafeWork NSW regarding the removal of asbestos and obtain an Asbestos Removal Permit. This permit will be obtained prior to any work occurring in an area. The permit is valid for the time outlined by the contractor and must be extended if the works are to proceed past the allotted time period;
- The client must consult with persons affected by the asbestos works, this includes speaking with neighbours. Further guidance can be sort from the *SafeWork NSW Code of Practice: Work Health and Safety Consultant, Cooperation and Coordination;* and
- The asbestos contractor must ensure that this consultation has occurred prior to commencing works.

4.3 Stakeholder Communication

Prior to the commencement of subsurface works within the site, an Asbestos Toolbox presentation will be held to inform all site personnel as to the risks associated with the asbestos contamination present within the site. At the completion of the toolbox presentation, all workers will sign an induction register stating that they understood the toolbox presentation and will adhere to the controls required for the site works.

A structured communication strategy will be implemented for the duration of asbestos management works to ensure that all site personnel and stakeholders are adequately informed throughout the redevelopment works. The following communication measures will be implemented:

- Clear explanation of the scope and purpose of the asbestos works to be undertaken within the site, to ensure all stakeholders are aware of what is happening;
- Detailed schedule of the works, supported by regular updates on progress and notification of any changes to the timing of works, to ensure all stakeholders are aware of when works are happening;
- Identification of the specific areas within the site where asbestos management activities are being carried out, to ensure all stakeholders are aware of where works are being carried out and to ensure appropriate measures are in place; and
- Description of the methodologies employed, together with advice on potential impacts to workforce activities and the measures being implemented to manage risks and minimise disruption, to ensure all stakeholders are aware of how works will progress and to understand the associated impact of the works.

The above communication strategy is required to be implemented in a clear, timely and practical manner, so the workforce are aware of the risks associated and how it may affect them. It is expected that the communication strategy will be implemented via the following methods:

- Daily pre-start meetings to ensure all site personnel are aware of the location of the asbestos works, what the works involve, how and when the works will be undertaken, and to ensure PPE expectations and no-go zones are communicated to all workers. The asbestos removalist contractor will outline any expected changes to works continuing from the day prior and will ensure all workers involved with the asbestos works are aware of the PPE and controls required for the works. Any results of asbestos air monitoring and additional asbestos sampling and/or unexpected finds will be provided by the LAA / Qualified Occupational Hygienist prior to works commencing;
- Weekly summaries outlining the proposed asbestos works for the week, and a map of the proposed location of asbestos works for the week will be displayed on the site noticeboard, to ensure site personnel and visitors are aware of the works being undertaken. These weekly summaries will be updated if the proposed works schedule is changed throughout the week. Airborne asbestos monitoring results from the previous day of works will also be posted on the site noticeboard at the start of each working day;
- Weekly toolbox talks will outline the program of works, including expected milestones, delays in the schedule and whether any incidents related to asbestos have occurred; and

- Appropriate exclusion zones and signage will be erected prior to asbestos works commencing within specific areas of the site to ensure personnel not associated with the asbestos works are aware of where works are occurring.

As the asbestos works areas will evolve and change throughout the duration of the project, the LAA / Qualified Occupational Hygienist will update site personnel during the daily pre-start regarding changes to the asbestos works. Updates to be provided by the LAA / Qualified Occupational Hygienist will include information regarding the controls required, the extent of asbestos work zones, and PPE required within the zone so all personnel are aware.

4.4 Site Establishment during Asbestos Remediation Works

1. Suitable exclusion zones are to be established around the removal area. The LAA / Qualified Occupational Hygienist shall assess the exclusion zone and provide zone parameters on the day of works being conducted.

2. Warning signs are to be erected at boundary to the exclusion zone for the duration of the exclusion zone being in force, including overnight or over weekends if the asbestos work has not been completed. The signs will be similar to the following:

3. Whilst there are potentially hazardous materials present within the exclusion zone, all personnel must decontaminate prior to exiting the exclusion zone and PPE must either be disposed of or remain inside the exclusion zone until the completion of works.

4. All tools, plant and equipment which may have been contaminated by hazardous materials must be thoroughly decontaminated prior to leaving the worksite. If deemed necessary by the LAA / Qualified Occupational Hygienist, tools, plant and equipment may need to be swabbed and a clearance certificate issued before leaving the worksite. Alternatively, if tools are exclusively used for hazardous materials work they may be sealed in air tight containers and removed from site for future reuse or disposal.

4.5 Asbestos Removal / Handling

Asbestos removal / handling works must be performed in accordance with all legislative requirements. The statutory requirements for asbestos removal are prescribed in the *Section 274 of the Work Health and Safety Act, 2011*. The *Safework NSW Code of Practice: How to Safely Remove Asbestos (2022)* provides useful guidelines for the safe removal of asbestos containing materials.

For all works proposed where asbestos impacted materials will be disturbed, **Steps 1-5** below must be undertaken:

1. Site works within vicinity of the asbestos effected area are to cease immediately at the discretion of the LAA / Qualified Occupational Hygienist.
2. Relevant Foreman, Engineer and Safety Manager on site are to be notified.
3. All contractors are to ensure that they have the correct PPE for the asbestos removal task, including appropriate handling gloves, P2 or P3 respirators and disposable overalls (all PPE to be sealed in a bag with contaminated material and removed and disposed appropriately).
4. Prior to works commencing the SWMS shall be reviewed by the Construction Manager.
5. The area shall be isolated and barricaded prior to asbestos works commencing and signage erected.

For removal and disposal of asbestos containing materials and asbestos impacted soils, **Steps 6-9** will be followed:

6. Only appropriate licensed and competent contractors will remove/dispose of asbestos containing materials. Construction Manager will check the qualifications of the individuals prior to work commencing.
7. All Hazardous Materials including PPE will be sent to a licensed facility as soon as possible with full waste transfer traceability.

8. All vehicles and equipment which have (or potentially have) come into contact with asbestos materials will be inspected cleaned down prior to exiting the work zone.
9. The waste shall be disposed of to a landfill carrying a license appropriate for the type of waste needed to be disposed of. In accordance with NSW legislation the waste class (type of waste) shall be predetermined through testing prior to disposal. To demonstrate proof of proper disposal, copies of waste disposal receipts are to be kept for inspection by SafeWork NSW, the NSW EPA, the local council or project team.

For any excavation and/or piling works proposed, **Steps 10-14** will be followed:

10. Only appropriate licensed and competent contractors will handle the asbestos containing materials. Construction Manager will check the qualifications of the individuals prior to work commencing
11. All heavy vehicles associated with the works must be enclosed, fitted with a HEPA filter and have the reverse cycle air conditioning turned on. For any personnel on foot assisting with the associated works, the PPE requirements outlined in **Section 4.9** must be worn.
12. All asbestos impacted material excavated and/or piled, must be appropriately delineated as asbestos-containing prior to re-use within the site. All asbestos impacted materials proposed for backfilling within the site must be appropriately managed and covered by a marker layer, per the Remediation Action Plan (Senversa 2024b) at the completion of works. Where soil materials are proposed for off-site disposal, steps 5 to 9 above must be followed.
13. All vehicles and equipment which have (or potentially have) come into contact with asbestos materials will be inspected cleaned down prior to exiting the work zone.
14. All PPE worn during the works must be disposed of to a landfill carrying a licence appropriate for the waste needed to be disposed of. To demonstrate proof of proper disposal, copies of waste disposal receipts are to be kept for inspection by SafeWork NSW, the NSW EPA, the local council or project team.

Refer to **Figure 3** for the approximate work areas and associated asbestos removal / handling works proposed to occur within each work area. The proposed works for each work area is outlined in **Table 4.5.1** below.

Table 4.5.1 Proposed Works within Work Zones Across Site

Work Area ID	Proposed Works
Area 1 – FF3 Existing Warehouse	• Removal of existing ground slab* • Excavation for new equipment structural footings* • In-ground service installation* • Construction of ground slab and footings
Area 2 – New Tank Farm	• Removal of hazardous materials from the maintenance shed per the Hazardous Building Material Survey* • Demolition of the maintenance shed • Removal of existing hardstand slab* • Cut / fill earthworks to achieve required levels* • In-ground service installation* • Construction of new equipment and structural foundations • Construction of ground slab and footings
Area 3 – FF4 New Warehouse	• Removal of hazardous materials per the Hazardous Building Material Survey* • Demolition of existing warehouse and removal of underlying slab* • Piling to Technical Centre foundations* • In-ground service installation* • Construction of ground slab and footings
Area 4 – External Pavements	• Removal of existing ground slabs to limited areas* • In-ground service installation* • Construction of ground slabs
Area 5 – New HV Infrastructure	• Cut / fill earthworks to achieve required levels* • In-ground service installation* • HV infrastructure foundations • Landscaping upon completion of bulk earthworks

Note to Table: * - Works will be undertaken under appropriate asbestos controls unless otherwise

Important: Both the owner of the waste and the transporter are legally responsible for proving the waste was transported to a facility licensed to accept such waste.

4.6 Decontamination Procedures

4.6.1 Cleaning

After completion of asbestos works personnel must undertake the following decontamination procedures if they have been involved in removal of asbestos:

- Remove and dispose of all PPE appropriately.
- Wash hands, face and exposed skin areas.

All machines, tools, equipment and cables are to be decontaminated. All cleaning wipes, materials or water must be disposed of as asbestos waste.

4.6.2 Disposal of PPE

Following asbestos works, all PPE must be disposed of using the procedures listed below;

- All disposable suits and respirators are to be placed in asbestos waste bags (200 µm thick polyethylene bags) after each decontamination process.
- PPE, excluding respirators, will be removed from the workers person inside the designated decontamination zone.
- Bags should be twisted tightly, folded over and the neck secured in the folded position with adhesive tape, or any other effective method.
- These waste bags should not be used for other waste and should be removed from the work zone and placed in a designated and signposted asbestos waste bin.
- The asbestos waste bags should be disposed of by a licensed asbestos contractor and transported to a NSW EPA licensed waste depot approved to accept asbestos contaminated waste. The contractor should have a documented procedure outlined in the SWMS to ensure the vehicles are adequately cleaned and checked prior to leaving the site and landfill.
- Disposal permits or certificates should be sought from the landfill or waste transfer station at the end of the disposal operation. This documentation should be filed with all relevant asbestos documentation for the project, and a copy forwarded to the Consultant Hygienist and Project Supervisor.

4.7 Waste Disposal

- All asbestos waste generated on site will be placed in the designated and signposted waste bin provided. The waste bin will be lined with black 200µm plastic lining prior to asbestos waste being placed inside. The waste bin will be placed in a secure area and locked outside of working hours.
- In the case where asbestos containing soil or building materials is identified during works, the spoil is to be placed in the waste bin and sufficiently wet down to minimise dust during transportation to the bin.
- In the case where asbestos waste is placed in bags, the waste shall be double bagged prior to its removal from the work zone using 200 µm thick polyethylene bags. Asbestos waste shall be bagged once at the workface and a second time away from the workface but prior to leaving the removal area enclosure. It is recommended that a maximum bag size of 1200 millimetres (length) x 900 millimetres (width) be used. Bags should be filled to no more than 50 percent capacity, and contents should be wet before sealing. Consistent with good manual handling practice, bags should not exceed 16 kilograms in weight.
- The disposal of any asbestos materials / products off site will be in accordance with the relevant legislation.
- Transport and final disposal of asbestos waste material shall be carried out in a manner that will prevent the liberation of asbestos dust to the atmosphere by appropriate licensed contractors. All asbestos waste material shall be disposed of at a licensed NSW EPA landfill approved to accept asbestos contaminated waste and in a manner approved by the local and state authorities.

4.8 Validation Works Following Asbestos Soil Removal/Remediation Works

4.8.1 Clearance Inspections

After any removal/remediation works have been completed, the area must be inspected to ensure all asbestos materials have been removed to a satisfactory standard. The process for validation should be as follows:

- LAA / Qualified Occupational Hygienist to conduct visual inspection;
- LAA / Qualified Occupational Hygienist to take clearance soil or dust samples (if and where appropriate);
- LAA / Qualified Occupational Hygienist to carry out clearance air monitoring (if and where appropriate); and
- LAA / Qualified Occupational Hygienist to conduct clearance inspection to confirm all plant / equipment has been adequately decontaminated.

4.8.2 Clearance Report

The visual clearance inspection of the work area should be carried out when the Asbestos Removal Contractor's representative on site considers the asbestos remediation works are satisfactorily completed. Inspections are to be carried out with the Asbestos Removal Contractor's site representative in order to confirm areas that may require further attention after the asbestos works have taken place.

As asbestos works are to be undertaken, an analytical program will be carried out. This will involve collecting residual soil or dust samples of the appropriate surfaces within excavation / soil removal area and submitting the samples to a NATA accredited laboratory. The analytical results will be made available with 24 hours of submission and any scheduled works may resume upon a negative result.

In the case of a positive analytical result for asbestos, further works may be required or, alternatively, steps taken as outlined in Section 7 of this report.

Asbestos materials which are to remain shall be made safe in a manner deemed suitable by the LAA / Qualified Occupational Hygienist prior to a clearance certificate being issued.

A clearance report will be issued by the LAA / Qualified Occupational Hygienist following the clearance inspection and/or analytical program that demonstrates that asbestos works have been effectively carried out. A Clearance Certificate will be issued to certify that works have been completed satisfactorily, and it is safe to resume normal operations. The asbestos removalist contractor will provide all waste transfer dockets for all material removed during the works (where applicable).

All results, reporting and clearance certificates are to be forwarded directly to the client's Project Manager, the Project Safety Manager and Environment Coordinators as soon as practical.

4.9 Minimum PPE Requirements

The following is the minimum PPE required when within the work area. The PPE shall be worn at all times in the work area until a clearance certificate has been issued to the client:

- A P2 or P3 respirator (entry into an exclusion zone is prohibited to persons unable to effectively wear respiratory protection due to facial fit characteristics etc).

General note about respirators - Respirators shall be correctly fitted, maintained in good condition, and kept in clean storage when not in use. Replaceable filters and cartridges should be replaced regularly, in accordance with guidelines issued by the manufacturer. The protection offered by some types of respirators may be affected by personal characteristics such as beards and the wearing of glasses or goggles and subsequently a facial fit test should be conducted prior to use.

- Suitable gloves (non-penetrable);
- Coveralls suitable for asbestos work being undertaken (Disposable coveralls rated Type 5, Category 3 (EN ISO 13982–1); and
- Gumboots or disposable boot covers (where applicable).

NOTE: All disposable PPE will be disposed of as asbestos waste at the completion the asbestos works.

4.10 Access to asbestos contaminated area without use of PPE

Open trenches, excavations and / or exposed asbestos materials must be encapsulated using geo-fabric. The geo-fabric must be secured to the soil surface with the use of pins and / or sandbags so that it cannot be easily removed. The geo-fabric must be applied by the removal contractor under working conditions stated in the Safework *NSW Code of Practice: How to Safely Remove Asbestos (2022).*

The geo-fabric layer must be inspected by an LAA / Qualified Occupational Hygienist before any contractors are allowed to access the area without the use of PPE, to ensure that the risk has been controlled. A report will be issued by the LAA / Qualified Occupational Hygienist following visual inspection that demonstrates that the make safe works have been effectively carried out.

5 REQUIRED EQUIPMENT AND PPE FOR ASBESTOS MANAGEMENT AND CONTROL

5.1 Equipment List

The following is an equipment register of required materials in preparation for works:

- Appropriate personal protective equipment; disposable suits, P2 and P3 respirators, disposable gloves and disposable boot covers.
- Asbestos warning signage and barricade taping.
- 200 µm thick polyethylene asbestos waste bags.
- Black 200 µm plastic lining.
- Light mist capable water system.
- General personal hygiene equipment (e.g. wipes, brushes etc).
- Asbestos Licensed Contractor to dispose of asbestos contaminated waste such as asbestos disposable bags.
- LAA to conduct airborne asbestos monitoring, supervision of asbestos works and clearance inspections.
- Required waste transport system.

5.2 Personal Protective Equipment

The following personal protective equipment (PPE) is required on the project:

- Steel capped safety boots / steel capped gum boots.
- Disposable gloves.
- Disposable boot covers (if required).
- Safety Hard Hat.
- Disposable coveralls (type 5, category 3 (EN ISO 13982–1) or equivalent that would meet this standard.
- Coveralls worn should be made from either 100% synthetic material or a mixed natural / synthetic fabric capable of providing adequate protection against fibre penetration. All fabrics must be capable of preventing the penetration of asbestos fibres down to a diameter of 0.5µm and to a maximum 1% penetration of all airborne asbestos fibres. Once worn, disposable overalls are not to be reused or laundered.
- Disposable half-face particulate respirator (P2 or P3 rated dependant on type of removal): The respirator must conform to the requirements of AS/NZS 1716:2009 *Selection, Use and Maintenance of Respiratory Protective Devices* or its equivalent. These disposable respirators must be replaced at each decontamination event.

6 ASBESTOS IMPACTED FILL MATERIALS HANDLING

Regarding works associated with the identified asbestos impacted fill materials within the site, EGA recommends the following:

- All works associated with asbestos impacted soil materials including excavation, handling, movement, temporary storage and placement are to be carried out under the supervision of a Class A or Class B licensed removalist contractor. Supervision by an SafeWork NSW Licensed Asbestos Assessor and/or Qualified Occupational Hygienist is required for asbestos handling works to ensure appropriate controls are maintained and works are undertaken in compliance with all relevant legislation, guidance, and this AMP.
- At least five (5) days prior to the beginning of the scheduled works, a Notification for Removal of Friable or Non-Friable Asbestos must be lodged with SafeWork NSW by the Class A licensed asbestos removalist contractor.
- The SafeWork NSW Licensed Asbestos Assessor (LAA) and/or Qualified Occupational Hygienist should be made available to supervise the works to ensure that all procedures are implemented in accordance with the *NSW Code of Practice: How to Safely Remove Asbestos (2022)* and requirements set out within the site's Asbestos Management Plan (AMP).
- Asbestos Air Monitoring (AAM) is required for all asbestos handling works within the site. AAM works to ensure adequacy of control measures within the asbestos materials handling areas.
- A marker layer of geofabric will be laid on top of the materials followed by the imported materials per the site's Remediation Action Plan (Senversa 2024b).
- A visual inspection of the soil surface will be carried out by the NSW Licensed Asbestos Assessor (LAA) / Qualified Occupational Hygienist at the end of the exercise, with a clearance report issued.
- Excavated materials are to be tracked via the 'Materials Tracking Sheet' provided in the appendices.
- It should be noted that the following end of day tasks will be required as per the *SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2022):*
    - At the end of each shift, the remaining source area will be made safe using geofabric / black plastic.
    - At the end of each shift, the NSW Licensed Asbestos Assessor (LAA) / Qualified Occupational Hygienist shall undertake an asbestos clearance / make-safe inspection to ensure that each area has been cleared / made safe – Weekly Reports will be sent to the client.
    - At the completion of asbestos works, all plant and machinery used during the works are to be decontaminated (as applicable) by the licensed removalist contractor and subsequently inspected by the LAA who will then issue an asbestos materials clearance report or arrange for additional decontamination.

7 UNEXPECTED FINDS

Regarding any potential works outside of the subject area presumed not to contain asbestos, EGA recommends the following when encountering unexpected asbestos materials:

- Stop works and restrict access to the affected area.
- An asbestos inspection shall be undertaken by the LAA / Qualified Occupational Hygienist to determine the presence or absence, nature, quantity and extent of asbestos contamination.
- The LAA / Qualified Occupational Hygienist is to notify the Principal Contractor, so that the area can be characterised, remediated and validated.
- An LAA / Qualified Occupational Hygienist will supervise the removal and/or containment works to ensure that all removal procedures are implemented in accordance with the *Safework NSW Code of Practice: How to Safely Remove Asbestos (2022).*
- Following the removal/containment of asbestos materials, a LAA shall undertake an asbestos clearance inspection to ensure no asbestos materials remain within the subject area.
- Any asbestos containing soil materials earmarked to stay onsite may remain in-situ / moved to placement areas provided it has been assessed against the relevant land-use suitability criteria. The location of any remaining asbestos should be listed on an asbestos register.
- If asbestos-containing materials are found outside of the removal area, management options may be employed to ensure safety of personnel and community.

Procedures for responding to incidents involving the inadvertent discovery of suspected asbestos containing materials is provided in the Unexpected Asbestos Find Emergency Procedure (**refer to Appendix B – Unexpected Finds Flow Chart**).

8 RECOMMENDATIONS

Reviews of the AMP should be performed on a regular basis and it may be updated as new information on site becomes available.

The review will encompass the entire workings of this AMP including such things as maintenance of registers, asbestos removal procedures, tendering, monitoring, asbestos related functioning etc.

The purpose of the review is to monitor compliance with the AMP, and where appropriate, improve it.

Reviews shall be undertaken in accordance with the WHS Regulations and relevant Codes of Practice.

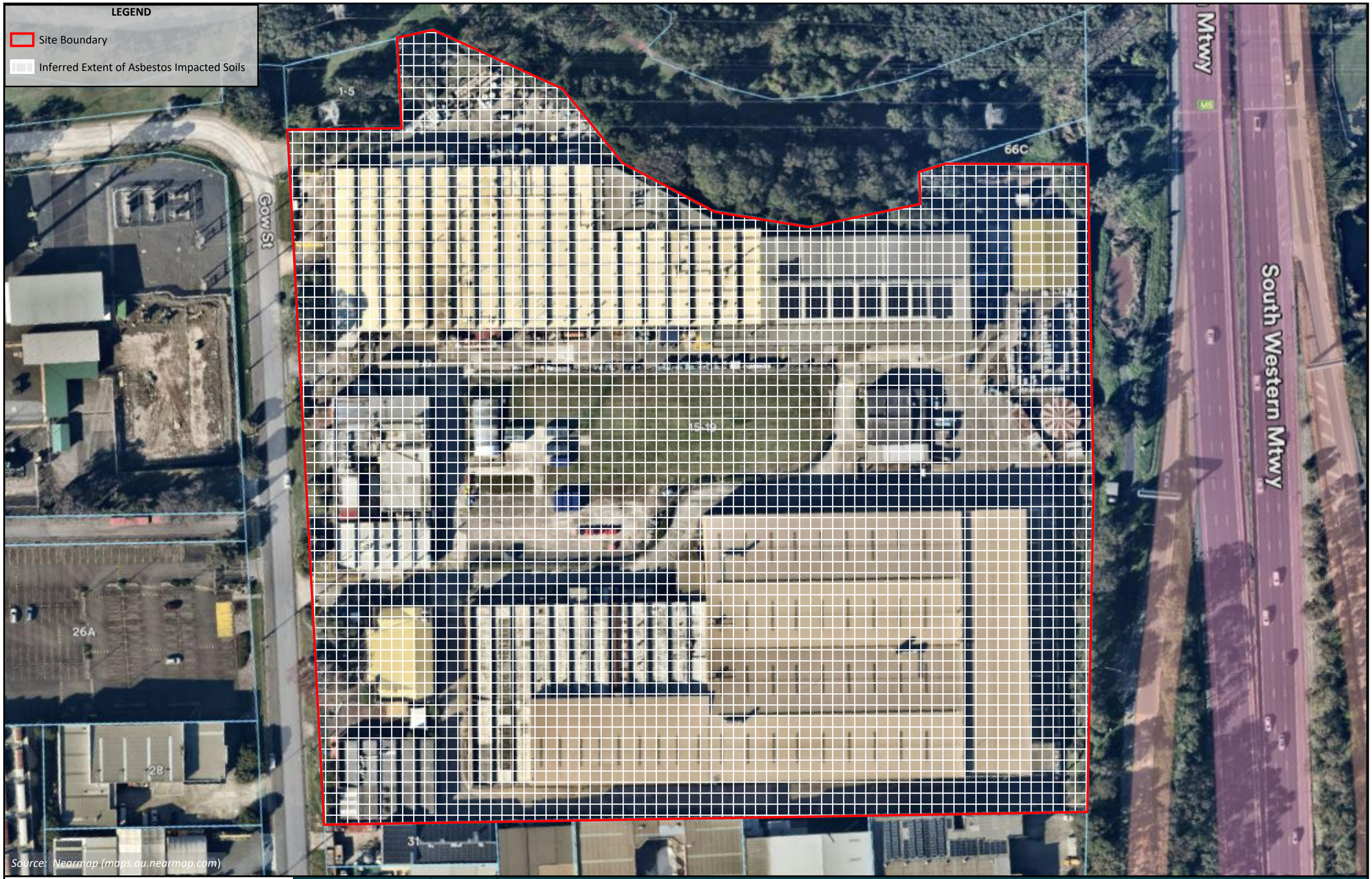
APPENDIX A

FIGURES

Source: Google Maps (Google.com/maps)

Source: Nearmap (maps.au.nearmap.com)

Scale:	50 m	Site Locality		
Client Name:	Vaughan Constructions Pty Ltd	N	Figure Number:	1
Project Name:	Waste Management Plan		Figure Date:	28 August 2025
Project Location:	15 & 20 Gow Street, Padstow NSW		Report Number:	3182-AMP-01-040925.v1f



Scale:	25 m	Site Layout		
Client Name:	Vaughan Constructions Pty Ltd	N	Figure Number:	2
Project Name:	Waste Management Plan		Figure Date:	28 August 2025
Project Location:	15 & 20 Gow Street, Padstow NSW		Report Number:	3182-AMP-01-040925.v1f

LEGEND

- Site Boundary
- Scope of Works Line
- Area 1 - FF3 Existing Warehouse
- Area 2 - New Tank Farm
- Area 3 - FF4 New Warehouse
- Area 4 - External Pavements
- Area 5 - New HV Infrastructure

Source: Nearmap (maps.au.nearmap.com)

Asbestos works within Area 1 will include:
- Excavation for installation of new equipment structural footings
- Excavation for installation of new ground slab and footings
- Excavation for installation of in-ground services

Asbestos works within Area 2 will include:
- Removal of hazardous building materials per the Hazardous Building Material Survey
- Cut / fill earthworks to required levels
- Excavation for installation of in-ground services
- Excavation for installation of new equipment structural footings

Asbestos works within Area 3 will include:
- Removal of hazardous building materials per the Hazardous Building Material Survey
- Excavation for installation of in-ground services
- Excavation for installation of new equipment structural footings
- Piling works to facilitate construction of Technical Centre foundations

Asbestos works within Area 4 will include:
- Excavation for installation of in-ground services

Asbestos works within Area 5 will include:
- Cut / fill earthworks to required levels
- Excavation for installation of in-ground services
- Excavation for installation of HV infrastructure foundations

EGA note all existing hardstand removal will be completed under asbestos controls per this AMP.

Scale:	25 m	Works Zone Layout	
Client Name:	Vaughan Constructions Pty Ltd	Figure Number:	3
Project Name:	Asbestos Management Plan	Figure Date:	28 August 2025
Project Location:	15 & 20 Gow Street, Padstow NSW	Report Number:	3182-AMP-01-040925.v1f

LEGEND

- Site Boundary
- Scope of Works Line
- Permanent Airborne Asbestos Monitor Location

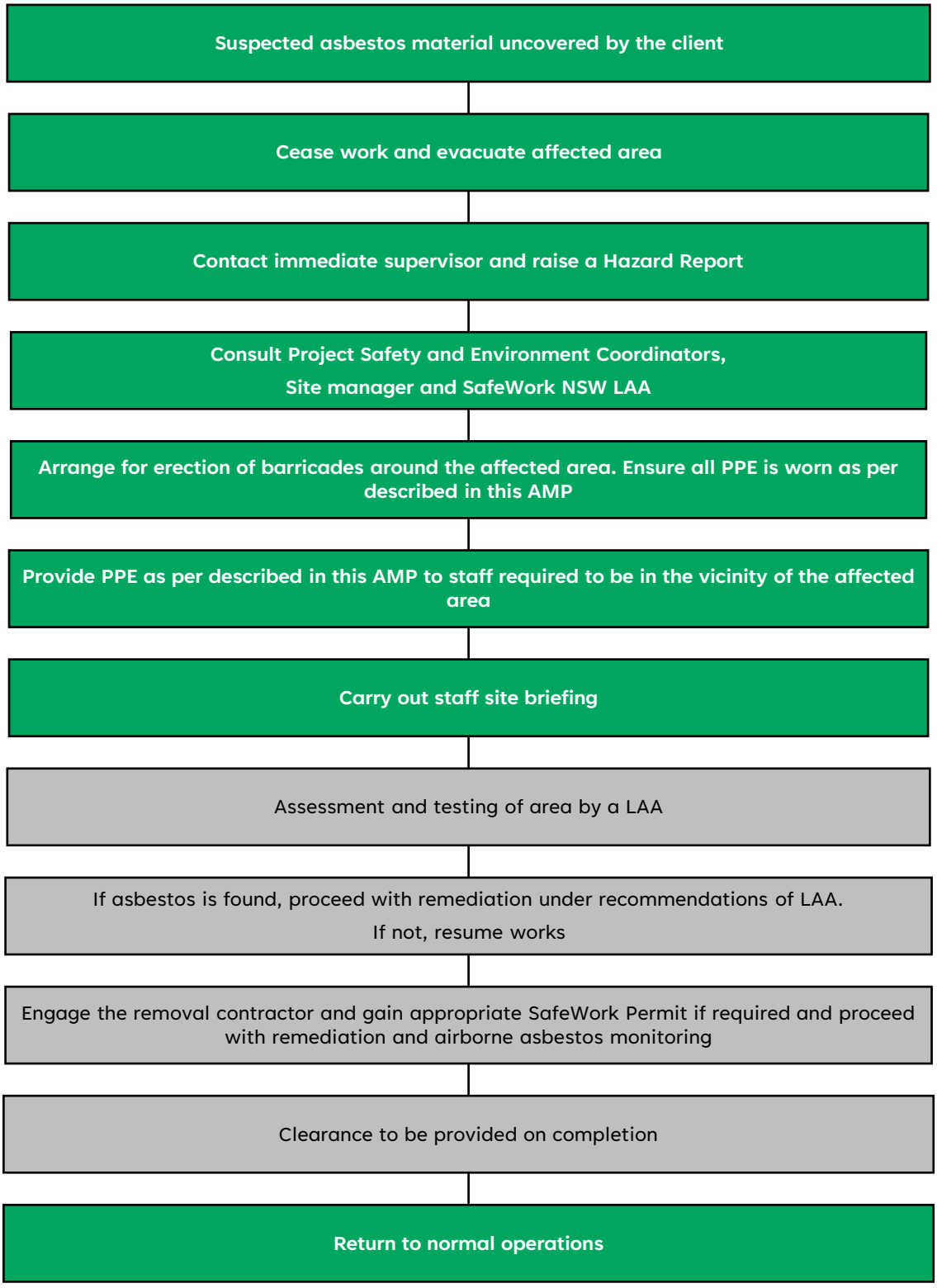
EGA note additional airborne asbestos monitor locations will be updated as works progress, at the discretion of the LAA / Qualified Occupational Hygienist

Source: Nearmap (maps.au.nearmap.com)

Scale:	25 m	Permanent Asbestos Air Monitor Locations	
Client Name:	Vaughan Constructions Pty Ltd	Figure Number:	4
Project Name:	Asbestos Management Plan	Figure Date:	3 September 2025
Project Location:	15 & 20 Gow Street, Padstow NSW	Report Number:	3182-AMP-01-040925.v1f

APPENDIX B

UNEXPECTED FIND PROTOCOL



Green sections to be performed by the client

Grey sections to be performed by others

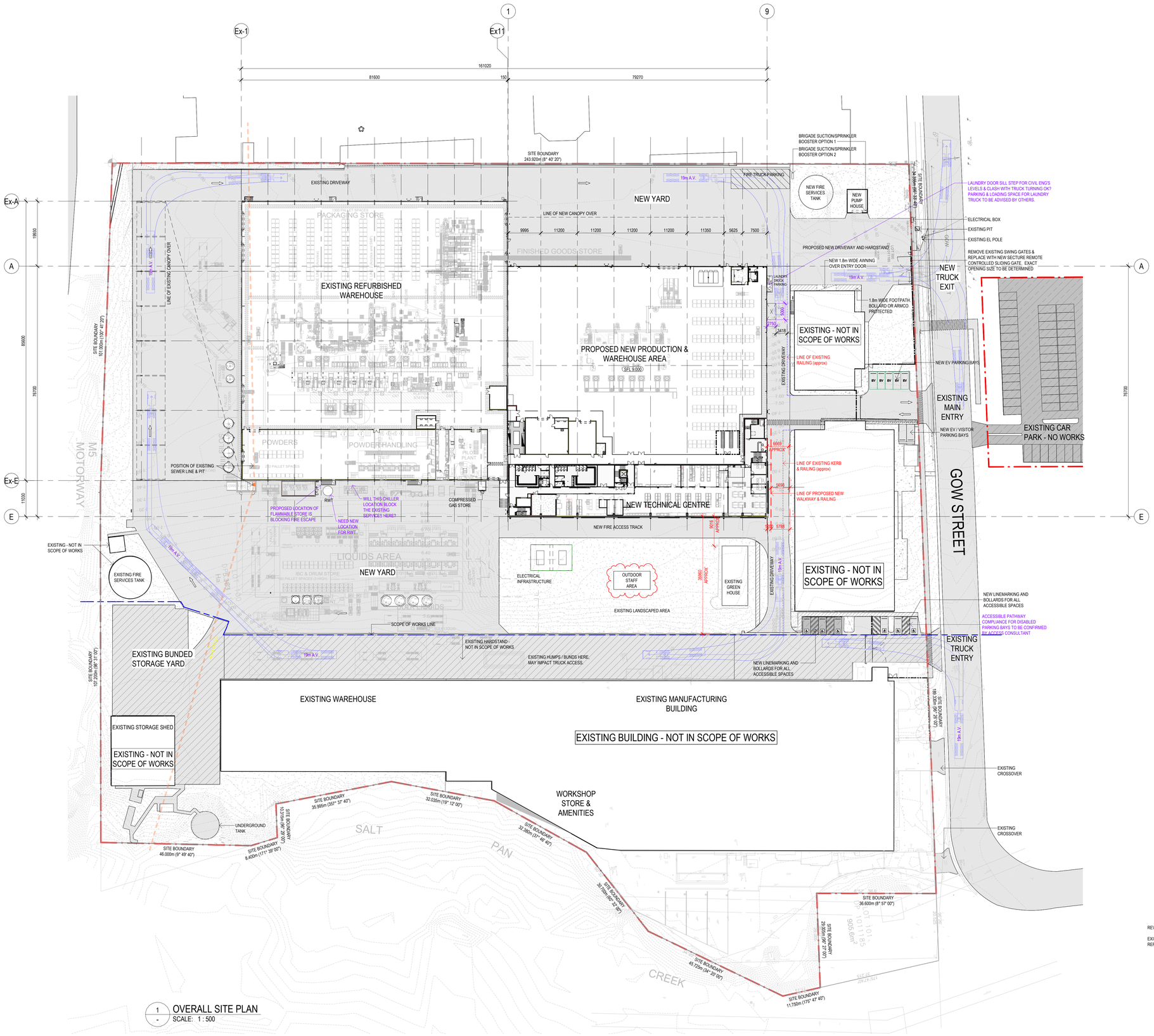
APPENDIX C

MATERIALS TRACKING SHEET

Source Location:	Receiving Location:	Quantity (Tonnes)	Date of Import	Type / Description	Waste Classification Report Reference	Reviewed by:

APPENDIX D

PROPOSED SITE PLAN



1 - OVERALL SITE PLAN
SCALE: 1 : 500

LEGEND: SITE PLAN

- PV1 — INDICATES EXTENT OF CONCRETE VEHICULAR PAVEMENT TO CIVIL ENGINEERS DETAILS. CONFIRM EXTENT ON SITE.
- PV2 — INDICATES EXTENT OF ASPHALT VEHICULAR PAVEMENT TO CIVIL ENGINEERS DETAILS. CONFIRM EXTENT ON SITE.
- CP1 — INDICATES CONCRETE PAVEMENT WITH RULED LINES TO PEDESTRIAN WALKWAYS TO CIVIL ENGINEERS DETAILS. CONFIRM EXT ON SITE.
- CP2 — INDICATES CONCRETE PAVEMENT WITH RULED LINES AND NON-SLIP BROOM FINISH TO PEDESTRIAN WALKWAYS TO CIVIL ENGINEERS DETAILS. CONFIRM EXTENT ON SITE.
- CP3 — INDICATES EXPOSED AGGREGATE CONCRETE PAVING TO PEDESTRIAN WALKWAYS WITH SAW CUTS TO CIVIL ENGINEERS DETAILS. CONFIRM EXTENT ON SITE.
- LS — INDICATES AREA OF LANDSCAPING REFER TO LANDSCAPE ARCHITECT FOR LANDSCAPING LAYOUT & DETAILS.
- INDICATES CRUSHED ROCK WITH SPRAY SEAL - CONFIRM EXTENT ON SITE
- FTxx — INDICATES EXTERNAL PAVERS OR TILES. CONFIRM EXTENT ON SITE.
- FTxx — INDICATES EXTERNAL PAVERS OR TILES. CONFIRM EXTENT ON SITE.
- KR — PROVIDE KERB RAMPS & TACTILE INDICATORS WHERE REQUIRED TO COMPLY WITH AS-1428 FOR DISABLED ACCESS. REFER TO TYPICAL DETAILS.
- FHR — FIRE HOSE REEL TO COMPLY WITH AS-2441 - REFER TO CONSULTANTS DRAWINGS FOR LOCATIONS, DETAILS & SPECIFICATIONS
- FH — FIRE HYDRANT TO COMPLY WITH AS-2441 AND AS-2419 - REFER TO CONSULTANTS DRAWINGS FOR LOCATIONS, DETAILS & SPECIFICATIONS
  NOTE: EXTERNAL HYDRANTS SHALL BE ACCESSIBLE AND PROVIDED WITH CLEARANCES IN ACCORDANCE WITH AS-2419.1 AND LOCATED WHERE THEY ARE NOT OBSTRUCTED BY PARKING OR LOADING AND UNLOADING OF VEHICLES AND ARE PROTECTED FROM DAMAGE WHERE NECESSARY
- MSB — MAIN ELECTRICAL SWITCHBOARD TO ENG'S DOCUMENTATION
- ELP — ELECTRICAL PILLAR - REFER TO CONSULTANTS DRAWINGS FOR LOCATIONS, DETAILS & SPECIFICATIONS
- LP — EXTERNAL LIGHT POLE, REFER TO CONSULTANTS DRAWINGS FOR LOCATIONS, DETAILS & SPECIFICATIONS
  NOTE: EXTERNAL LIGHTING TO BE BAFFLED TO PRECLUDE LIGHT SPILL OR GLARE ONTO ADJACENT PROPERTIES OR ROADWAYS.
- AHDXXXX — AUSTRALIAN HEIGHT DATUM LEVEL INDICATION. REFER TO CIVIL ENG'S DOCUMENTATION.
- FFLXXXX — FINISHED FLOOR LEVEL INDICATION.
- RLXXXX — RELATIVE FLOOR LEVEL INDICATION.
- SFLXXXX — STRUCTURAL FLOOR LEVEL INDICATION.
- Bxx — PROTECTIVE BOLLARD TYPE AS SCHEDULED
- COL — COLUMN TO STRUCTURAL ENGINEERS DETAILS
- DP — DOWNPIPE - REFER TO ROOF PLAN
- DP/P — GALVANISED MILD STEEL DOWNPIPE PROTECTOR
- FN1 — FENCE TYPE 1 - - 1800MM HIGH CHAIN MESH FENCE WITH 3 ROWS BARBED WIRE OVER TO 2100MM HIGH
- FN2 — FENCE TYPE 2 - 2100MM HIGH METAL FRAMED FENCING TO MANUFACTURERS DETAILS
- FN3 — FENCE TYPE 3 - FEATURE FENCING TO MANUFACTURERS DETAILS
- FNEX — EXISTING FENCE TO REMAIN
- FHB — FIRE HYDRANT BOOSTER CABINET
- GRxx — GALVANISED MILD STEEL GUARDRAIL, TYPE AS SCHEDULED
- GRT — GRATED STORMWATER TRENCH TO CIVIL ENG'S DETAILS
- GSM — GAS METER TO AUTHORITIES REQUIREMENTS
- HRxx — HANDRAILS TYPE AS SCHEDULED- REFER DETAILS
- RSD — ROLLER SHUTTER DOOR
- RWT — LOCATION OF RAIN WATER TANK - REFER HYDRAULIC ENGINEERS DETAILS.
- SCxx — SCREEN TYPE AS SCHEDULED - REFER DETAILS
- SPD — SPOON DRAIN TO CIVIL ENGINEERS DETAILS
- SPV — SPRINKLER VALVES
- SST — LOCATION OF SPRINKLER TANK - REFER HYDRAULIC ENGINEERS DETAILS
- TT — TACTILE INDICATORS TO AS-1428
- WS — WHEELSTOP TO CARSPACE TO AS-2890.1
- WTM — WATER METER TO AUTHORITIES REQUIREMENTS
- TITLE BOUNDARY
- EASEMENT
- IRRIGATION CONDUIT SHOWN INDICATIVE
- SCOPE OF WORKS LINE

REVISIONS - ** 08.2025

EXISTING SEWER LINE UNDER EXISTING REFURBISHED WAREHOUSE INDICATED;

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH AND ARE SUBJECT TO THE TERMS OF WATSON YOUNG ARCHITECTS' CONSULTANCY AGREEMENT, INCLUDING ITS SCOPE OF SERVICES REQUIRED UNDER THAT AGREEMENT. THESE DRAWINGS HAVE BEEN PREPARED USING REASONABLE SKILL CARE AND DILIGENCE THAT WOULD ORDINARILY BE PROVIDED BY AN ARCHITECT. NOTHING PROVIDED BY WATSON YOUNG ARCHITECTS WILL RELIEVE ANY THIRD PARTY (INCLUDING THE BUILDER) FROM ANY RESPONSIBILITY OR LIABILITY.

THE BUILDER MUST CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENTS OF ANY PART OF THE WORKS. DO NOT SCALE OFF DRAWINGS - USE FIGURED DIMENSIONS ONLY.

THESE DRAWINGS ARE NON-EXHAUSTIVE, MAY NOT BE FINAL AND ARE SUBJECT TO APPLICABLE DEVELOPMENT, ALTERATION AND CHANGE AND MUST BE READ IN CONJUNCTION WITH THE RELEVANT TERMS AND CONDITIONS OF WATSON YOUNG ARCHITECTS' ENGAGEMENT AND THE OTHER RELEVANT PROJECT SPECIFICATIONS, DRAWINGS AND SCHEDULES.

IF ANY ERROR, AMBIGUITY, DISCREPANCY OR INCONSISTENCY IS DISCOVERED, SUCH ERROR, AMBIGUITY, DISCREPANCY OR INCONSISTENCY MUST BE IDENTIFIED TO WATSON YOUNG ARCHITECTS PROMPTLY.

THE DRAWINGS PROVIDED BY WATSON YOUNG ARCHITECTS ARE INTENDED FOR ITS CLIENT ONLY AND ARE NOT TO BE RELIED UPON BY ANY OTHER THIRD PARTY.

NOTES: SITE PLAN

BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY PART OF THE WORKS.

ALL CARPARK DIMENSIONS TO FACE OF KERB UNLESS NOTED OTHERWISE.

REFER TO CIVIL ENGINEERS DOCUMENTATION FOR ALL EXTERNAL LEVELS, FALLS, STORM WATER DRAINAGE AND PAVEMENT DESIGN.

REFER LANDSCAPE ARCHITECTS DOCUMENTATION FOR LANDSCAPE DETAILS.

REFER FIRE ENGINEERS DOCUMENTATION FOR DETAILS OF FIRE SERVICES.

REFER SERVICES ENGINEERS DOCUMENTATION FOR DETAILS OF SERVICES.

REFER TO TRAFFIC ENGINEERS DOCUMENTATION FOR ALL INTERNAL SITE AND EXTERNAL ROAD WORKS AND TRAFFIC MANAGEMENT DETAILS.

BUILDER IS TO LOCATE, REDIRECT, CAP AND SEAL ETC ANY IN GROUND SERVICES PRIOR TO COMMENCEMENT OF ANY PART OF THE WORKS.

BUILDER IS TO SECURE AND OR HOARD THE SITE TO THE SATISFACTION OF LOCAL AUTHORITY AND TO MAINTAIN PUBLIC SAFETY.

GENERAL CARPARKING BAYS ARE TO HAVE A GRADIENT OF NO GREATER THAN 1:20 PARALLEL TO THE ANGLE OF PARKING

DISABLED CARPARKING BAYS ARE TO HAVE A GRADIENT OF NO GREATER THAN 1:33 WHERE THE SURFACE HAS A BITUMENOUS SEAL, AND NO GREATER THAN 1:40 WHERE THE SURFACE IS CONCRETE FINISH IN ACCORDANCE WITH AS-2890.1.

LOCATIONS WHERE THE PATHWAY MEETS THE ROADWAYS ARE TO HAVE A GRADIENT OF NO GREATER THAN 1:8 AND TO BE FLUSH WITH THE PAVEMENT IN ACCORDANCE WITH AS-1428.

LINE MARKING & DIRECTIONAL FLOW ARROWS TO TRAFFIC ENGINEERS DETAILS AND SPECIFICATIONS.

MAXIMUM 190mm STEP TO ALL EXIT DOORS. PROVIDE EVEN TRANSITION BETWEEN INTERNAL & EXTERNAL LEVELS AT MAIN ENTRY DOORS.

ALLOW TO MAKE GOOD EXISTING PATH, NATURE STRIP, KERBS, ETC. OUTSIDE PROPERTY BOUNDARY EFFECTED BY CONSTRUCTION WORKS.

VAUGHAN CONSTRUCTIONS

SELLEYS® IF IT'S SELLEYS IT WORKS™

PRELIMINARY
NOT FOR CONSTRUCTION

No.	DATE:	REVISION:	BY:	CHK:
P1	04.06.2025	30% SET FOR COORDINATION	NN	SC
P2	13.06.2025	ISSUE FOR COORDINATION	DH	SC
P3	24.06.2025	ISSUED FOR VC INTERNAL REVIEW	DH NN	ML
P4	25.06.2025	50% SET FOR COORDINATION	DH NN	ML
P5	08.07.2025	ISSUE FOR COORDINATION	DH NN	ML
P6	10.07.2025	GA DWG ISSUE FOR CO-ORD & REVIEW	DH NN	ML
P7	16.07.2025	CLIENT MARK UP UPDATES	DH NN	ML
P8	18.07.2025	PRELIM 90% FOR REVIEW	DH NN	ML
P9	23.07.2025	90% ISSUE FOR PRICING	DH NN	SC
P10	08.08.2025	70% DD GA SET FOR COORDINATION	DH NN	SC
P11	15.08.2025	70% DD SET FOR COORDINATION	DH NN	SC

watson young

PROJECT: PROPOSED MANUFACTURING FACILITIES AND TECHNICAL CENTRE

15 GOW STREET AND 20 GOW STREET, PADSTOW, NSW

TITLE: SITE PLAN - OVERALL

CLIENT:

DATE: MAY 2025
DRAWN BY: DH / NN
SCALE: 1 : 500 @ B1
SCALE: NTS @ A3
CHECKED BY: SC / ML
NORTH

FILE PATH: Autodesk Docs://24130 Selleys Padstow/24130_Bowerbird-MHALAB PROPOSED_V24.rvt
PLOT DATE: 15/08/2025 5:04:02 PM

JOB NO: 24130
DRAWING NO: A100
REVISION: P11

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