

**FDC Constructions Pty Limited**

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Attention: Edward Gregory

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Project 94569.10

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R.001.Rev0

ALB

**Unexpected Finds Protocol  
Proposed Industrial Development  
Warehouse 1, Stage 3, Marsden Park**

**1. Introduction**

Douglas Partners Pty Ltd (DP) was commissioned by FDC Constructions Pty Ltd to prepare this Unexpected Finds Protocol (UFP) for Warehouse 1, Stage 3 of the Sydney Business Park, Marsden Park, NSW (the site), as shown by the attached FDC Drawing 20229\_GA-100\_P11\_OVERALL SITE PLAN. The purpose of the UFP is to provide a formal contingency checklist to be followed in the event of an unexpected find with respect to potential site contamination issues encountered during bulk earthworks.

DP understands that the site is to be developed for commercial/industrial land use.

**2. Unexpected Finds Protocol**

If unexpected conditions with respect to contamination are encountered by the Contractor during the earthworks (such as fragments of suspected ACM, buried structures or unexpected contaminated soil or contaminants), the following general approach should be adopted:

- Upon discovery of an unexpected find (UF), works should cease in that area, the Contractor's Site Manager should be notified and the affected area closed off by the use of barrier tape;
- The location of the UF should be surveyed using dGPS with sub-metre accuracy;
- The Site Manager is to contact the Principal's Representative (PR), and the PR is to notify the Environmental Consultant;
- The Environmental Consultant will inspect the area and make an assessment of the significance of the find in terms of the potential impact to human health and the environment with reference to NSW EPA endorsed guidelines including NEPC (2013);
- Provision of advice from the Environmental Consultant to the PR regarding the recommended course of action;
- The Environmental Consultant will prepare a report detailing their assessment, including the extent and methods of remediation, as required;

- The assessment results together with a suitable management plan may be provided to Council (as required) prior to the removal or treatment of such contamination;
- The agreed management/remedial strategy shall be implemented; and
- Details of the incident are to be recorded in the site record system.

In the event that the UF relates to the identification of asbestos, the following protocol will also apply:

- Upon discovery of suspected asbestos, the Site Manager should be notified and the affected area closed off by the use of barrier tape and warning signs. Warning signs shall be specific to Asbestos Hazards and shall comply with the Australian Standard 1319-1994 *Safety Signs for the Occupational Environment*;
- The location of the UF should be surveyed using dGPS with sub-metre accuracy;
- The Site Manager is to contact the Principal's Representative (PR), and the PR is to notify an appropriately qualified Environmental Consultant or Occupational Hygienist;
- The Environmental Consultant or Occupational Hygienist is to confirm the presence of asbestos and assess the extent of remediation works to be undertaken. An assessment report detailing this information will be compiled by the Environmental Consultant or Occupational Hygienist and provided to the PR;
- The Environmental Consultant or Occupational Hygienist should prepare a report detailing their assessment including the extent and methods of management / remediation, as required;
- The assessment results, together with a suitable management plan, may be provided to Council (as required) prior to the removal or treatment of the asbestos;
- The agreed management/remedial strategy shall be implemented;
- In dry and windy conditions, any stockpiles or other areas of the site found to contain asbestos should be lightly wetted and covered with plastic sheeting whilst awaiting remediation / disposal;
- All work associated with asbestos in soil will be undertaken by an appropriately licenced contractor.
- Monitoring for airborne asbestos fibres is to be carried out during the soil excavation and remediation (if undertaken);
- Documentary evidence (weighbridge docket) of correct disposal is to be provided to the contractors construction manager;
- At the completion of the excavation, a clearance inspection is to be carried out and written confirmation is to be provided by the Environmental Consultant or Occupational Hygienist that the area is safe to be accessed and worked. Validation should include appropriate soil sampling and testing; and
- Details of the UF and the remedy employed should be recorded in the site record system.

A form to be completed by the Contractor's Site Manager is attached and should be completed and sent to the PR and Environmental Consultant, or Occupational Hygienist, in the event of encountering a UF. Please contact the undersigned if you have any questions on this matter.

Yours faithfully

**Douglas Partners Pty Ltd**



**Alex Bayer**  
Environmental Scientist

Reviewed by



**Rod Gray**  
Senior Associate

Attachments:        Unexpected Finds Form  
                             FDC Drawing 20229\_GA-100\_P11\_OVERALL SITE PLAN

### **Limitations**

Douglas Partners Pty Ltd (DP) has prepared this report for Warehouse 1, Stage 3 of the Sydney Business Park, Marsden Park, NSW. The report is provided for the exclusive use of FDC Constructions Pty Ltd for this project only and for the purpose(s) described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

This report must be read in conjunction with all of the attached notes and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as a part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

**Unexpected Find Form**

Unexpected Find No. \_\_\_\_\_

Date \_\_\_\_\_

Location \_\_\_\_\_

**Actions**

<b>Item</b>	<b>Action Taken</b>	<b>Action Taken By</b>
Unexpected find encountered	Affected area closed off by barrier tape	Contractor
	Notify the Principal's Representative	Site Manager
	Notify Environmental Consultant / Occupational Hygienist	Principal's Representative

**Information for the Environmental Consultant to be completed by the Contractor's Site Manager**

<b>Description of the Unexpected Find</b>		
<b>Does the Unexpected Find potentially involve asbestos</b>	Yes	No