

Unexpected Finds Protocol
Proposed New Warehouse and Distribution Facility
2 Hume Highway, Chullora NSW

Report Number 610.15751-R2

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Prepared for:
Charter Hall Core Plus Industrial Fund
Bieson Pty Limited as trustee of the CPIF Hume Highway Logistics Trust
Commercial & Industrial Property Pty Limited

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This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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1 INTRODUCTION

1.1 General

SLR Consulting Australia Pty Ltd (SLR Consulting) has been engaged by Commercial & Industrial Property Pty Ltd (the Client) to prepare an Unexpected Finds Protocol (UFP) to assist with the construction of the proposed new warehouse and a distribution facility at the property located at 2 Hume Highway, Chullora NSW (the Site).

1.2 Background

SLR understands that the Client has lodged a Stage Significant development application with the NSW Department of Planning and Environment (DP&E) for the redevelopment of the site. Based on the information provided, SLR understands the following:

- The site is identified as Lot 12 in DP 834734 and occupies a calculated area of 10.28 hectares (ha);
- The site is presently occupied by a decommissioned printing facility formerly owned by Fairfax Media and is proposed to be re-developed into a distribution facility;
- The proposed re-development includes placement of up to 9.5m of fill on top of concrete hardstand within approximately 80% of the site. The remaining 20% of the site will be at the residual grade;
- Recent investigations conducted by others (Peter J Ramsay & Associates, Preliminary Site Investigation 2015 – herein after known as the PSI) identified a visible fragment of asbestos containing material (ACM) at 2.0m below existing ground level within a test pit at the eastern portion of the site;
- The visible fragment of ACM was submitted to the laboratory for the analysis of presence and absence of asbestos, implying that the particular visible fragment of ACM has been removed from the site;
- The laboratory analysis identified asbestos in the visible fragment of ACM submitted to the lab. Asbestos was not detected in the other soil samples which were reported (PSI) ;
- The site had previously been subject to re-shaping and extensive excavation in the 1990's as part of the construction of the current existing building. The PSI indicates that 'on-site containment' of asbestos and reuse of low level contaminated fill material, (such as fill material impacted by rail yard maintenance practices), was likely to have remained/replaced within the areas of the site that required filling; and
- No surveys were provided that may indicate where any fill or asbestos may have been buried within the site.

SLR has prepared a Remedial Action Plan (RAP) to remediate the areas of environmental concern identified within the PSI to render the site suitable for the proposed redevelopment. The RAP, when implemented, will facilitate the remediation of petroleum hydrocarbon impacted soil within the immediate vicinity of the fire water diesel pump room located within the north western corner of the site

Following the review of proposed drawings and the discussions with the Client, SLR understands that as part of the proposed project construction, excavation works are not proposed to be conducted in any areas of the site. The proposed development on site will be subject to extensive filling (up to 9.5m of fill). However, minor earth works are likely to be conducted in areas such as:

- New concrete hardstand areas where minor excavation, levelling of ground or site clearance might be required prior to placement of concrete hardstand;
- New car park areas where minor excavation, levelling of ground or minor clearance might be required; or

- Any ancillary services that might be installed during the proposed re-development work.

As such, this UFP has been prepared to assist the earthworks contractor in the event that asbestos contamination, or other ground contaminants identified in the PSI, is encountered during the earthworks.

1.3 Objectives

The objective of this UFP is to outline a strategy for the earthworks contractor to manage unexpected occurrences of contamination that may be encountered during earthworks, such that potential risks to workers health and the environment is minimised.

2 THE SITE

2.1 Site Identification

The site is legally identified as Lot 12 of DP 834734 and is located at 2 Hume Highway, Chullora NSW. The site covers a calculated area of 10.28ha.

The locality of the site is presented in Figure 1. The layout of the site is presented in Figure 2, which was prepared based on a figure obtained on 24 September 2015 (Nearmap), showing the site features as of 1 September 2015.

The lateral extent of the site is defined by the blue outline on Figure 2.

2.2 Site Condition and Environment

The site consists of a decommissioned printing facility building formerly owned by Fairfax Media. An existing car park, retention pond and concrete driveways also exist on site within the immediate vicinity of the printing facility. Several other service sheds or houses such as diesel pump room, fire water tank and loading areas are present on site.

The entrance to the site is via Worth Street security gate, from where the site is guarded 24 hours by security guards. No other access points are present at the site.

3 UNEXPECTED FINDS PROTOCOL

Based on the PSI contamination assessment, visual observations and the development plans for the proposed redevelopment, significant filling (up to 9.5m of fill) will be undertaken to raise site levels. There does not appear to be excavation required for development construction on this site. In the event that any material suspected of containing potentially hazardous substances is found during minor earth works, the following procedure should be implemented.

Potentially hazardous substances could include, but are not limited to:

- Friable or bonded asbestos;
- Underground storage tanks;
- Buried containers;
- Phase separated hydrocarbons;
- Powders and other suspicious buried material; and
- Evidence of contamination including significant staining, odours and discolouration.

Unexpected Finds Protocol

- 1 Stop/prevent any activity in the area and surrounds and secure the area. Do not touch or disturb the item/material;
- 2 Report the Unexpected Finding to the site foreman AND the Nominated SLR Representative. If the find constitutes an imminent hazard to human health or the environment move immediately to Step 4;
- 3 If safe to do so, record location, visual appearance, odour, depth, surrounding material and mode of discovering the material to the site foreman AND the Nominated SLR Representative;
- 4 Obtain assistance from SLR in identifying the potential hazard to human health or the environment in accordance with the relevant NSW regulatory requirements and Guidelines. This may include additional sampling and laboratory analysis, but could be limited to inspections;
- 5 Establish management actions in compliance with NSW regulatory requirements and Guidelines;
- 6 Obtain approval from the Nominated SLR Representative and regulator (if applicable) for the proposed management actions;
- 7 Do not recommence work until the appropriate approvals have been received;
- 8 Implement the approved management action plan and seek on-going advice as necessary;
- 9 Document the findings, and compliance with the approved action plan and provide documentation to the site foreman AND the Nominated SLR Representative; and
- 10 Update the site hazards register as required.
- 11 Brief site team through Tool Box Talk.

4 NOMINATED PERSONNEL

The following personnel have been nominated to action this UFP.

Table 1 Nominated Personnel

Role	Contact Details	Responsibility with respect to the UFP
Site Foreman Site Manager Robert Blazley Project Director	0438 708 345 rblazley@ciproperty.com.au	Inform SLR Consulting Representative of the unexpected find Record the location of the unexpected find Isolate the unexpected find Implement, or direct the implementation of the unexpected finds protocol. Ensure that works are not conducted within the unexpected finds area until appropriate action has been conducted and approval received from the SLR Consulting Representative.
SLR Consulting Rep Abanish Nepal Senior Consultant – SLR Consulting	0448 178 915 anepal@slrconsulting.com	Inspect the unexpected find upon notification by site foreman Investigate the unexpected find as appropriate Advise on any action that may be required to mitigate risks to site workers or the environment Validate any remediation works conducted Approve recommencement of earth works in affected area following completion of remediation and validation works. Document any investigation and remediation works that may be conducted

5 CLOSURE

This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

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