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LEICHHARDT OVAL CHILD CARE CENTRE

UNEXPECTED CONDITIONS AND FINDS PROTOCOL – ASBESTOS AND UNKNOWN MATERIALS

Previous investigations on the Site have identified the potential presence of contaminated fill materials in the surface and sub-surface on the Site. The results of both the field works and the laboratory analysis of samples did not detect the presence of volatile organic compounds or asbestos containing materials. The contamination found through some field tests was Carcinogenic Polycyclic Aromatic Hydrocarbons (PAHs) contained within a dark / black ashy fill material. There was no evidence of asbestos containing materials nor fill containing suspicious odours or smells detected.

PAHs are neutral, nonpolar molecules generally found in fossil fuels (oil and coal) and in tar deposits. PAH's have are low degree of acute toxicity to humans and the levels tested on Site are low to very low concentration.

The fill material is not consistent across the site, and as such the entire development area is treated as potentially contaminated.

A Remediation Action Plan (RAP) was prepared for Council by Sydney Environmental and Soil Laboratory Pty Ltd (SESL). This RAP is available in the site office for review. The objective of the RAP is to ensure that the Site is suitable for the end use as a child care centre.

The RAP sets out the remediation strategy for the Site with the preferred option being on-site management which requires capping, containment and management of the contaminated fill materials. All existing site soils are placed below a concrete slab and/or covered with a geotextile marker layer and covered with a minimum 300mm imported media.

Although asbestos was not identified across the region of proposed works, there is a potential for asbestos containing materials (ACM) to be buried within the fill profile, and therefore included in the remedial strategy.

Council have engaged an environmental consultant, Consara Pty Ltd to manage the remediation works and undertake validation of the remediation works as required.

Unexpected Conditions and Finds

The unexpected conditions and finds that could feasibly occur at the site include:

- The uncovering of greater amounts of ground contamination than presently estimated;
- The uncovering of Asbestos Containing Materials;
- The uncovering of presently unknown types of contamination;
- The uncovering of unacceptable odour containing materials;

If any unknown materials are encountered during remedial works by the observation of any unusual physical/sensory characteristics of the material (i.e. odours, changes in colour), the following process must be implemented:

- Work must immediately stop and report to the Site Supervisor.
- The unexpected find area must be isolated;
- Immediately contact Council's Project Manager, Julian Oon Ph: 9367 9003 or M: 0417 216230 and Consara Pty Ltd, Rebecca Organo Ph: 9907 3479 or M: 0404 003394
- A suitably qualified environmental professional must inspect the area to identify the chemical/condition that has been observed;

Before re-commencing works, the following must be obtained.

- Approval from the suitably qualified environmental professional to allow the re-commencement of works or part thereof.
- The extent of the unexpected find must be delineated;
- Develop a plan to manage any identified unacceptable risk associated with the unexpected find;
- Amend the RAP as necessary to include the additional remediation and validation of the unexpected find; and
- Implementation of the amended RAP.