

RGS03137.1-AE

20 November 2024

Allam Property Group
PO Box 7385
BAULKHAM HILLS BC NSW 2153

Attention: Stephanie Vanderent

Dear Stephanie,

**RE: Proposed Manufactured Home Estate – 40-80 Chapmans Road, Tuncurry
Addendum to Detailed Site Investigation – Contamination Assessment**

1 INTRODUCTION and BACKGROUND

Regional Geotechnical Solutions (RGS) has prepared this addendum to the Detailed Site Investigation contamination assessment (DSI) report (Ref.RGS03137.1-AC, dated 14 November 2022) in response to asbestos removal and asbestos clearance work that has been undertaken since the preparation of the DSI report. A summary of the works undertaken is provided below and the asbestos clearance report is attached. In addition, the proposed layout plan has been updated since the preparation of the DSI report. As such, Figure 2 contained in the DSI report has been superseded. The updated layout plan is attached as Figure 1.

2 RGS DSI REPORT RECOMMENDATIONS

The recommendations made by the RGS DSI report with regard to the presence of asbestos are summarised below:

- It is recommended that an Asbestos Management Plan be prepared by a suitably qualified person in accordance with the NSW WorkCover Code of Practice (How to Manage and Control Asbestos in the Workplace), to facilitate the removal of the identified ACM. This is likely to involve visual identification and removal of asbestos fragments from the site by licensed asbestos removal contractors; and
- Additional sampling may be required if a significant proportion of fine asbestos material is detected during the removal works; and



3 ASBESTOS CLEARANCE

Following the completion of asbestos removal works undertaken by HTS Group (HTS), AML Enviro Services Pty Ltd (AML) was engaged by HTS to undertake a visual clearance of the site. AML prepared an Asbestos Clearance Report (Ref. A1148_CLR Report_151123, dated 15 November 2023) at the completion of the visual clearance work. The AML report is attached and summarised below.

HTS removed asbestos cement sheeting debris from the ground surface surrounding existing structures at the site. At the completion of the removal work by HTS, AML conducted a visual inspection. The visual clearance inspection involved the following:

- Removal of asbestos cement sheet debris to the ground surface in the vicinity of the dilapidated structures in the central portion of the site; and
- "Turkey picking" of the ground surface to a distance of 30m from the dilapidated structures to remove detectable asbestos cement sheet debris from the ground surface.

The visual clearance was undertaken on 15th November 2023 by a Licenced Asbestos Assessor (LAA000141).

The AML report made the following conclusion and recommendation:

- The removal area on the site was considered free of visible potential asbestos debris at the time of the inspection and is fit for demolition; and
- It is recommended that a final visual clearance inspection is conducted upon completion of demolition and removal of the dilapidated structures, as asbestos containing materials may be obscured beneath the structures concrete slab floors and surrounding vegetation.

If you have any questions regarding this project, or require any additional consultations, please contact the undersigned.

For and on behalf of **Regional Geotechnical Solutions Pty Ltd**

Prepared by

Andrew Hills

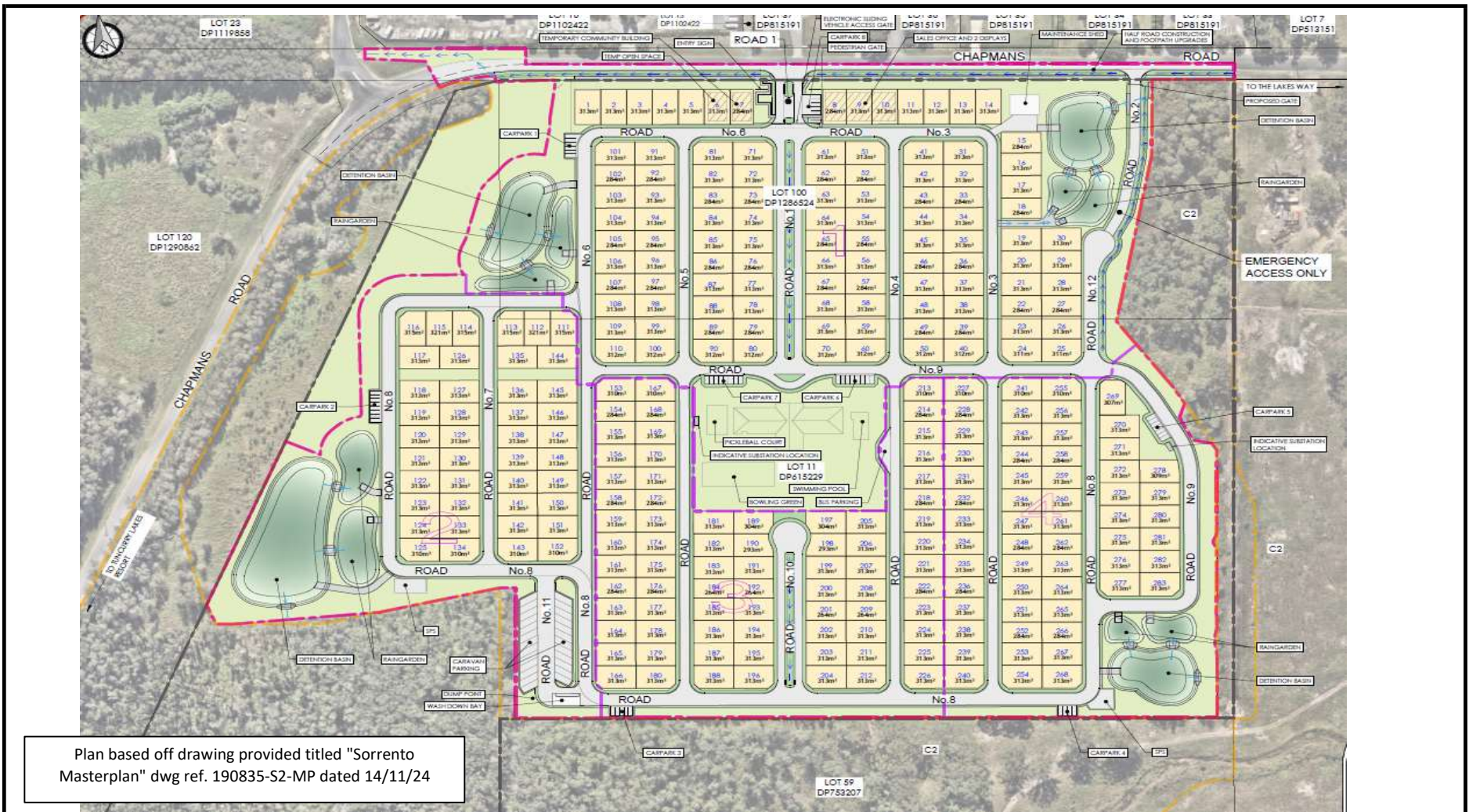
Associate Environmental Engineer

Reviewed by


Steve Morton

Principal

Attached: Figure 1 - Updated Site Layout Plan
AML Asbestos Clearance Report



Plan based off drawing provided titled "Sorrento Masterplan" dwg ref. 190835-S2-MP dated 14/11/24

	Client:	Allam Property Group	Job No.	RGS03137.1
	Project:	Proposed Manufactured Home Estate 40-80 Chapmans Road, Tuncurry	Drawn By:	APH
	Title:	Site Layout Plan	Scale:	As Shown
			Date:	20-Nov-24
			Drawing No.	Figure 1

Asbestos Clearance Report

40 Chapmans Road, Tuncurry NSW



AML
Enviro Services

AML Enviro Services Pty Ltd

Asbestos • Mould • Lead

PO Box 255

Medowie NSW 2318

Contact Information

AML Enviro Services Pty Ltd

Asbestos • **Mould** • **Lead**

PO Box 255

Medowie NSW 2318

M: 0457 147 943

saul@amlenviro.com.au

Document Information

Asbestos Clearance Report

40 Chapmans Road, Tuncurry NSW

Prepared for: HTS Group

Craig Oldfield

Report No. A1148_CLR Report_151123

Version No. 1

Date: 15 November 2023

We confirm that the following report has been produced for HTS Group, based on the described methods and conditions within.

For and on behalf of AML Enviro Services Pty Ltd.

Prepared by:



Saul Pickett

Manager

Licensed Asbestos Assessor

LAA000141

DISTRIBUTION

Client Representative	Company	Email
Craig Oldfield	HTS Group Pty Ltd	craig@grouphts.com.au

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1 INTRODUCTION

At the request of HTS Group, AML Enviro Services have undertaken a visual clearance inspection of the site located at 40 Chapmans Road, Tuncurry, NSW.

HTS Group were engaged to remove asbestos cement sheet debris from the ground surface surrounding structures at the site prior to demolition.

The work was conducted under bonded asbestos working conditions and completed on the 15th of November 2023 by Licenced Asbestos Removalists, HTS Group Pty Ltd (AD210982).

At the completion of the removal works a visual clearance inspection was undertaken.

2 VISUAL CLEARANCE INSPECTION

The visual clearance inspection was conducted within the removal work area at the completion of the following works:

- Removal of asbestos cement sheet debris to the ground surface in the vicinity of the dilapidated structures to the central northern portion of the site; and
- Turkey picking of the ground surface to a distance of 30 metres from the dilapidated structures to remove any detectable asbestos cement sheet debris to the ground surface.

The purpose of the visual clearance inspection was to assess whether all visible and accessible potential asbestos containing debris had been removed to a satisfactory standard in accordance with the requirements of Section 3.10 of Safe Work Australia's Code of Practice: *How to Safely Remove Asbestos* prior to the Site being determined fit for demolition.

The visual clearance inspection was conducted within accessible areas of the Site and is applicable to the surface of the Site at the time of inspection. This clearance report does not guarantee that the Site is free of asbestos, only that the surfaces of the accessible areas inspected were free of visible debris at the time of inspection.

This clearance certificate excludes all other potential asbestos containing materials located outside the specified removal work area.

Materials that may be obscured but become visible or are identified at a later date during demolition should be assessed by a suitably qualified consultant and dealt with appropriately.

3 CONCLUSION

AML Enviro Services were engaged by HTS Group to conduct a visual clearance inspection at 40 Chapmans Road, Tuncurry NSW.

The visual clearance inspection was conducted on 15th November 2023 by Licenced Asbestos Assessor, Saul Pickett (LAA000141).

The inspection has been carried out in accordance with Safe Work Australia's Code of Practice: *How to Safely Remove Asbestos*, Section 3.10.

The removal area of 40 Chapmans Road, Tuncurry NSW was considered free of visible potential asbestos debris at the time of the inspection and is fit for demolition.

It is recommended that a final visual clearance inspection is conducted of the site upon completion of demolition and removal of the dilapidated structures, as asbestos containing materials may be obscured beneath the structures concrete slab floors and surrounding vegetation.



Photo 1

Removal of asbestos cement sheet debris to the ground surface in the vicinity of the dilapidated structures to the central northern portion of the site.

As inspected on the 15th November 2023 at the completion of works.



Photo 2

Removal of asbestos cement sheet debris to the ground surface in the vicinity of the dilapidated structures to the central northern portion of the site.

As inspected on the 15th November 2023 at the completion of works.



Photo 3

Asbestos containing materials may be obscured beneath the structures concrete slab floors.

As inspected on the 15th November 2023.