Scentre Group Design

Asbestos Management Plan

Westfield Penrith Alterations & Additions
High Street, Penrith NSW

2 October 2019

55324/124930 (Rev A)

JBS&G Australia Pty Ltd

www.jbsg.com.au

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1. Introduction

1.1 Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by Scentre Group Design (Scentre, the client) to prepare an Asbestos Management Plan (AMP) for the proposed development known as "Westfield Penrith Alterations and Additions". The site is located at the Westfield Penrith Plaza Shopping Centre, 569-595 High St, Penrith NSW (the site). The site is legally defined as part Lot 1 in Deposit Plan (DP) 1137699, Lot 1033 DP 849297 and Lot 1033 DP 1102232. The site location and layout are shown in **Figures 1** and **2**, respectively. The investigation area as shown on **Figure 2** is approximately 5860 m^2.

Based on findings in the Preliminary Site Investigation (PSI, JBS&G 2019[1]) and design plans provided by the client, it is understood that the proposed development details indicate there will be minimal ground disturbance with the majority of current ground surfaces and trees retained in areas of where asbestos was previously identified and remediated in 2016 (discussed further in **Section 2.3**).

However, it is recommended in the PSI to prepare an AMP including an Asbestos Register and Unexpected Finds Protocol (UFP) in the event disturbance of soils below site surfaces is required during development or future maintenance activities to manage potential WHS risks posed by unexpected asbestos if identified in soils during construction or maintenance works.

As such, this AMP has been prepared to ensure that if asbestos or ACM impacted soils or materials are identified and require being handled at the site, they are appropriately managed to ensure the protection of the health of the site workers (direct workers), future site workers and the neighbouring community.

This AMP outlines the requirements for the disposal of, or onsite managing of, any asbestos, asbestos impacted soil or asbestos building materials if encountered at the site.

1.2 Objectives

The objective of this AMP is to detail the procedures required to minimise the risk of exposure to asbestos for all site workers and visitors and the surrounding community in the event disturbance of soils below site surfaces is required during proposed development works and to outline the correct procedures to manage any removal or disposal of asbestos if encountered.

[1] *R01 Preliminary Site Investigation. Westfield Penrith Alterations and Additions. High Street, Penrith, NSW.* Prepared for Scentre Group Design by JBS&G Australia Pty Ltd. Reference 55324/124934 Revision 1. Dated 2 October 2019 (JBS&G 2019)

2. Summary of Asbestos Conditions

2.1 Asbestos Overview

Friable asbestos is defined by Safe Work Australia in the *How to Safely Remove Asbestos - Code of Practice* (2018a) as being "*…material that is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry, and contains asbestos*". This includes asbestos fibre impacted soils and asbestos fines as identified by laboratory analysis.

Non-friable asbestos material is defined by Safe Work Australia (2018) as being *"…material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound.*"

ACM can be classified as being present in either a non-friable form or friable form.

Mechanical disturbance of fragments of ACM may result in the release of fibres and therefore, such activities should be managed to prevent any fibres becoming airborne. The health effects of asbestos are detailed in enHealth (2005[2]) *Management of Asbestos in the Non-Occupational Environment.*

Asbestos materials in a bonded form (e.g. contained within cement or resins) do not present an immediate health risk if they remain undisturbed and in a good condition. It is the inhalation of fibres from friable forms of asbestos or dusts generated by disturbing bonded materials that may lead to the risk of asbestos related disease. The primary issue associated with asbestos contamination is inhalation of respirable fibres should they be released from soil and become airborne.

2.2 Site Identification

The site is located at the Westfield Penrith Plaza Shopping Centre, 569-595 High St, Penrith NSW (the site). The site is legally defined as part Lot 1 in Deposit Plan (DP) 1137699, Lot 1033 DP 849297 and Lot 1033 DP 1102232. The site location and layout are shown in **Figures 1** and **2**, respectively. The investigation area as shown on **Figure 2** is approximately 5860 m^2.

The developable site boundary is shown in the Design Plans included in **Appendix A**.

2.3 Previous Identified (then removed) Asbestos in Soil

As detailed in the PSI report (JBS&G 2019), previous investigations completed by Clearsafe Environmental Solutions (Clearsafe) in 2016, identified asbestos containing material (ACM) in one of seven soil test pits located to the north of the Joan Sutherland Performance Arts Centre (JSPAC). An asbestos removal plan was then prepared to recommend the identified ACM to be removed from the impacted area considered to be in the mid-western end of the site adjacent to the north western corner of the JSPAC.

Clearsafe also completed further testing to prepare a Waste Classification (classified as Special Waste Asbestos General Solid Waste (Non-putrescible)) for Active Excavation Works within the area located between Penrith Civic Centre and JSPAC, ACM fragments were observed in areas adjacent to the northwestern corner of the JSPAC during the site walkover at the time.

Subsequently Clearsafe completed a clearance inspection following the removal of ACM contaminated soil in the domain areas within an area approximately 35m x 1m located on the northern side of the JSPAC, and no residual / remnant ACM was identified within the areas inspected at the time following clearance works.

[2] *Management of Asbestos in the non-occupational environment.* enHealth, 2005 (enHealth 2005).

Clearsafe's report also included typical limitations regarding possible latent conditions, noting that further ACM may be identified in future site works, which could be dealt with by an asbestos Unexpected Finds Procedure.

3. Application of AMP Responsibilities

3.1 Application of AMP

This AMP shall apply from the commencement of the development works until the completion of the development / construction works at the site and is inclusive of all intermediary phases of work in the event disturbance of soils below site surfaces is required.

The requirements of this AMP are intended to apply to any activities within the site which could involve disturbance or exposure of ACM in soil if encountered during ground disturbance works.

This AMP and the requirements set out within shall apply during any future asbestos removal and asbestos related works at the site until such time as the ACM is removed from the site or is otherwise shown to not present a risk to human health if exposed.

The responsibilities for site management with regards to any asbestos or ACM impacted soils or materials present at the site outlined in **Section 3.2** apply to all works from the commencement of construction works until the completion of the development / construction at the site, except in the event that a more specific asbestos management or works plan is provided by a person conducting business or undertaking (PCBU), *i.e.,* a detailed asbestos removal plan, prepared in accordance with relevant Codes of Practice and WHS legislation, provided by a demolition / construction PCBU prior to the removal of asbestos as a part of the demolition process.

3.2 AMP Responsibilities During Proposed Asbestos Related Works

3.2.1 Appointment of Principal Contractor

In accordance with the provision of the *Work Health and Safety Regulation 2017*, a principal contractor shall be appointed for the proposed works.

3.2.2 Responsibilities of the Principal Contractor

Responsibilities of the Principal Contractor include, but are not limited to, the following:

- Be responsible for the proposed project work at all times until the work is completed;
- Ensure that all persons involved with asbestos removal work have undertaken occupational health and safety training;
- Keep records of induction training for site workers and any site specific training;
- Ensure that any subcontractors provide safe work method statements for the activities for which they are engaged;
- Monitor any subcontractors to ensure that they are complying with the safe work method statements; and
- Maintain a hazardous substances register for all hazardous substances used or present on site.

The Principal Contractor is responsible for co-ordinating health and safety activities for the project. Other responsibilities of the Principal Contractor include:

- Compliance with occupational health and safety and environmental legislation, regulations, standards, codes and the site-specific rules relating to safety contained in this AMP;
- Ensuring that sufficient funds are available to procure the necessary health and safety equipment such as personal protective equipment (PPE);
- Managing accident and emergency procedures;
- Managing workplace injury management and rehabilitation.

- The Principal Contractor has the authority to provide for the auditing of compliance with the provisions of this AMP, suspension or modification of work practices, and administration of disciplinary actions for individuals whose conduct does not meet the requirements set forth herein.

3.2.3 Asbestos Consultant

A Licensed Asbestos Assessor (LAA) for licensed friable and non-friable asbestos removal works shall be engaged to assess any suspected asbestos containing materials when required. If only non-friable ACM is encountered the Asbestos Consultant could be either an LAA or a Competent Person.

The Asbestos Consultant shall:

- Complete static asbestos air monitoring during works associated with the asbestos impacted materials including removing, transport and placement until such time that the final clearance inspection has been completed. All daily results of air monitoring activities are to be displayed or be readily available for the information of site workers. All air monitoring events shall be undertaken in accordance with the *National Occupational Health and Safety Commission's Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres* [NOHSC: 3003(2005)].
- Conduct formal clearance inspections and prepare formal clearance certificates.
- Audit of asbestos controls and management implemented on the site.
- Provide on-site advice, if required, in relation to suspected ACM and the management of asbestos issues associated with the works.
- Collaboration with, and audit of, the Licensed Asbestos Removalist to ensure the AMP is being implemented and best practices with regards to asbestos management are being implemented.
- Be available, if required, for consultation with regards to the conditions and requirements of this AMP.

Should asbestos be encountered during the planned works, additional clearance inspections and clearance asbestos air monitoring may be required to confirm the appropriate management of asbestos prior to re-occupation.

3.2.4 Licensed Asbestos Removal Contractor

A Class A (friable and non-friable) licensed asbestos removal contractor shall be engaged to complete removal works where friable and non-friable asbestos is identified in the work areas. A Class B (non-friable) licensed contractor is required where only non-friable ACM is encountered.

The licensed asbestos removal contractor will be the primary person responsible and in charge for works on site involving asbestos removal or where asbestos is present in a work area and may be disturbed by the proposed works. Their responsibilities include:

- Prepare a site specific Asbestos Removal Control Plan (ARCP) prior to any asbestos removal works being completed;
- Ensuring compliance with relevant legislation and the conditions of this AMP;
- Handling and management of ACM in built form at the site in accordance with relevant legislation and the requirements of their asbestos removal licence;
- Handling and management of asbestos impacted soils in accordance with relevant legislation and the requirements of their asbestos removal licence;

- Ensure appropriate environmental and safety controls outlined in this AMP are maintained for the duration of the works; and
- Assisting all site sub-contractors, where required, in complying with relevant legislation and the procedures outlined in this AMP.

The ARCP must satisfy the requirements of SafeWork NSW (SWNSW 2019a[4]) with regards to the ARCP checklist. In addition, the ARCP should provide specific methodologies for the following activities on the project:

- Decontamination of trucks/bogies exiting asbestos work zones **OR** creation of clean "loading zones" within asbestos work zones (via application of geo-fabric and/or plastic to ground) to eliminate the requirement to decontaminate trucks/bogies transporting ACM impacted soils within the precinct.
- Control measures for management of dust during asbestos impacted material disturbance works (such as misting fans, hose sprays) and interim stockpile works (wetting of soils, geo-textile/plastic).

[4] *How to Safely Remove Asbestos, Code of Practice*. SafeWork NSW, 2019 (SWNSW 2019a).

4. Health and Safety Management

4.1 Safe Work Method Statements

Safe work method statements (SWMS) that must be prepared by the Principal Contractor or by sub-contractors completing intrusive works and also covering other aspects of the proposed project works not related to significant intrusive works. SWMS are to be approved by the Principal Contractor prior to those activities commencing.

Safe Work Method Statements must:

- Describe how work is to be carried out;
- Identify the safety risks;
- Describe the control measures that must be applied to the work;
- Describe the equipment used in the work;
- Describe any standards or codes applicable to the work; and
- Training and qualifications required of persons undertaking the work.

Safe work method statements for all workers should be reviewed and approved by the Principal Contractor.

4.2 Site Access Control

The Principal Contractor shall ensure that the area in which works are taking place is designated a construction area and that the construction area is securely fenced and that access is controlled. Entrance to the site will be via a dedicated entry point which will contain the following features in addition to site security measures as required for a construction site as per relevant health and safety provisions:

- Readily identifiable and delineated site access / egress point. Where possible this location shall be visibly identifiable by site fencing / barricading;
- Decontamination area for all site personnel to remove PPE and dispose of contaminated articles and will also include a hand wash and boot wash facility. The decontamination area will be located in close proximity of the designated site access / egress point;
- Signage including “No Entry Without Required PPE” and a contact number for members of the public to direct any queries / complaints; and
- Emergency contact details.

The overall construction site boundary will be secured by fencing. It is anticipated that localised active construction site access points may be delineated within the overall site boundaries. Access to the construction site will be controlled and permitted by the person in charge of the site only after persons entering the site have been advised of the potential contamination hazards. This shall at least include notification of the potential presence of asbestos containing materials within built form.

Any authorised person accessing the site should do so in accordance with health and safety requirements as indicated in this AMP. The implementation of the health, safety and environmental requirements should be administered by the Principal Contractor.

Asbestos removal area access (if present) will not be allowed until the site personnel have been inducted, have signed in, and have put on the required PPE (**Section 4.6**). Upon exiting the asbestos removal area, personnel must remove and dispose of/clean the PPE in the provided decontamination area.

Asbestos exclusion zones/removal boundaries shall be determined by the Principal Contractor in consultation with the asbestos consultant and/or LAA and licensed asbestos removalist and will vary according to the location and size of the required daily activities. Any asbestos removal boundaries will be designed to allow other site works not involving significant intrusive works to continue without being required to adhere to this AMP.

Where practical/possible, buffer zones between exclusion/removal zones and "clean" areas of the site, may be implemented subject to a qualitative risk assessment by the competent person or LAA.

4.3 Training and Certification

The Principal Contractor must not allow any person to carry out project works unless he/she is satisfied that the person has undergone WHS induction training.

The WHS induction training required by the Regulation is as follows:

- General occupational health and safety training for construction work;
- Work activity based health and safety training (job specific training);
- Site-specific health and safety induction training; and
- Asbestos awareness training (formal or site-specific), if asbestos was encountered.

For each person carrying out asbestos removal (if any), for a period of three years, the Principal Contractor must keep a record of the following:

- A copy of relevant statements of WHS induction training, or a statement indicating that the Principal Contractor is satisfied that the relevant WHS induction training has been undertaken; and
- A brief description of the site-specific training undertaken by the person.

4.4 Site Safety Induction

It is the responsibility of the Principal Contractor to ensure that all persons carrying out asbestos removal works on site (if any) are given a site-specific induction on relevant work health and safety requirements. The induction shall be undertaken by the Principal Contractor. The induction shall be undertaken as per a standard presentation which will address the following topics as per the requirements of this AMP:

- Identification of any site specific hazards and risk control measures in relation to the asbestos impacted nature of the site;
- Regulatory requirements or codes of practice relevant to identified site specific hazards as restricted to asbestos impact;
- Directions on what to do if suspected asbestos containing materials within built form are encountered;
- Site orientation at least including location of asbestos decontamination areas at site access / egress points; and
- Site specific safety rules in relation to asbestos.

The Principal Contractor is responsible for establishing site specific safety rules. The rules must be displayed in an easily observable location (nominally in the site office) so as to ensure that all site workers, including any sub-contractors, have ready access.

At the completion of the Induction Presentation, each 'inducted person' shall be required to acknowledge that they have understood the requirements for the site works and health, safety and environmental obligations by completion of a Site Induction Form.

4.5 Asbestos Awareness Training

All workers that will conduct work potentially involving asbestos on the site must have undertaken asbestos awareness training (either formal or in-formal/site specific) to ensure that workers on the site are familiar with the risks posed from asbestos and asbestos controls.

4.6 Personal Protective Equipment

Prior to any ACM being disturbed, no additional PPE is required above the standard construction site PPE outlined by the Principal Contractor for the site.

When ACM is encountered during site activities, the requirements for PPE will apply in all areas within nominated asbestos removal works boundaries and applies for any ground workers within the asbestos work area, as defined by the supervising Asbestos Consultant.

Type/Duration of Work	Bonded ACM removal works	Friable asbestos removal works
Respirator	P2 respirator as a minimum	Half-face reusable respirator, P3 minimum.
Coveralls?	Type 5, category 3 disposable coveralls required	Type 5, category 3 disposable coveralls required
Footwear	Disposable booties/boot covers OR Dedicated steel capped gumboots	Disposable booties/boot covers OR Dedicated steel capped gumboots
Gloves	Disposable latex/nitrile gloves OR Dedicated asbestos zone gloves	Disposable latex/nitrile gloves OR Dedicated asbestos zone gloves

Approved respirators shall be worn in asbestos removal work areas at all times to provide respiratory protection. The minimum protection is an approved properly fitting disposable respirator or half faced respirator fitted with a particulate cartridge.

The contractor shall supply and keep in good order, two complete sets of protective clothing and respirators for authorised inspection personnel. These will remain the property of the contractor at the end of the contract.

Respirators should be issued for personal use only and shall be kept in a clean condition. Alcohol based antiseptic swabs should be made available for the cleaning of respirators.

Any respirator defects should be reported for subsequent repair. They should be maintained in a clean and safe working condition.

Employees must receive instruction in the correct method of using the respirator and on the importance of correct facial fit and maintenance. No person with a beard shall be allowed within the asbestos work area except using an approved positive pressure continuous airflow hood.

A fit check should be completed by the wearer of the respirator each time the respirator is to be used and should comprise the following steps:

- Close off inlet to filter;
- Inhale gently;
- Hold for 10 seconds; and
- Check face piece remains collapsed.

If the face piece does not remain collapsed, there is likely to be a leak in the seal and the respirator protective equipment (RPE) would not be providing adequate protection. RPE should be re-adjusted until the fit check is satisfactory. If a satisfactory result in the fit check cannot be achieved, the person will be unable to work within the asbestos works zone and will be required to attain new RPE and complete a new fit test.

It is further noted that, as part of the SafeWork permitting process, additional PPE may be required. If this occurs, then the above PPE requirements will be upgraded to reflect SafeWork's requirements.

4.7 Plant

All plant operators must close cabin doors and windows and set air conditioning to re-circulate when operating within the asbestos work area (if any).

In any plant with open cabins, operators must wear PPE and RPE.

Operators should wear booties to access the plant in the event that they require to traverse an asbestos impacted area. Booties are to be removed and placed within asbestos waste bags prior to entering the cabin.

4.8 Management of Subcontractors

Contractors and subcontractors working on-site will be required to adopt the provisions of this AMP and will be advised of potential safety and environmental issues on site during site-specific induction training. This induction will include the work health and safety responsibilities, requirements and controls for all subcontractors working on site. All subcontractor activities will be monitored by the Principal Contractor, the licensed asbestos removal contractor and/or the Asbestos Consultant to ensure compliance with the requirements of this AMP, if asbestos is encountered during construction works.

Contractors and subcontractors whose work will be performed on-site, or who otherwise could be exposed to health and safety hazards, will be advised of known hazards through distribution of site information contained in this AMP.

They shall be solely responsible for the health and safety of their employees and shall comply with all applicable laws and regulations. All contractors and subcontractors are responsible for:

- Providing their own personal protective equipment as required by the Principal Contractor and the conditions set out in this AMP;
- Training their employees in accordance with applicable laws;
- Providing medical surveillance and obtaining medical approvals for their employees, as appropriate;
- Ensuring their employees are advised of and meet the minimum requirements of this AMP and any other additional measures required by their site activities; and
- Designating their own site safety officer.

Subcontractors must sign an acceptance form prior to commencing work on site. Subcontractors may only modify, and then only to improve, the conditions specified in this AMP with approval from the Principal Contractor, or their nominee.

5. Asbestos Management Procedures

The requirements for management of ACM during implementation of the various management options are discussed in detail in the following sections. All works are to be undertaken in accordance with the Code of Practice (SWNSW 2019a and SWNSW 2019b[5]).

The following sections detail the requirements for the removal and handling of ACM if identified within the site and remedial works are proposed to occur. An Asbestos Register is included in **Appendix B** for Principal Contractor or asbestos consultant to document any asbestos if encountered on site during proposed development works.

5.1 General

Prior to the removal of any non-friable or friable ACM from the buildings, a Class A (friable) licensed asbestos removal contractor shall be engaged to undertake the works.

As asbestos impacts within in-ground soils is currently unknown, it is conservatively assumed the works will require a licensed asbestos removalist for the disturbance non-friable ACM within in-ground soils (assumed to be greater than 10 m^2). Removal of <10 m^2 non-friable ACM can be completed without an asbestos removal licence by trained personnel adopting requirements of relevant codes of practice.

It is the responsibility of the licensed asbestos removal contractor to:

- Submit a SafeWork NSW permit to remove ACM removal greater than 10 m^2, or friable ACM if encountered, with approval from SafeWork NSW required to have been received prior to works commencing;
- Prepare a site-specific asbestos removal control plan (ARCP) for the proposed removal works; and
- Prepare Safe Work Method Statements (SWMS) / Job Risk Analysis (JRA) for the proposed removal works.

All asbestos removal works must be undertaken in accordance with the conditions of the asbestos removal contractor's licence and SWNSW 2019b.

A competent person or LAA can be engaged to review the licensed asbestos removal contractor's documentation and supervise the removal works, however, it is not compulsory.

5.2 Intrusive Works

In the event that intrusive works, such as trenching, excavation or piling, are to be carried out in the asbestos work area then the following management measures will apply:

Prior to any intrusive work commencing:

- Review of the information available for the site;
- Approval for the works must be sought from the Principal Contractor who will assess whether the works are necessary or if there is an alternative that will not result in exposure of ACM impacted soils. The Principal Contractor must review the job specific risk assessment (JSRA) and safe work method statements (SWMS) of any subcontractors and ensure that site personnel and/or contractors who will undertake the works are inducted into the AMP;
- The asbestos consultant must complete regular inspections of the significant intrusive works and complete regular inspections for the presence of visible asbestos. Static airborne

[5] *How to manage and control asbestos in the workplace - Code of Practice*, Safe Work NSW, 2019 (SWNSW 2019b)

asbestos monitoring must also be completed by the asbestos consultant for the duration of significant intrusive works;

- The works area must be isolated from casual entry using temporary barriers (where smaller than the secure site boundary fencing) and only personnel inducted in the requirements of the AMP will be permitted to enter the works area;
- Sufficient room must be provided within the works area to allow stockpiling of spoil from excavations, if required, in accordance with **Section 5.4**; and
- A water supply must be provided to the works area for the purpose of maintaining exposed asbestos impacted fill or soil in the excavations and stockpiles in a moist state.

During intrusive work:

- Personnel entering the works area must wear appropriate PPE in accordance with **Section 4.6**;
- Exposed asbestos impacted material and associated stockpiles of excavated spoil must be managed in accordance with **Section 5.4**; and
- Air monitoring requirements must be met as outlined in **Section 6**.

5.3 Stockpile Management

5.3.1 Temporary Management

Any temporary stockpiles must be kept damp (not flooded) and covered by geo-fabric/plastic or sealed with a soil binding product as soon as practical. Where weather conditions are appropriate (cool/cold weather, minimal wind and/or precipitation), temporary stockpiles may be kept moist as a temporary control measure. The control measure will extend beyond the perimeter of the stockpiles and shall be secured to prevent being blown away by wind. Stockpiles must be placed in a secured, signed and excluded location onsite.

5.3.2 Long Term Management

Long term stockpiles must be covered with geo-fabric or sealed with a soil binding product (dust-bloc) or sealed with hydro mulch. Large stockpiles should be bunded to prevent asbestos impacted water runoff.

Regular inspections of long term stockpiles should be undertaken to ensure the controls implemented are in good condition, no dust is being generated from the stockpile and no runoff is occurring.

When the seal is broken on long term stockpiles, such as moving, excavation or tracking over the stockpile, the interim management measures (**Section 5.3.1**) must be implemented until such a time that the long term controls can be re-implemented on the stockpile.

5.4 Decontamination

The Licensed Asbestos Removal Contractor shall ensure that an area is established on the site for people to personally decontaminate themselves and any tools and equipment when they are entering and leaving each asbestos works zone.

The details for decontamination shall be specified in the Licensed Asbestos Removal Contractor's Asbestos Removal Control Plan and SWMs for asbestos related work and is to comply with the requirements outlined (SWNSW 2019a).

In general, provision/procedures for decontamination may include, but are not limited to, the following:

- A dirty decontamination area including:

- Equipment for vacuum cleaning (i.e. HEPA fitted Vacuum cleaners) or hosing down (by use of a fine mist) contaminated clothing and footwear;
- Storage for contaminated clothing and footwear;
- Labelled waste bags / bins for disposing of protective clothing;
- Shower area with an adequate supply of hot and cold water and toiletries;
-

- A clean decontamination area that includes:
  - Storage for individual PPE in containers or lockers;
  - Airflow towards the dirty decontamination area;
  - Shower area with an adequate supply of hot and cold water and toiletries;
- A clean changing area that includes:
  - Storage for clean clothing;
  - Separate storage for clean and dirty towels;
  - Airflow away from the 'clean' asbestos decontamination area towards the 'dirty' decontamination area.

If any part of a worker's body comes into direct contact with any potentially contaminated material the affected part(s) should be immediately washed with clean water.

The decontamination procedures specified below will be followed whenever personnel, plant or equipment leave the work area.

Where works are of a short duration in non-friable ACM areas, personal decontamination via wet wipes/spray mist may be appropriate.

5.4.1 Personal Decontamination

Personal decontamination involves the removal of all visible asbestos dust / residue from PPE and respiratory protective equipment (RPE). Personal decontamination must be undertaken each time a worker leaves a designated asbestos work area. Personal decontamination should be done within the decontamination unit/area via a four-stage decontamination procedure:

- Stage 1 – asbestos removal area. Remove obvious signs of asbestos dust/impacted soil from PPE and remove footwear.
- Stage 2 – dirty decon area. Wet decontamination whilst wearing PPE and RPE. Leaving RPE on, remove PPE and place in waste bag.
- Stage 3 – clean decon area. Wet decontamination and remove RPE. Store RPE in suitable container.
- Stage 4 – clean change area. Change into clean clothing.

Asbestos-contaminated PPE must not be transported outside the asbestos work area except for disposal purposes. Before work clothes and footwear worn during asbestos removal work are removed from the asbestos removal area for any reason, they should be thoroughly vacuumed with an asbestos vacuum cleaner to remove any asbestos fibres and the footwear should also be wet wiped.

RPE must remain on until all contaminated disposable coveralls and clothing has been cleaned and / or removed and bagged for disposal and personal washing has been completed. Any PPE used while carrying out asbestos removal work must not be taken home by a worker.

Personal hygiene and careful washing are essential. Particular attention should be paid to the hands, fingernails, face and head.

5.4.2 Hand Tools

All hand tools used during asbestos removal work should be fully dismantled (where appropriate), cleaned under controlled conditions and decontaminated using either wet or dry decontamination procedures before they are removed from the asbestos work area. The method chosen will depend on its practicality, the level of contamination and the presence of any electrical hazards.

If tools cannot be decontaminated in the asbestos work area, or are to be reused at another asbestos work area, they should be:

- Tagged to indicate asbestos contamination; and
- Double bagged in asbestos labelled bags before removal from the asbestos removal work area.

The bags containing the tools must remain sealed until decontamination or the commencement of the next asbestos related task where equipment can be taken into the removal work area and reused under controlled conditions.

PPE must be worn when opening the bags to clean or reuse the equipment or tools, and decontamination should only be performed in a controlled environment.

In some circumstances it may be better to dispose of contaminated tools and equipment, depending on the level of contamination and ease of replacement.

5.4.3 Vehicle, Plant and Equipment

All equipment, including non-disposable PPE, will be washed or otherwise cleaned to ensure that contaminated soil, water and dust is removed before it leaves the designated asbestos work area.

A plant decontamination area shall be established within designated asbestos work areas comprising a geofabric lined pad to capture washed off sediment. All plant and equipment will have their outer bodies thoroughly cleaned of soil and sediment before moving out of the designated asbestos work area.

5.5 Loading and Transport

Two primary options are available for loading of asbestos impacted materials into trucks/bogies for movement around/from the site. Tipping of materials into an asbestos works zone is likely to require Option 2 to be implemented.

Option 1 – “clean zone” load out method

Trucks enter the asbestos works zone onto a designated clean/cleared load out bay, which is demarcated by bright orange geo-textile. The excavator carefully loads asbestos impacted materials from a “dirty” zone to the truck in the “clean” zone. An asbestos removalist and/or hygienist must inspect each truck to ensure no impacted material remains on the exterior of the truck or on the geo-textile “clean” zone. If asbestos impacted material is present on the truck it should be cleaned off. Should any asbestos impacted material be present on the geo-textile, the fabric should be carefully rolled and disposed to a licensed landfill facility as asbestos waste. A new layer of geo-textile would then be laid to restore the “clean” zone prior to the next truck entering the asbestos works area.

The benefit of this option is to reduce the generation and thus subsequent management requirements of asbestos impacted water at each asbestos works zone.

Option 2 – wheel wash method

Trucks enter the asbestos works zone and traverse asbestos impacted ground whilst being carefully loaded by an excavator or tipping of material. Prior to exiting the asbestos works zone, the truck must pass through a wheel wash to ensure all asbestos impacted material is removed from the wheels, undercarriage and exterior of the truck. An asbestos removalist and/or hygienist must inspect each truck to ensure no impacted material remain.

6. Monitoring Program

To ensure that the control measures being implemented at the site are effective, the following monitoring procedures will be implemented during the proposed relocation of asbestos impacted materials at the site (if any).

6.1 Daily Static Airborne Asbestos Fibre Monitoring

Asbestos air monitoring will only be required if asbestos in soil is encountered and requires removal.

During all asbestos removal at site, airborne asbestos fibre monitoring will be undertaken by the Asbestos Consultant using calibrated portable air sampling pumps. Monitoring locations shall be determined by the Asbestos Consultant but shall include at least 4 locations surrounding the work area or site boundary. The number of monitors shall be determined by the Asbestos Consultant. At the end of each monitoring period the pump and attached filter will be collected and analysed at a NATA-accredited laboratory.

Monitoring works shall be conducted in accordance with *NOHSC Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition* (NOHSC:3003 [2005]).

Daily air monitoring reports shall be displayed in a common area outside of the asbestos work area (e.g. site office or lunch shed) or be able to be produced upon request.

The following action levels will be applied upon receipt of daily results, as outlined in the SWNSW (2019a):

- Reading of less than 0.01 fibres/mL – control measures in place are working effectively, site works to continue;
- Reading between 0.01 and 0.02 fibres/mL – a review of control measures shall be completed in the work area; and
- Reading greater than 0.02 fibres/mL – works shall cease until the cause of contamination is identified and rectified.

It is noted that these action levels adopted are more conservative than the exposure standard for airborne asbestos (0.1 fibres/mL (TWA)) as outlined in the *Adopted National Exposure Standards for Atmospheric Contaminants in the Occupational Environment* [NOHSC: 1003(1995)] for an 8 hour shift.

6.2 Contingency for Monitoring Exceedance

Any exceedance of the NOHSC airborne asbestos fibre monitoring level of 0.02 fibres/ml specified in **Section 6.1** will result in a stop work direction to the Principal Contractor until such time as a field assessment by an experienced consultant is undertaken to identify the potential source of fibres within the works zone and establish appropriate additional management procedures to appropriately manage the risk of worker exposure and/or asbestos fibre migration to other areas of the site.

7. Unexpected Finds Protocol

It is acknowledged that previous investigations completed by Clearsafe in 2016 identified bonded asbestos within the public domain areas located to the north and northwest of JSPAC. Identified asbestos and asbestos impacted soil were subsequently removed and an asbestos inspection certificate was provided to the areas inspected at the time including ground surfaces within public domain areas (approximately 50m x 15m) and ground surfaces to the trench within the public park (approximately 35m x 1m). Clearsafe reported that residual / remnant ACM associated with the construction works at the time was not identified within the area(s) inspected.

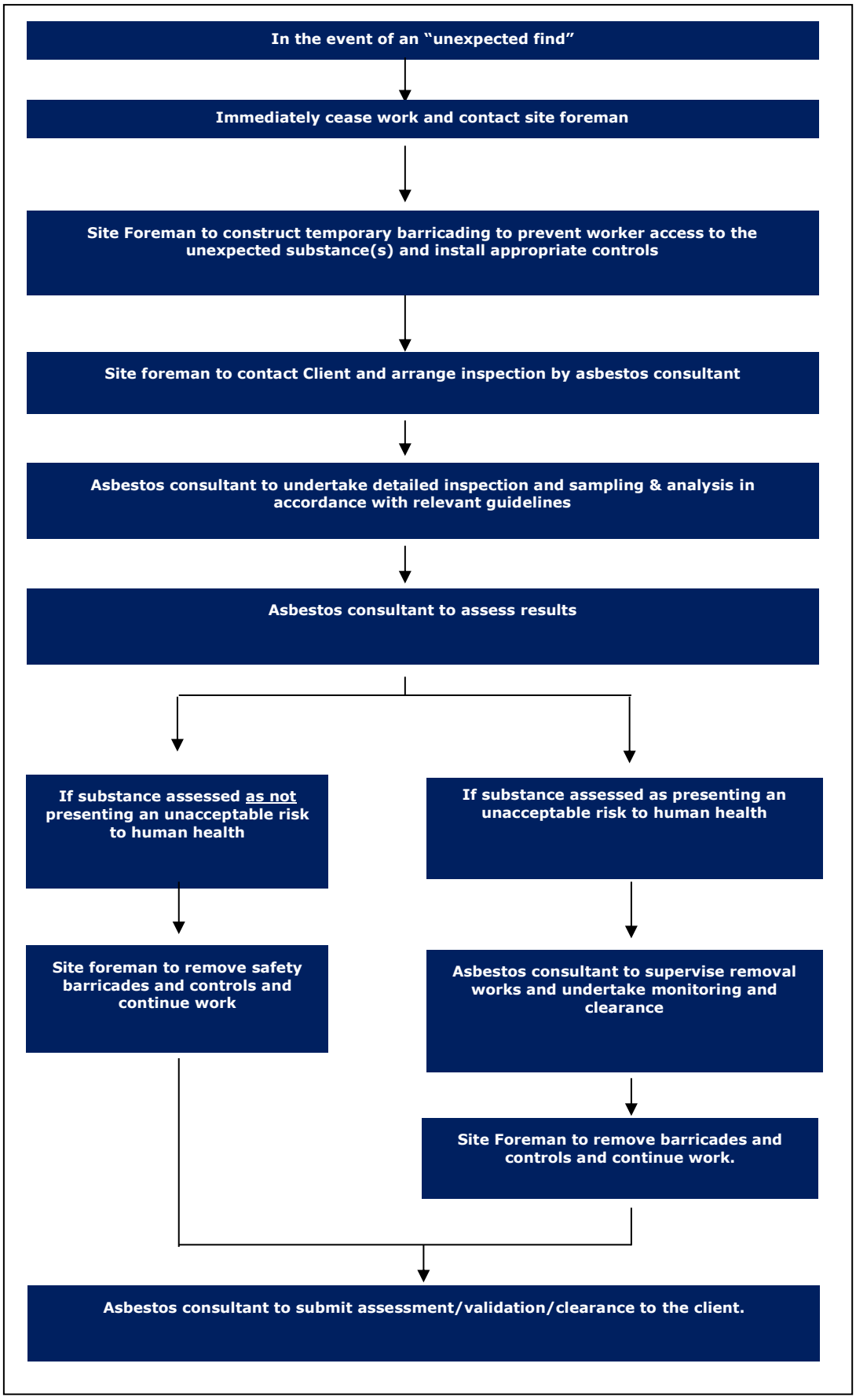
However, conditions between the location points may vary, and further hazards may arise from unexpected sources and/or in unexpected locations during proposed development works. The nature of any residual hazards which may be present at the site are generally detectable through visual or olfactory means, for example:

- >10 m^2 of ACM encountered in one location (visible);
- Friable ACM such as lagging (visible);
- Ash and/or slag contaminated soils / fill materials (visible);
- bottles / containers of chemicals (visible); and
- petroleum contaminated soils (staining / discoloration visible) beyond the identified impact, or at levels that prevent off-site disposal without treatment.

As a precautionary measure to ensure the protection of the workforce and surrounding community, should any of the abovementioned substances be identified (or any other unexpected potentially hazardous substance), the procedure summarised in **Flowchart 7.1** is to be followed.

An enlarged version of the unexpected finds protocol, suitable for use on-site, should be posted in the Site Office and referred to during the Site Specific Induction by the Principal Contractor.

Flowchart 7.1 – Unexpected Finds Protocol



8. Regulatory Approvals / Licensing

8.1 Asbestos Regulations, Codes of Practice and Guidelines

The removal, assessment and disposal of asbestos is normally managed in accordance with the following:

- *Work Health and Safety Regulation 2017*;
- *How to safely remove asbestos - Code of Practice*, Safe Work NSW, 2019 (SWNSW 2019a);
- *How to manage and control asbestos in the workplace - Code of Practice*, Safe Work NSW, 2019 (SWNSW 2019b); and
- *Waste Classification Guidelines - Part 1: Classifying waste*, NSW EPA, 2014 (EPA 2014).

Should bonded or friable asbestos be encountered during the construction works, associated asbestos removal works must be undertaken in accordance with the requirements of the *WHS Regulation 2017*.

8.2 Notifications

As required by the NSW *Work Health and Safety Regulation 2017*, a licensed asbestos removalist must give written notice to the regulator at least 5 days before the removalist commences licensed asbestos removal work. This includes any asbestos removal works that requires either a Class A or Class B licensed contractor.

9. Asbestos Management Records

Asbestos records should be stored and updated as required. The record system should contain but is not limited to:

- Records of training and inductions.
- Records of worker and others involvement in site works.
- Records of inspection and test plans.
- Records of corrective actions.
- Records of notifications/certifications/approvals by statutory authorities.
- Records of inspections, maintenance and test results.
- Records of audits.
- Records of complaints.

An Asbestos Register is also included in **Appendix B** for Principal Contractor or asbestos consultant to document any asbestos if encountered on site during proposed development works.

10. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquiries.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Figures

Legend:

Approximate Site Boundary

JBS&G

Job No: 55324	
Client: Scentre Group Design	
Version: R02 Rev A	Date 1/10/2019
Drawn By: AV	Checked By: KY

Scale 1:5,000

0 50 100

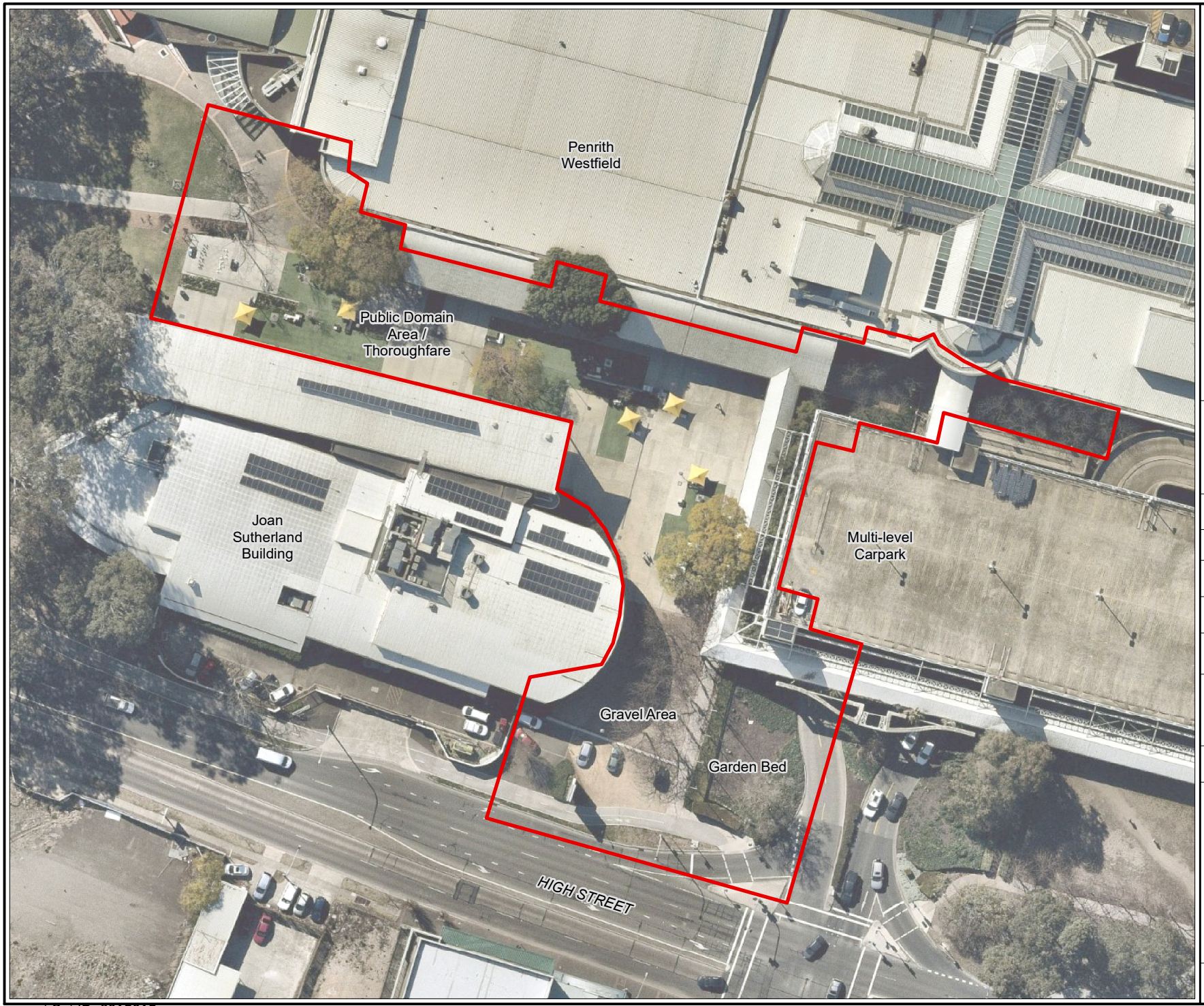
metres

Coord. Sys. GDA 1994 MGA Zone 56

Westfield Penrith Alterations and Additions, High Street, Penrith NSW

SITE LOCATION

FIGURE 1



Legend:

Approximate Site Boundary

JBS&G

Job No: 55324

Client: Scentre Group Design

Version: R02 Rev A | Date 1/10/2019

Drawn By: AV | Checked By: KY

Scale 1:850

0 10 20

metres

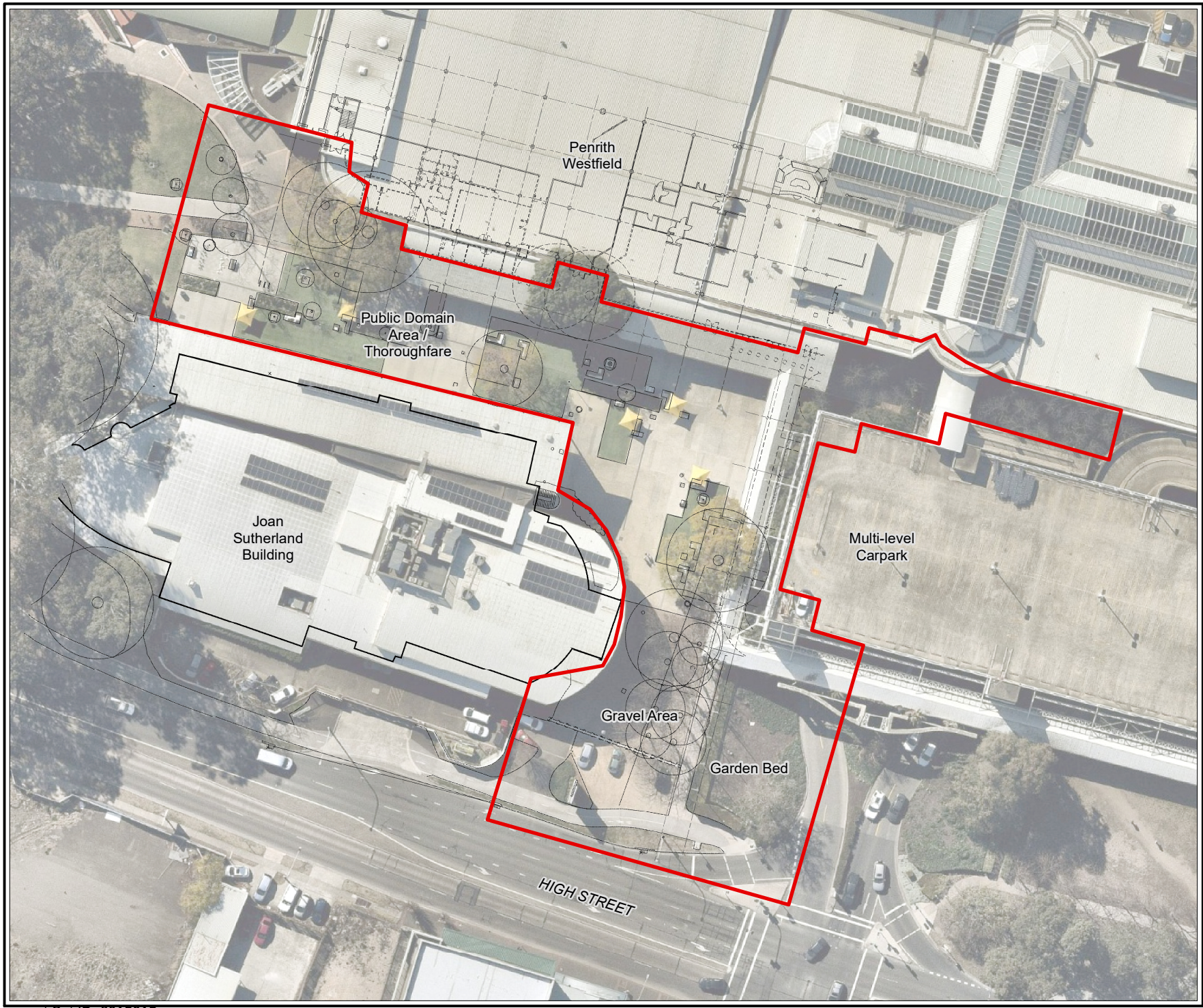
Coord. Sys. GDA 1994 MGA Zone 56

Westfield Penrith Alterations and Additions, High Street, Penrith NSW

SITE LAYOUT

FIGURE 2

J:\Projects\55324 - Penrith Mondo ESA\Design\55324 - Penrith Mondo ESA\GIS\Maps\R02 Rev A\55324_02_SiteLay.mxd
Reference: Nearmap - nearmap.com.au - Imagery 18-12-2018



Legend:

Approximate Site Boundary

JBS&G

Job No: 55324

Client: Scentre Group Design

Version: R02 Rev A	Date 2/10/2019
Drawn By: AV	Checked By: KY

Scale 1:850

0 10 20

metres

Coord. Sys. GDA 1994 MGA Zone 56

Westfield Penrith Alterations and Additions, High Street, Penrith NSW

DESIGN DETAILS

FIGURE 3

Path: C:\Projects\55324 - Penrith Mondo ESA\Design\55324 - Penrith Mondo ESA\GIS\Maps\R02 Rev A\55324_03_DesignDetails.mxd
Reference: Nearmap - nearmap.com.au - Imagery 18-12-2018

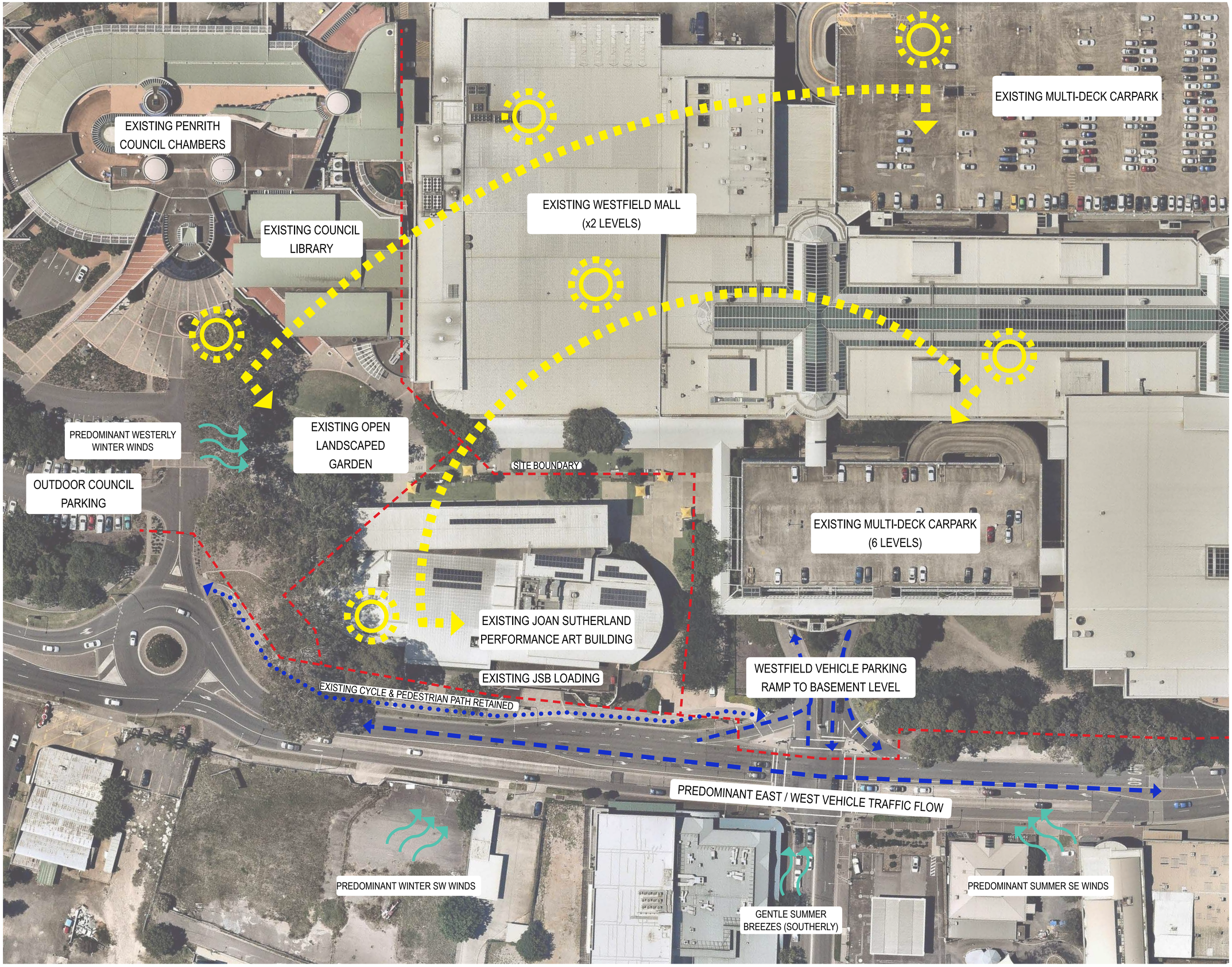
Appendix A Design Plans

DEVELOPMENT APPLICATION
OCTOBER 2019

WESTFIELD PENRITH
ALTERATIONS & ADDITIONS

GPT The GPT Group SCENTRE GROUP

DWG NO.	CONTEXT	SCALE AT A1
0.01	COVER PAGE & DRAWING LIST	NTS
0.02	SITE ANALYSIS PLAN	1:500
0.02A	SITE SURVEY	1:250
	FLOOR PLANS	
1.00	SITE PLAN	1:1000
1.01	EXISTING & DEMO LEVEL 1 (GROUND)	1:250
1.02	EXISTING & DEMO LEVEL 1M	1:250
1.03	EXISTING & DEMO LEVEL 2	1:250
1.04	PROPOSED LEVEL 1 (GROUND)	1:250
1.05	PROPOSED LEVEL 1M	1:250
1.06	PROPOSED LEVEL 2	1:250
1.07	PROPOSED LEVEL 3 & ROOF	1:250
	ELEVATIONS, SECTIONS AND MATERIAL FINISHES	
2.01	PROPOSED SECTIONAL ELEVATIONS	1:200
2.02	PROPOSED SECTIONAL ELEVATIONS	1:200
2.03	SECTIONAL ELEVATIONS (EXISTING V PROPOSED)	1:100
2.04	PROPOSED MATERIAL FINISHES	NTS
2.05	SIGNAGE STRATEGY	NTS
2.06	SIGNAGE STRATEGY	NTS
	SHADOW DIAGRAMS	
3.01	SUN SHADOW ANALYSIS	NTS
3.02	SUN SHADOW ANALYSIS	NTS
	PERSPECTIVE VIEWS	
4.01	ARTIST PERSPECTIVE 01	NTS
4.02	ARTIST PERSPECTIVE 02	NTS



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Title
SITE ANALYSIS PLAN

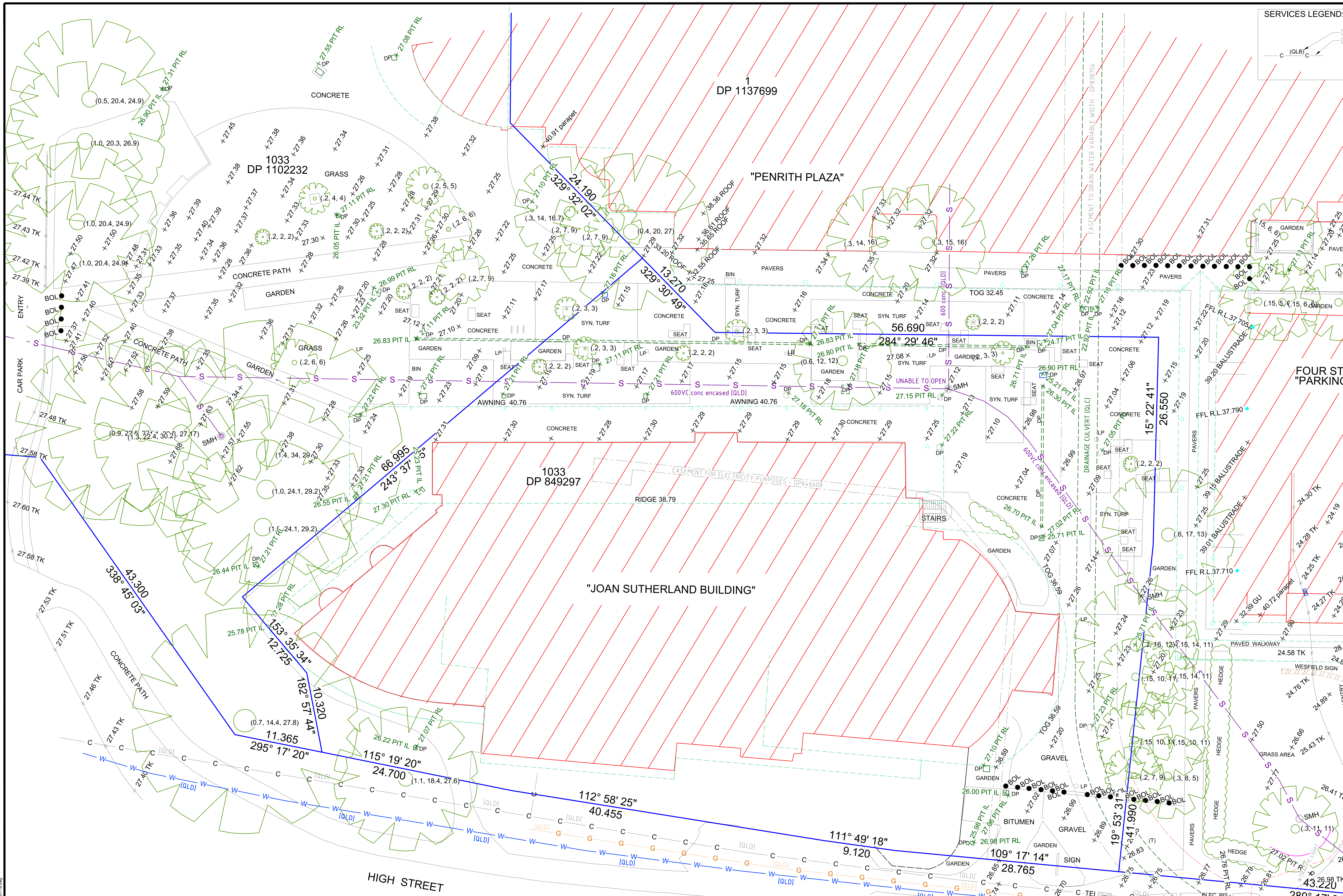
ALTERATIONS & ADDITIONS

Centre
WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912	0.02	-

Scale @ Sheet Size: 1:500 @ A1
Plot Date: 2019-10-01



CAUTION: FIBRE OPTIC CABLES WITHIN THE AREA OF THIS PLAN

ALL SERVICES ON THIS PLAN ARE QUALITY LEVEL D (QLD)
UNLESS NOTED OTHERWISE

GENERAL NOTES

NO BOUNDARY SURVEY MADE. IF CONSTRUCTION OR DESIGN OF ANY NEW STRUCTURE IS INTENDED WITHIN PROXIMITY OF THE BOUNDARIES OR LOCAL GOVERNMENT REQUIREMENTS, A FURTHER SURVEY SHOULD BE REQUESTED TO MARK BOUNDARIES AND/OR DIMENSION WALL TO BOUNDARY DISTANCES.

IF ANY STRUCTURE OR IMPROVEMENT IS TO BE CONSTRUCTED ON OR ADJACENT TO THE BOUNDARIES OF THIS LAND, THE RELEVANT BOUNDARIES MUST BE MARKED PRIOR TO CONSTRUCTION BY A REGISTERED SURVEYOR.

CONSTRUCTION WORKS MUST BE RELATED TO THE BENCHMARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.

THE TREE TRUNKS SHOWN ARE DIAGRAMMATIC ONLY. THE TRUE TRUNK RADIUS ARE STATED IN THE PLAN. TREE SPREADS & TRUNK RADIUS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIP LINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.

CONTOURS ARE APPROXIMATE ONLY. SPOT LEVELS SHOULD BE USED IN REFERENCE TO CONTOUR LEVELS. FEATURES AND LEVELS CRITICAL TO DESIGN SHOULD BE LOCATED BY A MORE ACCURATE SURVEY. ALL SET OUT WITH REGARD TO LEVELS SHOULD REFER TO THE BENCHMARK.

DO NOT SCALE OFF HARD COPIES PRINTED FROM THIS CAD OR PDF FILE.

NO UTILITY INVESTIGATIONS HAVE BEEN UNDERTAKEN IN THIS SURVEY

DATE OF SURVEY: 26 FEB 2018 – 24 APR 2018

LOCATING QUALITY LEVEL DESCRIPTION

THIS ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY LEVEL A (QLA)
VISUALISATION/ CONFIRMATION OF A SERVICE, POSITION AND DEPTH, BY NONDESTRUCTIVE DIGGING (NDD) METHODS OR POINTS OF ENTRY TO PITS OR MANHOLES. RECOMMENDED QUALITY LEVEL PRIOR TO CONSTRUCTION OR EXCAVATION.

QUALITY LEVEL B (QLB)
LOCATING OF SERVICES USING RADIO DETECTION METHODS OR GROUND PENETRATING RADAR. ACCEPTABLE RANGE OF ACCURACY FOR QUALITY LEVEL B IS 300MM FOR POSITION AND 500MM IN DEPTH

QUALITY LEVEL C (QLC)
SERVICES MARKED OUT USING ONLY SURFACE FEATURES IN THE FIELD. SUCH SURFACE FEATURES INCLUDE, HYDRANTS, GAS MARKERS, PITS ETC. NO INDICATION OF SERVICE LOCATION OR DEPTH CAN BE ATTAINED FROM QUALITY LEVEL C.

QUALITY LEVEL D (QLD)
SERVICES MARKED UP USING ~~DBYD PLANS ONLY.~~ OFFSETS ON PLANS CAN BE USED TO OBTAIN SUCH INDICATION OF SERVICES IN FIELD BUT NO INDICATION OF SERVICE CONFIRMATION CAN BE GIVEN.

NOTES:

1. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY.
2. BEARINGS AND DISTANCES OF BOUNDARIES ARE BY TITLE AND/OR DEED ONLY.
3. CONSTRUCTION WORKS MUST BE RELATED TO THE BENCHMARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.
4. LIMITED BOUNDARY SURVEY MADE. IF CONSTRUCTION OR DESIGN OF ANY NEW STRUCTURE IS INTENDED WITHIN PROXIMITY OF THE BOUNDARIES OR LOCAL GOVERNMENT REQUIREMENTS, A FURTHER SURVEY SHOULD BE REQUESTED TO MARK BOUNDARIES AND/OR DIMENSION WALL TO BOUNDARY DISTANCES.
5. THE TREE TRUNKS SHOWN ARE DIAGRAMMATIC ONLY. THE TRUE TRUNK DIAMETERS ARE STATED IN THE PLAN. TREE SPREADS & TRUNK RADIUS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIP LINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.
6. CONTOURS ARE APPROXIMATE ONLY. SPOT LEVELS SHOULD BE USED IN REFERENCE TO CONTOUR LEVELS. FEATURES AND LEVELS CRITICAL TO DESIGN SHOULD BE LOCATED BY A MORE ACCURATE SURVEY. ALL SET OUT WITH REGARD TO LEVELS SHOULD REFER TO THE BENCHMARK.
7. NO SERVICES SEARCH HAS BEEN CARRIED OUT FOR THIS SURVEY. SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATORS LOCATED DURING SURVEY. APPROPRIATE DIAL BEFORE YOU DIG SEARCHES SHOULD BE CARRIED OUT PRIOR TO ANY CONSTRUCTION TAKING PLACE. SEE DIAL BEFORE YOU DIG CONTACT INFORMATION ON THIS PLAN.
8. THIS SURVEY IS FOR CONTOUR AND DETAIL PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE

LEGEND:

	WALL STRUCTURE
DP	DRAINAGE PIT
SMH	SEWER MANHOLE
BOL	BOLLARD
TK	TOP OF KERB
TEL	TELSTRA PIT
(.2, 5, 7)	TREE (TRUNK DIAM, SPREAD, HEIGHT)
GU	GUTTER UNDERSIDE
SW	STORM WATER DRAINAGE
LP	LIGHT POLE
DP	DRAINAGE PIT

PREPARED BY:

geosurv
consulting surveyors, planners & engineers
GEOSURV PTY LTD
ABN 99 121 987 004
PO Box R1670
ROYAL EXCHANGE NSW 1225
tel: 1300 554 675
fax: 1300 859 564
www.geosurv.com.au
e-mail: info@geosurv.com.au

PREPARED FOR:

SCENTRE GROUP

REV.	DATE	AMENDMENTS
5	18-07-2018	ADDITIONAL AREA UNDER CARPARK ADDED
4	8/06/2018	TREE MEASUREMENTS AMENDED
3	4/06/2018	ADDITIONAL SURVEY & EASEMENTS ADDED
2	30/05/2018	ADDITIONAL SURVEY ADDED
1	22/05/2018	INITIAL ISUE

PLAN SCALE ON A1 SHEET 1: 250

PLAN SHOWING:
TOPOGRAPHIC SURVEY
AT PART OF WESTFIELD PENRITH
AND JOAN SUTHERLAND BUILDING

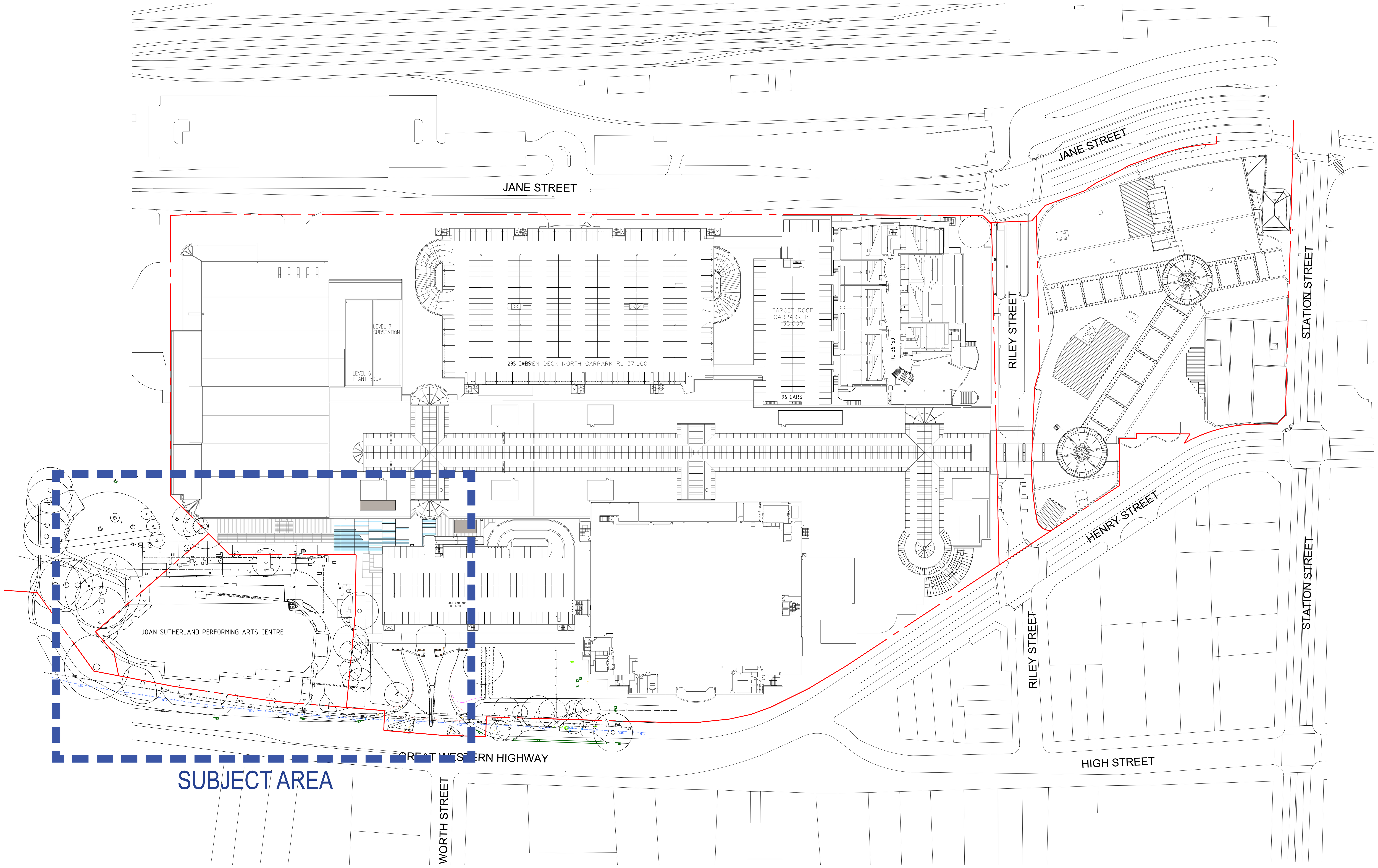
TRUE NORTH

M.G.A.

SCALE:	1:250	ORIGINAL SIZE:	A1
LOCALITY:	PENRITH	LGA:	PENRITH
GRID:	MGA	GRID ORIGIN:	DP 849297-DP 1102232
DATUM:	AHD	DATUM ORIGIN:	PM12651
DATE OF SURVEY:	24/04/18	DATE OF PLAN:	14/05/18
SURVEY BY:	MT BM	DRAWN BY:	SC
CHECKED BY:	LB	DATE:	21/05/18
APPROVED BY:	MC	DATE:	21/05/18
PLAN REF:	180444-UT-A[4]	SHEET:	1 OF 2 SHEETS

ALTERATIONS & ADDITIONS
Centre
WESTFIELD PENRITH
DEVELOPMENT APPLICATION
Project Number D6912
Drawing No. 0.02A
Scale @ Sheet Size 1:500 @ A1
Plot Date

Cad File No: 180444-DT-A[4] AutoCAD 2017 C3D
Plot Date: 31 July 2018 - 10:23 AM



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Title

SITE PLAN

ALTERATIONS & ADDITIONS

Centre

WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912	1.00	-
Scale @ Sheet Size: 1:1000 @ A1		
Plot Date: 2019-10-01		

BOUNDARY LINE

EXISTING INTERNAL FITOUT TO BE DEMOLISHED

FIRE ESCAPES TO BE DECOMMISSIONED

EXISTING AMENITIES TO BE DECOMMISSIONED

EXISTING ENTRY SHOPFRONT TO BE DEMOLISHED

EXISTING PLANTER BOX TO BE DEMOLISHED

REMOVE AND REPLACE WITH NEW SHOPFRONT

EXISTING SHOPFRONT TO BE DEMOLISHED

EXTENT OF TURF TO BE REMOVED

SITE BOUNDARY

EXISTING TREES TO BE DEMOLISHED

EXISTING LANDSCAPE TO BE DEMOLISHED

EXISTING TREES TO BE DEMOLISHED

EXISTING PATH AND COLUMNS TO BE DEMOLISHED

L.01 RETAIL
RL27.250

L.01 CARPARK
RL27.100

JOAN SUTHERLAND PERFORMING ARTS CENTRE

EXISTING BITUMEN PATH & PEDESTRIAN PATH

HIGH STREET

LEGEND:

- EXISTING CENTRE
- EXTENT OF DEMOLITION
- EXISTING TREE TO REMAIN
- TREE TO BE DEMOLISHED
- DEMOLISH EXISTING PLANTERS & SEATINGS

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ACN 000 257 265

Title
DEMOLITION PLAN
LEVEL 1 (GROUND)

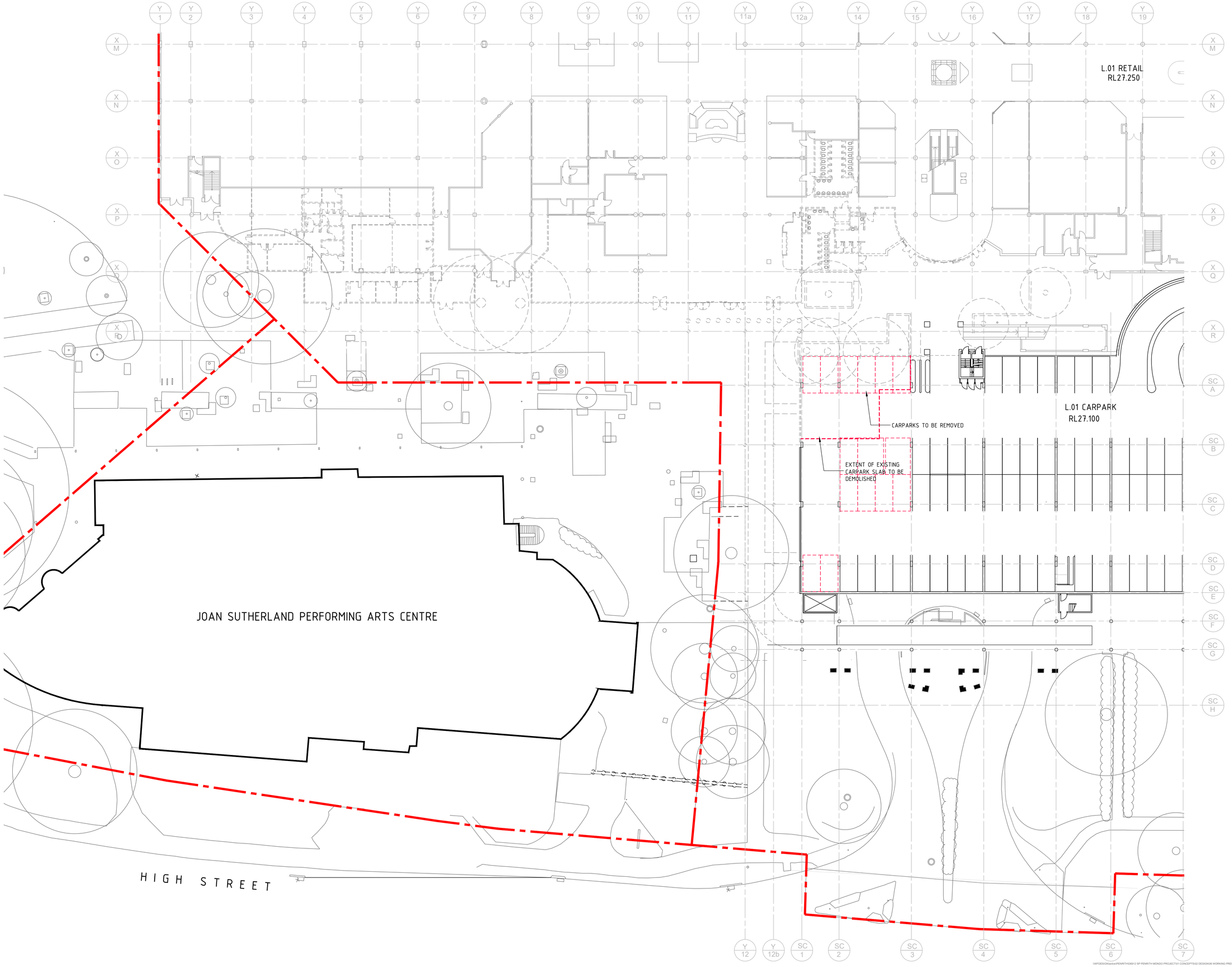
ALTERATIONS & ADDITIONS

Centre
WESTFIELD
PENRITH

DEVELOPMENT
APPLICATION

Project Number	Drawing No.	Revision
D6912	1.01	-
Scale @ Sheet Size: 1:250 @ A1		
Plot Date: 2019-10-01		

\\WPDESIGN\Active\PENRITH\D6912 SP PENRITH MONDO PROJECT\01 CONCEPTS\02 DESIGN\06 WORKING PRESENTATIONS\ACTIVE\T005030 DA Set For Final Issue\05 D6912 MNDO - DA - FULL SET.vwx



LEGEND:

- EXISTING CENTRE
- EXTENT OF DEMOLITION ON LEVEL 1
- EXISTING TREE TO REMAIN
- TREE TO BE DEMOLISHED ON LEVEL 1
- DEMOLISH EXISTING SLAB & CARPARK LINE MARKINGS

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ACN 000 257 265

Title

DEMOLITION PLAN LEVEL 1 (MEZZANINE)

ALTERATIONS & ADDITIONS

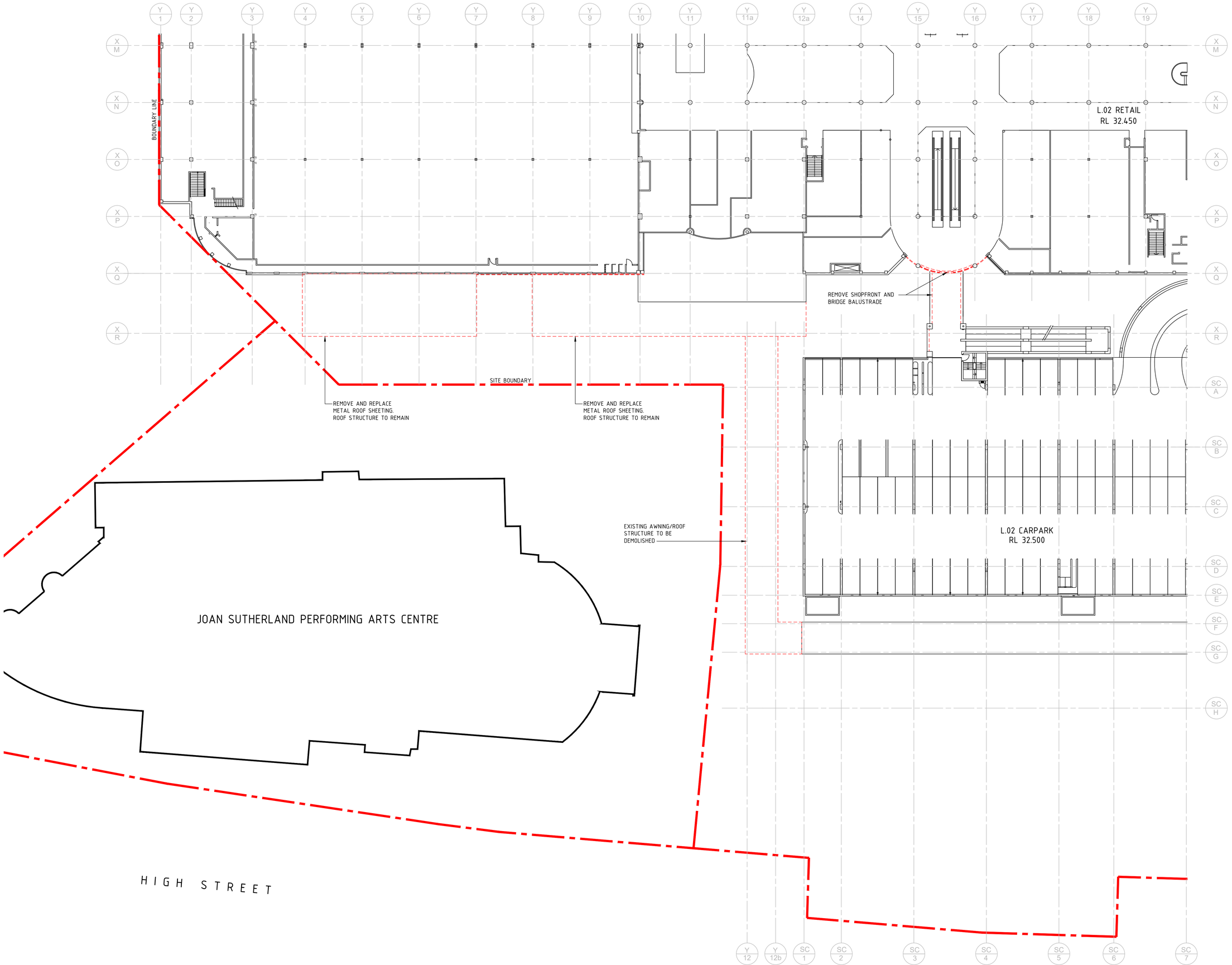
Centre

WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912		
Scale @ Sheet Size: 1:250 @ A1	1.02	-
Plot Date: 2019-10-01		

\\WPDESIGN\Active\PENRITH\D6912 SP PENRITH MONDO PROJECT\01 CONCEPTS\02 DESIGN\06 WORKING PRESENTATIONS\ACTIVE\T005030 DA Set For Final Issue\05 D6912 MNDO - DA - FULL SET.vwx



LEGEND:

- EXISTING CENTRE
- EXTENT OF DEMOLITION

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ACN 000 257 265

Title

DEMOLITION PLAN LEVEL 2

ALTERATIONS & ADDITIONS

Centre

WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912	1.03	-

Scale @ Sheet Size: 1:250 @ A1

Plot Date: 2019-10-01

WOOLWORTHS

EXISTING MALL

L.01 RETAIL
RL27.250

BOUNDARY LINE

R1
RL +27.30

R2
RL +27.30

R2 LSA

R3

R3 LSA

SW PIT

R4

R4 LSA
RL +27.30

R5

R6

R7

R8

R9

R10

R11

PROPOSED MALL
RL +27.30

PROPOSED MALL
RL +27.30

NEW ENTRY
DOORS

KIDS PLAY

NEW ENTRY
DOORS

RL +27.30

ACCESSIBLE
TOILET

MALE

PARENTS

FEMALE

EXISTING
PEDESTRIAN
ACCESS TO
CARPARK

PROPOSED AWNING OVERHEAD

SITE BOUNDARY

EXISTING
LANDSCAPE
TO REMAIN

EXISTING
LANDSCAPE
TO REMAIN

L1 CARPARK
EXISTING RL +27.10

L.01 CARPARK
RL27.100

PROPOSED METAL SCREEN

EASEMENT FOR ELECTRICITY PURPOSES - DP646608

EXISTING
PLANTER TO
REMAIN

EXISTING
PEDESTRIAN
ACCESS TO
CARPARK

JOAN SUTHERLAND PERFORMING ARTS CENTRE

EXISTING PEDESTRIAN BRIDGE / COLONNADE

RL +27.35

RAMP DOWN TO B1 CARPARK

RAMP UP FROM B1 CARPARK

INDICATIVE OUTLINE OF POTENTIAL
CARPARK EXPANSION (REFERENCE ONLY)

ENTRY COURT

ENTRY STATEMENT

HIGH STREET

LEGEND:

- PROPOSED RETAIL FOOD
- PROPOSED LICENSED SEATING AREA
- PROPOSED RETAIL SPECIALTY
- PROPOSED AMENITIES
- PROPOSED MALL
- PROPOSED PLANT/ SERVICES
- PROPOSED LANDSCAPE / UPGRADE (REFER TO LANDSCAPE PLAN)

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ACN 000 087 249

Title
PROPOSED PLAN
LEVEL 1 (GROUND)

ALTERATIONS & ADDITIONS

Centre
WESTFIELD
PENRITH

DEVELOPMENT
APPLICATION

Project Number	Drawing No.	Revision
D6912		1.04 -
Scale @ Sheet Size		
1:250 @ A1		
Plot Date		
2019-10-01		

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Title
PROPOSED PLAN LEVEL 1 (MEZZANINE)

ALTERATIONS & ADDITIONS

Centre
WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912	1.05	-
Scale @ Sheet Size: 1:250 @ A1		
Plot Date: 2019-10-01		

...GN\06 WORKING PRESENTATIONS\ACTIVE\190930 DA Set For Final Issue\00. D6912 MNDO - DA - FULL SET.indd

LEGEND:

- PROPOSED RETAIL SPECIALTY
- PROPOSED LICENSED SEATING AREA
- PROPOSED MALL
- PROPOSED PLANT/ SERVICES

EXISTING BIG W

EXISTING MALL

L.02 RETAIL
RL 32.450

VOID

VOID

VOID

BOUNDARY LINE

EXISTING EGRESS CORRIDOR

NEW AWNING

3000

ENTRY

R12

R13

BRIDGE TO CARPARK

NEW ROOF OVER

3000

BOUNDARY LINE

REMOVE AND REPLACE METAL ROOF SHEETING. ROOF STRUCTURE TO REMAIN

NEW GLASS AWNING

NEW GLASS ROOF WITH METAL LOUVRES OVER

NEW GLASS ROOF WITH METAL LOUVRES

EXISTING L2 CARPARK

NEW GLASS AWNING

NEW AWNING

L.02 CARPARK
RL 32.500

EXISTING COLONADE ROOF

RL +31.55

3000

JOAN SUTHERLAND PERFORMING ARTS CENTRE

BOUNDARY LINE

HIGH STREET

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Title

PROPOSED PLAN
LEVEL 2

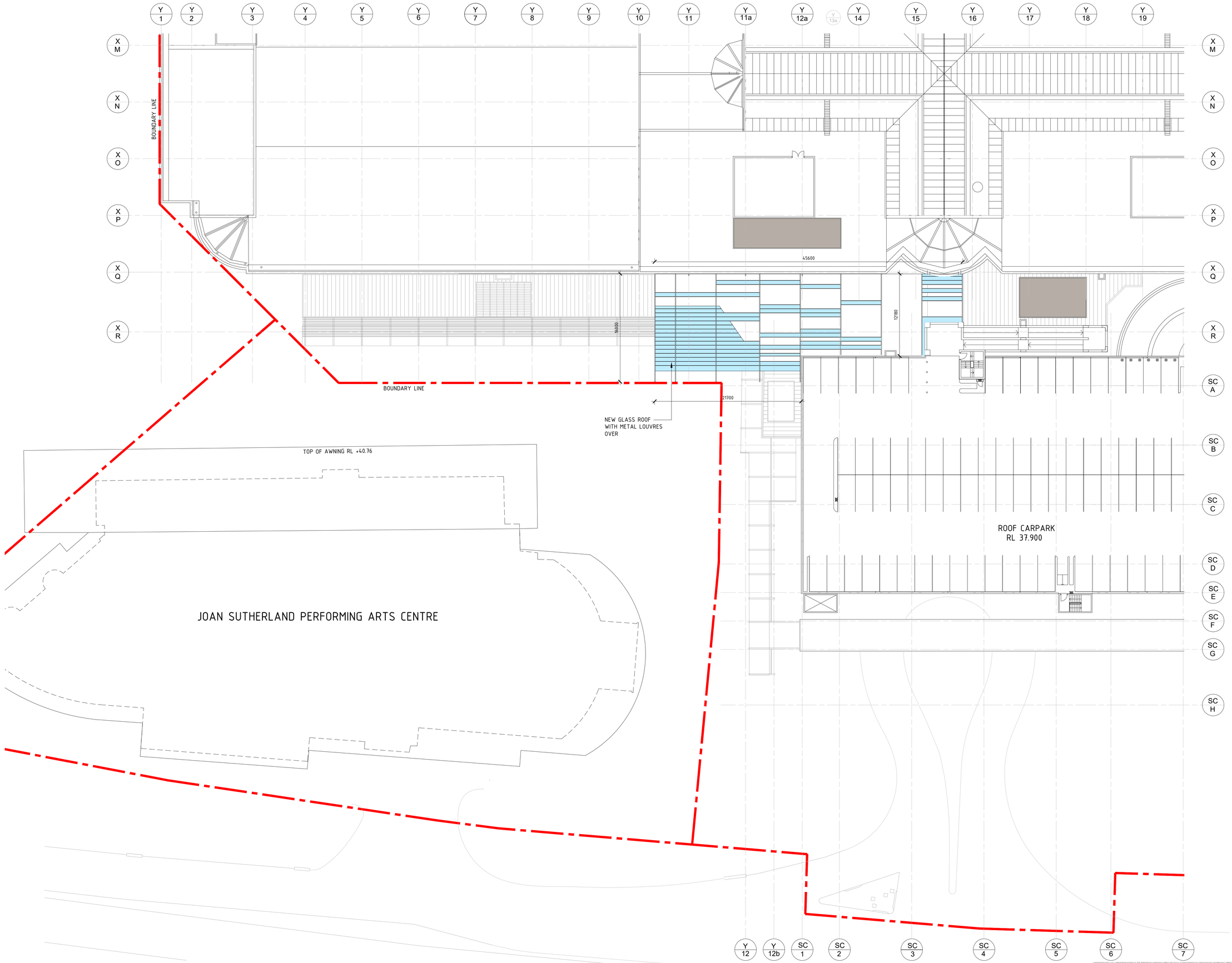
ALTERATIONS & ADDITIONS

Centre

WESTFIELD
PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912		1.06 -
Scale @ Sheet Size		
1:250 @ A1		
Plot Date		
2019-10-01		



LEGEND:

PROPOSED PLANT/ SERVICES

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PROPOSED PLAN LEVEL 3 & ROOF

ALTERATIONS & ADDITIONS

Centre

WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912		
Scale @ Sheet Size		
1:250 @ A1		1.07 -
Plot Date		
2019-10-01		

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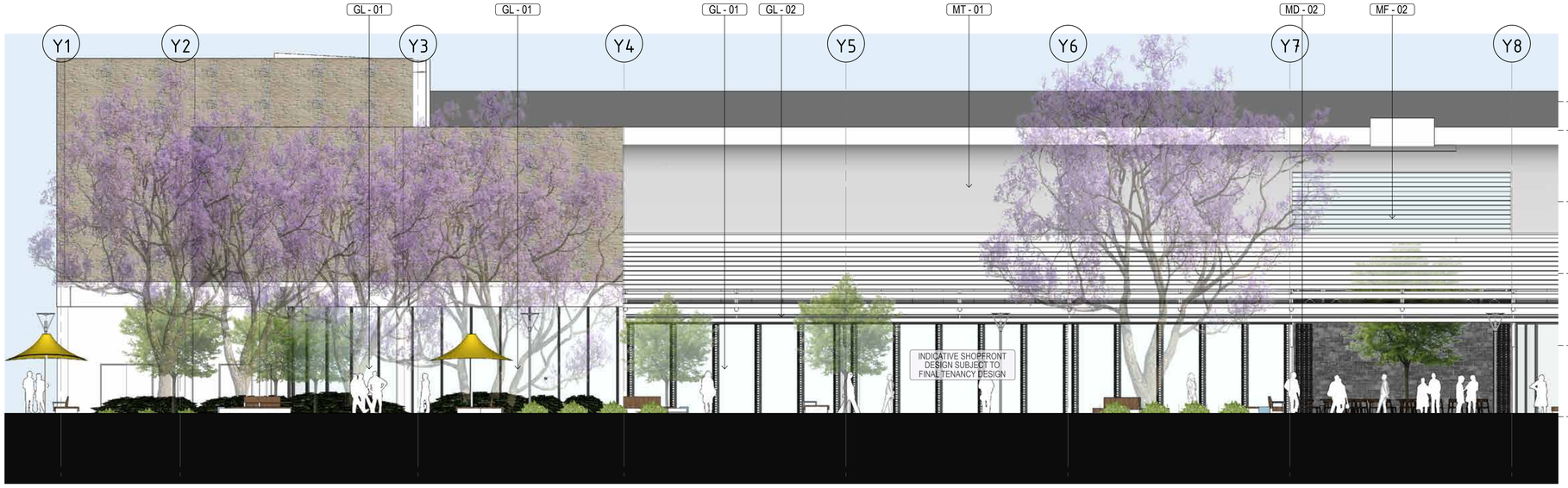
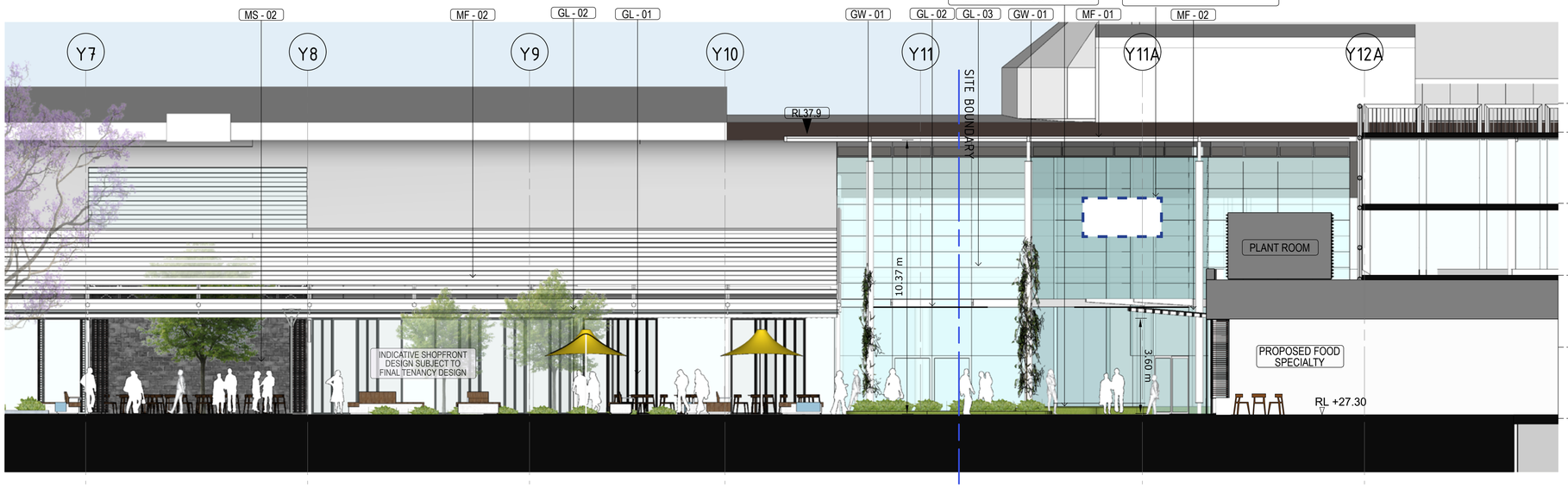
OVERALL SOUTH ELEVATION 1:200



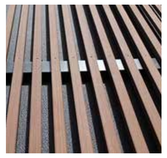
DETAILED SOUTH ELEVATION 1 1:100



DETAILED SOUTH ELEVATION 2 1:100


MF - 01 METAL LOUVRE AND FRAMING


MF - 02 METAL BATTEN


MF - 03 METAL SCREENING


GW - 01 CLIMBING PLANTS


GL - 01 SHOPFRONT GLAZING CLEAR


GL - 02 GLASS AWNING WITH FRIT


GL - 03 GLASS LOUVRE


MD - 02 METAL DETAILING


MT - 01 METAL ROOFING


MS - 02 MASONRY WALL DARK GREY


FC - 01 PANELISED WALL CLADDING WITH HORIZONTAL GROOVE

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Title
SECTIONS / ELEVATIONS
ALTERATIONS & ADDITIONS

Centre
WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912	2.01	-

Scale @ Sheet Size

Plot Date
2019-10-01

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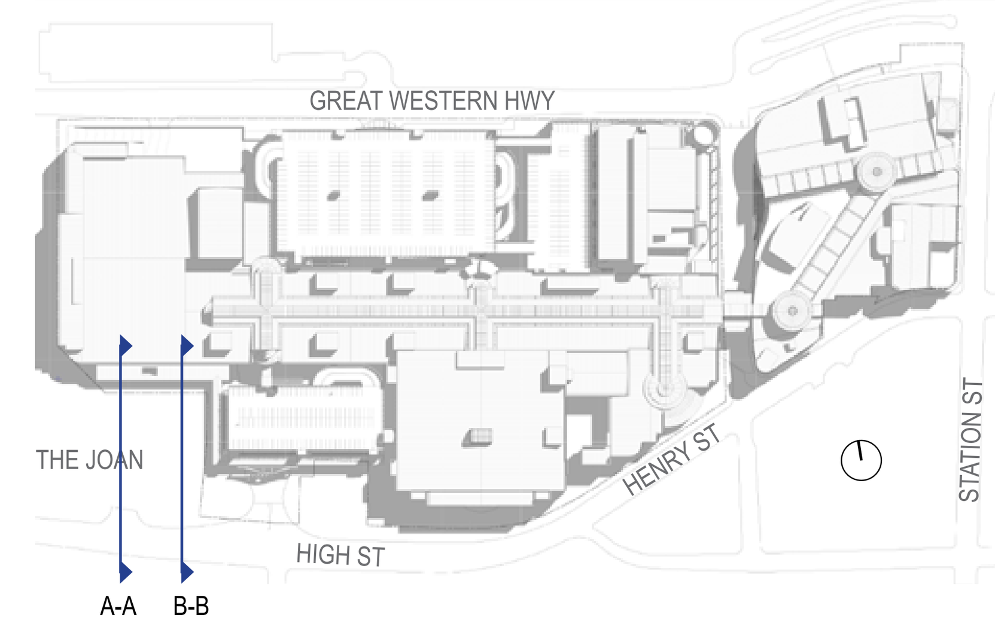
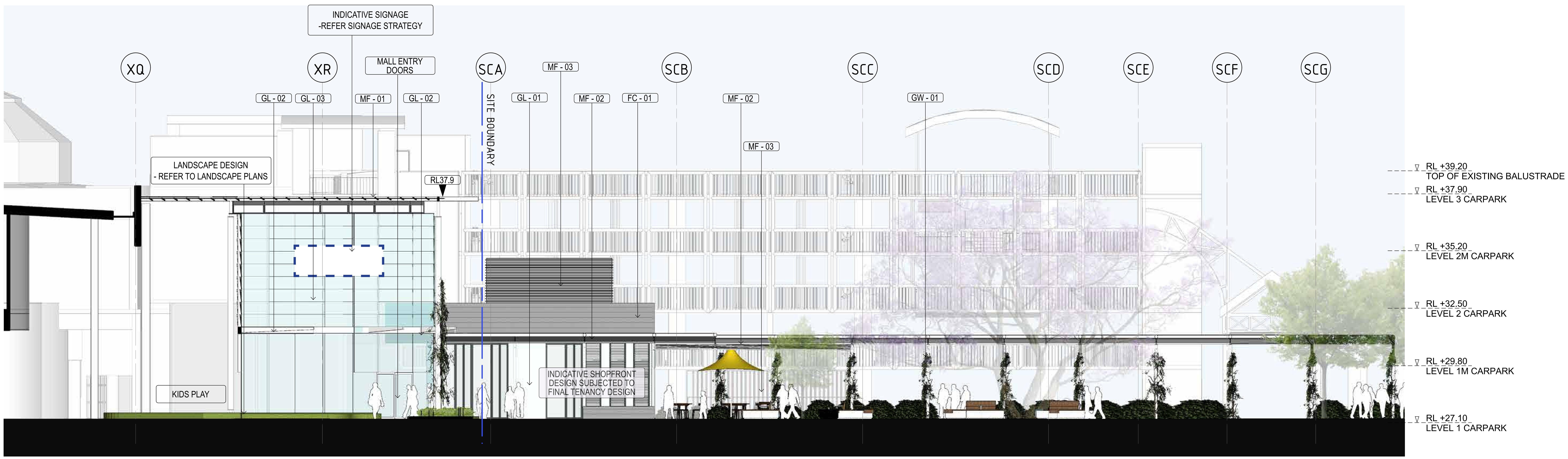


SECTION AA 1:100



WEST ELEVATION / SECTION BB 1:100

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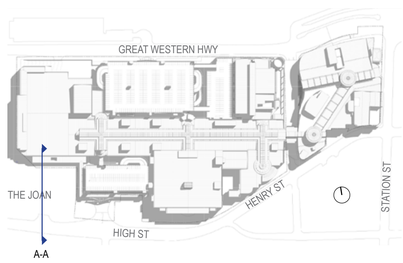
SECTIONS / ELEVATIONS
ALTERATIONS & ADDITIONS

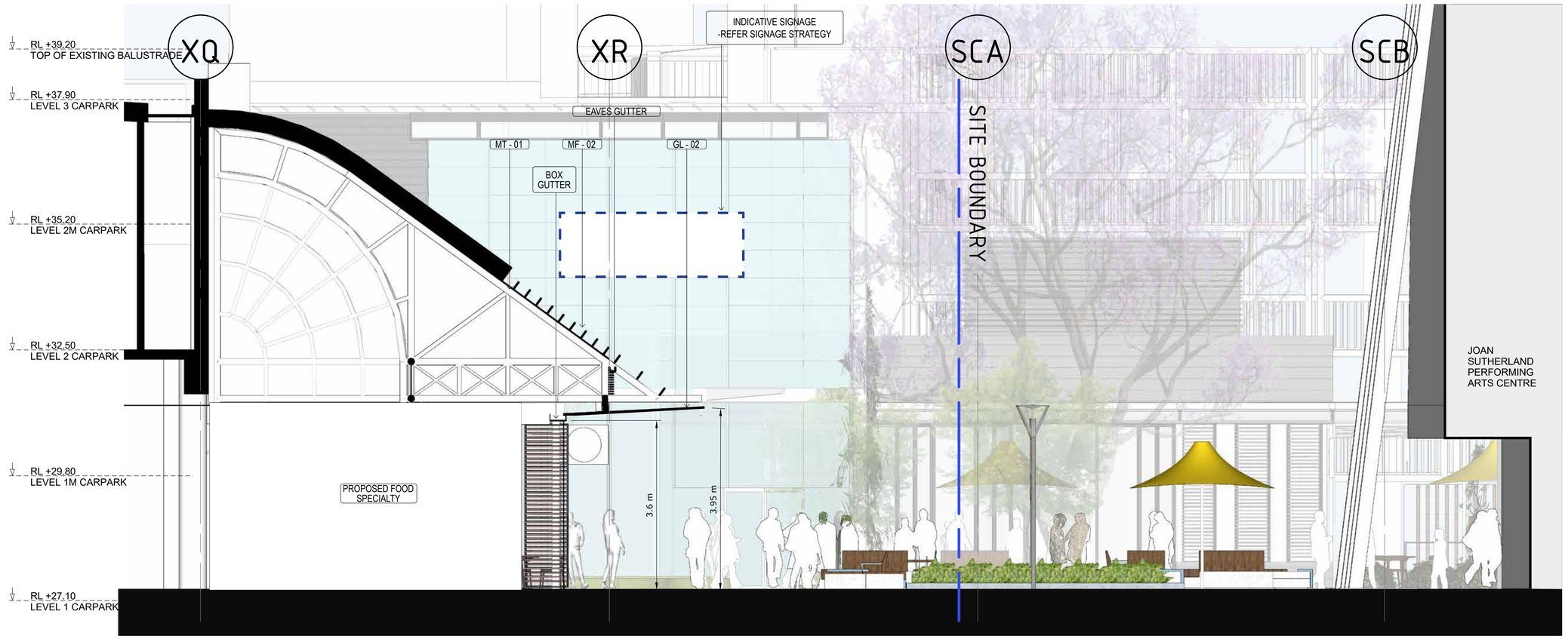
Centre
WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912	2.02	-
Scale @ Sheet Size		
Plot Date 2019-10-01		

EXISTING - DETAILED SECTION AA 1:50





PROPOSED - DETAILED SECTION AA 1:50

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SECTIONS / ELEVATIONS

ALTERATIONS & ADDITIONS

Centre
WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912	2.03	-

Scale @ Sheet Size

Plot Date
2019-10-01

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EXISTING CONTEXT MATERIALITY


METAL ROOF SHEETING


FC SOFFIT


EXPOSED AGGREGATE CONCRETE FLOORING


INSULATED PANEL WITH EXPRESSED HORIZONTAL TEXTURE


METAL LOUVRES IN HORIZONTAL ORIENTATION, FIXED TO METAL COLUMNS


MASONRY BLOCK WALL - SPLITFACE


HIGH PERFORMANCE GLAZING AND GLASS LOUVRES


PAINTED BLOCKWALL


MASONRY BLOCK WALL - HONED


PAINTED METAL FRAME AWNING WITH GLAZING OVER

PROPOSED MATERIALITY


MT - 01 METAL ROOFING


MF - 01 METAL LOUVRE AND FRAMING


FC - 01 PANELISED WALL CLADDING WITH HORIZONTAL GROOVE


MF - 02 METAL BATTEN


MF - 03 METAL SCREENING


MS - 02 MASONRY WALL DARK GREY


GL - 01 SHOPFRONT GLAZING CLEAR


GL - 02 GLASS AWNING WITH FRIT


GL - 03 GLASS LOUVRE


MD - 02 METAL DETAILING


GW - 01 CLIMBING PLANTS

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Title
PROPOSED MATERIALITY

ALTERATIONS & ADDITIONS

Centre
WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912	2.04	-

Scale @ Sheet Size

Plot Date
2019-10-01

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TENANCY SIGNAGE TYPE - LEGEND (DESIGN, SIZE, SET-OUT LOCATION AND ILLUMINATION OF THE TENANCY SIGNAGES ARE SUBJECT TO TENANT SHOP DESIGN)

TENANT SHOPFRONT WALLS (SIGNAGE ZONE UP TO 25% OF THE SHOPFRONT AREA)

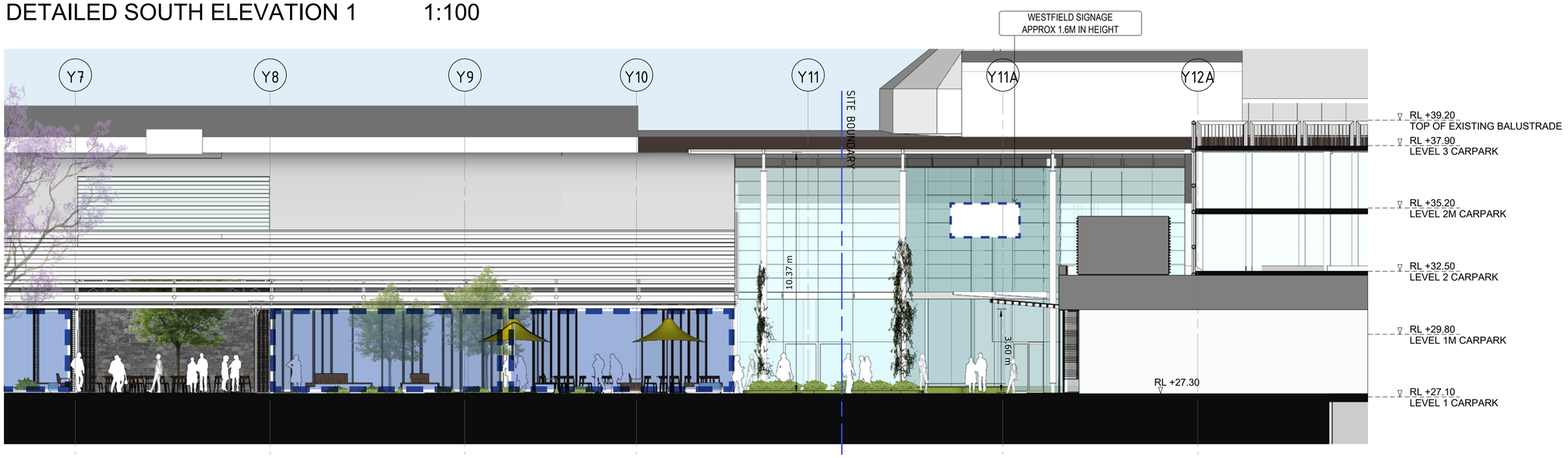
IMAGES FOR EXAMPLES ONLY:

BLADE PROJECTING SIGN **(SET-OUT HEIGHT MIN. 2.4M AND MAX. 3.6M AFFL, PROJECTION MAXIMUM 1.1M)**

IMAGES FOR EXAMPLES ONLY:

TENANCY SIGNAGE ZONE - GENERAL ELEVATION (CONSTRUCTION DRAWING BACKGROUND FOR OVERLAY ONLY)

DETAILED SOUTH ELEVATION 1 1:100



DETAILED SOUTH ELEVATION 2 1:100

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Title
SIGNAGE STRATEGY
ALTERATIONS & ADDITIONS
Centre
WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number D6912 | Drawing No. | Revision 2.05 -
Scale @ Sheet Size
Plot Date 2019-10-01

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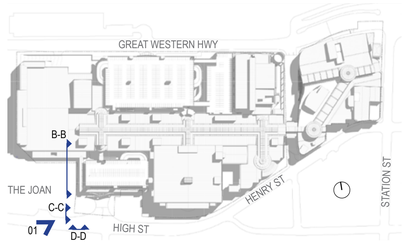
TENANCY SIGNAGE TYPE - LEGEND (DESIGN, SIZE, SET-OUT LOCATION AND ILLUMINATION OF THE TENANCY SIGNAGES ARE SUBJECT TO TENANT SHOP DESIGN)

TENANT SHOPFRONT WALLS (SIGNAGE ZONE UP TO 25% OF THE SHOPFRONT AREA)

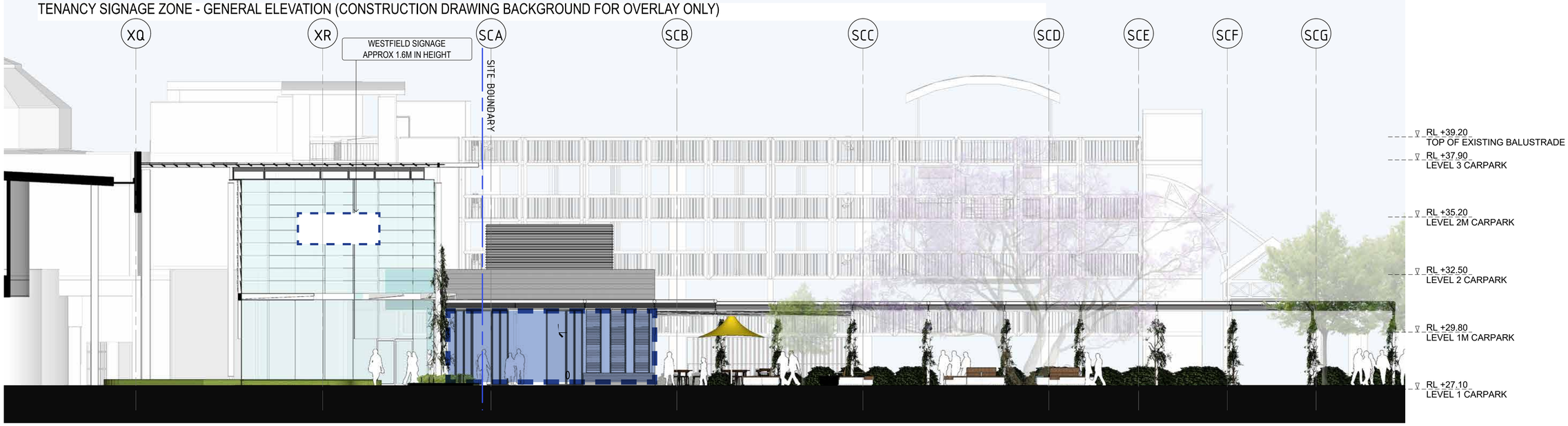
IMAGES FOR EXAMPLES ONLY:

BLADE PROJECTING SIGN **(SET-OUT HEIGHT MIN. 2.4M AND MAX. 3.6M AFFL, PROJECTION MAXIMUM 1.1M)**

IMAGES FOR EXAMPLES ONLY:

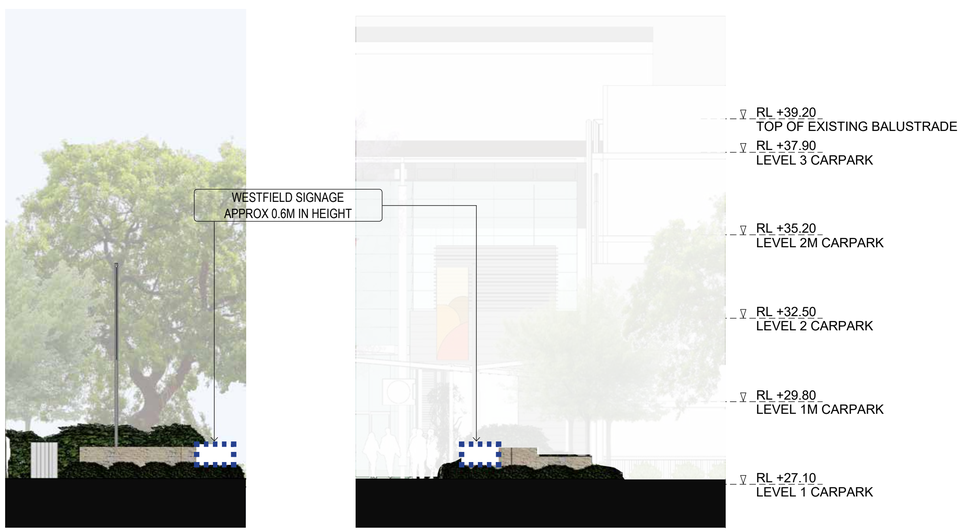


TENANCY SIGNAGE ZONE - GENERAL ELEVATION (CONSTRUCTION DRAWING BACKGROUND FOR OVERLAY ONLY)



WEST ELEVATION / SECTION BB 1:100

VIEW 01 FROM HIGH STREET



ELEVATION CC

ELEVATION DD

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SIGNAGE STRATEGY

ALTERATIONS & ADDITIONS

Centre

WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912		2.06 -

Scale @ Sheet Size

Plot Date
2019-10-01

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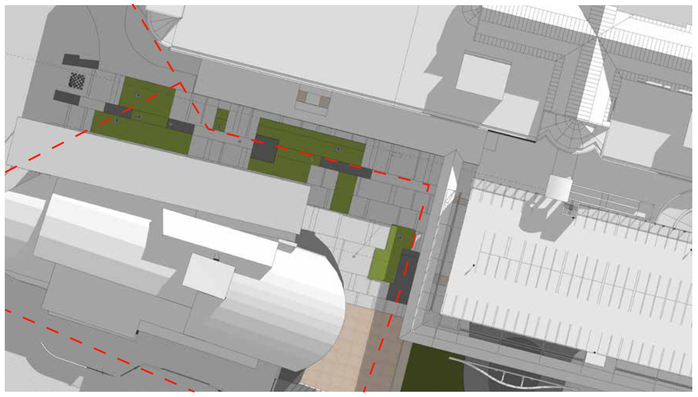
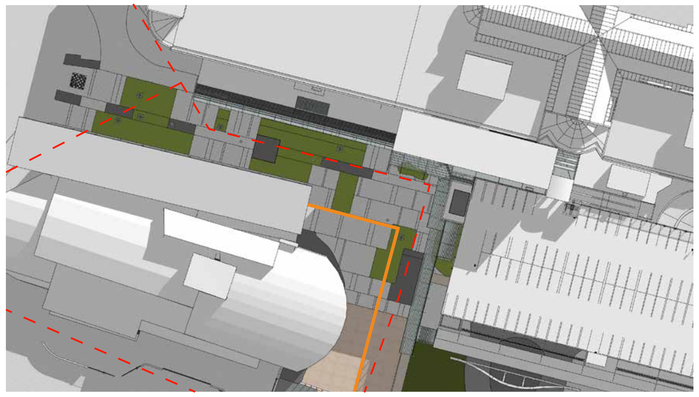
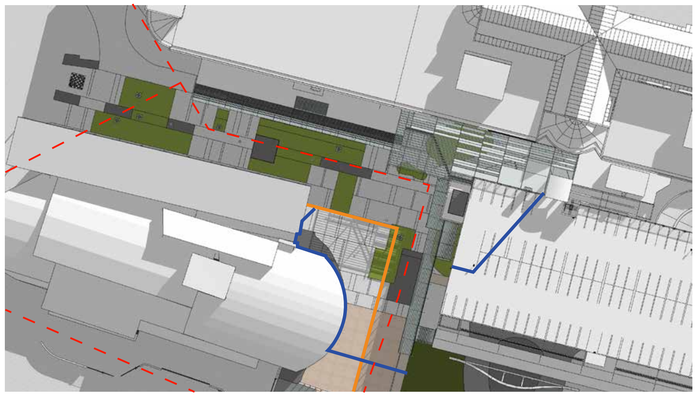
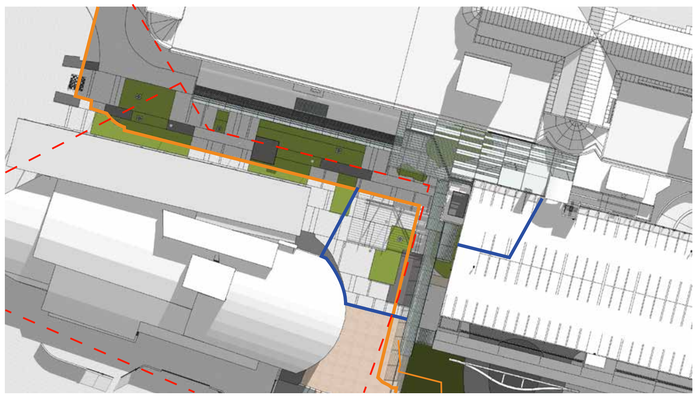
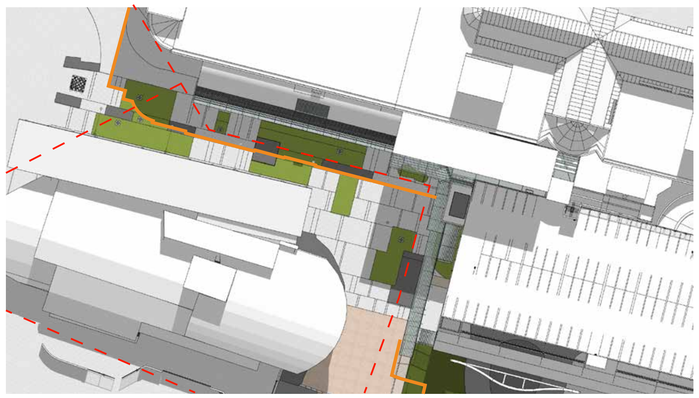
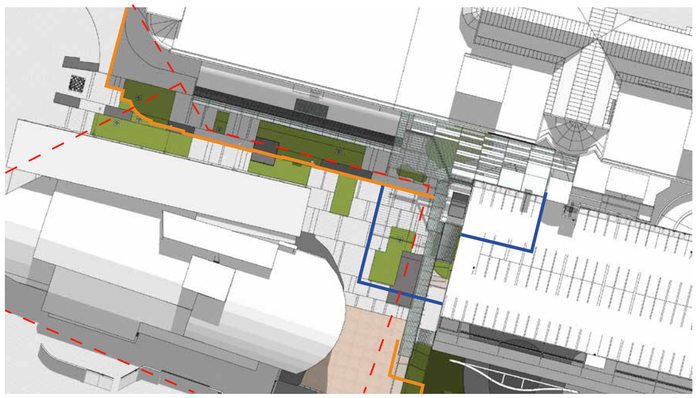
WINTER SOLSTICE
22 JUNE

	EXISTING	COMPLIANCE HEIGHT (20M BUILT FORM)	PROPOSED
9:00 AM			
10:00 AM			
11:00 AM			

— — SITE BOUNDARY

EXISTING SHADOW LINE

COMPLIANCE HEIGHT SHADOW LINE

NTS

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Title

SHADOW DIAGRAMS

ALTERATIONS & ADDITIONS

Centre

WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912		3.01 -

Scale @ Sheet Size

Plot Date
2019-10-01

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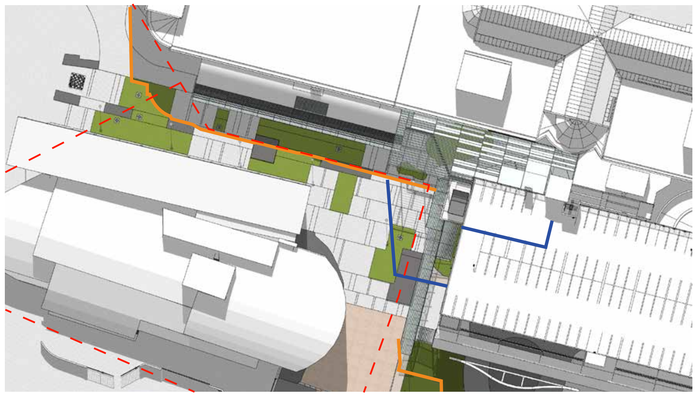
WINTER SOLSTICE
22 JUNE

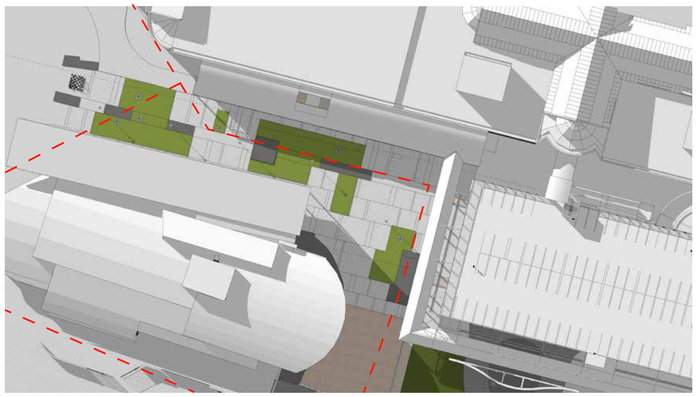
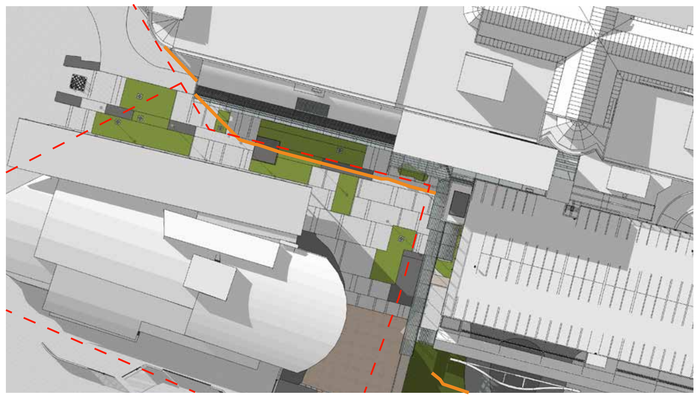
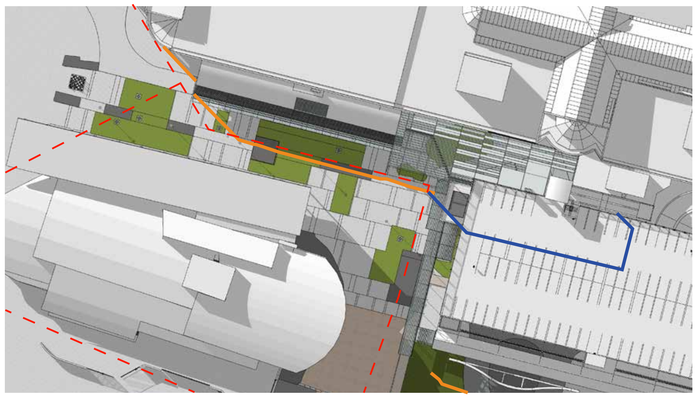
EXISTING | COMPLIANCE HEIGHT (20M BUILT FORM) | PROPOSED

12:00 PM





3:00 PM

SITE BOUNDARY

EXISTING SHADOW LINE

COMPLIANCE HEIGHT SHADOW LINE

NTS

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SHADOW DIAGRAMS

ALTERATIONS & ADDITIONS

Centre

WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D8912	3.02	-

Scale @ Sheet Size

Plot Date
2019-10-01

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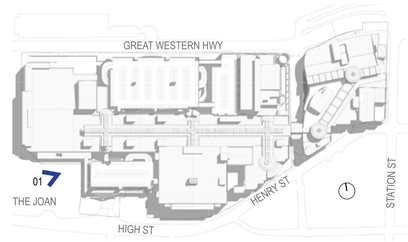

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Title

ARTIST PERSPECTIVE 01

ALTERATIONS & ADDITIONS

Centre

WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912	4.01	-

Scale @ Sheet Size

Plot Date
2019-10-01

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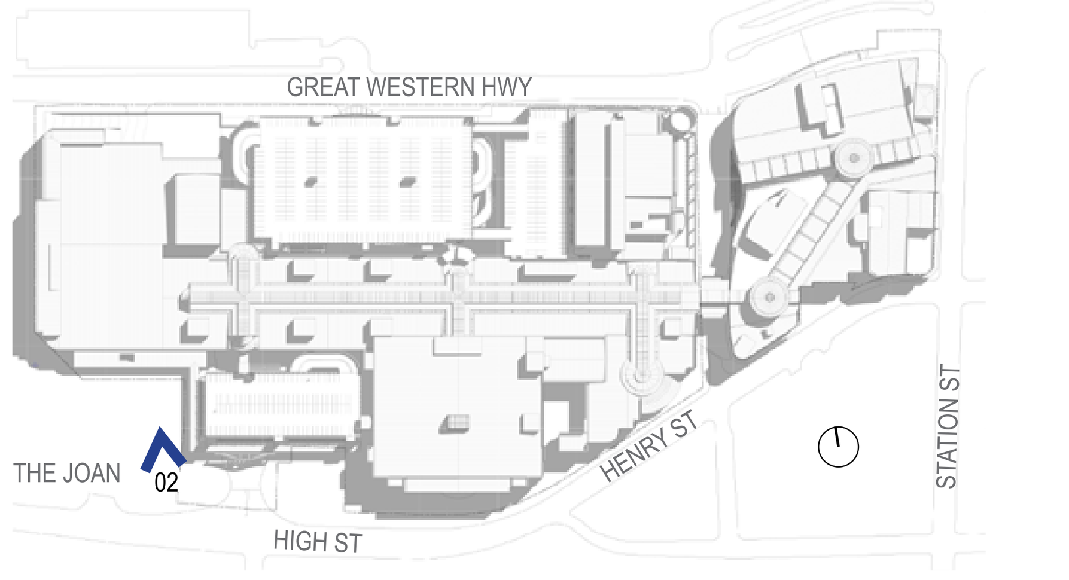

NOTES:
- This document describes a Design Intent only
- Written dimensions take precedence over scaling and are to be checked on site.
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Title

ARTIST PERSPECTIVE 02

ALTERATIONS & ADDITIONS

Centre

WESTFIELD PENRITH

DEVELOPMENT APPLICATION

Project Number	Drawing No.	Revision
D6912	4.02	-
Scale @ Sheet Size		
Plot Date 2019-10-01		

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Appendix B Asbestos Register

Asbestos Register In or On Soils
Scentre Group Design

LOCATION	CONDITION OF SOILS	STATUS OF IMPACT	SAMPLE TYPE	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX QUANTITY	RISK RATING	ACTIONS REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)
Non-Friable Asbestos Containing Materials (ACM)									
Friable Asbestos Containing Materials									

Risk Rating Definitions

Risk Rating	Hazard Condition
HIGH	Friable Asbestos or other hazardous materials likely to pose a risk to health from exposure in their current condition
MEDIUM	ACM or other hazardous materials showing deterioration, that is only likely to be disturbed during routine maintenance activity
LOW	ACM or other hazardous materials that is not friable and in a stable condition (sealed/encapsulated) and unlikely to be disturbed by regular access
Very Low	No observed or detected ACM or asbestos in or on soils

Document Distribution

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