

Belmadar Pty Ltd

Long-Term Environmental Management Plan

Warriewood Community Centre, 4 Jacksons Road, Warriewood

Report No:

2540-EMP-01-200125.v2d

Report Date:

10/11/2025

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Document Record

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Document Title:	Environmental Management Plan - Warriewood Community Centre, 4 Jacksons Road, Warriewood NSW
Site Address:	Warriewood Community Centre, 4 Jacksons Road, Warriewood NSW
Client Name:	Belmadar Pty Ltd
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1 PURPOSE

1.1 Background

Environmental Group Australia Pty Ltd (EGA) was engaged by Belmadar Pty Ltd (the client) to prepare a Long-Term Environmental Management Plan (EMP) for asbestos impacted soils that have been capped and contained within the site located within the Warriewood Community Centre, 4 Jacksons Road, Warriewood NSW (refer **Figure 1**). The site is legally identified within the southern portion of Lot 1 DP1302443.

Non-Friable and Friable asbestos impacted soils were identified on-site during development works. Asbestos impacted soils were remediated using a 'cap and contain' strategy. The containment strategy is a passive system comprised of a concrete, asphalt, or mulch capping layer, overlying an additional layer of clean fill soils, and finally an orange geotextile marker layer. Friable and non-friable asbestos impacted soils are buried beneath the capping system.

This EMP describes conditions of the site and details passive management strategies to manage contained asbestos impacted soils. The protocols outlined in this EMP must be considered in future works that may result in a breach of the capping layers covering the asbestos impacted soils on-site (refer to **Figure 2** and **Attachment A –Surveys** [final finishing level survey to be added upon completion of works]).

1.2 Objectives

The key objective of this EMP is to outline the maintenance of the capping layers within the placement cell and prevent any unplanned breaches of the capping layer and containment cell. To achieve the objective, this long-term EMP is required to be implemented to:

- Detail the known extent and construction of the asbestos impacted soils containment cell;
- Define responsibilities and safe work procedures for working with asbestos impacted soils;
- Define incident response and reporting requirements;
- Define the roles and responsibilities of relevant stakeholders to ensure the safe, long-term management of the site; and
- Detail the mechanism to make this EMP legally enforceable and the parties responsible for the ongoing management of the containment cell on-site.

1.3 Supporting Documentation

This EMP has been developed based on the findings of the following previous investigation, remediation and validation:

- 'Preliminary Site Investigation Report (Contamination)', prepared by Douglas Partners Pty Ltd, Ref: 99909.00.R.001.Rev0, dated 22 January 2021;
- 'Asbestos in Soil Investigation Report', prepared by JK Environments Pty Ltd, Ref: E35854PRrpt, dated 27 April 2023;
- 'Additional Landfill Gas Monitoring Event', prepared by JK Environments Pty Ltd, Ref: E35854Rrpt2, dated 12 May 2023;
- 'Asbestos Management Plan (AMP)', prepared by SE, Ref: 2540-AMP-01-090524.v1f;
- 'Soil Remediation Action Plan (RAP)', prepared by JK Environments Pty Ltd, Ref:E35854PRrpt4-RAP, dated 14 May 2024;
- 'Remedial Action Plan', prepared by SE, Ref: 2540-RAP-01-170724.v1f, dated 17 July 2024;
- 'Landfill Gas Risk Assessment: Warriewood Valley Community Centre', prepared by Environmental Risk Sciences Pty Ltd, Ref: NB/24/WR01, dated 7 June 2024; and
- 'Site Validation Report', prepared by Environmental Group Australia Pty Ltd, Ref: 2540-SVR-01-101125.v1f, dated 10 November 2025.

1.4 Legal Enforceability

All operations and activities conducted on the site must fully comply with the provisions of relevant NSW environmental legislation and WHS legislation, as well as any further requirements imposed by the relevant authorities, e.g. NSW EPA under the *Contaminated Land Management Act, 1997*, *Work Health and Safety Act, 2011*, and the *Protection of the Environment Operations Act, 1997* and associated Regulations.

The cap and contain methodology was approved by Council as part of development application DA2021/0199 for the remediation and redevelopment works for the site. As outlined within the site's associated contamination investigation reports as per **Section 1.3**.

1.5 Public Disclosure

The public disclosure of the asbestos impacted soils retained on-site within the on-site containment cell will be via the following instruments:

- Section 10.7 certificate and Land Titles; and
- Section 88B Covenant.

The Site Owner (Northern Beach Council) is to register a covenant on title of the land (S88B) binding the owners and future owners to the following:

- Responsibility for ongoing maintenance of the asbestos containment cell in accordance with the EMP; and
- Responsibility for any future management of site contamination that may be required by NSW Environment Protection Authority to ensure that the site remains suitable for present or proposed land uses and to ensure risks to human health remain low and acceptable.

Northern Beaches Council is to amend the Section 10.7 (2) Planning Certificate to include the following notations:

- The site is identified as Contaminated Land; and
- The existence of the Environmental Management Plan.

1.6 Key Stakeholders and Responsibilities

The key stakeholders and their contact details are listed in **Table 1.6.1** and **1.6.2** below.

Table 1.6.1 Stakeholder Contact Details

Stakeholder	Organisation	Address	Contact Details
Council	Northern Beaches Council	1 Belgrave Street, Manly NSW	1300 434 434
Site Owner	Northern Beaches Council	1 Belgrave Street, Manly NSW	1300 434 434
Property Manager	Northern Beaches Council Contact: Michael England	1 Belgrave Street, Manly NSW	1300 434 434
Building Operator	Northern Beaches Council	1 Belgrave Street, Manly NSW	1300 434 434

Table 1.6.2 Key Stakeholders and Responsibilities

Stakeholder	Organisation	Responsibility
Council	Northern Beaches Council	Update s10.7 Planning Certificate to identify the land as 'Contaminated Land' and identify the existence of this EMP. Enforce the EMP.
Site Owner	Northern Beaches Council	Ensure the EMP is readily available, up to date, and relevant for those who operate the site. If there is a material change to the EMP (remediation) provide Council with updated EMP.
Building Operator / Property Manager	Northern Beaches Council	Implement and maintain EMP. Induct sub-surface workers to EMP. Keep records of entry / closure of containment area. Ensure EMP is on file at property. Ensure Building Operator is inducted on EMP. Engage a suitably qualified environmental consultant to conduct an annual review on the EMP to ensure relevancy, check for changes in relevant legislation, make updates as required, and ensure that records are being kept if the cap over the cell is damaged or if the containment cell has been breached.
Future Site Contractors	Various	All contractors who may breach the concrete containment cell must be provided with and review this EMP. Where the containment cell is likely to be breached, then management strategies detailed in this EMP must be implemented.
Environmental Consultant	Engaged as required	An appropriately qualified Environmental Consultant must be consulted prior to any sub-surface works. Update EMP as engaged by the Property Manager.
Class A Licensed Asbestos Removalist	Engaged as required	A SafeWork NSW Class A Licensed Asbestos Removalist must be engaged to supervise any sub-surface works that require or may involve disturbing or removing asbestos contaminated materials.
Licensed Asbestos Assessor	Engaged as required	A SafeWork NSW Licensed Asbestos Assessor must be engaged to undertake airborne asbestos monitoring during any sub-surface works that require or may involve disturbing or removing asbestos contaminated materials and issue a clearance certificate at the successful completion of those works.

2 SITE SETTING

2.1 Site Identification

The site identification details and associated information are presented in **Table 2.1**.

Table 2.1 Site Identification Information

Attribute	Description
Street Address	Warriewood Community Centre, 4 Jacksons Road, Warriewood NSW
Lot and Deposited Plan (DP)	Lot 1 DP1302443 (southern portion of the lot)
Geographical Coordinates	33°41'50"S 151°17'60"E (Approximate centre of site)
Site Area	≈ 9,200 m ²
Local Government Area (LGA)	Northern Beaches Council
Parish	Narrabeen
County	Cumberland
Zoning	SP2 – Community Facility <i>Pittwater Local Environmental Plan 2014</i>

3 Site History Summary

3.1 Site History Summary

The previous land use of the site was observed to be a mix of commercial activities (as a medical centre) as well as a recreational land-use setting along the northern boundary of the site. It is understood that the recreational parklands directly north of the site were previously utilised for land filling during the 1960s. Previous contamination assessments have been undertaken at the site which identified friable and non-friable asbestos impacted fill materials to varying depths between 0.0 - >2.0 m bgs.

A remedial action plan was implemented to consolidate and bury asbestos impacted soils within the site under a marker layer and capping materials. Remedial works were undertaken from April 2024 to September 2025. The remediation works have resulted in the asbestos impacted fill materials being retained onsite within a containment cell area. The containment capping varies within the site between building footprints, external footpaths and car parks, and landscaping areas (including tree-protection zones (TPZ)). Beneath all capping layers is an orange geotextile marker layer beneath which the asbestos impacted soils are retained in-situ.

3.2 Asbestos Containment Details

The asbestos contained materials are present across the site's entirety. The marker layer is proposed to cover an approximate area of 9,200 m². The final surface area of the marker layer has been included within **Appendix A**. A summary of the containment details, and construction are provided in **Table 3.2.1** to **Table 3.2.3** below.

The geotextile marker layer exists between 0.302 – 0.506 RL across the site. A survey was not conducted for the marker layer located beneath the building footprints; however the marker layer is present immediately below the blinding concrete surfaces, and any disturbance of the concrete slab should be considered to impact the marker layer below.

EGA note that the final site finishing surfaces are still being completed. Once completed, the final finishing levels site survey will be appended to the EMP and used to update the tables below as required.

Table 3.2.1 Proposed Placement Cell Construction Details (Building Footprints)

Layer	Average Thickness (m)	Description
Concrete	0.2 – 0.5	Reinforced concrete hardstand surface (Slabs: 0.2 m, Footings: 0.5 m, External balcony and foyer slabs 0.2 m)
Blinding concrete	0.075	Blinding concrete surface
Plastic	0.02 µm	Orange heavy duty plastic
Geotextile	0.01	Orange geotextile marker layer
In-Situ Asbestos Impacted Materials	0.1+	Silty CLAY, low-medium plasticity, medium brown, moist-dry, foreign materials including brick, metal, tile and plastic. Contains friable and non-friable asbestos containing materials

Table 3.2.2 Proposed Placement Cell Construction Details (External Footpaths and Car Parking Areas)

Layer	Average Thickness (m)	Description
Concrete	0.1	Reinforced concrete hardstand surface
Road Base	0.3	Imported road base materials
Geotextile	0.01	Orange geotextile marker layer
In-Situ Asbestos Impacted Materials	0.1+	Silty CLAY, low-medium plasticity, medium brown, moist-dry, foreign materials including brick, metal, tile and plastic. Contains friable and non-friable asbestos fibre cement fragments

Table 3.2.3 Proposed Placement Cell Construction Details (Landscaping and Tree-Protection Zones)

Layer	Average Thickness (m)	Description
Mulch	0.1	Mulch materials for landscaping areas
Capping Materials / Topsoil	0.3	Silty CLAY/CLAY/SANDSTONE, medium brown to yellow / Silty CLAY, low plasticity, medium to dark brown, moist-dry
Geotextile	0.01	Orange geotextile marker layer or orange geotextile weave (TPZ only)
In-Situ Asbestos Impacted Materials	0.1 +	Silty CLAY, low-medium plasticity, medium brown, moist-dry, foreign materials including brick, metal, tile and plastic. Contains friable and non-friable asbestos containing materials

3.3 Asbestos Health Risks

Asbestos is the generic term for a number of fibrous silicate minerals. There are two major groups of asbestos: the serpentine group (i.e. chrysotile) and the amphibole group (i.e. amosite, crocidolite, tremolite, actinolite and anthophyllite). Asbestos has widely been used in building products due to its insulation and fire-resistant properties. The toxic effects of asbestos are well recognised and primarily result from the inhalation of free fibres. If fibres are inhaled into the lungs, they can initiate diseases that take many years to produce major health effects. These effects include asbestosis, lung cancer and mesothelioma.

The National Environmental Protection Council (NEPC) recognises the following forms of asbestos contamination:

- Asbestos-containing material (ACM) which is in sound condition and the asbestos is bound in a matrix (cement sheeting, tiles). This is also restricted to ACM that cannot pass through a 7mm x 7mm sieve. ACM represents a low human health risk;
- Fibrous Asbestos (FA) encompasses asbestos in the form of loose fibrous material such as insulation and severely weathered ACM defined by its crumbly nature under hand pressure; and
- Asbestos Fines (AF) includes free fibres of asbestos, small fibre bundles and ACM fragments that pass through a 7mm x 7mm sieve.

Both FA and AF have the potential to generate airborne fibres and can pose a considerable inhalation risk if made airborne.

Asbestos presents a hazard only if fibres of respirable size become airborne, and there is a potential for site users to inhale them. The release of asbestos fibres from materials and substrates is dependent on the amount of disturbance impacted upon by these materials. The danger of the airborne asbestos is that fibres are not visible to the naked eye, and the long duration required between exposure to asbestos and the onset of the disease associated.

The cap and contain methodology removes the pathway between the asbestos source (contained asbestos impacted fill soils) and receptors (on-site users, maintenance and construction workers, and persons off-site). If the containment is removed or penetrated, then a pathway may be generated, leading to a complete source – pathway – receptor link.

The presence of asbestos beneath the capping layer at the site does not affect the present safe use of the site under the current land use scenario whilst the existing surface coverings are undisturbed. If, however, these surface coverings are disturbed, a risk of exposure may result. In order to develop appropriate measures to control this potential exposure, it is necessary to understand the potential exposure pathways.

4 MANAGEMENT PROCEDURES

4.1 Induction

The person/entity responsible for the site and associated facilities is to ensure all contractors undertaking subsurface works on the site have completed a site-specific induction in relation to the on-site contained asbestos contamination soils.

The induction program is to include the following:

- Information about the nature of the hazards arising from exposure to asbestos;
- Identification of the location of contained asbestos impacted soils;
- Composition of capping materials for visual reference, including orange marker layer;
- Procedures to be followed if subsurface works are planned within the containment cell area;
- Procedures to be followed for accidental breach of capping layer;
- Exposure monitoring that may be required for working with asbestos; and
- Incident reporting.

The person/entity responsible for the site and associated facilities must keep records of all inductions for 5 years after the day the worker stops carrying out the subsurface works. These records must also be made available for inspection by the Site Owner, Property Manager, or SafeWork NSW as required.

4.2 Licensing

A SafeWork NSW Licensed Asbestos Assessor must be engaged prior to any subsurface works involving the breach of concrete cap and capping materials. All asbestos related works relating to the containment cell must be supervised by:

- A SafeWork NSW Licensed Asbestos Assessor; and
- A SafeWork Class A Asbestos Removalist.

A notification to SafeWork NSW must be submitted and approved prior to any asbestos related works commencing on-site.

4.3 Personnel Protective Equipment

Works conducted below the capping layer in asbestos contaminated soils, must be undertaken by an appropriately licensed contractor meeting the current NSW Work Health and Safety (WHS) and SafeWork requirements. All contractors are required to show compliance with the *Work Health and Safety Act, 2011*, including the preparation of a Site Safety Management Plan and Safe Work Method Statements in relation to their planned works on site. An Asbestos Management Plan will be required and implemented prior to disturbance of the capping layer including the outlining of the necessary personnel protective equipment (PPE).

All work shall be undertaken with due regard to the minimisation of environmental effects and the meeting of all statutory requirements and as such that work on the site complies with all relevant legislation and guidelines.

4.4 Airborne Asbestos Monitoring

A NSW Licensed Asbestos Assessor (LAA) must be engaged to carry out air monitoring during all earthworks conducted below the capping layer. Air monitoring involves sampling airborne asbestos fibres to assist in assessing exposure to asbestos and the effectiveness of implemented control measures. It must be conducted in accordance with the *Guidance Note on the Membrane filter [NOHSC3003:2005]*.

4.5 Spoil Management

Asbestos impacted soil materials to be removed from the site will require classification in accordance with NSW EPA *Waste Classification Guidelines: Part 1: Classifying waste*, November 2014 (NSW EPA 2014).

Where temporary stockpiling of asbestos impacted soils is required, additional measures such as wetting down soils, covering stockpiles etc will be detailed by the supervising Licensed Asbestos Assessor.

4.6 Reporting of Complaints and Incidents

If a complaint is made by a member of the public or by any other person with respect to any environmental management or control issue, immediate investigation of the complaint followed by appropriate corrective action is required to be undertaken as soon as practicable. The site owner is responsible for ensuring the corrective action is undertaken.

Similarly, if an environmental incident occurs that has given or may give rise to pollution of soil, air or waters, an investigation of the incident and appropriate corrective action is required to be undertaken as soon as practicable.

In addition to the above, complaints and environmental incidents are required to be notified to the site owner as soon as practicable after a complaint has been made or an environmental incident has occurred. If appropriate, and following the site owner's instructions, notification may need to be made to the applicable regulatory authority.

Records of complaints and incidents are required to be entered into a register to be developed for the Site, but only after corrective action has been taken and the site owner has been notified.

4.7 Sub-Surface Works Within the Contained Asbestos Soils

Prior to any works that may breach the concrete cap within the containment cell footprint, a SafeWork NSW Licensed Asbestos Assessor must be engaged to review the proposed scope of works and provide a specific works methodology. As the asbestos contained within the containment cell is classified as friable, only a SafeWork NSW Licensed Asbestos Assessor can undertake airborne asbestos monitoring and issue clearance reports. Additionally, a SafeWork Class A licensed asbestos removalist must be engaged to supervise works.

Table 4.7.1 Planned Works Beneath the Capping Layer

Action	Due to the potential risk of interacting with impacted soils during excavations beneath the concrete capping layer within the containment cell area. When conducting works below the capping layer, the following procedures must be adopted prior to works commencing: 1. Those responsible for the site are to notify the site owner prior to undertaking any disturbance beneath the concrete hardstand layer; 2. Engage a Licenced Asbestos Assessor (LAA) / environmental consultant prior to commencement of works below the concrete hardstand layer; 3. Engage a SafeWork NSW Class A licensed asbestos removalist to undertake and supervise works; 4. SafeWork NSW Class A licensed asbestos removalist must submit a notification to SafeWork NSW. 5. Prior to commencement of soil disturbance, the work area is to be barricaded to restrict entry of unauthorised personnel and to minimise the potential for tracking impacted soil beyond the work area; 6. Placement of an adequate number of indelibly labelled warning signs at the boundary of the area of asbestos removal works, which comply with AS 1319 Safety Signs for Occupational Environment; and 7. Prohibit access to all personnel unless wearing PPE that is appropriate for protection against airborne asbestos fibres. The following procedure must be adopted for handling asbestos impacted soils: • A NSW Licensed Asbestos Assessor (LAA) or appropriately experienced / competent occupational hygienist will be present onsite to manage and supervise works. • Keep potentially asbestos impacted soils lightly wetted at all times (without generating free water); • If asbestos contaminated soils are to be stockpiled on site, stockpiles should be placed on plastic lining or hard stand surfaces (i.e. bitumen/concrete) to avoid cross contamination of underlying soils; • Disposal (if required) of asbestos impacted soil will require assessment, in accordance with the appropriate guidelines, prior to disposal; • During transport, all asbestos impacted wastes must be placed in a sealed truck, with appropriate cover, then transported to an appropriately licensed waste receiving facility; • Cover stockpiled soils with plastic sheeting or geofabric, during dry and windy conditions whilst awaiting disposal; • At the completion of any works, the marker layer and concrete capping layer must be re-instated to the original condition and levels. Any deviation from this will require input from the environmental consultant.
Frequency	• As required at time of planned works.
Responsibility	• Environmental Consultant – to ensure proposed works are in accordance with the EMP; • Licensed Asbestos Assessor – to supervise works and undertake boundary control airborne asbestos monitoring; • Class A Licensed Asbestos Removalist – to undertake and supervise works; and • The site owner (or an appointed representative) – to facilitate works in accordance with the EMP as required.

Table 4.7.2 Accidental Exposure of Asbestos Impacted Soils

Action	- Should asbestos impacted soils become exposed, the affected area is to be delineated and cordoned off through placement of barriers or other appropriate means with appropriate signage. The breach must be rectified as soon as possible and in accordance with the provisions as outlined in this EMP; - Engage a Licenced Asbestos Assessor (LAA) / environmental consultant to inspect the area and conduct boundary control airborne asbestos monitoring for the duration of the incident; - Engage a SafeWork NSW Class A licensed asbestos removalist to undertake and supervise works; - The relevant Incident Report Form (Appendix B) must be completed and the breach reported. An incident investigation must be undertaken with the cause of the incident (to prevent reoccurrence) assessed. Copies of the incident report are to be kept on file and a copy provided to the site owner; - Follow procedures presented in Table 4.7.1. - The capping layer must be re-instated to the original condition. Inspection of the reinstated ground surface and concrete hardstand must be inspected by a SafeWork NSW Licenced Asbestos Assessor (LAA) and supervising Environmental Consultant; - Corrective action/s are to be implemented to rectify the incident and an associated inspection.
Frequency	As required.
Responsibility	- The site owner (or an appointed representative); - Environmental Consultant; - Licensed Asbestos Assessor; - Class A Licensed Asbestos Removalist; and - Appointed contractors.

Table 4.7.3 EMP Review

Action	- A review of this EMP is required when: - Site conditions change (redevelopment works, change in land use, change in infrastructure at the site); - Legislation / guidelines change; - Inspections indicate exposure of soil materials within the containment area; and - Incident review indicates further controls are required. The review must be carried out by an environmental consultant.
Frequency	- Yearly (Consult with environmental consultant to ensure no significant legislation or guideline changes) - Anytime material changes are made to the containment cell (i.e. removal of impacted soils, changes to the marker or capping layers, change in land-use, or tenant).
Responsibility	The site owner or property manager, with the change to be completed by an environmental consultant (where required). Note that the site owner is responsible for disseminating the revised EMP to those required.

4.8 Record Keeping

All planned or unexpected works involving a breach of the capping layer must be recorded and kept by the site owner and site operator.

5 REFERENCES

CLM Act, 1997	Contaminated Lands Management Act 1997.
POEO Act, 1997	Protection of Environment Operations Act 1997.
WHS Act, 2011	NSW Work Health and Safety Act 2011.
NOHSC, 2005	Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition, (NOHSC: 3003 (2005)).
NEPC, 2013	<i>National Environmental Protection (Assessment of Site Contamination) Measure, 1999, Volume 3: Schedule B2, Guidelines on Site Characterisation</i> , as amended May 2013, National Environment Protection Council (NEPC).
WHS Reg, 2017	NSW Work Health and Safety Regulation 2017
NSW EPA, 2022	<i>Sampling Design Guidelines</i> , September 2020, NSW Environmental Protection Authority (EPA).
NSW EPA, 2020	<i>Guidelines for Consultants Reporting on Contaminated Sites</i> , 2020, NSW EPA
SafeWork, 2022a	SafeWork NSW Code of Practice: How to Safely Remove Asbestos, 2022.
SafeWork, 2022b	SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace, 2022.
WA DOH, 2021	Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia, 2021.
DP 2021	Preliminary Site Investigation Report (Contamination), prepared by Douglas Partners Pty Ltd, Ref: 99909.00.R.001.Rev0, dated 22 January 2021;
JKE 2023a	Asbestos in Soil Investigation Report, prepared by JK Environments Pty Ltd, Ref: E35854PRrpt, dated 27 April 2023
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EGA 2025	Site Validation Report, prepared by Environmental Group Australia Pty Ltd, dated 10 November 2025, Ref: 2540-SVR-01-101125.v1f

6 STATEMENT OF LIMITATIONS

The findings presented in this report are based on specific searches of relevant, government historical databases and anecdotal information that were made available during the course of this investigation. To the best of our knowledge, these observations represent a reasonable interpretation of the general condition of the site at the time of report completion.

This report has been prepared solely for the use of the client to whom it is addressed, and no other party is entitled to rely on its findings.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Environmental Group Australia Pty Ltd. Should information become available regarding conditions at the site including previously unknown sources of contamination, EGA reserves the right to review the report in the context of the additional information.

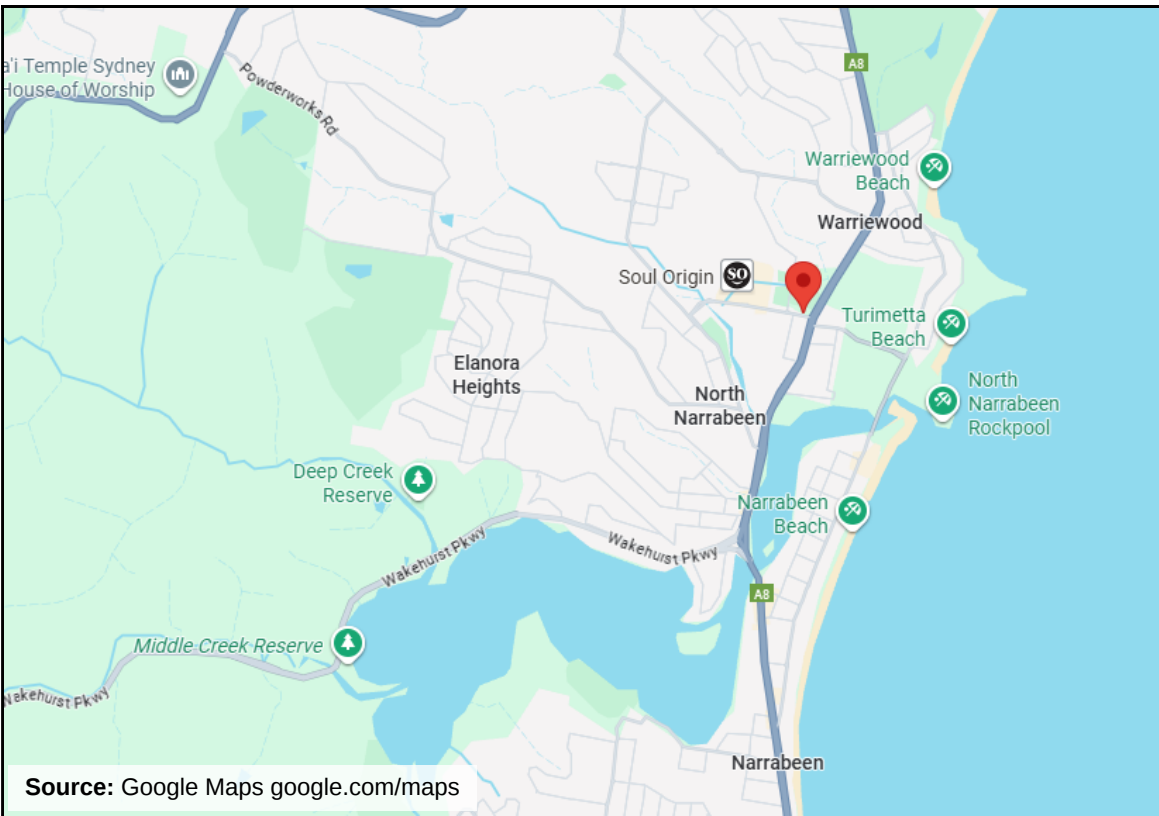
This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to EGA's engagement. The report must not be used for any purpose other than the purpose specified at the time EGA was engaged to prepare the report.

Logs, figures, and drawings are generated for this report based on individual EGA consultant interpretations of nominated data, as well as observations made at the time site walkover/s were completed.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, EGA reserves the right to review and amend this report.

FIGURES



Source: Google Maps google.com/maps

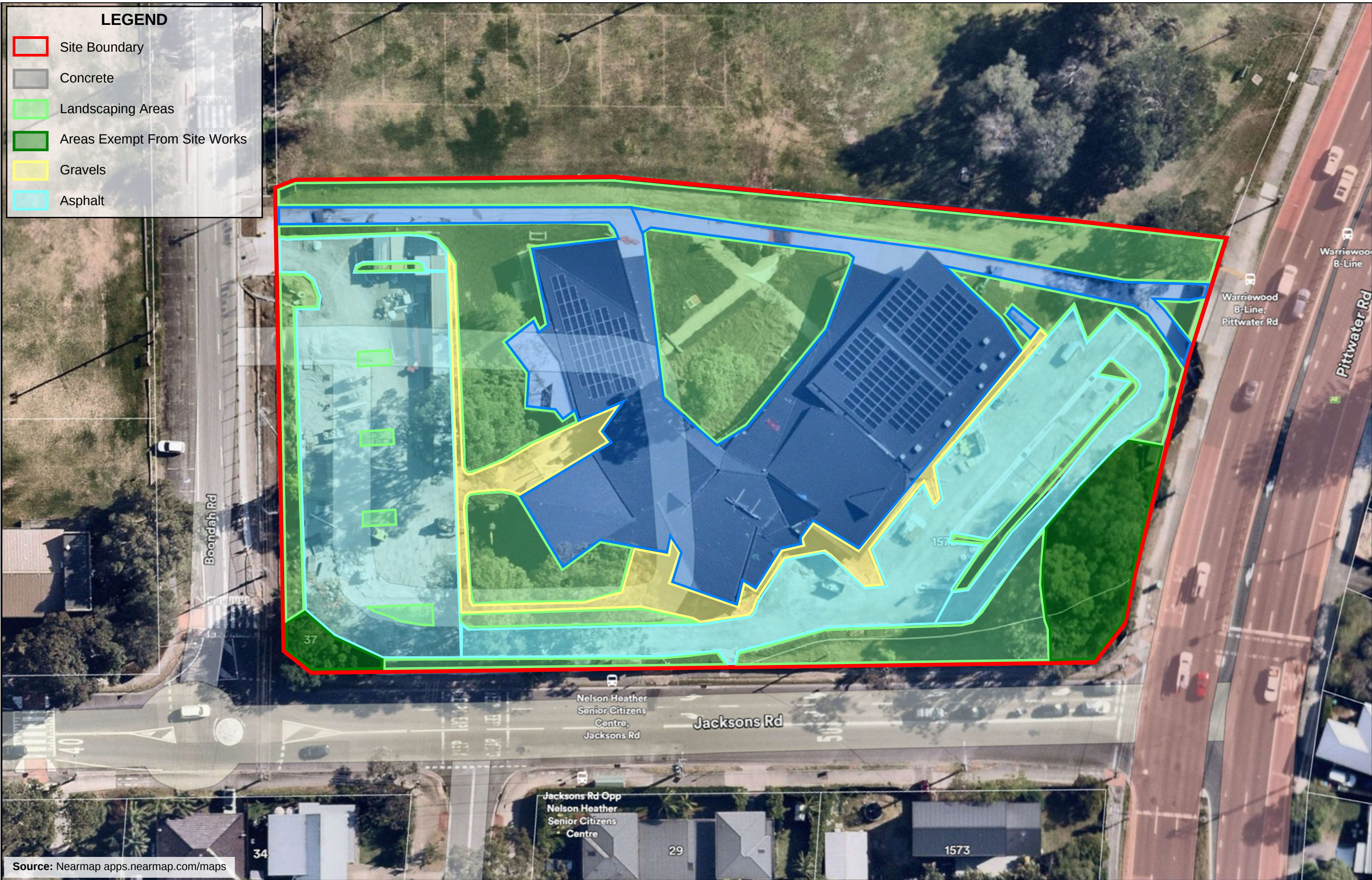


Subject Site
Warriewood Community Centre, 4 Jacksons Road, Warriewood NSW

Source: Nearmap apps.nearmap.com/maps

	Scale: 		Site Locality		
	Client Name:	Belmadar Pty Ltd		Figure Number:	1
	Project Name:	Long-Term Environmental Management Plan		Figure Date:	10 November 2025
	Project Location:	Warriewood Community Centre, 4 Jacksons Road, Warriewood NSW		Report Number:	2540-EMP-01-101125.v1f





APPENDIX A

SURVEYS

Final Site Finishing Level Survey to be appended upon completion of site works



NOTES: MARKER LAYER DATA SUPPLIED BY TCE - SITE ROVER SURVEY
GREEN NUMBER SHOWS DEPTH OF MARKER LAYER FROM DESIGN FSL
BLACK NUMBER SHOWS RL OF MARKER LAYER



SURVEY & DATA SOLUTIONS

PO Box 369 Kingswood, NSW, 2747
ABN 42 672 326 706

Phone: 0408 449 929
Web www.surveyanddata.com.au

			Drawn	J.W
			Date	14/10/2025
			Hor Datum	MGA2020
			Vert Datum	AHD
			Scale	1:450
Rev	Description	Date		

Project Name	WARRIWOOD COMMUNITY CENTRE	Job Ref
Drawing Title	WAE MARKER LAYER	Drawing No. 1-1

APPENDIX B

INSPECTION RECORD FORM

Capping Inspection Record

Warriewood Community Centre, 4 Jacksons Road, Warriewood NSW	
Is there any evidence of damage to the capping?	
If yes, describe the location and depth of the damage of the capping.	
Have photographs of damage of the capping been collected.	
Is there any disturbance / erosion of soil in the capping area?	
If yes, describe the location and depth of the disturbance.	
Have photographs of the disturbance in the capping area been collected.	
Are there any areas of exposed marker layer?	
If yes, have contingency measures been implemented?	
Have photographs of the exposed areas been collected?	

Person Completing Inspection _____

Date Submitted to Site Owner _____



APPENDIX C

INCIDENT REPORTING FORM

Environmental Incident Report Form

Warriewood Community Centre, 4 Jacksons Road, Warriewood NSW	
Date:	
Time:	
Reported by:	
Persons involved or in the vicinity:	
Type of Incident:	
Severity of Incident:	
Description & Cause of Incident:	
Remedial Actions Required:	

Approved By: _____

Date Submitted to Site Owner: _____