



# Asbestos Management Plan

1 Sirius Road, Lane Cove West, NSW

24 October 2025



# Document Information

## Asbestos Management Plan, 1 Sirius Road, Lane Cove West, NSW

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Revision	Date	Author	Reviewed	Approved	Detail
0	6 December 2022	Naomi Lukeman	Jason Clay	Jason Clay	
1	2 October 2025		Naomi Lukeman	Naomi Lukeman	
	24 October 2025		Naomi Lukeman	Naomi Lukeman	Final

**Project Manager:** Naomi Lukeman**Project Director:** Jason Clay**Disclaimer and Limitations:**

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Senversa acknowledges the traditional custodians of the land on which this work was created and pay our respect to Elders past and present.



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# List of Acronyms

Acronym	Definition	Acronym	Definition
<b>ACM</b>	Asbestos Containing Material	<b>NEPM</b>	National Environment Protection (Assessment of Site Contamination ) Measure
<b>AMP</b>	Asbestos Management Plan	<b>NOHSC</b>	National Occupational Health and Safety Commission
<b>ARCP</b>	Asbestos Removal Control Plan	<b>NSW</b>	New South Wales
<b>AWE</b>	AW Edwards	<b>PPE</b>	Personal Protective Equipment
<b>CEMP</b>	Construction Environmental Management Plan	<b>RAP</b>	Remedial Action Plan
<b>CHSP</b>	Construction Health and Safety Plan	<b>SAR</b>	Site Audit Report
<b>DP</b>	Deposited Plan	<b>SAS</b>	Site Audit Statement
<b>DPIE</b>	Department of Planning, Industry and Environment	<b>SSD</b>	State Significant Development
<b>EMP</b>	Environmental Management Plan	<b>WHS</b>	Workplace Health and Safety
<b>EPA</b>	Environment Protection Authority (NSW)		



# 1.0 Introduction and Objectives

## 1.1 Introduction

AW Edwards Pty Ltd (AWE) on behalf of AirTrunk Pty Ltd (AirTrunk) has engaged Senversa Pty Ltd (Senversa) to prepare an Asbestos Management Plan (AMP) for the property located at 1 Sirius Road, Lane Cove West, NSW. The site is also identified as Lot 1 in Deposited Plan (DP) 1271404 and its location and layout are indicated on **Figures 1 and 2** respectively.

AWE, working on behalf of AirTrunk Pty Ltd, is redeveloping the site for commercial industrial land use, comprising a data centre, car parking and associated infrastructure. A staged approach to construction has been employed at the site with the main construction commencing in late 2019 on the portion of the site referred to as Stage 1. Stage 1 earthworks were completed in 2021 and Stage 2 works are currently underway with the building of 'Shell C' and 'Eastern Gantry' (refer to **Appendix A**).

Stage 1 and Stage 2 are indicated on **Figure 3**. This document relates to work being undertaken on Stage 2 only.

## 1.2 Regulatory Information

The redevelopment is classed as a State Significant Development (SSD) under the *Environmental Planning and Assessment Act 1979*. Condition B1 of the consent issued by the NSW Department of Planning, Industry and Environment (DPIE) in 2019 (SSD 9741 EF19/4251) requires a NSW Environment Protection Authority (EPA) accredited site auditor, to prepare section A site audit statements (SAS) and site audit reports (SAR) for the site. Mr Tom Onus of Ramboll Pty Ltd has been engaged as the site auditor and he has already produced an SAS and SAR for Stage 1.

A section of this site in its northern portion and within the Stage 2 area, is an historical containment cell regulated by the NSW EPA under a Maintenance of Remediation Notice issued under the *Contaminated Land Management Act 1997*. Stage 1 work included adding soils excavated as part of construction works, and contaminated with asbestos containing materials (ACM), above the containment cell and covering with a marker layer and a capping layer of clean material. The historical containment cell and the newly placed material are indicated on **Figure 4**.

An Environmental Management Plan (the EMP) (Senversa, 2022) has been prepared which addresses the management requirements for Stage 2. The EMP has been endorsed by the auditor and issued to the NSW EPA. One requirement of the EMP is that site specific works plans are prepared for any intrusive work which is carried out within Stage 2, particularly works which will penetrate the capping layer over the newly placed fill and the historic landfill. Separate to the EMP and this document, an asbestos management plan was previously prepared by Senversa in April 2022 to address piling works proposed associated with Stage 2 early works, that AMP has been superseded by this document.

This AMP is required to manage risks posed by asbestos in accordance with the requirements of Section 1, Section 2, and Section 5 of the EMP prepared by Senversa for works associated with Shell C and the Eastern Gantry. It is noted that the slab has been constructed for Shell C and Eastern Gantry, proposed works include installation of sections of a stormwater pipe, new pavement, and piling work. The total volume of material expected to be generated as part of the service installation works does not exceed 600 m<sup>3</sup>, and will not intersect any contaminated material. Material generated through piling is estimated to be approximately 80 m<sup>3</sup>. At least one piling location is located within the capped area which contains asbestos at depth.

Senversa notes that this AMP is intended for use during construction works only and does not constitute a long-term management plan. This document does not supersede conditions within a



construction environmental management plan (CEMP) or construction health and safety plan (CHSP) and may be subject to requirements which are included in the Environmental Management Plan (EMP).

### 1.3 Site Understanding

In 2018, Senversa completed a Phase 1 desktop assessment followed by a Phase 2 intrusive assessment to refine the current understanding of the site and aid in assessing potential liabilities associated with site contamination. The desktop investigation work identified the following potential sources of contamination:

- Historical landfilling of the site with uncontrolled fill of unknown origin.
- Potential burial of drums and other waste materials.
- Potentially impacted stockpiled materials of unknown origin.
- Potentially contaminating activities from surrounding industrial land use.

The intrusive assessment confirmed the findings of the desktop assessment and found that:

- Fill material and illegally stockpiled material were impacted with asbestos and required remediation.
- Potential acid sulfate soils were present (based on laboratory analysis).

Based on these findings, a remedial action plan (RAP) was prepared for the site. Remediation as per the RAP was undertaken in Stage 1 as the development progressed, with material found to be impacted with asbestos being placed into Stage 2 under a marker layer and capping layer.

A final validation report was prepared for Stage 1 in May 2021, and an environmental management plan (EMP) prepared for Stage 2 in March 2022.

### 1.4 Development Activities

The site is being developed for commercial use with work on the southern portion (Stage 1) now complete and undergoing internal fit out. Fill material sourced from Stage 1 was placed in Stage 2 to raise the site levels by approximately 7 m. Fill consisted largely of site won sandstone; however, some material which was impacted by asbestos was placed on the existing landfill area, covered with a marker layer, and capped with site-won, clean material. Once the cap was in place and had been surveyed, additional site-won sandstone and clay were placed over it in order to raise the level of the site to the proposed design level.

Further information is included in the EMP (Senversa, 2022).

Key anticipated development activities considered relevant to this AMP include:

- Installation of building piles (14 proposed), in Shell C and Eastern Gantry.
- Waste soil management – excavated materials which may be surplus to site requirements and require off-site disposal.

### 1.5 Responsibilities and Communications

The site owner or their representative shall be responsible for providing this AMP to the person(s) with control of the site. The person(s) with control of the site shall be responsible for implementation and update of this AMP. All project personnel, subcontractors, and consultants involved in relevant work activities shall be made aware of and receive training in the AMP.

This AMP should be read in conjunction with the Asbestos Removal Control Plan (ARCP) for the site which is required to be prepared by the licensed asbestos removalist.



The following table indicates the roles and responsibilities for the management of asbestos impacted soils at the site.

**Table 1.1: Roles and Responsibilities**

Company	Role	Responsibilities
<b>AW Edwards</b>	Principal Contractor	<ul style="list-style-type: none"> <li>Overall WHS for the site.</li> </ul>
<b>TBC<sup>1</sup></b>	Licensed Asbestos Removalist <sup>2</sup>	<ul style="list-style-type: none"> <li>Ensuring an asbestos removalist supervisor is readily available or present when the work is being carried out.</li> <li>Providing appropriate training and ensuring the asbestos removal worker has undertaken the relevant units of competency associated with the asbestos removal.</li> <li>Telling various parties about the asbestos removal and providing them with appropriate information.</li> <li>Obtaining the workplace's asbestos register.</li> <li>Preparing an asbestos removal control plan.</li> <li>Notifying the regulator about the work before it starts.</li> <li>Displaying signs and installing barricades in the asbestos work area.</li> <li>Limiting access to the asbestos work area.</li> <li>Ensuring appropriate decontamination facilities are in place.</li> <li>Ensuring waste containment and disposal procedures are in place.</li> </ul>
<b>Senversa</b>	Environmental Consultant	<ul style="list-style-type: none"> <li>Soil sampling for validation and/or off-site disposal.</li> <li>Provision of visual clearance certificates for non-friable asbestos removal work.</li> </ul>
<b>Safer Air and Technologies</b>	Occupational Hygienist	<ul style="list-style-type: none"> <li>Daily air monitoring during excavation and material movement days.</li> <li>Provision of visual clearance certificates for friable removal work.</li> </ul>

Notes:

1. TBC – To be confirmed, none engaged at time of report preparation.
2. See Section 1.5.1.

### 1.5.1 Licensing Requirements

It is noted that the Principal Contractor (AW Edwards) as the site owner's representative is to ensure that any asbestos removalist engaged to undertake works at the site holds the appropriate licence to undertake the necessary work. Licences can be verified using the link:

<https://verify.licence.nsw.gov.au/home>.

The historic landfill material, and the newly placed site won impacted material within Stage 2 is known to contain both friable and non-friable (bonded) asbestos, and as such the licensee must hold a current **Class A asbestos licence**. However it is noted that no works will penetrate the impacted material as part of this work.

## 1.6 Objective

The objective of this AMP is to briefly summarise the occurrence of asbestos at the site and to outline the procedures and controls for management of the asbestos impacted material during development works.

The long-term management of asbestos impacted soils on Stage 2 is covered in an Environmental Management Plan (EMP) for Stage 2 which was prepared by Senversa in March 2022. However, the EMP is only intended to cover minor works which do not penetrate the capping layer. The EMP requires that additional documentation be prepared to deal with instances where the capping will be



penetrated. It is noted that based on current design plans, the capping is not intended to be penetrated.

## 1.7 Guiding Documents

- *Work Health and Safety Act 2011* (NSW) and associated regulations.
- *Managing Asbestos in or on soils* (WorkCover NSW, 2014).
- *How to Safely Remove Asbestos Code of Practice* (Safe Work Australia 2011).
- *Code of Practice for the Management and Control of Asbestos in Workplaces* [NOHSC:2018] (2005).



## 2.0 Summary of Identified Asbestos Issues

### 2.1 Definitions of Asbestos

The SafeWork Australia *Code of Practice How to Manage and Control Asbestos in the Workplace* contains the following definitions of forms of asbestos:

- Friable asbestos - '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'.
- Non-friable asbestos as 'material containing asbestos that is not friable asbestos. Including materials containing asbestos fibres reinforced with a bonding compound', which therefore includes bonded fibre cement products.

### 2.2 Site Specific Details

Friable and bonded asbestos is present under a marker layer and clean capping layer at the site and requires appropriate management to ensure the ongoing safety of site personnel. Fill material was excavated from the south of Stage 1 and contained asbestos (both bonded and friable). The material was placed onto the historic landfill footprint, covered with a marker layer and then capped with clean, site-won clay. Further to this, several metres of site-won sandstone were placed across the majority of Stage 2 in order to raise site levels to the required development level.

The placement area is indicated on **Figure 4**. Further details on the type and extent of asbestos are also included in the EMP which should be referred to in conjunction with this document; however, the material is described as:

- **Historically landfilled material** was described by Senversa (2018b) to comprise predominantly sandy, clayey, gravelly material with inclusions of bricks, tile, plastic pipe and rare asbestos containing material (ACM), which Senversa concluded pointed to the material being predominantly demolition rubble type material rather than domestic putrescible waste.
- **Site-won contaminated material** was described by Senversa (2018b) to comprise a mixture of black sandy gravel with quartz inclusions and dark brown to brown-yellow, silty to clayey sands with trace anthropogenic inclusions, including rare ACM; however, more ACM was identified during site development and placed over the central portion of the NSW EPA regulated, landfill capped area.
- **Secondary capping material** placed over the site-won contaminated material comprises clay.
- **Bulk fill** used to raise the surface level to final design levels comprised mostly sandstone gravels and sandy soils.



## 3.0 Management Controls

Long-term management of the risks posed by asbestos containing material at the site are outlined in the EMP for the site. However, the EMP is intended to be a passive document and relies on the capped layer not being breached. The EMP does not include controls for intrusive works which penetrate the capping layer.

Disturbance of the fill material below the capping layer e.g., during excavation of piles or undertaking intrusive geotechnical testing, has the potential to release asbestos fibres. The movement of asbestos impacted material on the site is therefore required to be managed to reduce the risk of harm to the site users. This document outlines the short term management controls which will be implemented during specific works at the site, the long-term risk and management controls will be detailed in the Environmental Management Plan which will be prepared at the completion of the development works.

Specific works covered by this AMP include:

- Shell C works (slab on grade has been installed) and construction of a small section of roadway necessitating 14 piles. Refer to **Appendix A** for plans.

Based on the depth to the impacted material (i.e., in excess of 4 m below ground level or outside of the Shell C and Eastern Gantry works) it is not anticipated that there will be other activities which will disturb the capping layer, for example service trenches or landscaped areas.

### 3.1 Identification of Asbestos

Material at the identified areas has the potential to contain both:

- non-friable (bonded) ACM, which can generally be identified by persons who have been trained in visually identifying ACM); and
- friable asbestos, which is generally unable to be easily visually identified due to its size being <7 mm.

Due to both types of asbestos having the potential to be present, all material generated as a result of sub-surface works (such as piling works which penetrate fill material or the existing landfill capping) is required to be stockpiled for sampling and assessment by an Environmental Consultant (EC).

The EC is to sample stockpiled material for asbestos (presence/absence) at a rate of at least one sample per 25 m<sup>3</sup>, or in the instance where volumes are less than 25 m<sup>3</sup>, a minimum of three samples are required to be collected and analysed.

Records of the inspections, sampling, and laboratory analysis should be kept by the Principal Contractor, and the EC.

### 3.2 Mitigation and Management Requirements

The following management and mitigation measures shall be initiated during intrusive works. These procedures should not preclude additional or equivalent measures in a CEMP, the ARCP, or the current EMP. Note that following completion of Stage 2 works, the EMP will be superseded by a final EMP representing the final site condition.

**Table 3.1: Mitigation and Management Requirements**

Activity	Management and Mitigation Measures
<b>General</b>	Minimise disturbance and exposure of asbestos impacted material. Where excavation is unavoidable, the controls listed herein and within the ARCP should be adhered to at all times. The Class A licensed asbestos assessor is to be in control of the designated asbestos areas at all times.
<b>Excavation and Stockpiling of Soils</b>	Inspection of excavations and excavated materials to identify suspected asbestos shall be conducted in accordance with monitoring requirements and indicators detailed in <b>Section 3.0</b> . Stockpiles of excavated materials shall be surrounded by sediment controls to prevent sediment egress from site, and shall be covered with plastic sheeting once the stockpile is fully formed.
<b>Onsite reuse of excavated materials</b>	Reuse of material confirmed to contain asbestos is not permitted due to the inherent risk of fibre release. Material may be disposed of off-site to a licensed landfill following appropriate waste classification by the EC.
<b>Waste Management</b>	All waste excavated materials must be classified in accordance with the NSW EPA <i>Waste Classification Guidelines</i> if disposed of off-site. All waste materials must be transported and disposed lawfully to an appropriately licensed facility – noting that not all landfills may be licensed to dispose of Special waste – asbestos waste.
<b>Unexpected Finds</b>	The site conditions are well documented and understood (refer to the EMP), locations for piling are presented in Appendix A, as such no unexpected finds protocol is included.
<b>Reporting</b>	Records of inspections, sampling, waste classification, waste disposal documentation, field screening and laboratory analyses should be kept. Appropriate notification to SafeWork should be made for any removal work, the licensed asbestos removalist is responsible for notifying SafeWork of the planned work.

Appropriate notification to SafeWork should be made for any removal work, the licensed asbestos removalist is responsible for notifying SafeWork of the planned work.

### 3.3 Specific Requirements

Any work involving the asbestos impacted material should be undertaken in accordance with the relevant WHS regulations and will require the following:

- SafeWork NSW permit for friable asbestos removal works.
- Supervision by a Class A Licensed Asbestos Removalist.
- An Asbestos Removal Control Plan (ARCP) prepared by the Licensed Asbestos Removalist.
- Monitoring by a Licensed Asbestos Assessor.

The following site-specific procedures should be adhered to at all times during work with asbestos impacted material. These controls are not intended to supersede those listed in the ARCP.

- All site personnel involved with asbestos related works should have completed asbestos awareness training.
- All site personnel will be made aware of the bonded and friable asbestos contamination during site inductions and tool box meetings. The work area must be clearly defined, and barricaded at the perimeter and only authorised people shall enter the area.
- Warning signs for asbestos must be clearly displayed on the perimeter fencing.
- PPE requirements for personnel within the asbestos area shall consist of:
  - P2 (or higher) class half face respirators.





- Disposable gloves and coveralls made from materials which provide adequate protection against fibre penetration.
- An appropriate exclusion zone shall be established around the perimeter of the asbestos work area. The dimensions of the exclusion zone are to be determined by the Class A licensed asbestos contractor.
- All workers and plant in the asbestos area will be required to use the decontamination unit before leaving the asbestos work area. Decontamination should be undertaken in accordance with the codes of practice and the ACRP.
- Personal decontamination must be undertaken each time a site worker leaves the asbestos works area and at the completion of the works.
- All disposable PPE shall be disposed of as asbestos waste.
- Clearance air monitoring is required to be undertaken in the work area in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC: 3003(2005)] for the duration of the work. The results of daily monitoring will be available on site for the reference of site personnel at all times.
- At the completion of works, a clearance certificate must be provided documenting that the site has been returned to a condition safe for re-occupation without ongoing asbestos related controls.

## 3.4 Management of Soil

### 3.4.1 Pile Spoil Management

Site works are completed to such a level that there is no longer a suitable area for impacted material to remain on site in the long-term. Therefore, all material should be disposed of off-site to a licensed landfill following appropriate waste classification.

Any soil/fill material which is excavated from the site will require stockpiling prior to off-site disposal to licensed landfill. Material should be stockpiled on a sealed surface, or on plastic sheeting to prevent contamination of the underlying surface. Once the stockpile is formed, material should be securely covered with plastic sheeting if it is to remain in place for more than 24 hours.

All pile spoil arisings, whether deemed to be from landfilled material or the overlying clean material, will be visually inspected by both the licenced asbestos assessor and Environmental Consultant (EC), photographic records and soil logs / records will be collected by the EC for inclusion in the validation report.

Pile spoil will be sampled by the EC and analysed for asbestos, heavy metals, PAH and TRH at a frequency of 1 sample per 25 m<sup>3</sup>, or a minimum of three samples where the volume is less than 25 m<sup>3</sup>.

The general sampling strategy will be as follows:

- Samples will be collected using clean hand tools and/or nitrile gloves, sieved (where necessary) and placed into appropriate sample containers for the required analysis.
- The sampling locations will be accurately measured out and recorded.

To ensure cross-contamination does not occur during sampling, all sampling equipment will be decontaminated in accordance with the procedures and methods set out in the VSAQP (Senversa, 2019b) and RAP (Senversa, 2019a).

Validation of the sub-surface excavation is not required as the only proposed excavation is in piling holes which will be filled with concrete.

### 3.4.2 Stockpile Footprints and Pile Locations

Validation of stockpile footprints as well as validation of the ground immediately surrounding the pile locations (i.e., where the arisings fall) will be required. Validation sampling requirements are provided in Table 3.2.

**Table 3.2: Validation of Stockpile Footprints/Pile Locations**

Material Placement	Validation Requirements
<b>Hardstand or plastic sheeting</b>	<ul style="list-style-type: none"> <li>Visual clearance of the site surface by an accredited asbestos assessor.</li> <li><b>No sampling required</b></li> </ul>
<b>Exposed soil, roadbase, other unsealed surface</b>	<ul style="list-style-type: none"> <li>Visual clearance of the site surface by an accredited asbestos assessor.</li> <li>Once visual clearance has been provided, soil samples will be collected from the former stockpile footprint(s) by the Environmental Consultant and analysed for asbestos, heavy metals, PAH and TRH.</li> <li>Samples will be collected at the following frequency: <ul style="list-style-type: none"> <li>One sample per 25 m<sup>2</sup> from the stockpile footprint, with a minimum of three samples collected from each stockpile footprint.</li> <li>One sample from each pile location.</li> </ul> </li> <li>Should asbestos be identified during visual clearances or following laboratory analysis of collected samples, the area will be scraped back an additional 100 mm with the above validation process be repeated until the area is demonstrated to be suitable for the proposed development.</li> <li>Records of visual assessment (site photography and clearance certificates), laboratory analysis of collected samples and materials tracking information will be included within the final site validation report as detailed within the VSAQP.</li> </ul>

### 3.5 Offsite disposal

The appropriate management of materials during works is critical. As a minimum the following needs to be implemented if material is to be removed from the site:

- The trucks or bins used to transport waste from the site are to be lined with one layer of 200 µm polythene sheeting or equivalent or are to be thoroughly cleaned at the completion of the project to facilitate decontamination after tipping of the waste.
- Trucks should have their loads covered prior to leaving site and vehicles should stay to designated haul roads at all times to prevent the potential spreading of impacted material.
- Any contaminated soils requiring off-site disposal **must** be classified for waste disposal prior to leaving site.
- Contaminated soils will need to be disposed of at a landfill facility licensed to accept that waste and all disposal dockets will need to be retained for provision to the Environmental Consultant, and Site Auditor.
- The company removing and transporting the waste must use the NSW EPA waste tracking service, WasteLocate: <https://wastelocate.epa.nsw.gov.au>



## 4.0 Principles and Limitations of Investigation

The following principles are an integral part of site contamination assessment practices and are intended to be referred to in resolving any ambiguity or exercising such discretion as is accorded the user or site assessor.

**Table 4.1: Project Specific Uncertainties**

Area	Field Observations and Analytical Results
<b>Elimination of Uncertainty</b>	Some uncertainty is inherent in all site investigations. Furthermore, any sample, either surface or subsurface, taken for chemical testing may or may not be representative of a larger population or area. Professional judgment and interpretation are inherent in the process, and even when exercised in accordance with objective scientific principles, uncertainty is inevitable. Additional assessment beyond that which was reasonably undertaken may reduce the uncertainty.
<b>Failure to Detect</b>	Even when site investigation work is executed competently and in accordance with the appropriate Australian guidance, such as the National Environment Protection (Assessment of Site Contamination) Amendment Measure ('the NEPM'), it must be recognised that certain conditions present especially difficult target analyte detection problems. Such conditions may include, but are not limited to, complex geological settings, unusual or generally poorly understood behaviour and fate characteristics of certain substances, complex, discontinuous, random, or heterogeneous distributions of existing target analytes, physical impediments to investigation imposed by the location of services, structures and other man-made objects, and the inherent limitations of assessment technologies.
<b>Limitations of Information</b>	The effectiveness of any site investigation may be compromised by limitations or defects in the information used to define the objectives and scope of the investigation, including inability to obtain information concerning historic site uses or prior site assessment activities despite the efforts of the user and assessor to obtain such information.
<b>Chemical Analysis Error</b>	Chemical testing methods have inherent uncertainties and limitations. Senversa routinely seeks to require the laboratory to report any potential or actual problems experienced, or non-routine events which may have occurred during the testing, so that such problems can be considered in evaluating the data.
<b>Level of Assessment</b>	The investigation herein should not be considered to be an exhaustive assessment of environmental conditions on a property. There is a point at which the effort of information obtained and the time required to obtain it outweigh the benefit of the information gained and, in the context of private transactions and contractual responsibilities, may become a material detriment to the orderly conduct of business. If the presence of target analytes is confirmed on a property, the extent of further assessment is a function of the degree of confidence required and the degree of uncertainty acceptable in relation to the objectives of the assessment.
<b>Comparison with Subsequent Inquiry</b>	The justification and adequacy of the investigation findings in light of the findings of a subsequent inquiry should be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made.
<b>Data Useability</b>	Investigation data generally only represent the site conditions at the time the data were generated. Therefore, the usability of data collected as part of this investigation may have a finite lifetime depending on the application and use being made of the data. In all respects, a future reader of this report should evaluate whether previously generated data are appropriate for any subsequent use beyond the original purpose for which they were collected, or are otherwise subject to lifetime limits imposed by other laws, regulations or regulatory policies.
<b>Nature of Advice</b>	The investigation works herein are intended to develop and present sound, scientifically valid data concerning actual site conditions. Senversa does not seek or purport to provide legal or business advice.



## Figures

Figure 1: Site Location Plan

Figure 2: Site Plan

Figure 3: Stage Boundaries

Figure 4: Capped Area





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### Legend

Designed:	N. Lukeman	Date:	11/04/2022
Drawn:	F. Gurnett	Revision:	0
Checked:	N. Lukeman	Scale:	1:5,000 (A3)
File:	S19690_002_F001_Site_Location		

Notes:  
Aerial imagery (01/10/2021) sourced from Nearmap Pty Ltd









Notes:  
Aerial imagery (01/10/2021) sourced from Nearmap Pty Ltd  
Capped area georeferenced from Geoscapes Landscape Architects, Drawing No. LAN-001.10,  
Top Soil Capping Requirements, provided by client



Address: Level 5, 201 Kent Street,  
Sydney NSW 2000  
Phone: (02) 9994 8016  
Website: [www.senversa.com.au](http://www.senversa.com.au)

- Legend**
-  Capped Area
  -  Site Boundary
  -  Lot Boundary

Designed:	N. Lukeman	Date:	11/04/2022
Drawn:	M. Byrne	Revision:	0
Checked:	N. Lukeman	Scale:	1:1,250 (A3)
File:	S19690_002_F002_Site_Layout		



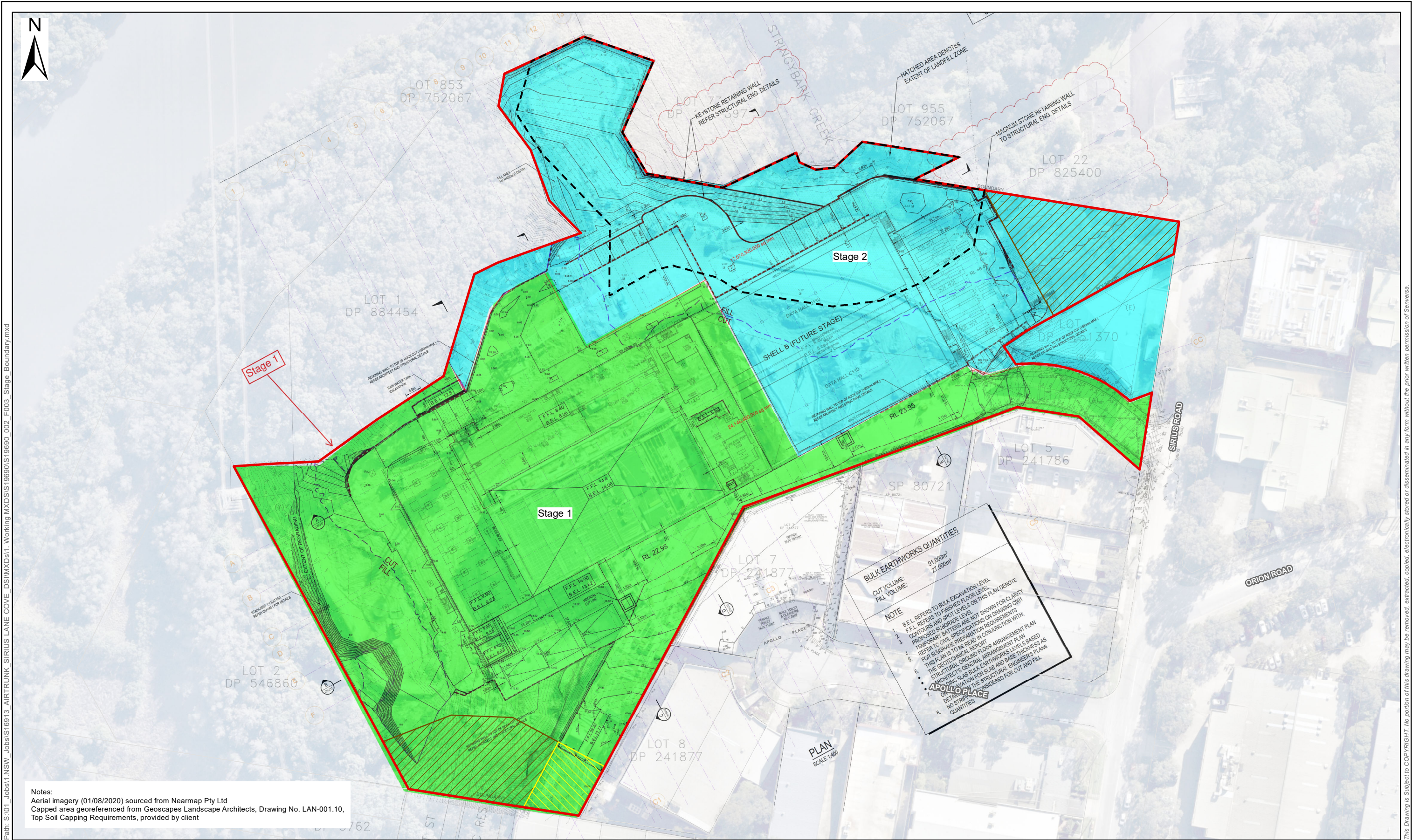
0 10 20 40 60 80 100 Metres

Datum GDA 1994, Projection MGA Zone 56

<b>Figure No:</b>	<b>2</b>
<b>Title:</b>	<b>Site Layout</b>
Project:	Asbestos Management Plan
Location:	1 Sirius Road, Lane Cove West
Client:	AirTrunk Pty Ltd

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Notes:  
Aerial imagery (01/08/2020) sourced from Nearmap Pty Ltd  
Capped area georeferenced from Geoscapes Landscape Architects, Drawing No. LAN-001.10,  
Top Soil Capping Requirements, provided by client

**BULK EARTHWORKS QUANTITIES:**  
CUT VOLUME: 91,000m<sup>3</sup>  
FILL VOLUME: 21,000m<sup>3</sup>

**NOTE**  
1. B.E.L. REFERS TO BULK EXCAVATION LEVEL  
2. F.F.L. REFERS TO FINISHED FLOOR LEVEL  
3. CONTOURS AND SPOT LEVELS ON THIS PLAN DEVOTE  
4. PROPOSED 'B' GRADE LEVEL  
5. TEMPORARY 'B' GRADES ARE NOT SHOWN FOR CLARITY  
6. REFER TO CIVIL SPECIFICATIONS ON DRAWING WITH  
7. FOR SUBGRADE PREPARATION REQUIREMENTS  
8. THIS PLAN IS TO BE READ IN CONJUNCTION WITH  
9. THE GEOTECHNICAL REPORT  
10. THE STRUCTURAL GENERAL ARRANGEMENT PLAN  
11. THE STRUCTURAL SLAB BULK EARTHWORKS LEVELS BASED  
12. ON THE STRUCTURAL ENGINEER'S PLANS  
13. NO STRIPPS ARE TO BE CONSIDERED FOR CUT AND FILL  
14. QUANTITIES

**PLAN**  
SCALE 1:400

Datum GDA 1994, Projection MGA Zone 56




Address: Level 5, 201 Kent Street,  
Sydney NSW 2000  
Phone: (02) 9994 8016  
Website: www.senversa.com.au

**Legend**

- Capped Area
- Bush Regeneration Area
- Upper Escarpment Area
- LTEMP Staging Mark-up Delineation**
- Stage 1 (24,146 m<sup>2</sup>)
- Stage 2 (17,058 m<sup>2</sup>)
- Site Boundary
- Lot Boundary

Designed:	N. Lukeman	Date:	11/04/2022
Drawn:	F. Gurnett	Revision:	0
Checked:	N. Lukeman	Scale:	1:1,250 (A3)
File:	S19690_002_F003_Stage_Boundary		



Datum GDA 1994, Projection MGA Zone 56

**Figure No:** 3

**Title:** Stage Boundary

**Project:** Asbestos Management Plan

**Location:** 1 Sirius Road, Lane Cove West

**Client:** AW Edwards on behalf of Airtrunk

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Path: S:\01\_NSW\_Jobs\13\_AIRTRUNK\_SIRIUS LANE COVE\_DSIMXD\01\_Working\MXDSIS19690\02\_F004\_Capped\_Area.mxd

Notes:  
Aerial imagery (01/10/2021) sourced from Nearmap Pty Ltd  
Capped area georeferenced from Geoscapes Landscape Architects, Drawing No. LAN-001.10,  
Top Soil Capping Requirements, provided by client  
Extent of site-won contaminated materials georeferenced from extent of  
placed unsuitable material from S.P. Site Setout Pty Ltd, DWG No. SP1121-059.PRO,  
Showing Position & Height of Unsuitable Material Placed, provided by client



Address: Level 5, 201 Kent Street,  
Sydney NSW 2000  
Phone: (02) 9994 8016  
Website: [www.senversa.com.au](http://www.senversa.com.au)

**Legend**

- Capped Area
- Area Containing Site-Won Contaminated Materials
- Site Boundary
- Lot Boundary

Designed:	N. Lukeman	Date:	11/04/2022
Drawn:	F. Gurnett	Revision:	0
Checked:	N. Lukeman	Scale:	1:500 (A3)
File:	S19690_002_F004_Capped_Area		
<div><div><div>0</div><div>5</div><div>10</div><div>20</div><div>30</div><div>40</div></div><div><div></div><div></div><div></div><div></div><div></div><div></div></div><div>Metres</div></div> <p>Datum GDA 1994, Projection MGA Zone 56</p>			

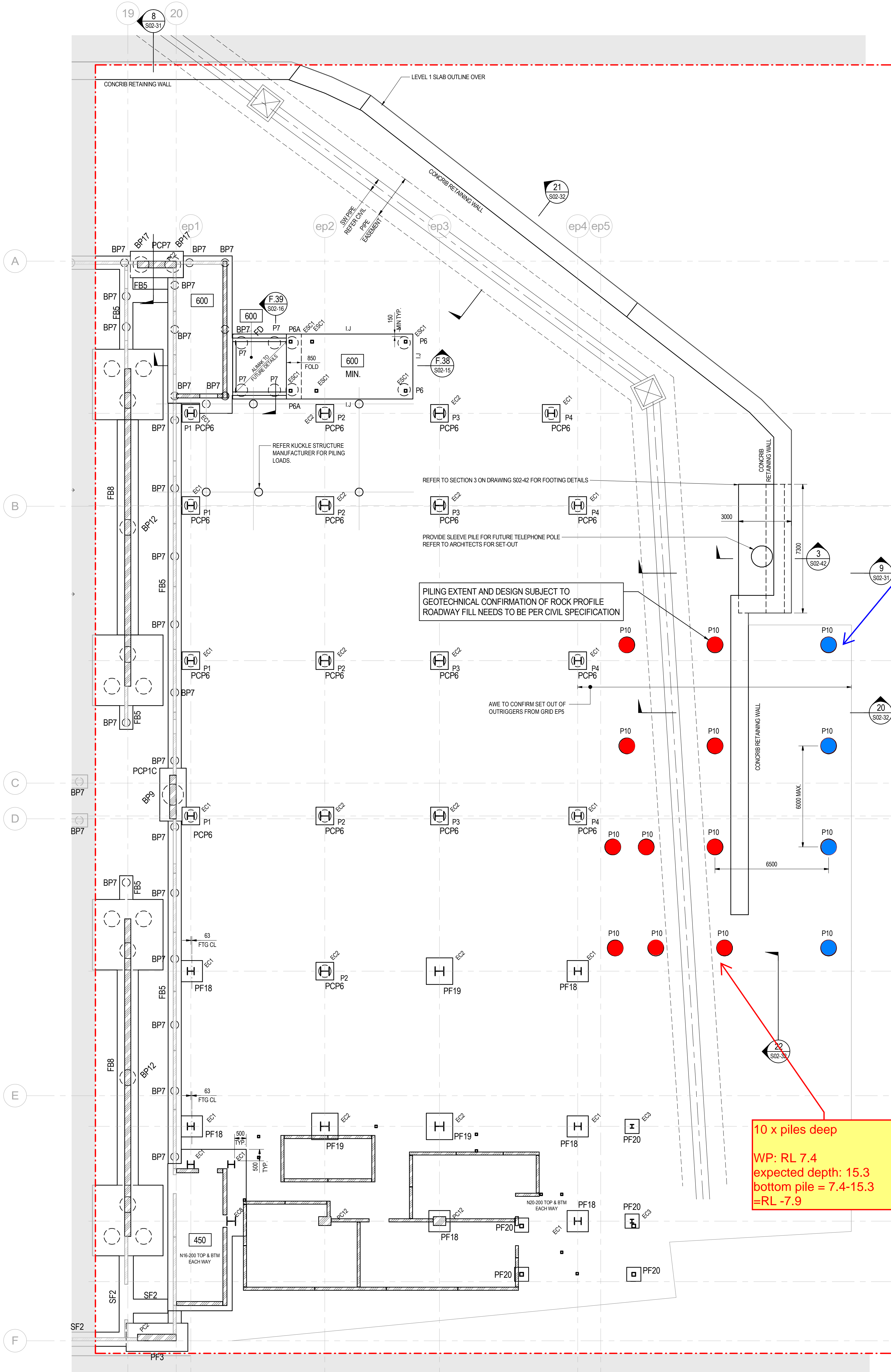
<b>Figure No:</b>	<b>4</b>
<b>Title:</b>	<b>Capped Area Details</b>
Project:	Asbestos Management Plan
Location:	1 Sirius Road, Lane Cove West
Client:	AirTrunk Pty Ltd

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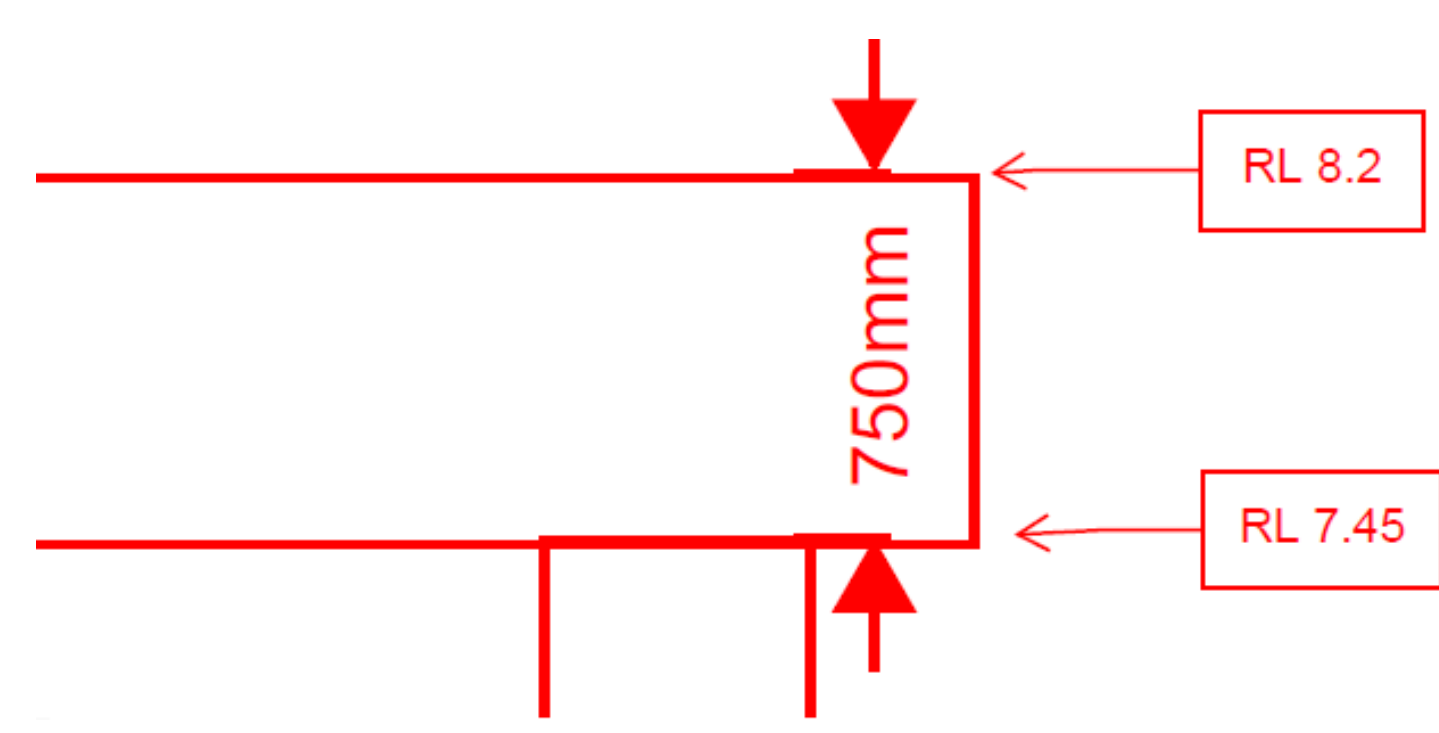
## Appendix A: Shell C and Eastern Gantry



LOADING SCHEDULE									
PIER TYPE	PIER DESIGN LOADS (UNFACTORED U.N.O.)								NOTES
	DL	LL	EQ (VERTICAL) DOWN	EQ (VERTICAL) UPLIFT	EQ (SHEAR)	TEMPORARY WIND (UPLIFT)	TEMPORARY WIND (DOWN)	TEMPORARY WIND (SHEAR)	
P1	1300 kN	800 kN	700 kN	-700 kN	350 kN	-	-	-	
P2	3600 kN	800 kN	700 kN	-700 kN	350 kN	-	-	-	
P3	3200 kN	550 kN	800 kN	-800 kN	300 kN	-	-	-	
P4	1800 kN	700 kN	1000 kN	-1000 kN	450 kN	-	-	-	
P5	150 kN	150 kN	-	-	-	-	-	-	
P6	150 kN	400 kN	50 kN	50 kN	50 kN	600 kN	600 kN	150 kN	TEMPORARY WIND LOADS ASSUME MAXIMUM 6 STORES OF STAIR CONSTRUCTED
P6A	150 kN	400 kN	50 kN	50 kN	50 kN	100 kN	100 kN	30 kN	TEMPORARY WIND LOADS ASSUME MAXIMUM 6 STORES OF STAIR CONSTRUCTED
P7	300 kN	600 kN	50 kN	50 kN	50 kN	-	-	-	
P10	750 kN	2000 kN	200 kN	-	275 kN	-	-	-	MIN 750 DIA.

NOTE: NOTE: ALL LOADS ARE INDIVIDUAL (UN-FACTORED) LOADS AND SHOULD BE USED IN COMBINATIONS IN ACCORDANCE WITH AS1170  
MINIMUM 2.5% OF VERTICAL WORKING LOAD IN SHEAR SHOULD BE DESIGNED FOR EACH PILE  
DL DENOTES DEAD LOAD  
LL DENOTES LIVE LOAD  
EQ EARTHQUAKE  
- DENOTES UPLIFT  
SHEAR DENOTES LATERAL LOAD  
ALL PILES TO BE FOUND ON MEDIUM STRENGTH SAND STONE OR BETTER, TO BE CONFIRMED BY GEOTECHNICAL ENGINEER

4 x piles shallow  
WP: RL 7.4  
expected depth: 6.0  
bottom pile = 7.45 - 6.0  
=RL 1.4



Consequently, pile details can be summarised in Table 6, below:

Zone	BH Reference	Expected Depth	Socket in MS Sandstone	Reinforcement
Deep	BH601	15.3m	0.3m nominal	12N28's x 12m
Shallow	BH602	6.0m	1.5m	12N28's, full depth

- NB.
- Expected depths, as measured from [redacted]
  - All piles to be 750mmø, cast with  $F_c' = 65\text{MPa}$  concrete, with reinforcement comprising 12N28's with bars bundled in lots of 2 and cover to concrete of 100mm.
  - Main reinforcement to be tied with N12spiral@150mm spacing.
  - Ground level, working platform to be level @ RL7.4 for a radial distance of at least 11m around all embedded piles (excludes the 4 No. NE most piles which will form free standing columns of around 900mm) to ensure full mobilisation of passive soils resistance.

10 x piles deep  
WP: RL 7.4  
expected depth: 15.3  
bottom pile = 7.4-15.3  
=RL -7.9

FOOTING PLAN - ZONE 8  
SCALE 1 : 100  
FOR EASTERN PLATFORM STEELWORK  
SCHEDULE REFER TO DRG. S30-02

Issue

Date

Description

E	26-08-2022	ISSUED FOR 90% DESIGN
F	09-09-2022	RE ISSUED FOR 90% DESIGN
G	01-12-2022	REVISIONS AS CLOUDED
H	13-12-2022	REVISIONS AS CLOUDED
J	20-01-2023	ISSUED FOR 90% DESIGN
K	09-02-2023	ISSUED FOR 90% DESIGN
L	14-03-2023	REVISIONS AS CLOUDED
M	09-05-2023	REVISIONS AS CLOUDED
N	10-10-2023	REVISIONS AS CLOUDED
P	06-11-2024	REVISIONS AS CLOUDED
01	15-08-2025	RE ISSUED FOR 90% DESIGN DESIGN CHANGED FROM SYD2-TFS41-ORG-VDM-STR-S30-08

**LEGEND:**

PC

DENOTES PILE CAP. REFER TO DRAWING S30-10 FOR DETAILS

PF

DENOTES PAD FOOTING. REFER TO DRAWING S30-10 FOR DETAILS

SF

DENOTES STRIP FOOTING. REFER TO DRAWING S30-10 FOR DETAILS

BP

DENOTES BORED PIER. REFER TO DRAWING S30-10 FOR DETAILS

FB

DENOTES FOOTING BEAM. REFER TO DRAWING S30-10 FOR DETAILS

---

DENOTES FOUNDATION THICKNESS

RW

DENOTES RETAINING WALL TYPE. REFER TO DRAWING S30-40.41 FOR DETAILS

CB

DENOTES CAPPING BEAM TYPE. REFER TO DRAWING S30-40 FOR DETAILS

⊗ A

DENOTES ROCK BOLT TYPE. REFER TO DRAWING S30-10 FOR DETAILS

**WALL PLAN LEGEND:**

---

DENOTES PRECAST OR TILT-UP PANEL OVER REFER DRG No. S30-20 FOR DETAILS

-----

DENOTES LOADEARING WALL UNDER REFER TO PLAN OF LEVEL BELOW FOR WALL TYPE

ZONE 1

ZONE 2

ZONE 3

ZONE 4

ZONE 5

ZONE 6

ZONE 7

ZONE 8

ZONE 9

**KEY PLAN - NTS**

Sc. : 100

0

1

2

3

5m

Construction Manager

**AW EDWARDS**

Structural & Civil Engineers

**van der meer**

LEVEL 6, 39 CHANDOS STREET  
SYDNEY NSW 2065  
Telephone 61 2 9436 0433 Fax 61 2 9436 1370  
www.vandermeer.com.au  
van der Meer (NSW) Pty Ltd  
ABN 55 158 266 301

Client

**AIRTRUNK**

Architect

**GREENBOX**

Project

**AIRTRUNK SYD2**  
1 SIRIUS ROAD LANE COVE WEST  
SYDNEY NSW

Drawn By

D.A.

Scale

1:100

Checked By

M.S.

Approved By

@ AD

Date

15-08-2025

Job Number

SY180197

Project Status

**90% DOCUMENTATION**  
NOT TO BE USED FOR CONSTRUCTION

Drawing Title

**FOOTING PLAN (ZONE 8)**

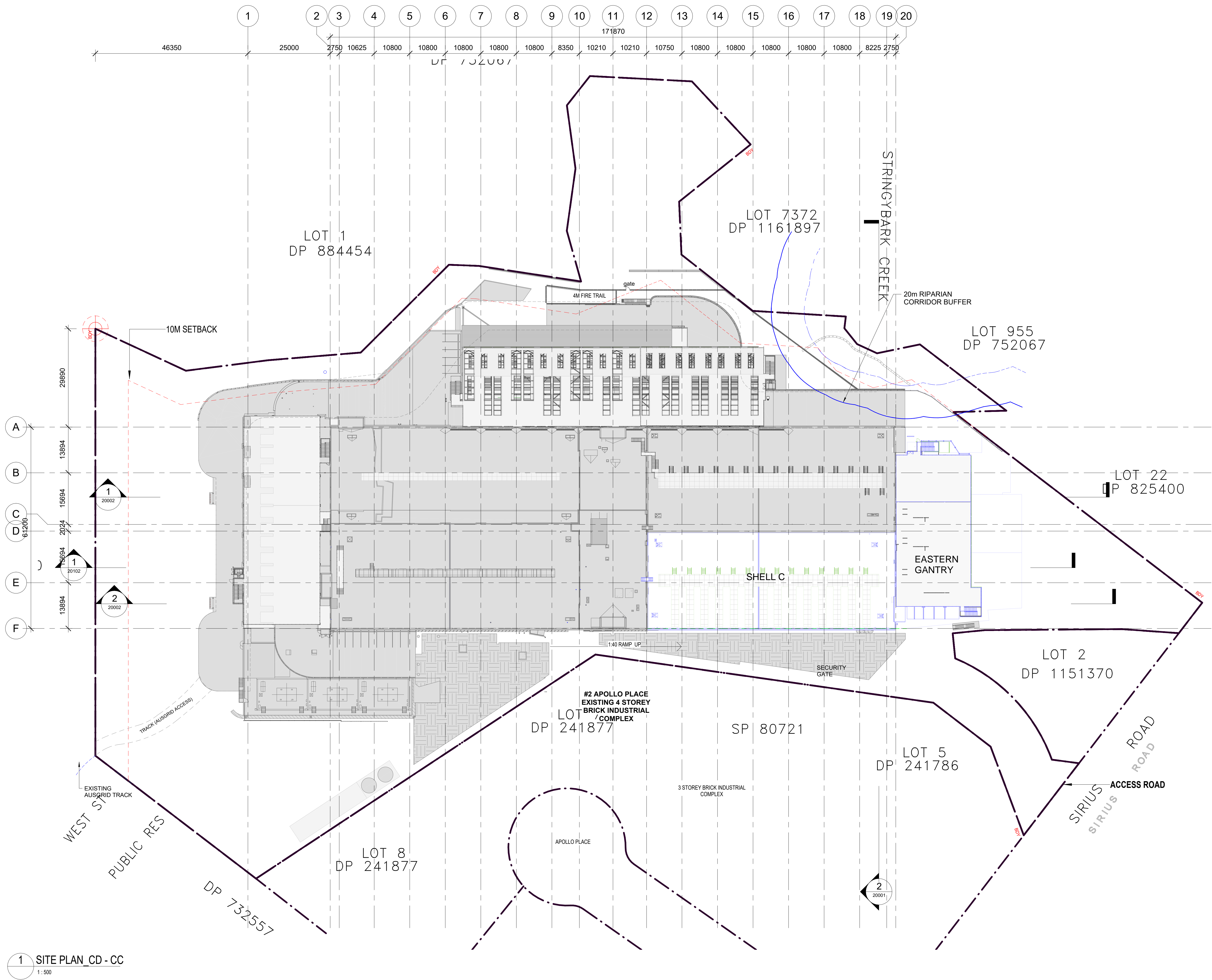
Project Identifier

ATSYD2-C-ORG-VDM

Drawing Number & Revision

STR-CS-S3007.01





1 SITE PLAN\_CD - CC  
1:500

Issue	Date	Description
01	04.09.2025	ISSUED FOR CONSTRUCTION CERTIFICATE STAGE 1
02	18.09.2025	ISSUED FOR CONSTRUCTION CERTIFICATE STAGE 2

**LEGEND:**

- EXISTING ELEMENTS
- EXTENT OF FITOUT
- PROPOSED WORK
- PROPOSED FUTURE WORK
- PREVIOUS WORKS TO BE DEMOLISHED

KEYPLAN

**DRAWING IS COLOUR CODED- PRINT ALL COPIES IN COLOUR**

Construction Manager

**AW EDWARDS**

Client

**AIRTRUNK**

Architect

**Greenbox**  
A WOOLPERT COMPANY

Project

AirTrunk SYD2  
1 Sirius Rd,  
Lane Cove West NSW 2066

Drawn By	Scale
RCIAZ	As indicated @ A0
Checked By	Approved By
DK	AD
Date	Job Number
18.09.2025	180095

Project status

ISSUED FOR CONSTRUCTION CERTIFICATE STAGE 2

Drawing Title

**SITE PLAN**

Project Identifier

ATSYD2-C-DRG-GBA

Drawing Number & Revision

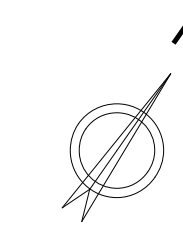
ARC-S&C-CC-01001\_02

ISSUED FOR CONSTRUCTION CERTIFICATE STAGE 2









Issue	Date	Description
1	16.05.2022	60% DESIGN SUBMISSION
2	20.06.2022	80% DESIGN SUBMISSION
3	15.07.2022	80% DESIGN SUBMISSION
4	28.07.2022	80% DESIGN SUBMISSION
5	31.08.2022	80% DESIGN SUBMISSION
6	20.09.2022	90% DESIGN SUBMISSION

DRAWING IS  
COLOUR CODED-  
PRINT ALL COPIES  
IN COLOUR

Sc. 1:100 0 1 2 3 5m

AW EDWARDS

Client

AIRTRUNK

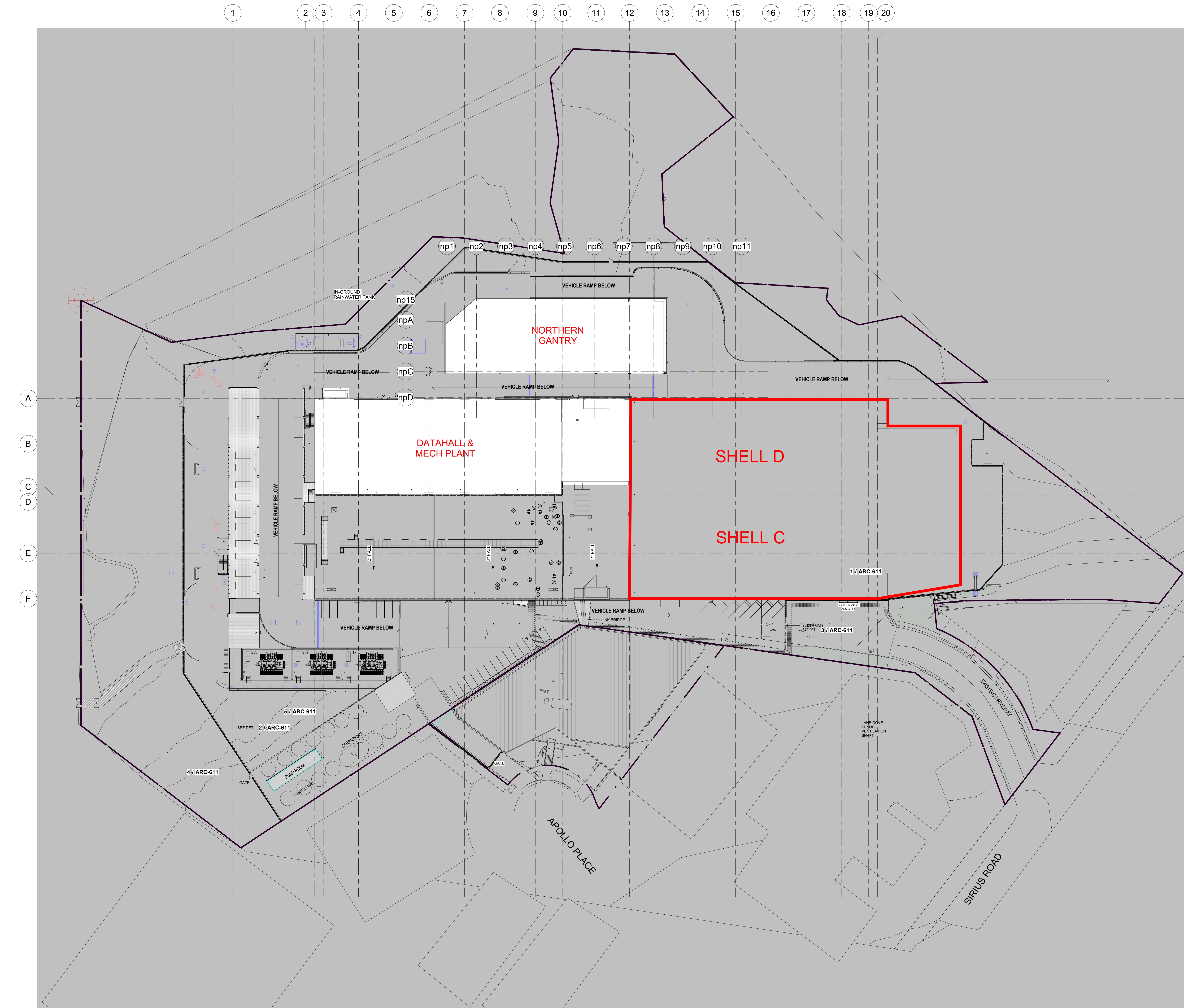
Architect

Greenbox

- Use written dimensions only  
- Do not scale from drawing  
- Confirm all existing services, dimensions on-site  
prior to commencing any work  
- All materials to be used in accordance with the  
manufacturer's specifications and instructions and  
shall comply with the relevant Australian Standards

Project	AirTrunk SYD2 1 Sirius Rd, Lane Cove West NSW 2066
Drawn By	Scale
SPH	1 : 400 @ A0
Checked By	Approved By
DW	AO
Date	Job Number
20.09.2022	180095
Project Status	90% DESIGN SUBMISSION
Drawing Title	SITE PLAN
Project Identifier	ATSYD2 PH2A DRG GBX
Drawing Number & Revision	ARC-014.6

90% DESIGN SUBMISSION



1 SITE PLAN\_PH2A  
1:400









The floor plan shows a building layout with various rooms and structural elements. Key features include:

- Dimensions:** Overall width is 7600 (ep1 to ep2) + 6500 (ep2 to ep3) + 7840 (ep3 to ep4) + 1300 (ep4 to ep5). Overall depth is 8800 (epF to epG).
- Rooms:** SWITCHING ROOM, CONTROL ROOM, and several smaller rooms.
- Structural Elements:** Cable trays, precast columns, precast wall panels, and precast concrete slabs.
- Legend:**
  - EXISTING WORK (dotted line)
  - PROPOSED WORK (solid line)
  - PROPOSED PRECAST COLUMNS (hatched pattern)
  - PROPOSED PRECAST WALL PANELS (diagonal line pattern)
- Callouts:** ep1, ep2, ep3, ep4, ep5, epF, epG, ep3 (bottom right).

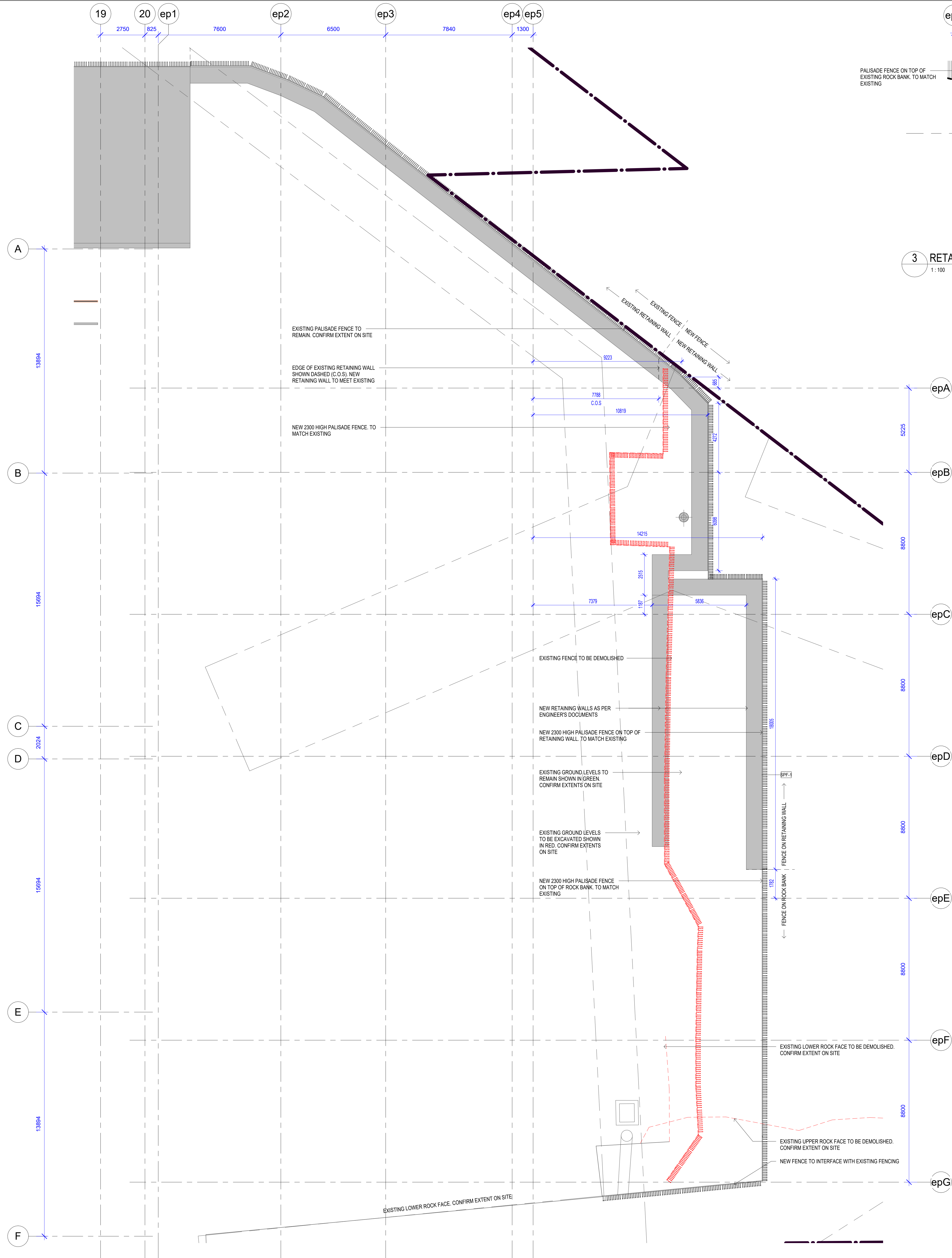
2 EAST GANTRY - HV ROOM - FLOOR PENO PLAN - CC



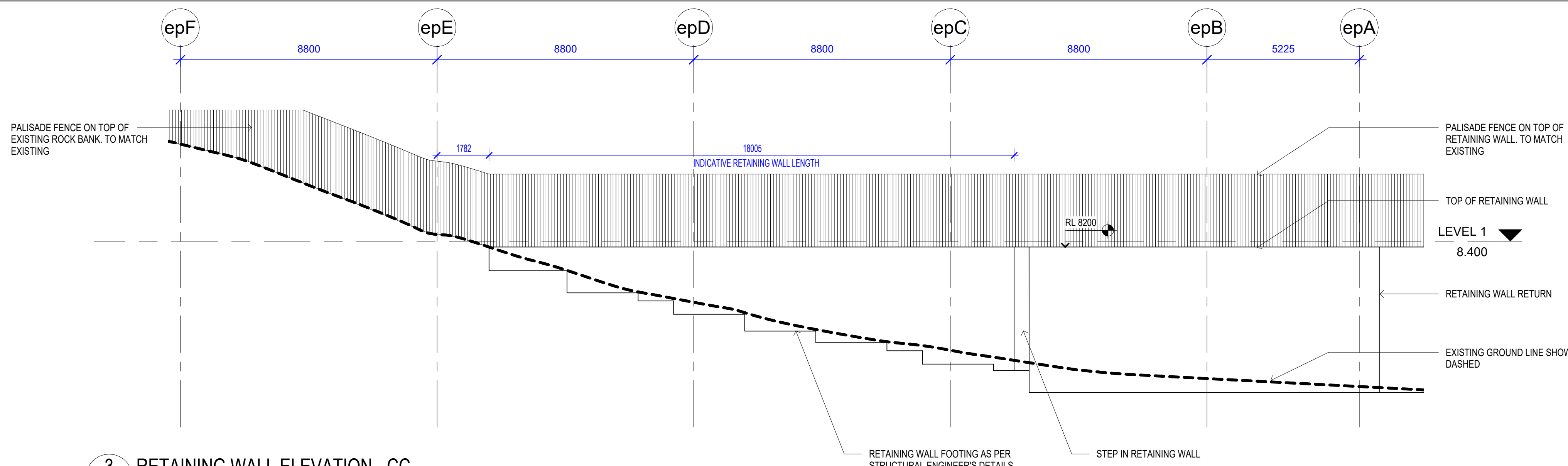
Drawing Number & Revision	ARC-S&C-CC-30210.02
---------------------------	---------------------

ISSUED FOR CONSTRUCTION CERTIFICATE STAGE 2

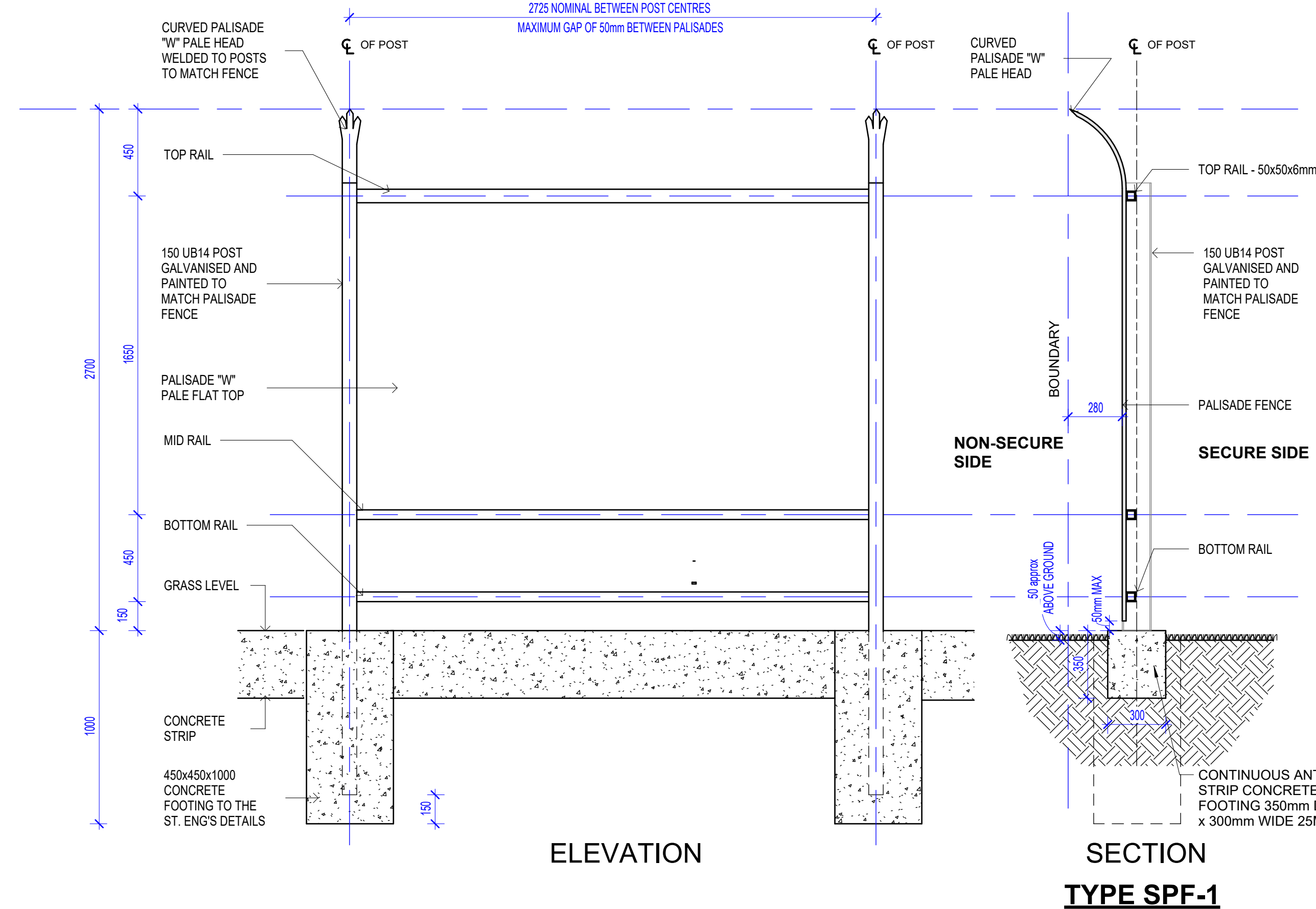




1 EAST GANTRY - BOUNDARY FENCING & RETAINING WALL PLAN - CC  
1:100



3 RETAINING WALL ELEVATION - CC  
1:100



2 TYP. CURVED SECURITY PALISADE FENCE (SPF-1) TO LANDSCAPE AREAS - CC  
1:20

SECURITY PALISADE FENCE	
CODE	DESCRIPTION
SPF-1	2.7m HIGH BLACK CURVED SECURITY PALISADE FENCE AT LANDSCAPE AREAS (SEE DETAIL 2/A-20/09)
SPF-6	2.7m HIGH BLACK STRAIGHT SECURITY PALISADE FENCE ON TOP OF CONCRETE UPSTAND/SLAB



Issue	Date	Description
01	04.09.2025	ISSUED FOR CONSTRUCTION CERTIFICATE STAGE 1
02	18.09.2025	ISSUED FOR CONSTRUCTION CERTIFICATE STAGE 2



KEYPLAN

**DRAWING IS COLOUR CODED- PRINT ALL COPIES IN COLOUR**

Sc. 1:100 0 1 2 3 5m

**AW EDWARDS**

Client

**AIRTRUNK**

Architect

**Greenbox**  
A WOOLPERT COMPANY

Use written dimensions only  
Do not scale from drawing  
Confirm all existing services, dimensions on-site prior to commencing any work  
All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards

Project

AirTrunk SYD2  
1 Sirius Rd,  
Lane Cove West NSW 2066

Drawn By	Scale
JM	As indicated @ A0

Checked By	Approved By
DK	AO

Date	Job Number
18.09.2025	180095

Project Name

**EAST GANTRY - BOUNDARY FENCING & RETAINING WALL PLAN**

Project Identifier

ATSYD2-C-DRG-GBA

Drawing Number & Revision

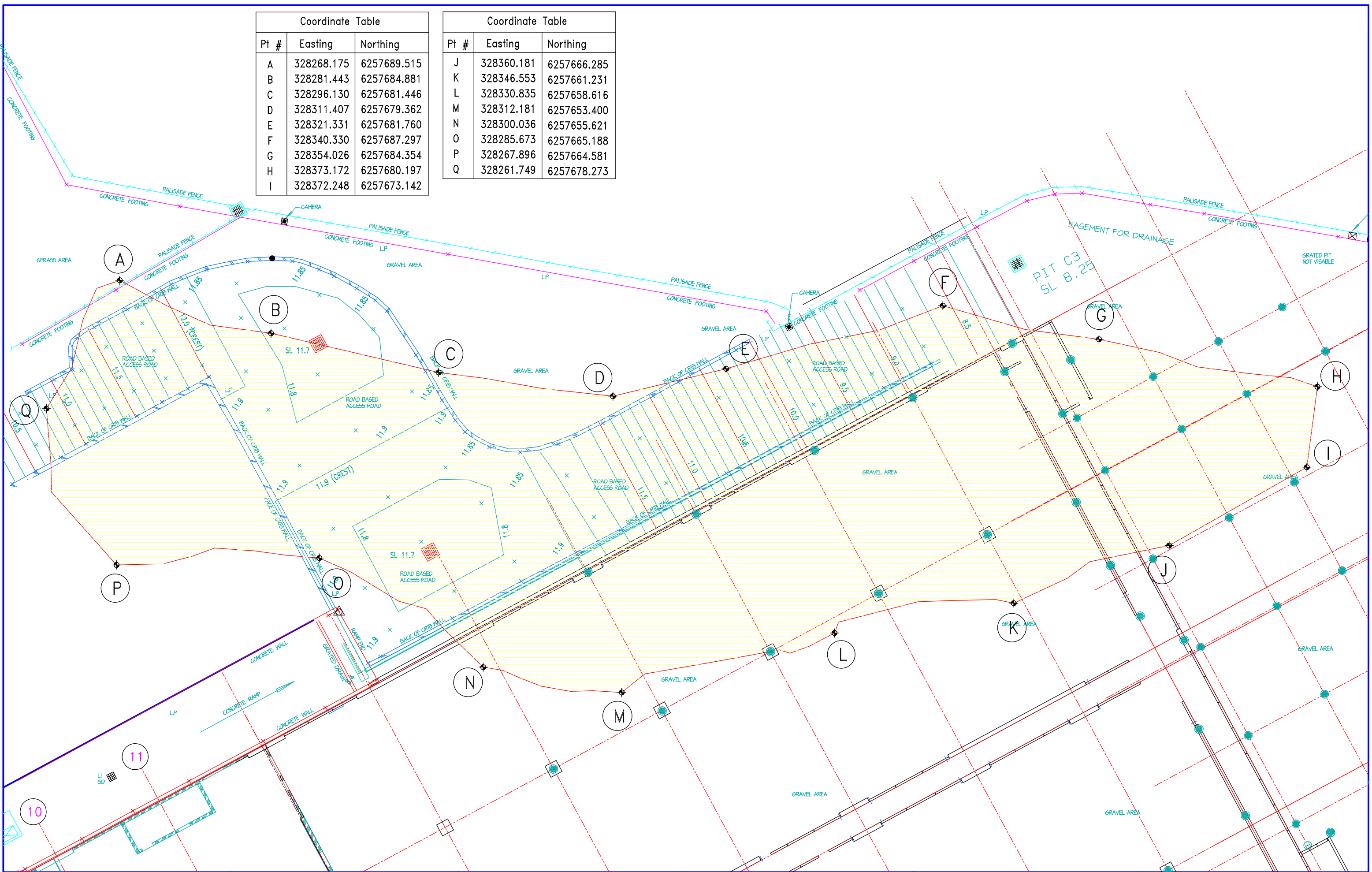
ARC-S&C-CC-31300\_02

ISSUED FOR CONSTRUCTION CERTIFICATE STAGE 2



Coordinate Table		
Pt #	Easting	Northing
A	328268.175	6257689.515
B	328281.443	6257684.881
C	328296.130	6257681.446
D	328311.407	6257679.362
E	328321.331	6257681.760
F	328340.330	6257687.297
G	328354.026	6257684.354
H	328373.172	6257680.197
I	328372.248	6257673.142

Coordinate Table		
Pt #	Easting	Northing
J	328360.181	6257666.285
K	328346.553	6257661.231
L	328330.835	6257658.616
M	328312.181	6257653.400
N	328300.036	6257655.621
O	328285.673	6257665.188
P	328267.896	6257664.581
Q	328261.749	6257678.273



DRAWING STATUS

PROJECT: **AIRTRUNK  
1 SIRIUS ROAD  
LANE COVE**

CLIENT: **A.W. EDWARDS PTY LTD**  
BUILDERS AND CONTRACTORS  
131 SAILORS BAY ROAD  
NORTHBIDGE NSW 2063  
Ph (02) 9958 1474 Fax (02) 9958 6208

**S.P. SITE SETOUT PTY LTD**  
**CONSTRUCTION SURVEYING**  
UNIT 36/9 HOYLE AVENUE  
CASTLE HILL 2154  
Mobile: 0411 315 379  
Telephone: (02) 9654 3316  
Facsimile: (02) 9654 3318  
Email: stephen@spsite.com.au

SCALE	1:150 (A1)
DATE	10/11/2022
DATUM	A.H.D
GADD FILE REF	AWE/LANE_COVE
DWG No:	SP1258-103.PRO

PLAN: **SHELL C AND D  
CONTAMINATED AREA  
SITE OVERLAY**

# Senversa Pty Ltd

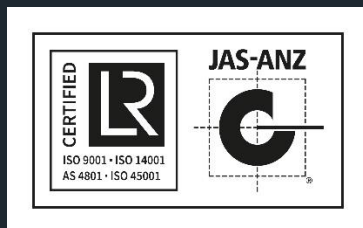
ABN 89 132 231 380

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