



**Report on**  
**ONGOING SITE MANAGEMENT PLAN**  
**LOTS 202-208 & 220-226 PORCELAIN WAY**  
**BALCATT**

**Submitted to:**

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## 1. INTRODUCTION

### 1.1 Overview

This report presents the ongoing site management plan (OSMP) prepared by Galt environmental Pty Ltd (Galt) for the proposed residential lots comprising Lots 202-208 (western cell) & 220-226 (eastern cell) Porcelain Way, Balcatta (the Lots).

### 1.2 Background

The Lots comprise a total area of approximately 2,326 m<sup>2</sup> (or 1,163 m<sup>2</sup> per cell). The Lots are part of the Centro Precinct with the Mosaic Residential Land Development by Parcel Property.

The parent lot, Lot 9001 is a combination of the eastern portion of former Lot 86 Grindleford Drive in the north ('northern lot') and former lot 350 Grindleford Drive in the South ('southern lot'). Both lots previously extended west from Karrinyup Road and East from Grindleford drive and were owned by separate landholders. As part of a land swap, the former lots were split into eastern and western portions; the eastern portions combining to form Lot 9001 and the western lots forming Lot 1001 (No. 120) Grindleford Drive.

Previous environmental investigations undertaken by Galt identified that portions of Lot 9001 were underlain by uncontrolled fill containing minor quantities of asbestos containing material (ACM). The uncontrolled fill was excavated and screened during remedial earthworks with validated contaminant-free material placed under the central portion of the Lot 9001. Construction and demolition debris (inclusive of ACM fragments) were placed in containment cells underling the Lots.

### 1.3 Current Site Condition

The Lots comprise of the western cell and eastern cell at either end of the development which contain asbestos-impacted material below a geotextile warning barrier and at least 1.5 m of clean soil. The remainder of lot 9001 is considered 'decontaminated'.

### 1.4 Purpose of this Plan

The purpose of this OSMP is to provide a framework for the management of subsurface contamination constraints so that the health and safety of the Lot users are protected from adverse impacts that could eventuate from uncontrolled subsurface disturbances.

### 1.5 Objectives

The objectives of this OSMP are as follows:

- 🔗 prevent uncontrolled exposure to residual contaminated soil;
- 🔗 maintain the integrity of warning barriers;
- 🔗 ensure that if subsurface works have the potential to disturb contamination, the works are appropriately managed; and
- 🔗 satisfy regulatory requirements for the preparation and implementation of an OSMP.

## 1.6 Applicability of This Management Plan

The OSMP shall be implemented where any excavation beneath the subject lots is required, especially where excavation depth may exceed 1.5 m.

## 1.7 Purpose

This OSMP is intended to be a user-friendly guide of the nature and extent of residual soil contamination for the lots. Detailed scientific information documenting the final lot condition has been presented in the report referenced in Section 3 which should be referred to where contamination concentration-specific or sample location-specific information is required, such as may be the case where residual contaminated soil becomes surplus to the lots requirements.

## 1.8 Duration

Given the nature of the site conditions following remediation, this OSMP will be applicable in perpetuity.

## 1.9 Update of OSMP

Whilst it is intended that this OSMP will be applicable in perpetuity, there may be circumstances in which the plan may need to be revised. These may include, but not be limited to:

- ✦ redevelopment of the estate for any purpose other than residential;
- ✦ change in density of the lots overlying the containment cells; and/or
- ✦ change in the nature of the land use within the containment cells.

In these instances, and any other where the OSMP may need to be updated, the proponent for the proposed development will be responsible party for updating the plan.

## 1.10 Definitions

The primary contaminant of potential concern (COPC) in the lots is considered to be asbestos. The Department of Health (DoH) (2009) *Assessment, Remediation and Management of Asbestos-contaminated Sites in Western Australia* guideline document has defined three main forms of asbestos as described below.

- ✦ Asbestos containing materials (ACM): Products or materials that contain asbestos in an inert bound matrix such as cement or resin. Taken to be sound material, even as fragments, and not fitting through a 7 mm x 7 mm sieve.
- ✦ Asbestos fines (AF): Includes asbestos free fibres, small fibre bundles and also ACM fragments that can pass through a 7 mm x 7 mm sieve.
- ✦ Fibrous asbestos (FA): Friable asbestos materials, such as severely weathered ACM, and asbestos in the form of loose fibrous material such as insulation products. Asbestos material in a condition such that it can be broken or crumbled by hand pressure.

The definitions outlined above have been applied throughout this document.

## 2. SITE IDENTIFICATION

### 2.1 Legal Identification

The site location relative to the surrounding area is shown in summarised in Table 1.

**Table 1: Site Identification**

Site Identification	
<b>Location</b>	Balcatta WA, 6021
<b>Legal Identification (Parent Lot)</b>	Lot 9001 on Deposited Plan (DP) 415582
<b>Certificate of Title (volume/folio)</b>	2974-978
<b>Current Landowners</b>	ABN Development No. 1 Pty Ltd
<b>Local Government</b>	City of Stirling
<b>Boundary Coordinates western cell (Easting/Northing):</b>	North eastern corner: 388802 E/6471282 N South eastern corner: 388771 E/6471194 N South western corner: 388649 E/6471201 N North western corner: 388622 E/6471281 N
<b>Boundary Coordinates eastern cell (Easting/Northing):</b>	North eastern corner: 388672 E/6471270 N South eastern corner: 388672 E/6471216 N South western corner: 388653 E/6471216 N North western corner: 388654 E/6471270 N
<b>Area (Total)</b>	2,326 m <sup>2</sup>
<b>Proposed Land Use</b>	Residential
<b>Current Zoning</b>	LPS3 Residential Development

The lot locations and area covered by this OSMP are shown in Appendix A.

### 2.2 Surrounding Site Use

The western cell is bounded by road reserves to the north, south and west and residential lots to the east. The eastern cell is bounded by road reserves on the north, south and east and residential lots to the west. All services are installed along the road reserves which are free from waste material at depths of less than 1.5 m.

## 3. SITE REMEDIATION AND CONTAMINATION STATUS

### 3.1 Previous Studies

Galt has undertaken previous environmental studies across the lots. The findings relating to the environmental condition of the lots and Lot 9001 are presented below:

- 🔗 Preliminary and Detailed Site Investigation – Lot 9001 Karrinyup Road, Balcatta (J2101152 004 R Rev0)
- 🔗 Remediation and Validation Report – Lot 9001 Karrinyup Road, Balcatta (J2101152 010 R Rev2).

Copies of these reports are available from ABN Development No.1 Ptd Ltd upon request or via a detailed summary of records (DSR) search of the Department of Water and Environmental Regulation (DWER) contaminated sites database.

### 3.2 Contamination Status

Upon completion of the remediation program, the Lots at the western and eastern ends of the development contain asbestos-impacted material below a geotextile warning barrier and at least 1.5 m of clean site derived soil. The remainder of the site is considered 'decontaminated'.

The location of the containment cells and warning barrier are shown in Appendix A. A cross section of the containment cells configuration is provided in Appendix B. Images of the geotextile barrier are provided in Appendix C for reference. The manufacturer details and product specification for the geotextile warning barrier are provided in Appendix D.

## 4. HAZARD IDENTIFICATION

This section of the OSMP identifies potential hazards associated with subsurface contamination in relation to lot users nearby off-lot communities and the environment.

For exposure to occur, a complete pathway must exist between the source of contamination and the receptor (i.e. the person potentially affected by the contamination). The relationship between source, receptor and pathway in the context of residual lot contamination and uncontrolled subsurface disturbance related hazards are summarised in Table 2.

**Table 2: Potential Exposure Pathways**

Source	Contaminants of potential concern	Pathways	Receptors
Asbestos-impacted fill below lots	Asbestos	Inhalation	Lot residents and workers
			Lot residents and workers

## 5. ROLES AND RESPONSIBILITIES

The responsibilities under the OSMP of parties involved in subsurface works in contaminated areas or depths are summarised in Table 3. These responsibilities do not replace any other regulatory responsibilities of the parties in undertaking works at the lots and do not include all responsibilities.

**Table 3: Roles and Responsibilities**

Role	Responsibility
Contractors conducting subsurface works	<ul style="list-style-type: none"> <li>✦ Acknowledge and adhere to the requirements of the OSMP.</li> <li>✦ Refrain from any act that could put them or any other person at risk of exposure to contamination.</li> <li>✦ Obtain approval from lot owner to undertake works.</li> <li>✦ Manage works to ensure they are carried out in accordance with OSMP protocols.</li> <li>✦ Confirm to lot owner that works are being undertaken in accordance with procedures set out in the OSMP.</li> <li>✦ Notify lot owner of any non-conformance with the OSMP and corrective actions.</li> <li>✦ Provide to lot owner and maintain survey plans of excavations and as-constructed drawings.</li> </ul>

Role	Responsibility
ABN Development No. 1 Pty Ltd	<ul style="list-style-type: none"> <li>✦ Form 6 (as available from the DWER website) and a copy of the OSMP will be provided to relevant parties as required under the <i>Contaminated Sites Act 2003</i></li> </ul>
Future Lot Owners	<ul style="list-style-type: none"> <li>✦ Form 6 (as available from the DWER website) and a copy of the OSMP will be provided to relevant parties as required under the <i>Contaminated Sites Act 2003</i>.</li> <li>✦ Agreement (in writing) to the OSMP and associated management measure proposed.<sup>1</sup></li> <li>✦ Ensure implementation of OSMP.</li> <li>✦ Provision of the OSMP to any subcontractors engaged to undertake ground disturbance on the lots.</li> <li>✦ Ensure a suitably qualified and experienced environmental consultant is engaged to provide environmental supervision where ground disturbing works are required below the warning barrier.</li> <li>✦ Notify DWER of any damage or unplanned breach of warning barrier.</li> </ul>

## 6. SUBSURFACE ACCESS PROCEDURES

### 6.1 Notification

The permission of the lot owner must be obtained by the contractor, as applicable, prior to undertaking subsurface activities. The lot owner must provide a copy of this OSMP to any contractors engaged to undertake excavation works within the Lots irrespective of depth or nature of excavation.

### 6.2 Plan Preparation

Prior to any intrusive activities the method of works shall be pre-planned so that risks to workers, residents, the public and the environment are minimised. Appropriate site preparations will include, at a minimum, the development of a safe work method statement (SWMS) and a job hazard analysis (JHA) by the contractor.

Minimum requirements for the SWMS and JHA are summarised below.

- ✦ The SWMS and JHA shall be in accordance with regulatory and industry institutional standards including but not limited to those standards contained under the Australian Standard series and International Organisation for Standardisation (ISO).
- ✦ The SWMS shall discuss the objectives and order of the works, the equipment and procedures to be adopted and the potential for exposure.
- ✦ The JHA shall take into consideration the health risks associated with the hazard and will include as a minimum the supply of appropriate personal protective equipment (PPE) for personnel undertaking the work (including respirators/dust masks). The JHA shall also include dust control measures to protect site users and the public.

The above documents should be consistent with the minimum requirements proposed in the following sections of this OSMP.

<sup>1</sup> It should be noted that where lots are currently under contract, the existing sales contract will be varied and the OSMP will be provided prior to settlement of the land. The varied contract will be explicit in noting that acceptance of annexure implies that the future lot owner has read and will implement the OSMP.



### 6.3 Site Induction

Prior to intrusive works on the lot, all personnel involved with site works shall be given a site induction by a suitably qualified person or as a minimum have read and understood this OSMP and the associated risks at the site.

The work site shall be cordoned-off if there is a risk to the public from entering the site. As a minimum, unauthorised personnel must be restricted from entering the boundaries of the intrusive work area, and any temporary stockpiles of contaminated soil where applicable. All barriers are to remain in place until intrusive works have been completed and all contaminated soil has been reinstated or removed off site and containment/capping has been completed.

The number of personnel working in an impacted area shall be kept to a minimum.

### 6.4 Clean Fill Excavating and Stockpiling

Excavation of 1.5 m or less will result in only clean fill being excavated. Clean fill material should be excavated and stockpiled in a designated area. Any clean fill that appears visually cross-contaminated should be segregated and treated as contaminated soil until verification testing demonstrates otherwise.

Clean fill stockpiles should be clearly labelled to identify it as clean fill and covered or wet down to minimise dust generation.

### 6.5 Penetrating Warning Barriers

The location of warning barrier is shown in Appendix A. Photographs of the geotextile material are shown in Appendix B.

The following measures should be implemented in penetrating warning barriers at the lot:

- ✦ Excavation within a nominal depth of 1.5 m can be undertaken using conventional equipment (e.g. bobcat, excavator, etc).
- ✦ Excavation below 1.5 m shall be conducted in accordance with a task specific management plan prepared by a qualified environmental consultant to minimise the risk of warning barrier damage and cross-contamination of clean fill.
- ✦ If required, the warning barrier shall be carefully cut and set aside from the work area for later reinstatement.
- ✦ Where the warning barrier is highly weathered or otherwise unsuitable for reinstatement, a replacement warning barrier product of similar composition shall be used to reinstate the excavation.
- ✦ Where localised excavation below the warning barrier is required (e.g. for a swimming pool), all material from below the warning barrier will be transported to a licenced landfill facility.
- ✦ Once the target depth is achieved, the excavation will be lined with a geotextile material compliant with the specifications shown in Appendix C so that the warning barrier is reinstated beneath the new structure.
- ✦ All backfill must be done using a certified clean fill sand product.
- ✦ Any works requiring excavation and management of contaminated materials below the warning barrier should not lead to its redistribution outside of the lot boundaries, above or outside of the containment cells.

### 6.6 Contaminated Soil Excavation and Stockpiling

The following minimum requirements apply to the excavation and stockpiling of contaminated soils:

- ✦ Contaminated soil stockpiles must be temporary in nature only.

- ⚡ Contaminated soil must be stockpiled on hardstand or an impermeable liner, such as high-density polyethylene (HDPE).
- ⚡ Contaminated soil stockpiles must be signed (clearly labelling it as contaminated soil).
- ⚡ Contaminated soil stockpiles must be covered and/or wet down to minimise dust generation.

## 6.7 Excavation Reinstatement

Once works in the impacted soils have been completed, the warning barrier and any clean fill cover shall be completely restored to original levels and the work area left clean. Contaminated soil may only be reinstated below the warning barrier where there are no underground utilities present.

## 6.8 Installation or Maintenance of Underground Utilities

Where the purpose of subsurface works is to install an underground utility and the proposed method of installation is trenching, the utility shall be laid in clean fill to limit any long-term repeated disturbance of contaminated soil. In addition to excavation procedures listed above, the following earthworks shall be undertaken to accommodate new underground utilities:

- ⚡ The utility trench shall be boxed out so that at least 0.5 m of separation exists between the utility and any contaminated soil.
- ⚡ All contaminated soil surfaces within the utility trench shall be lined with a warning barrier to demarcate the presence of contaminated soil.
- ⚡ The utility trench shall be backfilled with clean fill to the finished level.

## 6.9 Dust and Air Quality Control

Dust control should act to minimise dust creation and its movement off the Lots. For the purpose of dust control the following measures should be implemented:

- ⚡ Wetting down soils where safe to do so.
- ⚡ Wetting down and/or coverage of temporary contaminated soil stockpiles.
- ⚡ Dust stabilisation products, such as hydromulch, should be considered where wetting down is unsafe and stockpile coverage is impractical.
- ⚡ Monitoring meteorological conditions and halting works if adverse weather conditions are predicted.
- ⚡ The placement of wind barriers depending on the scale and duration of subsurface disturbance.

## 6.10 Waste Management

Excavated contaminated soil that surplus to the Lots requirements or cannot otherwise be reused shall be disposed offsite at facility licensed to receive such waste. Material shall be classified according to the DWER (2019) *Landfill Waste Classification and Waste Definitions 1996 (As amended 2019)* guideline document.

## 7. CONTINGENCIES

Whilst with the careful implementation of subsurface control measures outlined in this OSMP, environmental incidents are unlikely to occur, environmental incident response measures have been defined should any incidents arise. The minimum environmental incident response measures are summarised in Table 4. Additional corrective actions may be necessary depending on the exact nature of the incident.

**Table 4: Contingency Actions**

Incident	Response
Unregistered subsurface disturbance occurs	<ul style="list-style-type: none"> <li>✦ Stop work immediately.</li> <li>✦ Where the OSMP control measures are confirmed as applicable, ensure such control measures are implemented prior to proceeding with works.</li> <li>✦ Document the unregistered subsurface disturbance through the completion of an Environmental Incident Form and identify and rectify root cause factors.</li> </ul>
Subsurface contamination becomes incidentally exposed	<ul style="list-style-type: none"> <li>✦ Identify location of subsurface contamination relative to the containment cell.</li> <li>✦ Engage a contractor (if deemed necessary) to repair the area of subsurface contamination in accordance with the OSMP.</li> <li>✦ An assessment should be undertaken to identify why subsurface contamination has become exposed and the root cause rectified.</li> <li>✦ Custodian of the OSMP at the time of the incident should notify DWER within 24 hours of the event.</li> </ul>
Non-conformance with OSMP control measures	<ul style="list-style-type: none"> <li>✦ Stop work immediately. Confirm worker is aware of the OSMP and its requirements.</li> <li>✦ Ensure worker completes work in accordance with the OSMP or engage an alternative contractor to complete works.</li> <li>✦ Document the OSMP non-conformance through the completion of an incident report form.</li> <li>✦ An assessment should be undertaken to identify why the OSMP non-conformance occurred, depending on which identify whether OSMP improvement is warranted.</li> <li>✦ Custodian of the OSMP at the time of the incident should notify DWER within 24 hours of the event.</li> </ul>

## 8. ACCEPTANCE OF MANAGEMENT PLAN

### 8.1 Current Landowner

This OSMP has been provided to the landowner (ABN Developments No. 1 Pty Ltd) for comment as part of the community consultation process. The landowner has accepted the plan in its entirety and without comment. A written copy of the acceptance is provided in Appendix C.

### 8.2 Future Landowners

Where lots are currently under contract, the future landowner has acknowledged the presence of the memorial and the OSMP in respect of the restrictions which may relate to the respective property. Once formally approved, the OSMP will be provided to the future landowner, prior to settlement, for the landowner to approve prior to settlement of the property. Concurrently, a 'Form 6 –Landowners Disclosure Before Completion of Land Transaction' (Form 6) will be provided to the future landowner at least 14 days before settlement. A copy of each Form 6 will be provided to DWER.

Where lots are not currently under contract, the OSMP will be provided as part of the initial sales contract. The sale contract will include a condition by which the landowner explicitly acknowledges the OSMP and execution of the contract implies that they will implement the OSMP as required. Concurrently a Form 6 will be completed and provided to the future landowner at least 14 days before settlement. A copy of each Form 6 will be provided to DWER.

## 9. CLOSURE

We draw your attention to Appendix D of this report, "Understanding your Report". The information provided within is intended to inform you as to what your realistic expectations of this report should be. This information is provided not to reduce the level of responsibility accepted by Galt, but to ensure that all parties who rely on this report are aware of the responsibilities each assumes in so doing.

Yours Faithfully,

**GALT ENVIRONMENTAL PTY LTD**

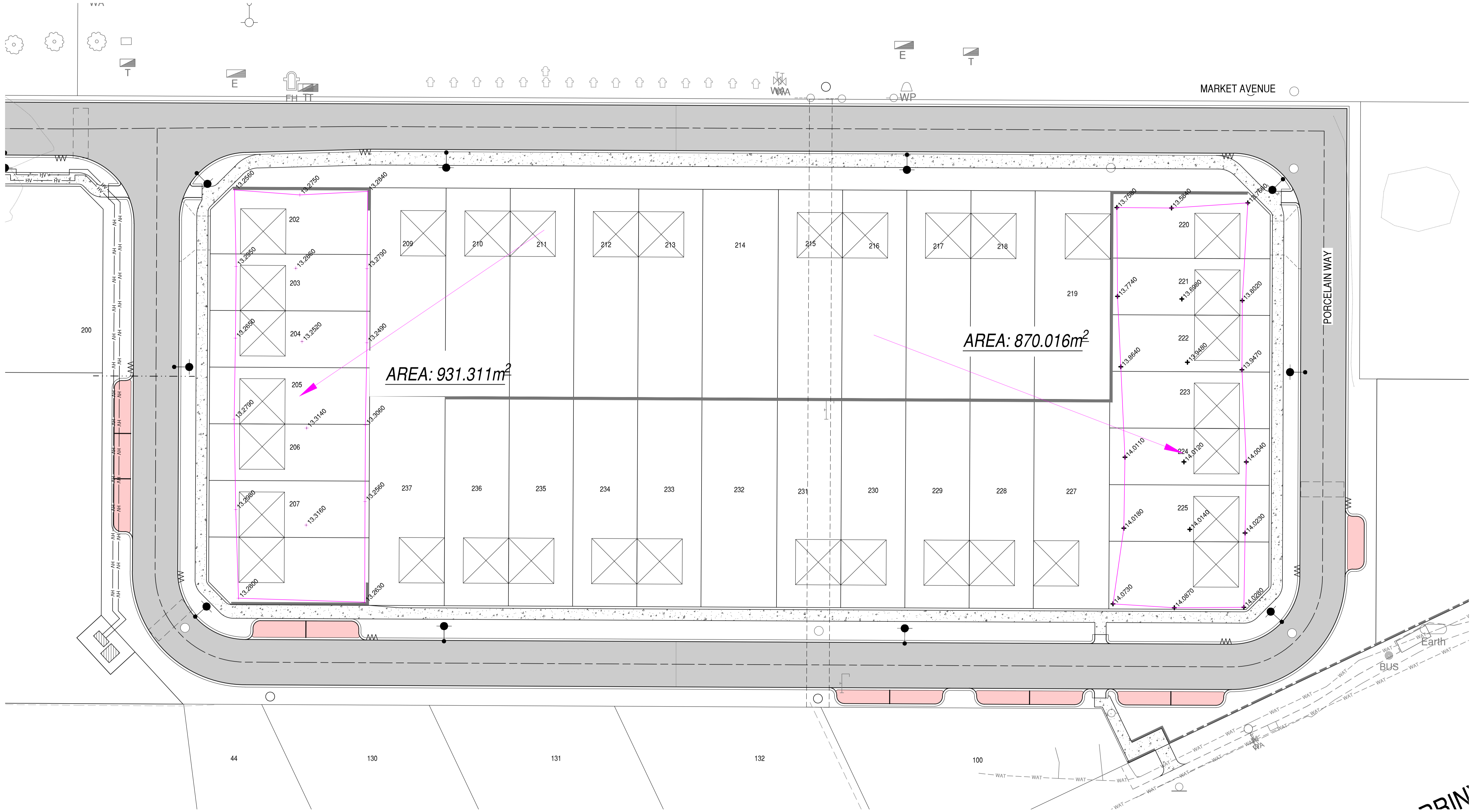
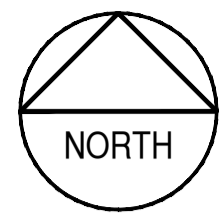
A handwritten signature in black ink, appearing to read "Brad Palmer".

Brad Palmer  
Environmental Scientist

O:\Jobs\2021\J2101152 - Parcel Property SI Mosaic Estate\03 Correspondence\J2101152 006 R Rev6.docx



## Appendix A: Lots Underlain by Warning Barrier



SCALE 1:250 0m 5m 10m



The Essential First Step.

**MOSAIC**  
BALCATT



430 Roberts Road  
Subiaco WA 6008  
PO Box 2150  
Subiaco WA 6904  
Telephone: (08) 9382 5111  
admin@pfleng.com.au

NOT FOR CONSTRUCTION

DATE	MARCH 2022	GRD	PCG94	DATUM	AHD
DESIGNED	DL	CHECKED	CNC	APPROVED	CNC
W.A.P.C.	160017	SCALE 1:250	@	A1	15029-C9-SK-95

CLIENT: PARCEL PROPERTY - MOSAIC  
LOT 9001 GRINDLEFORD DRIVE  
TITLE: SKETCH PLAN  
ACM AS-CONSTRUCTED SURVEY PLAN

SHEET SIZE: A1  
15029-C9-SK-95

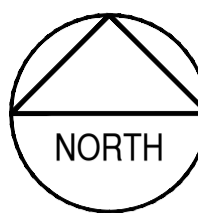
REV	DATE	DESCRIPTION	BY	CHKR	REV	DATE	DESCRIPTION	BY	CHKR
A	30/03/22	INITIAL ISSUE	DL	CNC					

PRINT



## Appendix B: Cross Section

MACEDONIAN PARK AND CLUB

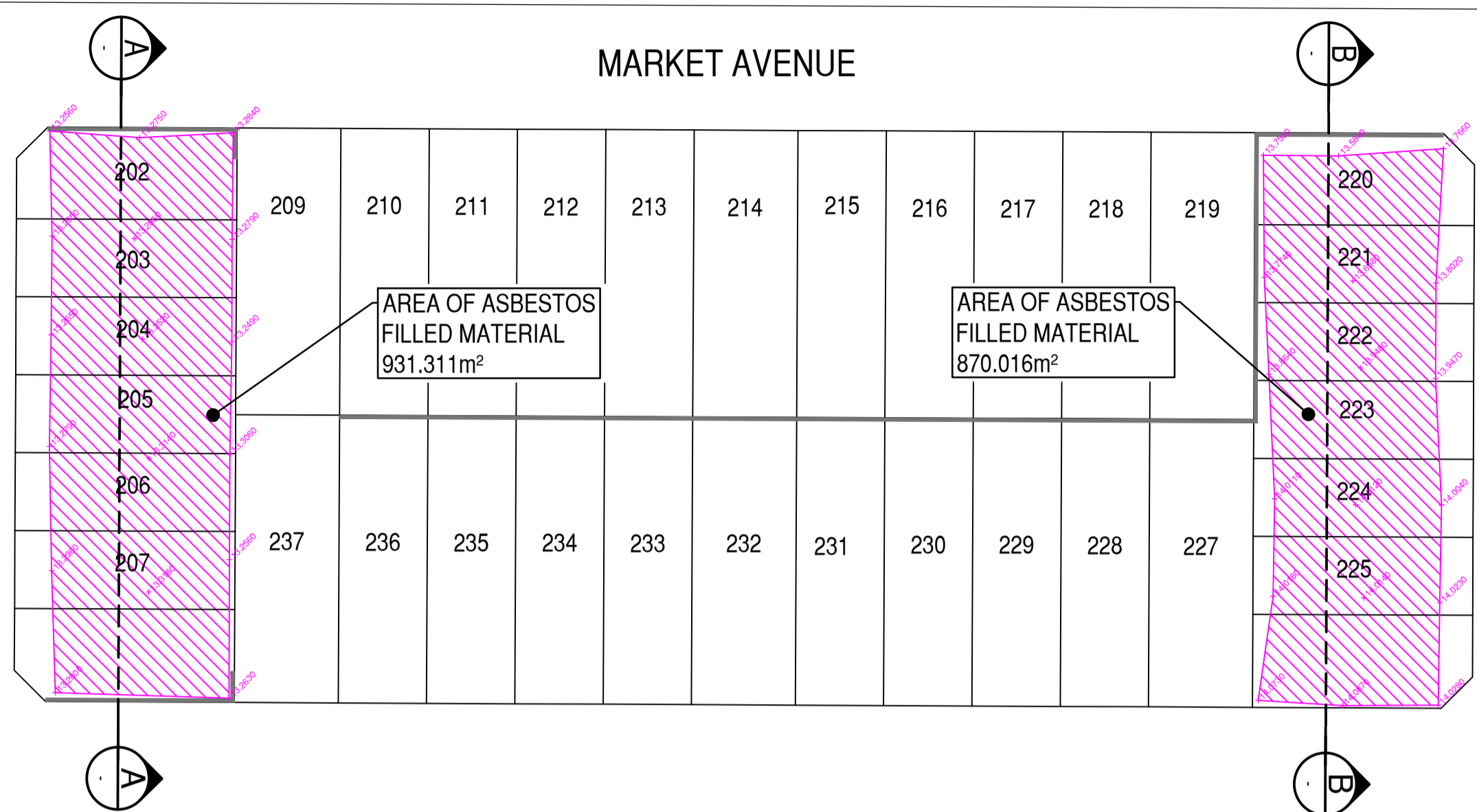


MARKET AVENUE

PORCELAIN WAY

PORCELAIN WAY

KARRINYUP ROAD



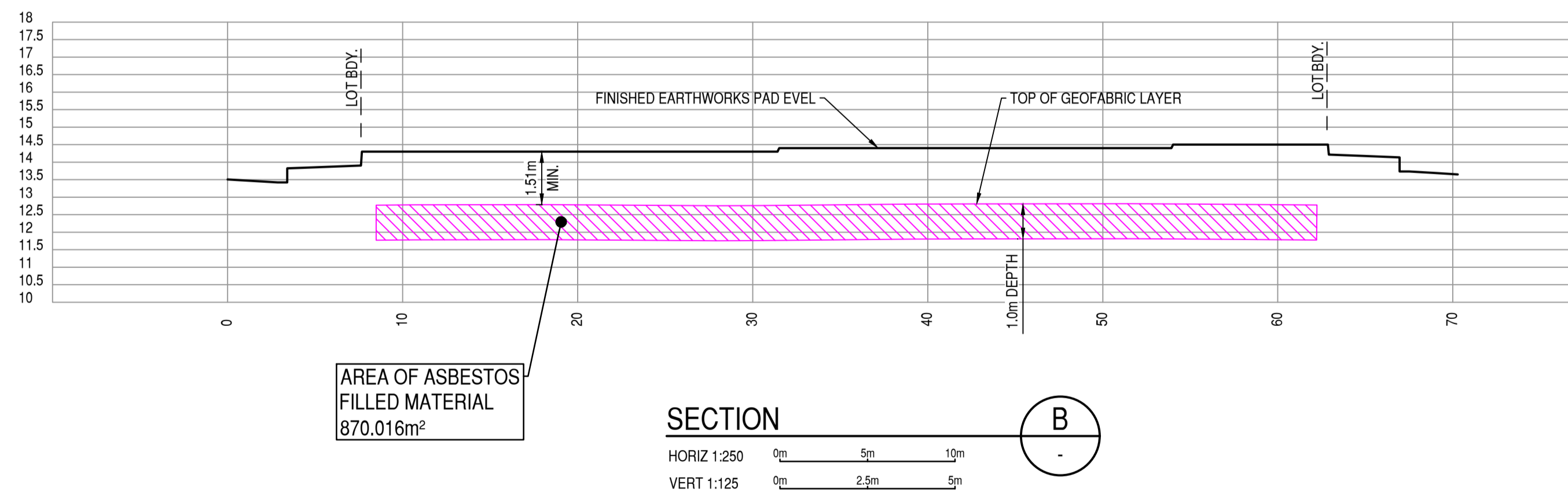
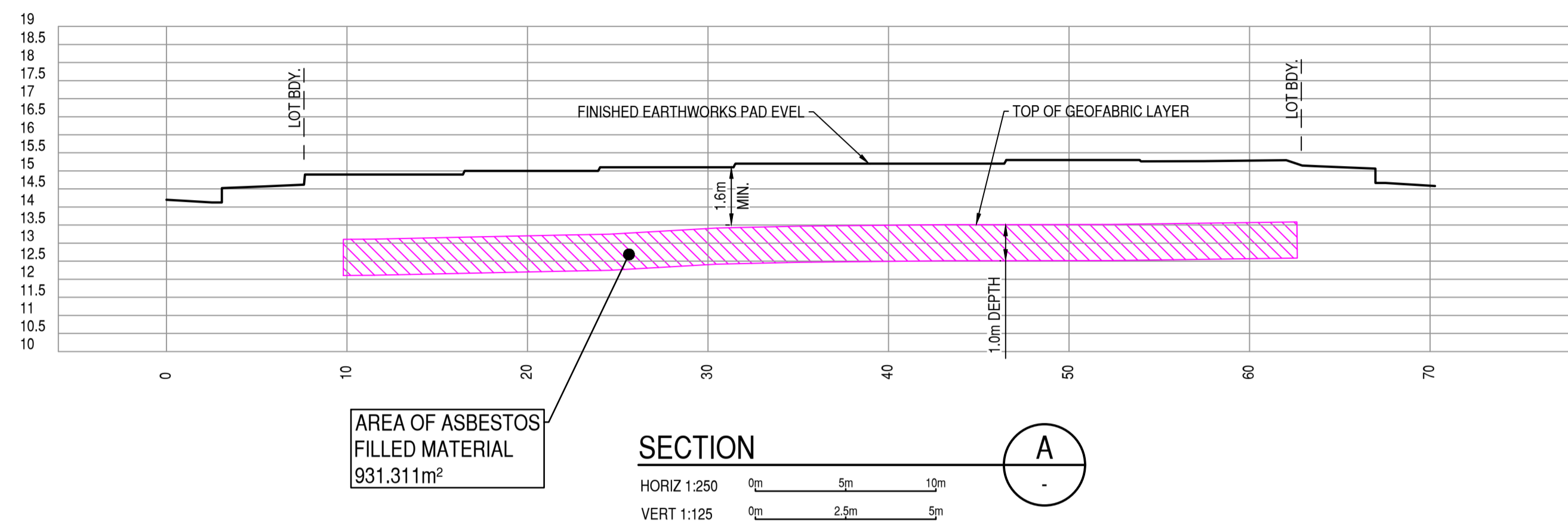
AREA OF ASBESTOS FILLED MATERIAL  
931.311m<sup>2</sup>

AREA OF ASBESTOS FILLED MATERIAL  
870.016m<sup>2</sup>

AREA OF ASBESTOS FILLED MATERIAL  
931.311m<sup>2</sup>

ACM FILL SURVEY PICKUP

SCALE 1:500 0m 10m 20m



430 Roberts Road  
Subiaco WA 6008  
PO Box 2150  
Subiaco WA 6904  
Telephone: (08) 9382 5111  
admin@pleng.com.au

NOT FOR CONSTRUCTION

DATE	MARCH 2022	GRD	PCG94	DATUM	AHD
DESIGNED	DL	CHECKED	CNC	APPROVED	CNC
W.A.P.C.	160017	SCALE 1:ND	1:250	@	A1

CLIENT & JOB: PARCEL PROPERTY - MOSAIC  
LOT 9001 GRINDLEFORD DRIVE

TITLE: SKETCH PLAN  
ACM AS-CONSTRUCTED SURVEY PLAN

SHEET SIZE: A1  
PROJECT No: 15029-C9-SK-95

REV	DATE	DESCRIPTION	BY	CHKR	REV	DATE	DESCRIPTION	BY	CHKR
B	15/06/23	SECTIONS ADDED	JS	MRI					
A	30/03/22	INITIAL ISSUE	DL	CNC					





## Appendix C: Geotextile Photographs



**Photograph 1: Geotextile laid above the containment cell.**



**Photograph 2: Geotextile laid above the containment cell.**



## Appendix D: Specification of Warning Barrier

## GEOFIRMA™

### POLYESTER CONTINUOUS FILAMENT PUNCHED NONWOVEN GEOTEXTILE FABRICS

#### TYPICAL PROPERTIES

GRADE	TEST METHOD	UNITS	AS150A	AS200B	AS270C	AS300C	AS350D	AS400D	AS500E	AS540E
<b>TYPICAL MECHANICAL PROPERTIES</b>										
Trapezoidal Tear Strength	AS3706.3	N	310	400	480	550	620	740	900	1050
CBR Burst Strength	AS3706.4	kN	1.8	2.5	3.5	4	4.8	5.5	6.3	6.8
Drop Cone H <sub>50</sub>	AS3706.5	mm	1700	1950	2280	2500	3000	3400	4100	4400
G-Rating	Austrroads	-	1750	2210	2825	3160	3795	4325	5080	5470
Grab Tensile Strength	AS2001.2.3	N	780	1070	1330	1600	1870	2130	2400	2870
<b>TYPICAL HYDRAULIC PROPERTIES</b>										
Pore Size (EOS)	AS3706.7	microns	110	110	100	100	80	80	75	75
Nominal Flow Rate	AS3706.9	l/m <sup>2</sup> /s	210	180	150	140	130	120	110	100
Permittivity	AS3706.9	s <sup>-1</sup>	2.1	1.8	1.5	1.4	1.3	1.2	1.1	1.0
<b>TYPICAL PHYSICAL PROPERTIES</b>										
Standard Roll Size	-	m	6x250	6x175	6x150	6x125	6x100	6x85	6x75	6x75
Typical Mass Per Roll	-	kg	230	230	230	230	230	230	230	235



DISTRIBUTORS OF :

- Geotextiles**
- Geogrids**
- Dewatering Tubes**
- Subsoil Drainage**
- Wick Drains**
- Erosion Control**
- Gabions & Rock Mattresses**
- Industrial Fabrics**
- Lining Systems**

GEOFIRMA is a trademark of Global Synthetics Pty Ltd.

GEOFIRMA geotextiles are manufactured under ISO 9001 quality assurance procedures. GEOFIRMA Geotextiles are made from 100% virgin polyester polymer filaments that are highly durable and resistant to all naturally occurring soil acids and alkalis. Polyester geotextiles are unaffected by bacteria and fungi. Properties of GEOFIRMA textiles are typical values and correspond to average values derived from in house and NATA accredited independent laboratory testing.

DISCLAIMER : All information provided in this publication is correct to the best knowledge of the company and is given out in good faith. The information presented herein is intended only as a general guide to the use of such products and no liability is accepted by Global Synthetics Pty Ltd for any loss or damage however arising, which results either directly or indirectly from the use of such information. Global Synthetics Pty Ltd has a policy of continuous development so information and product specifications may change without notice.





# Appendix E: Acceptance of Management Plan

8 September 2022

Galt Environmental  
50 Edward Street  
Osborne Park WA 6017

**Attention: Brad Palmer**

Dear Brad,

**RE: ONGOING SITE MANAGEMENT PLAN – MOSAIC ESTATE, BALCATT**

ABN Developments No. 1 Pty Ltd have reviewed the above-mentioned document and are satisfied with the methodology and outcomes proposed. ABN Developments No. 1 has no further queries regarding the document.

Should you require any further information, please don't hesitate to contact the undersigned.

Regards,



**Jeremy Cordina**  
General Manager – Land



**Andrew Auret**  
Executive General Manager



## Appendix F: Understanding Your Report

# UNDERSTANDING YOUR REPORT

GALT FORM PMP29 Rev3

## 1. EXPECTATIONS OF THE REPORT

This document has been prepared to clarify what is and is not provided in your report. It is intended to inform you of what your realistic expectations of this report should be and how to manage your risks associated with the conditions on site.

Geotechnical engineering and environmental science are less exact than other engineering and scientific disciplines. We include this information to help you understand where our responsibilities begin and end. You should read and understand this information. Please contact us if you do not understand the report or this explanation. We have extensive experience in a wide variety of projects and we can help you to manage your risk.

## 2. THIS REPORT RELATES TO PROJECT-SPECIFIC CONDITIONS

This report was developed for a unique set of project-specific conditions to meet the needs of the nominated client. It took into account the following:

- ✦ the project objectives as we understood them and as described in this report;
- ✦ the specific site mentioned in this report; and
- ✦ the current and proposed development at the site.

It should not be used for any purpose other than that indicated in the report. You should not rely on this report if any of the following conditions apply:

- ✦ the report was not written for you;
- ✦ the report was not written for the site specific to your development;
- ✦ the report was not written for your project (including a development at the correct site but other than that listed in the report); or
- ✦ the report was written before significant changes occurred at the site (such as a development or a change in ground conditions).

You should always inform us of changes in the proposed project (including minor changes) and request an assessment of their impact.

Where we are not informed of developments relevant to your report, we cannot be held responsible or liable for problems that may arise as a consequence.

Where design is to be carried out by others using information provided by us, we recommend that we be involved in the design process by being engaged for consultation with other members of the project team. Furthermore, we recommend that we be able to review work produced by other members of the project team that relies on information provided in our report.



### 3. DATA PROVIDED BY THIRD PARTIES

Where data is provided by third parties, it will be identified as such in our reports. We necessarily rely on the completeness and accuracy of data provided by third parties in order to draw conclusions presented in our reports. We are not responsible for omissions, incomplete or inaccurate data associated with third party data, including where we have been requested to provide advice in relation to field investigation data provided by third parties.

### 4. SOIL LOGS

Our reports often include logs of intrusive and non-intrusive investigation techniques. These logs are based on our interpretation of field data and laboratory results. The logs should only be read in conjunction with the report they were issued with and should not be re-drawn for inclusion in other documents not prepared by us.

### 5. THIRD PARTY RELIANCE

We have prepared this report for use by the client. This report must be regarded as confidential to the client and the client's professional advisors. We do not accept any responsibility for contents of this document from any party other than the nominated client. We take no responsibility for any damages suffered by a third party because of any decisions or actions they may make based on this report. Any reliance or decisions made by a third party based on this report are the responsibility of the third party and not of us.

### 6. CHANGE IN SUBSURFACE CONDITIONS

The recommendations in this report are based on the ground conditions that existed at the time when the study was undertaken. Changes in ground conditions can occur in numerous ways including anthropogenic events (such as construction or contaminating activities on or adjacent to the site) or natural events (such as floods, groundwater fluctuations or earthquakes). We should be consulted prior to use of this report so that we can comment on its reliability. It is important to note that where ground conditions have changed, additional sampling, testing or analysis may be required to fully assess the changed conditions.

### 7. SUBSURFACE CONDITIONS DURING CONSTRUCTION

Practical constraints mean that we cannot know every minute detail about the subsurface conditions at a particular site. We use professional judgement to form an opinion about the subsurface conditions at the site. Some variation to our evaluated conditions is likely and significant variation is possible. Accordingly, our report should not be considered as final as it is developed from professional judgement and opinion.

The most effective means of dealing with unanticipated ground conditions is to engage us for construction support. We can only finalise our recommendations by observing actual subsurface conditions encountered during construction. We cannot accept liability for a report's recommendations if we cannot observe construction.

### 8. ENVIRONMENTAL AND GEOTECHNICAL ISSUES

Unless specifically mentioned otherwise in our report, environmental considerations are not addressed in geotechnical reports. Similarly, geotechnical issues are not addressed in environmental reports. The investigation techniques used for geotechnical investigations can differ from those used for environmental investigations. It is the client's responsibility to satisfy themselves that geotechnical and environmental considerations have been taken into account for the site.

Geotechnical advice presented in a Galt Environmental report has been provided by Galt Geotechnics under a sub-contract agreement. Similarly, environmental advice presented in a Galt Geotechnics report has been provided by Galt Environmental under a sub-contract agreement.

Unless specifically noted otherwise, no parties shall draw any inferences about the applicability of the Western Australian state government landfill levy from the contents of this document.

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