

23rd April 2010

Our Ref: 81604:SA0413
AMP Preliminary Site OHS & Environmental Inspection Apr 10

Martin Rutter
Production Manager
Andrew McManus Presents

Dear Martin,

Re: Preliminary Site OHS and Environmental Inspection

1. Introduction

Noel Arnold & Associates (NAA) was engaged by Andrew McManus Presents to conduct a Preliminary Site Occupational Health & Safety (OHS) and Environmental Inspection of the Glebe Island Complex, known as the former shipping container and car storage yard located between Balmain and Pyrmont peninsulas, NSW. Nick Passlow, Managing Environmental Consultant and Katrina Macgregor, Senior OHS Consultant of NAA carried out this assessment on Monday 19th April 2010.

2. Methodology and Scope

The assessment was undertaken using the following methodology:

- On-site inspection of the complex for identification of widespread OHS and environmental hazards which may impact on the proposed New Years Eve (NYE) Event;
- Liaison with Sydney Ports representative (John Da Rocha) providing access;
- Review of proposed NYE Event site layout plans provided on 15/04/10;
- The development of this report detailing key identified OHS and Environmental risks together with recommendations to mitigate identified risks.

Photos are included in this letter report for reference.

3. Site Description

The site is known as Glebe Island Complex, known as the former shipping container and car storage yard located between the Balmain and Pyrmont peninsulas in NSW and has a site area of approximately 13.3 hectares (ha). The property is accessible via Sommerville Road, leading from the Western Distributor and James Craig Road and is bounded by water on northern and eastern sides.

NAA have been advised there are plans to host a NYE Event pending regulatory approval.



4. Findings

The site was noted to be in overall good condition in terms of OHS and environmental performance. The following items of good practice were identified during the inspection:

- The site is secure with controlled access provided. The Pump station, Sub Station and Generator buildings on site were secure with safety signage displayed.
- Confined spaces throughout the site were secure.
- Lighting is provided by 13 lighting rigs.
- Fire extinguishers and fire hydrants located throughout the site are clearly signed and have been recently serviced (March 2010).
- Electrical switchboards were noted to be in good condition.

NAA identified the following items requiring attention prior to holding an even on-site:

- Small-scale suspected asbestos containing materials were observed in some of the buildings and assets on the site. The presence of asbestos materials should be confirmed and appropriate controls implemented.
- NAA were advised that the southern earth embankment is to be altered to allow for pedestrian access. The embankment appeared to be of sandstone block construction. It is recommended that intrusive works are not undertaken so that potential contaminated soil is not unearthed.
- Seagulls were identified in the area proposed for outdoor dining. NAA advise controls be used in this area to prevent potential food contamination and other associated nuisance.
- Fallen barbed wire fencing was noted to the south east of the site and requires repairing to enclose this area. It is recommended that the fallen barbed wire is removed.
- There are various significant trip hazards including risen tracks, metal girders and uneven areas to the ground surface throughout the site which will require attention. In particular numerous drain covers require repositioning so that they are level and flush.
- Some electrical switchboards sighted were not secured and will require locking to prevent unauthorised access to controls.
- A submarine cable is located underneath the Bank Street swing bridge. NAA advise that due to the proposed increased use of the bridge it would be prudent to verify the location of the cable and ensure it remains clear of moving bridgeworks.
- The lighting rigs are fitted with ladders extending their full height from approximately 2.5 metres above the ground surface. NAA was advised by the site contact that numerous ladders are structurally unsafe and have been condemned. Access to the ladders should be prevented by either their removal or enclosure of the rig footing area.



Lighting rig ladders

- Fire fighting equipment is easily accessible and will require controls to prevent unauthorised access and use.
- It is recommended that a traffic management plan be created for the site to ensure the safety of staff and patrons to and within the complex.
- It is recommended that the site is fully enclosed by fencing, especially along the eastern boundary, to prevent water access. Emergency water safety vessels should be considered for the event.

NAA believe the site to be in good condition in terms of OHS and environmental considerations. Attention to the items identified in this report would assist in ensuring the operational safe performance and good environmental practice whilst running the NYE Event on-site.

If you have any queries on this report and findings of the Preliminary Site OHS and Environmental Inspection, please contact either myself or Katrina on 02-9889-1800.

Yours sincerely

NOEL ARNOLD & ASSOCIATES PTY LTD



NICK PASSLOW

Managing Environmental Consultant