

10 December 2013

Stockland Development Pty Ltd
C/- Douglas Partners Pty Ltd
PO Box 472
West Ryde NSW 1685

**RE: ASBESTOS MATERIAL INSPECTION OF SOIL STOCKPILE
YENNORA DISTRIBUTION CENTRE, DENNISTOUN AVENUE, YENNORA NSW**

Dear Sir,

At your request a visual inspection was carried out on Monday 9 December 2013 is the accessible exposed soil areas on the large soil stockpile located in the north western area of the Yennora Distribution Centre accessed from Dennistoun Avenue, Yennora NSW. During the site inspection we collected fragments of asbestos containing and suspected asbestos containing material from the exposed surface of the stockpile.

Stockpile Details

The large soil stockpile is located in the north western area of the site to the west of Building 2 (tenancy areas 2A and 2B1) and to the north east of Building 8B. The stockpile contains excavated spoil taken from various locations within the site over the past 10 years or so with a small amount of soil and demolition material that is from unknown sources. There are also a number of small piles of bitumen debris in the southern area of the stockpile that has been recently removed from various road reconstruction areas within the site.

At the time of the site inspection the stockpile was mostly covered with grass and weedy vegetation with some shrubs and trees to a height of 3 – 4 metres. Exposed soil areas were found to be present in the following areas of the stockpile:

- Along the eastern side of the stockpile there are numerous locations where the soil and debris within the stockpile is exposed. In these locations the soil consists mostly of grey coloured sandy soil and road base / crushed concrete debris with building rubble including ceramic tiles, concrete pavers, timber and metal. See photograph Nos. 1 and 2.
- Across the northern side of the stockpile there soil consists of orange and light brown coloured clay in which there are only a small number of randomly located pieces of building debris. See photograph Nos. 3 and 4.
- In the southern area the soil consists if grey and brown coloured soil containing and range of different types of building debris. In the south west area there are a number of piles of bitumen debris. See photograph Nos. 5 and 6.

PCA3834-2013_LET01_10Dec13

Page 2 of 3
10 December 2013

Inspection Methodology and Findings

The exposed soil areas on the stockpile have been recently cleared during an in-ground investigation and soil sample collection program conducted by Douglas Partners. The excavator used during this work has cleared tracks through the southern and northern areas of the stockpile and at various locations along the eastern side of the stockpile.

The visual inspection of the stockpile was carried out by walking over all of these exposed soil locations in the eastern, northern and southern areas. The centre and western areas were heavily vegetated and the soil in these areas was unable to be accessed.

Along each of the cleared areas the exposed soil was inspected by walking along each track in north / south or east west directions. The cleared areas were then walked over side to side in a zig-zag manner at intervals of approximately two metres.

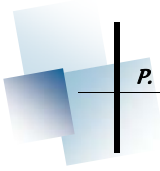
During the site inspection we observed a small number of randomly scattered fragments of asbestos cement sheet debris. These were located in the north eastern and south eastern areas of the stockpile on the surface of light or dark grey sandy soil. See photograph Nos. 7 and 8. The loose soil in each of these locations was spread and no further fragments of asbestos cement sheet were identified.

A total of nine fragments of asbestos cement sheet debris were sighted and removed from the stockpile. See photograph No. 9. These fragments were placed into a resealable plastic bag and will be delivered to a licenced asbestos removal contractor for disposal as asbestos contaminated waste at a NSW EPA licenced landfill facility. No large pieces of asbestos containing material were found to be present on accessible areas of the stockpile.

The fragments of asbestos cement sheet material that were found during the site inspection were broken but not weathered or degraded to a degree that asbestos fibres could be removed by hand pressure. Accordingly these pieces of material are classified as non-friable asbestos containing material.

Assessment of Health Risk

All visible fragments of asbestos cement sheet debris identified during the site inspection of exposed soil areas on the stockpile were removed and disposed of as asbestos waste. The cleared areas on the stockpile are presently free of visible fragments of asbestos containing material with the remainder of the surface soil on the stockpile being covered with grass, weeds and shrub type vegetation.



Page 3 of 3
10 December 2013

At the completion of the visual inspection there is no exposed asbestos containing material present on accessible areas of the stockpile and therefore in the absence of asbestos containing material being present there is no potential source of airborne asbestos fibres.

Based on the findings of the site inspection persons working in the vicinity of the stockpile will not be exposed to a measurable health risk from airborne asbestos fibres and persons in these areas are not required to wear asbestos PPE whilst undertaking their normal work activities.

Summary

The site inspection of accessible areas on the stockpile completed on 9 December 2013 found nine fragments of asbestos cement sheet debris to be present on exposed soil areas. All of these fragments have been removed and disposed of as asbestos waste.

Whilst the soil within the stockpile remains undisturbed and there is no asbestos containing material exposed in the stockpile area there will be no measurable asbestos related human health risk posed by soil stockpile.

We recommend that regular inspections (annually or following soil disturbance) be carried out of the exposed soil areas on the stockpile to confirm that these areas remain free of asbestos containing material and that no human health risk is posed to persons working in areas adjacent to the stockpile.

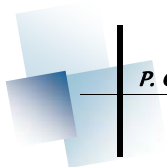
If you require any further information please contact me on 0437 251 358.

Yours faithfully

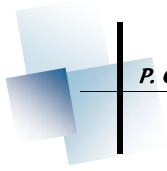
P. CLIFTON & ASSOCIATES PTY LTD

Philip Clifton
Principal

Attachment: Photographs



PHOTOGRAPHS



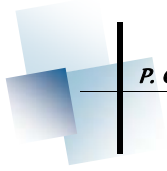
10 December 2013



Photograph No. 1: Grey coloured sandy soil in eastern area of the stockpile.



Photograph No. 2: Grey coloured sandy soil in eastern area of the stockpile.



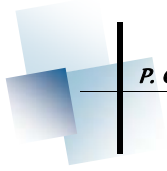
10 December 2013



Photograph No. 3: Orange coloured clay soil in north west area of the site



Photograph No. 4: Orange coloured clay soil in northern area of the site



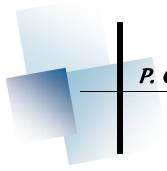
10 December 2013



Photograph No. 5: South eastern area of the stockpile



Photograph No. 6: Southern area of stockpile



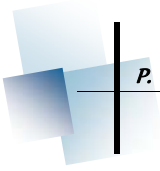
10 December 2013



Photograph No. 7: Fragment of asbestos cement sheet that was removed from the soil in the north east area of the stockpile



Photograph No. 9: South eastern area of stockpile from which one fragment of asbestos cement sheet debris was removed.



10 December 2013



Photograph No. 9: Fragments of asbestos cement sheet debris collected on 9 December 2013 from the soil stockpile in the north western area of the Yennora Distribution Centre