Hazardous Materials Re-Inspection Survey Report

Sydney Ports Corporation

35 Hickson Rd, Darling Harbour NSW

June 2006

Our Ref: SS0074: 49154

Noel Arnold & Associates Pty Ltd
Level 2, 11 Khartoum Road
North Ryde NSW 2113
Ph: (02) 9889 1800 Fax: (02) 9889 1811
www.noel-arnold.com.au

Hazardous Materials Re-Inspection Survey Report

Sydney Ports Corporation

35 Hickson Rd, Darling Harbour NSW

Executive Summary

Purpose

This report presents the findings of a Hazardous Materials Re-Inspection Survey conducted of 35 Hickson Rd, Darling Harbour NSW. Noel Arnold & Associates Pty Ltd (NAA) carried out the survey in June 2006 at the request of Chris Newbold, of Sydney Ports Corporation.

Scope

The survey involved a visual inspection of representative construction materials and the collection and analysis of suspected asbestos-containing materials. Hazardous materials assessed included Asbestos, Synthetic Mineral Fibre (SMF), Polychlorinated Biphenyls (PCBs) and Lead Containing Paint.

Findings

Asbestos

Asbestos containing materials were identified in the following areas:

- Transit Sheds 3, 4, 5 & 6; Roofing - Corrugated 'Super 6' asbestos cement (AC) sheeting;
- Transit Sheds 4-6, Gate Houses 3-5 & the Administration Building - Various ceiling tiles and walls throughout; AC sheeting;
- Transit Sheds 4 & 5; External expansion joint material;
- Administration Building Meter Room - Eastern wall; Fibre cement sheeting; &
- Transit Sheds 3, 4, 5 & 6; Blue galbestos sheeting.

Suspected asbestos-containing materials were identified in the following areas:

- Throughout all buildings; Electrical backing boards;
- Transit Sheds 3 & 5; Fire door core material; &
- Transit Shed 5 & Administration Building - Amenities; AC cisterns.

Synthetic Mineral Fibre (SMF)

SMF products were visually identified in the following areas:

- Transit Sheds 4, 5 & 6; Compressed ceiling tiles;
- Transit Sheds 4, 5 & 6, & Administration building; SMF insulation material within hot water units; &
- Administration Building; Roof sarking.

Polychlorinated Biphenyls (PCBs)

Due to an electrician not being present during the site inspection, no operating light fittings were dismantled/inspected. The majority of light fittings throughout the premises are the original fittings installed circa 1970. These original light fittings may to contain PCBs due to their age.

Lead Paint

Lead-containing Paint was identified in the following areas:

- Transit Shed 5; High Voltage Switch Room - Door frame; &
- Administration Building; Ground Level throughout - Door frames.

Recommendations

Asbestos Materials

- Engage an AS-1 (Friable) licensed contractor by to remove/repair the following materials:
  - Damaged fibre cement sheeting on the eastern wall in the Meter Room located on the Ground Level of the Administration Building;
  - Damaged fire door to the Level 1 Lunch Room of the Administration Building;
  - Damaged sections of walls & ceilings in Gate Houses 3, 4 & 5.
- Repair damaged areas of the AC sheeting roofs throughout during regular maintenance works.
- A suitably qualified hygienist should undertake asbestos fibre air monitoring during the removal/repair works. NAA can assist with these works.

Polychlorinated Biphenyls (PCBs)

- Fluorescent light-fittings suspected to contain PCBs or that have not had their PCB status confirmed should be approached with caution and handled carefully using the appropriate safety equipment. The status of the light fittings should be confirmed prior to refurbishment works.

Synthetic Mineral Fibre (SMF)

- Confirmed SMF materials that may be damaged during refurbishment or demolition works should be appropriately removed under controlled conditions.

Lead-containing Paint

- Any works, which may disturb potential lead-based paint systems, should be conducted in accordance with the requirements of Australian Standard AS 4361.2 1998 *"Guide to lead paint management, Part 2: Residential and commercial buildings"*.

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Statement of Limitations

This report has been prepared in accordance with the agreement between Sydney Ports Corporation and Noel Arnold & Associates Pty Ltd.

Within the limitations of the agreed upon scope of services, this assessment has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report is solely for the use of Sydney Ports Corporation and any reliance of this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Noel Arnold & Associates Pty Ltd.

This report was prepared for Sydney Ports Corporation solely for the purpose set out herein and it is not intended that any other person use or rely on it. Whilst this report is accurate to the best of our knowledge and belief Noel Arnold & Associates Pty Ltd cannot guarantee completeness or accuracy of any descriptions or conclusions based on information supplied to it during site surveys, visits and interviews. Responsibility is disclaimed for any loss or damage, including but not limited to, any loss or damage suffered by Sydney Ports Corporation arising from the use of this report or suffered by any other person for any reason whatsoever.

This report relates only to the identification of asbestos containing materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured with the building or plant.

The following should also be noted:

While the survey has attempted to locate the asbestos containing materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect asbestos materials for collected for analysis. Other asbestos materials of similar appearance are assumed to have a similar content.

Not all suspected asbestos materials were sampled. Only those asbestos materials that were physically accessible could be located and identified. Therefore it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories, including by not restricted to:

(a) In set ceilings or wall cavities.

(b) Those areas accessible only by dismantling equipment or performing minor localised demolition works.

(c) Service shafts, ducts etc., concealed within the building structure.

(d) Energised services, gas, electrical, pressurised vessel and chemical lines.

(e) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc.

(f) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works.

(g) Height restricted areas.

(h) Areas deemed unsafe or hazardous at time of audit.

In addition to areas that were not accessible, the possible presence of hazardous building materials may not have been assessed because it was not considered practicable as:

1. It would require unnecessary dismantling of equipment; and/or
2. It was considered disruptive to the normal operations of the building; and/or
3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
4. The hazardous material was not considered to represent a significant exposure risk
5. The time taken to determine the presence of the hazardous building material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in Appendix A. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been detected.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered. Therefore during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible or areas not fully inspected previously i.e. carpeted floors.

This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.

1. Introduction

This report presents the findings of a Hazardous Materials Re-Inspection Survey conducted of the 35 Hickson Rd, Darling Harbour NSW. The survey was undertaken to identify any potential hazardous materials located on-site. Claudia Heidemann of Noel Arnold & Associates Pty Ltd (NAA) carried out the survey on 1st June 2006 at the request of Chris Newbold of Sydney Ports Corporation.

2. Scope of Work

The Hazardous Materials Survey included the whole premises. The interior & exterior of the building was surveyed. Hazardous materials assessed included:

- Asbestos containing materials;
- Synthetic Mineral Fibre (SMF) materials;
- Polychlorinated Biphenyls (PCBs) in light fittings; &
- Lead containing paint.

The survey was conducted during normal business hours and the areas surveyed were occupied during the assessment.

3. Site Description

The site is located on the eastern side of Darling Harbour and includes Berths 3 to 6. The site is bound by Hickson Road to the east, Darling Harbour to the west and Sydney Ports Berth 8 Passenger Terminal to the south. The site being surveyed included the following buildings:

- Four (4) large warehouses (known as Transit Sheds 3, 4, 5 & 6);
- Three (3) gate house entry/exit checkpoint buildings (known as Gatehouses 3, 4 & 5); &
- One (1) Administration Building.

Patrick the Australian Stevedore tenanted the site at the time of the survey.

3.1 Previous Reports

The following documentation was available for review as part of the current assessment:

- Original Hazardous Materials Survey conducted by Noel Arnold & Associates, March 2001 (Our Ref SS0074 S5991) including asbestos and SMF materials.

4. Methodology

The survey involved a visual inspection of accessible and representative construction materials and the collection and analysis of materials suspected of containing hazardous materials. Limited destructive sampling techniques were undertaken where practicable. The site was visually inspected for the presence of the following hazardous materials:

Asbestos - This component of the assessment was carried out in accordance with the guidelines documented in the National Occupational Health & Safety Commission document *Asbestos Code of Practice for the Management and Control of Asbestos in Workplaces* [NOHSC: 2018 (2005)]. Eight (8) samples of suspected asbestos-containing materials were collected during the survey. These samples were analysed in Noel Arnold & Associates' NATA-accredited laboratory for the presence of asbestos by Polarised Light Microscopy.

Synthetic Mineral Fibres (SMF) - This report broadly identifies SMF materials found or suspected of being present during the survey based on a visual assessment.

Polychlorinated Biphenyls (PCBs) - Representative light fittings containing suspected PCB containing capacitors were not dismantled and inspected on site due to a licensed electrician not being present at the time of the assessment. However light fittings were assessed based upon their age and appearance.

Lead Paint - Representative painted surfaces were tested unobtrusively for the presence of lead using the LeadCheck paint swab method in several locations. This method can detect lead in paint at concentrations of 0.5% and above, and may indicate lead in some paint films as low as 0.2%. The sampling program was representative of the various types of paints found within the site, concentrating on areas where lead based paints may have been used (eg. Exterior gloss paints, window and door architraves, skirting boards etc). The objective of lead paint identification in this survey is to highlight the presence of lead-based paints within the building, not to specifically identify every source of lead-based paint. The paint systems in three (3) representative areas were tested with LeadCheck swabs. Please refer to Appendix A for locations and results.

4.1 Areas Not Accessible/Not Inspected

It is noted that given the constraints of practicable access encountered during the risk assessment survey, the following areas were not accessed or inspected:

- Within wall cavities;
- Within those areas accessible only by dismantling equipment;
- Within service shafts, ducts etc., concealed within the building structure;
- Within voids or internal areas of plant, equipment, air-conditioning ducts etc;
- Energised services, gas, electrical, pressurised vessel and chemical lines;
- Areas deemed unsafe or hazardous at time of audit;
- Within totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works; &
- Height restricted areas.

We advise that should refurbishment and demolition operations entail possible disturbance of materials in these locations, further investigation and sampling of specific areas should be conducted as part of an asbestos management and abatement program prior to any works proceeding.

It should be noted that the presence of any residual asbestos insulation and applications on steel members, concrete surfaces, pipe work, equipment and adjacent areas from prior abatement or refurbishment works cannot be ascertained without extensive removal and damage to existing insulation, fittings and finishes.

Other specific areas not accessed or inspected are described in Appendix A.

5. Survey Summary

5.1 Asbestos

Asbestos containing materials were identified in the following areas:

- Transit Sheds 3, 4, 5 & 6; Roofing - Corrugated 'Super 6' asbestos cement (AC) sheeting;
- Transit Sheds 4-6, Gate Houses 3-5 & the Administration Building - Various ceiling tiles and walls throughout; AC sheeting;
- Transit Sheds 4 & 5; External expansion joint material;
- Administration Building Meter Room - Eastern wall; Fibre cement sheeting; &
- Transit Sheds 3, 4, 5 & 6; Blue galbestos sheeting.

Suspected asbestos-containing materials were identified in the following areas:

- Throughout all buildings; Electrical backing boards;
- Transit Sheds 3 & 5; Fire door core material; &
- Transit Shed 5 & Administration Building - Amenities; AC cisterns.

5.2 Synthetic Mineral Fibre (SMF)

SMF products were visually identified in the following areas:

- Transit Sheds 4, 5 & 6; Compressed ceiling tiles;
- Transit Sheds 4, 5 & 6, & Administration building; SMF insulation material within hot water units; &
- Administration Building; Roof sarking.

5.3 Polychlorinated Biphenyls (PCBs)

Due to an electrician not being present during the site inspection, no operating light fittings were dismantled/inspected. The majority of light fittings throughout the premises are the original fittings installed circa 1970. These original light fittings may contain PCBs due to their age.

5.4 Lead Paint

Lead-containing Paint was identified in the following areas:

- Transit Shed 5; High Voltage Switch Room - Door frame; &
- Administration Building; Ground Level throughout - Door frames.

6. Recommendations

6.1 Asbestos

- Replace or repair the damaged fibre cement sheeting on the eastern wall in the Administration Building Meter Room on the Ground Level, by an AS–1 (Friable) licensed contractor.
- Replace or repair the damaged fire door in the Administration Building Lunch Room on Level 1, by an AS–1 (Friable) licensed contractor.
- Replace or repair the damaged AC sheeting walls and ceilings located in Gates 3-5, by an AS–1 (Friable) licensed contractor.
- Repair damaged areas of the AC sheeting roofs throughout during regular maintenance works.
- Consider labelling all asbestos containing materials to warn of the dangers of disturbing these materials. This is a particularly relevant for external maintenance contractors and future staff to prevent inadvertent damage to unfamiliar asbestos materials.
- In accordance with Clause 44 of the NSW *Occupational Health & Safety Regulation* 2001 it is a requirement for controllers of premises to provide all occupiers of their place of work with a copy of the Asbestos Materials Register and all updates to it.
- Schedule periodic reassessment of the asbestos-containing materials remaining on-site to monitor their aging/deterioration - as per the *Code of Practice for the Management and Control of Asbestos in Workplaces* [NOHSC: 2018 (2005)].
- When demolition or refurbishment works are required in those areas where suspected asbestos-containing materials were identified, these materials should be sampled and if they contain asbestos, licensed asbestos personnel should remove these materials prior to such works.
- It is imperative that demolition or refurbishment works cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered.

6.2 Polychlorinated Biphenyls (PCBs)

- Fluorescent light-fittings that are suspected to contain PCBs or have not had their PCB status confirmed should be approached with caution and handled with caution using the appropriate safety equipment. The status of the light fittings should be confirmed prior to refurbishment works.

6.3 Synthetic Mineral Fibre (SMF)

- Confirmed SMF materials that may be damaged during refurbishment or demolition works should be appropriately removed under controlled conditions

6.4 Lead-containing Paint

- Remove flaking paint from the doorframes of the Transit Shed No. 5 High Voltage Switch Room and Water Meter Room under controlled conditions using appropriate PPE, dust suppression techniques and disposal. Over paint with lead free paint.
- Any works, which may disturb potential lead-based paint systems, should be conducted in accordance with the requirements of Australian Standard AS 4361.2 1998 "*Guide to lead paint management, Part 2: Residential and commercial buildings*".
- Personnel should employ suitable dust suppression techniques and wear appropriate personal protective equipment when undertaking refurbishment/demolition works on paint systems. Refer to lead paint removal procedures in Appendix F.

It is noted that this register must not be used for tendering without being used in conjunction with a specification detailing the extent of the works. Contractors must investigate the site and make their own estimate of extent of materials.

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Appendix A: Hazardous Materials Register

How to use this Report

- The findings of the report are contained in this appendix: Hazardous Materials Register.
- A summary of the significant findings is contained in Section 5.
- The table below outlines the layout of the tabulated Asbestos Register and the information presented.