

In general, the draft Phase 1 ESA report presents enough data for the purposes of assessing the site and the draft RAP is considered suitable.

Should you have any questions regarding the above, please contact me via email or phone.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Phillip Hitchcock', with a long horizontal flourish extending to the right.

Phillip Hitchcock

NSW DECC Accredited Site Auditor (Contaminated Land)

Worldwide Locations





Australia	+61-2-8484-8999
Azerbaijan	+994 12 4975881
Belgium	+32-3-540-95-86
Bolivia	+591-3-354-8564
Brazil	+55-21-3526-8160
China	+86-20-8130-3737
England	+44 1928-726006
France	+33(0)1 48 42 59 53
Germany	+49-631-341-13-62
Ireland	+353 1631 9356
Italy	+39-02-3180 77 1
Japan	+813-3541 5926
Malaysia	+603-7725-0380
Netherlands	+31 10 2120 744
Philippines	+632 910 6226
Scotland	+44 (0) 1224-624624
Singapore	+65 6295 5752
Thailand	+662 642 6161
Turkey	+90-312-428-3667
United States	+1 978-589-3200
Venezuela	+58-212-762-63 39

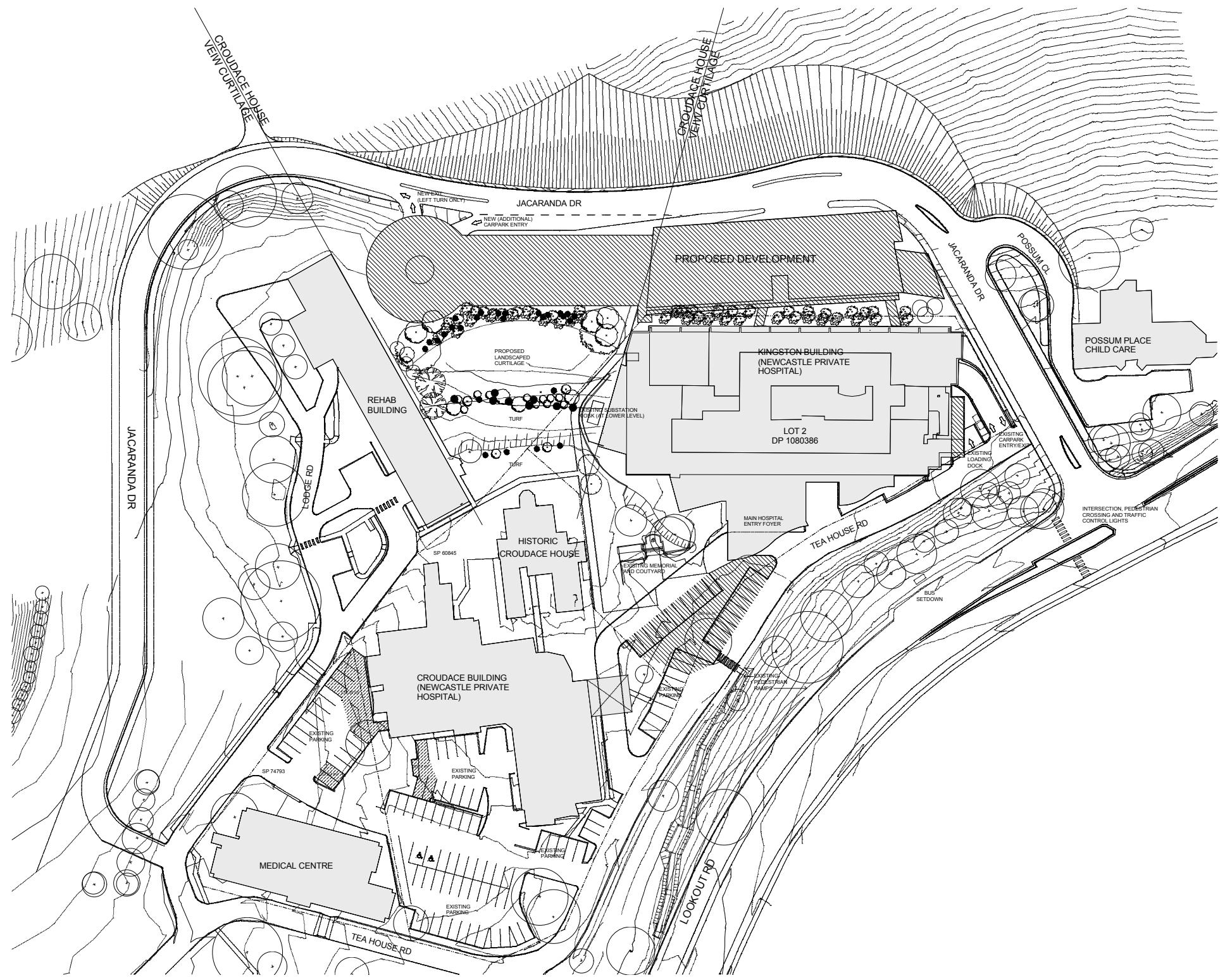
Australian Locations

Adelaide
 Brisbane
 Canberra
 Darwin
 Mackay
 Melbourne
 Newcastle
 Sydney
 Singleton

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Notes
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- Legend
-  PROPOSED BUILDING AND ADDITIONAL ON GRADE PARKING INCLUDED IN THIS DEVELOPMENT APPLICATION
 -  FUTURE CARPARKING TO BE SOUGHT THROUGH SEPARATE NEWCASTLE CITY COUNCIL DEVELOPMENT APPLICATION
 -  EXISTING BUILDING
 -  SITE BOUNDARY

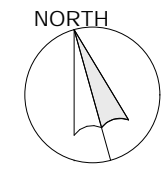


Issue	Description	Date	Chk	Auth
P	FOR INFORMATION	07.05.09	RJ	SL
O	FOR INFORMATION	05.05.09	RJ	SL
N	FOR INFORMATION	24.03.09	RJ	SL
M	FOR INFORMATION	24.03.09	RJ	SL
L	FOR INFORMATION	24.03.09	RJ	SL
K	FOR INFORMATION	24.03.09	RJ	SL
J	FOR INFORMATION	24.03.09	RJ	SL
I	FOR INFORMATION	20.02.09	SJ	SL
H	FOR INFORMATION	19.02.09	SJ	SL
G	FOR INFORMATION	10.02.09	SJ	SL
F	FOR INFORMATION	30.01.09	DB	SL
E	PRELIMINARY	25.11.08	NB	RJ
D	PRELIMINARY	30.10.08	NB	RJ

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Project
NEWCASTLE PRIVATE HOSPITAL EXTENSIONS
 Location
14 LOOKOUT ROAD NEW LAMBTON HEIGHTS NSW
 Client
HEALTHSCOPE

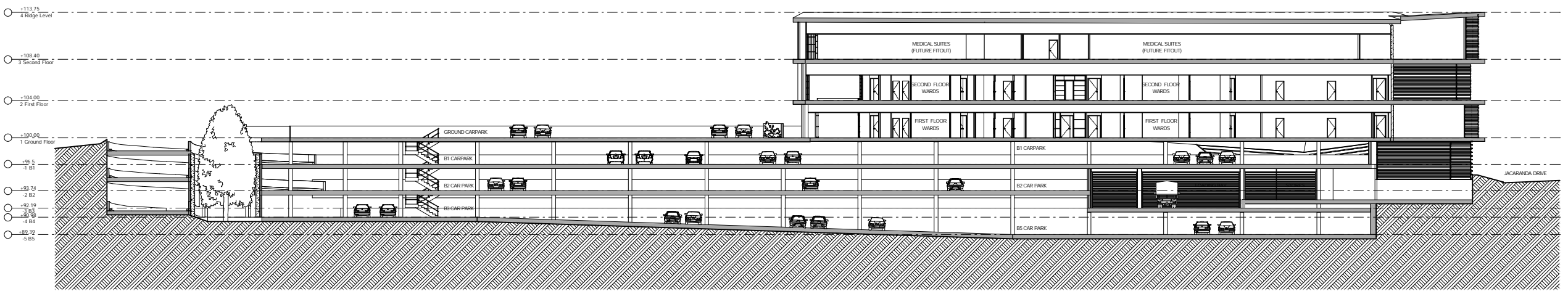
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 Scale
1:500 @ B1
 Date
8/05/2009
 Drawn
NB
 File Name
I:\110000\10000\10041\10-Base\10041_DA_Host_1
 Project Number
10041
 Drawing Number
SK101
 Issue
P



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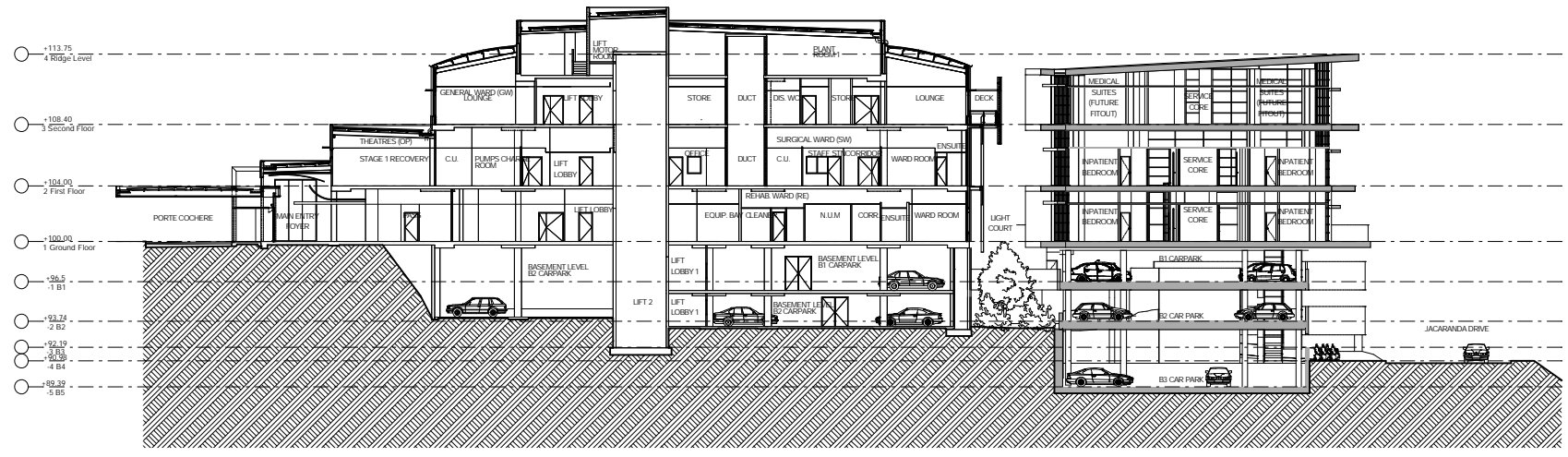
- Legend
- PMP: PREFINISHED MODULAR PANEL CLADDING
 - PC: COLOURED PRECAST CONCRETE PANEL
 - ML: METAL LOUVRE
 - GPS: GLAZING & PANEL SYSTEM
 - TB: MOODWOOD TIMBER BATTENS



3

Section CC

1200



2

SECTION EE

1200

Issue	Description	Date	CHK	Auth
P	FOR INFORMATION	05.05.09	RJ	SL
O	FOR INFORMATION	27.03.09	RJ	SL
N	FOR INFORMATION	24.03.09	RJ	SL
M	FOR INFORMATION	24.03.09	RJ	SL
L	FOR INFORMATION	24.03.09	RJ	SL
K	FOR INFORMATION	24.03.09	RJ	SL
J	FOR INFORMATION	24.02.09	RJ	SL
I	FOR INFORMATION	19.02.09	DB	SL
H	FOR INFORMATION	30.01.09	DB	SL
G	PRELIMINARY	26.11.08	NB	RJ
F	PRELIMINARY	03.09.08	NB	RJ
E	PRELIMINARY	07.08.08	NB	RJ
D	PRELIMINARY	06.08.08	NB	RJ
C	PRELIMINARY	04.08.08	NB	RJ

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Project
NEWCASTLE PRIVATE HOSPITAL EXTENSIONS
 Location
14 LOOKOUT ROAD NEW LAMBTON HEIGHTS NSW
 Client
HEALTHSCOPE

Drawing
SECTIONS

Scale Date Drawn
1:200 @ B1 6/05/2009 NB
 File Name
 I:\110000\10000\10041\0-Bases\10041_DA_Host_1
 Project Number Drawing Number Issue
10041 SK110 P

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Appendix B

Inspection and Checklists

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May 2009

Remedial Action Plan

Commercial in Confidence

N4111701_RAP_RPT_May09.doc

Asbestos Removal

ITC 01 – Pre Site Establishment

	ENSR Australia	Contractor
Has the Contractor provided copy of Asbestos Removal License/Certificate?		
Has the Contractor provided a detailed Safety Management Plan including Work Methodology Statements?		
Has the Contractor provided a Program of Works?		
Has a full asbestos report been done by an appropriate consultant to identify type and location of all asbestos?		
Has the Contractor provided proof of medical examinations for each employee within the last twelve (12) months?		
Have the Contractor's Supervisors and employees received suitable training in asbestos removal and supplied certification of qualifications?		
Have all of the Contractor's Personnel undergone the NSW OH&S Construction Induction and provided copies of Certificates or 'Green Card'?		
Have the Contractors employees undergone site Safety Induction Training?		
Have the Contractor's personnel undergone site specific training?		
Are supervisors familiar with safe asbestos removal procedures?		
Has a Consultant been engaged to carry out asbestos fibre monitoring and to carry out a supervisory role on the job?		
Has the Contractor provided details of proposed removal methods?		
Has the Contractor provided Quality Assurance documentation?		
Have all insurance requirements been met and copies of policies received?		

Comments:

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Signature: **Date:**

Asbestos Removal

ITC 02 – Work Area Set-Up

	ENSR - Australia	Contractor
Has decontamination unit been set-up correctly? i) seals / air locks ii) clean equipment / clothes iii) showers, etc iv) water filter		
Has the area been properly sealed / protected? i) Fencing in place and covered? ii) Silt fencing and bunding in place?		
Have fencing barriers and signage been erected around the Asbestos Work Area to prevent inadvertent access?		
Has filter material been placed in all accessible drains and gutters to prevent contaminated water entering the storm-water system?		
Are silt barriers in place?		
Has the set-up procedure been approved by the Principal or the Consultant?		
Has the Asbestos Work Area been inspected by the Consultant?		
Is an effective program in place in the event of power failure? i.e. exiting decontaminating unit, sealing decon, etc.		
Is alternate lighting provided inside and outside of the Asbestos Work Area if there is a power failure?		
Has an appropriate air monitoring program been put into place?		
Are there adequate stocks of PPE?		

Comments:

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Signature: **Date:**

Asbestos Removal

ITC 03 – Decontamination Units and Change Areas

	ENSR - Australia	Contractor
Is the decontamination facility been set up properly? ie dirty contamination area (shower), clear contamination area (shower), and a change room.		
Ensure there is adequate airflow through the decontamination unit from the change room side to the asbestos removal work area.		
Does the change room have adequate storage facilities for clear and dirty towels, clothing and equipment?		
Has each operator their own respiratory protection?		
Are there adequate storage facilities for respiratory protection?		
Is the PPE stored in a safe manner in the clean end of the decontamination unit or change area?		
Are the general hygiene standards of the decontamination facility acceptable?		
Are sanitary wipes available to sanitize respiratory protection daily?		
Clean towels should be provided with each decontamination usage?		
Is the isolation valve for the water supply to the decontamination unit located externally to the Asbestos Work Area?		
Has the water filter system been set-up properly and is it working and being serviced satisfactorily?		
There should be no excessive water outside the decontamination unit providing extra hazards.		
Are Emergency numbers and contacts posted within the change area?		
Is adequate lighting provided within the change area?		
Is the temperature and air quality satisfactory in the change area?		
Is the decontamination unit disinfected daily to ensure no dermal problems?		

Comments:

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Signature: **Date:**

Asbestos Removal

ITC 04 – Establishment of Laundries

	ENSR - Australia	Contractor
Is the laundry located as close as practical to the removal area to prevent transfer of contaminated clothing etc, over unnecessary distances?		
Has the laundry been robustly constructed?		
Does the laundry have adequate negative air and air filtration?		
Is all equipment ie washing machines and dryers appropriate for the task and do they have suitable air and water filtration?		
Is an approved wet vacuum present in the laundry at all times?		
Has provision been made in the case of an accidental flooding to central run-off?		
Is a negative air unit attached to the Laundry?		
Is the water filtered prior to discharge?		

Comments:

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Signature: **Date:**

Asbestos Removal

ITC 05 – Air Monitoring

	ENSR - Australia	Contractor
Does the monitoring program cover all areas of potential impact by an asbestos leakage from the removal area or removal activity?		
Does all monitoring procedures and equipment comply with NATA requirements?		
Are the personnel conducting the monitoring adequately qualified and NATA registered for such activities?		
Is the monitoring frequency adequate to reflect the activities of the removal contractor and therefore representative of the shift?		
Are all removal contractor activities being monitored ie removal, bag-outs, etc?		
Are all results being generated within the confines of the Membrane Filter Method and NATA requirements?		
Have acceptable limits, alert and action levels been set and agreed upon by all relevant parties?		
Is monitoring in place prior to the commencement of the removal shift?		
Are monitoring results being posted in lunchrooms and appropriate notice boards?		
Have communication mechanisms been established in the event of elevated readings?		

Comments:

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Signature: **Date:**

Asbestos Removal

ITC 06 – Daily Asbestos Work Area Inspection

	ENSR - Australia	Contractor
Is the Asbestos Work Area intact? i) Any damage to Fencing? ii) Bunding in place? iii) Signage in place? iv) Fencing closed to prevent inadvertent access?		
Is the decon unit operating correctly? i) Storage and disposal of clothing? ii) Filter box working effectively?		
Are proper handling and removal procedures being used? i) Asbestos bagged and sealed? ii) Bins and Trucks lined? iii) PPE being bagged as asbestos waste? iv) All drums/bags/bins sprayed with PVA before removal from enclosure?		
Are workers using correct personal protective equipment?		
Is PVA being applied to the site on a daily basis?		
Are workers following proper decontamination procedures for the asbestos waste?		
Is all asbestos waste appropriately labeled?		
Is the change area being cleaned up appropriately during waste removal?		
Are monitoring results displayed in the lunchroom?		
Are monitoring results below acceptable limits (<0.01 fibres/mL)?		
If results are over 0.01 fibres/mL, has rectification action been carried out?		
If results are over 0.02 fibres/mL, has work ceased for rectification work to be completed before work recommences?		
Is asbestos being removed correctly?		
Are Vacuum Cleaners fitted with HEPA Filters being utilized?		
Are Vacuum Cleaner bags being disposed of as asbestos waste regularly?		

Comments:

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Signature: **Date:**

Asbestos Removal

ITC 07 – Clearance Inspections

	ENSR - Australia	Contractor
Are all precautions still being taken ie fencing barriers, decons in place etc?		
Are all asbestos removal areas readily accessible?		
Are adequate resources available to rectify residual asbestos remaining?		
Is lighting adequate for the visual inspection?		
Has any residual asbestos been found? Yes/No If yes,		
Has acceptable remedial work been conducted? Yes/No If no, where is the residual asbestos to be found?		
Is the area now free of visible residue and debris? Location inspected?.....		
Has initial airborne asbestos clearance monitoring been conducted and results acceptable?		
Have settled dust samples been taken? Results:- Negative.....Positive.....		
Has final air and visual clearances been undertaken?		
Has written clearance certification been forwarded to the Principal & the Contractor?		

Comments:

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Signature: **Date:**

Asbestos Removal

ITC 08 – Asbestos Waste Disposal

	ENSR - Australia	Contractor
Are all asbestos wastes suitably contained for transport and disposal?		
Are bins and trucks lined and sealed with 0.2mm impervious plastic?		
Is an approved registered landfill being used for the asbestos waste disposal? Name of Landfill:		
Are all transport vehicles registered for hazardous waste transport?		
Is all waste being transferred immediately to a registered landfill site?		
Are the contractors supplying dumping certificates from the registered landfill?		

Comments:

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Signature: **Date:**

Asbestos Removal

ITC 09 – Clearance Inspections – Salvageable Equipment

	ENSR - Australia	Contractor
Has the item been cleaned using vacuuming and wet-wiping techniques?		
Has the item been moved to the Transitional Zone for cleaning and clearances?		
Are adequate resources available to rectify residual asbestos remaining?		
Is lighting adequate for the visual inspection?		
Has any residual asbestos been found? Yes/No If yes: Has acceptable remedial work been conducted? Yes/No If no: Where is the residual asbestos to be found?		
Is the equipment now free of visible residue and debris? Location inspected?.....		
Have settled dust samples been taken? Results:- Negative.....Positive.....		
Has written clearance certification been forwarded to the Principal & the Contractor?		

Comments:

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Signature: **Date:**

Asbestos Removal

ITC 10 – De-Mobilisation

	ENSR - Australia	Contractor
Has all asbestos in bags and bins been removed from the site?		
Have all tools and equipment not required for cleaning been removed?		
Has area been thoroughly vacuumed?		
Has a thorough inspection been carried out within the Asbestos Work Area?		
Is there no visual evidence of asbestos left?		
Have all internal surfaces of the work area been sprayed with PVA?		
Do results of air monitoring indicate asbestos levels below 0.01 fibres/mL within the Asbestos Work Area?		
Has plastic sheeting been properly dismantled, folded and disposed of?		
Has another visual inspection been carried out and air monitoring results been approved, following enclosure removal?		

Comments:

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Signature: **Date:**

Appendix C

Emergency Procedures

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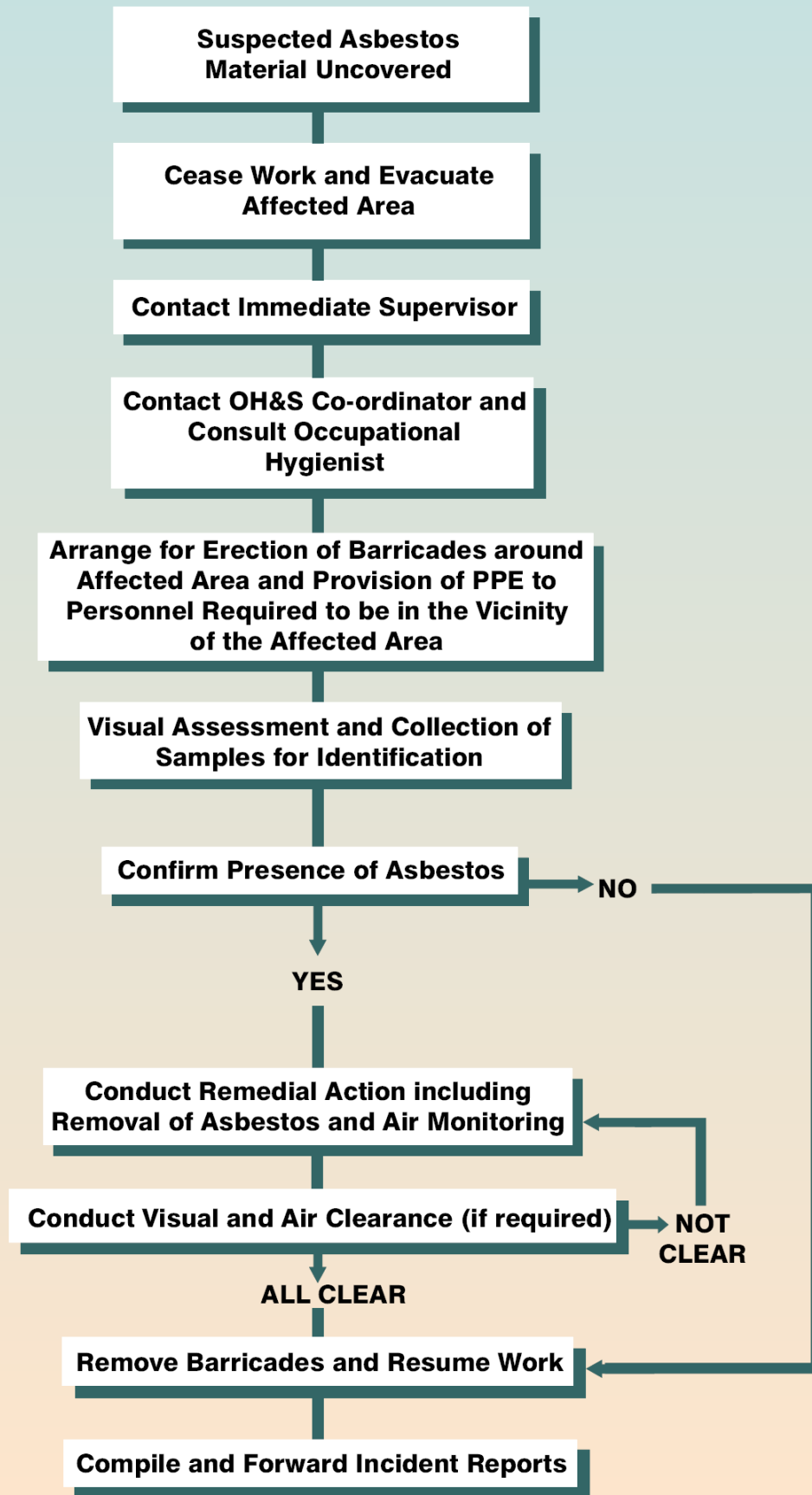
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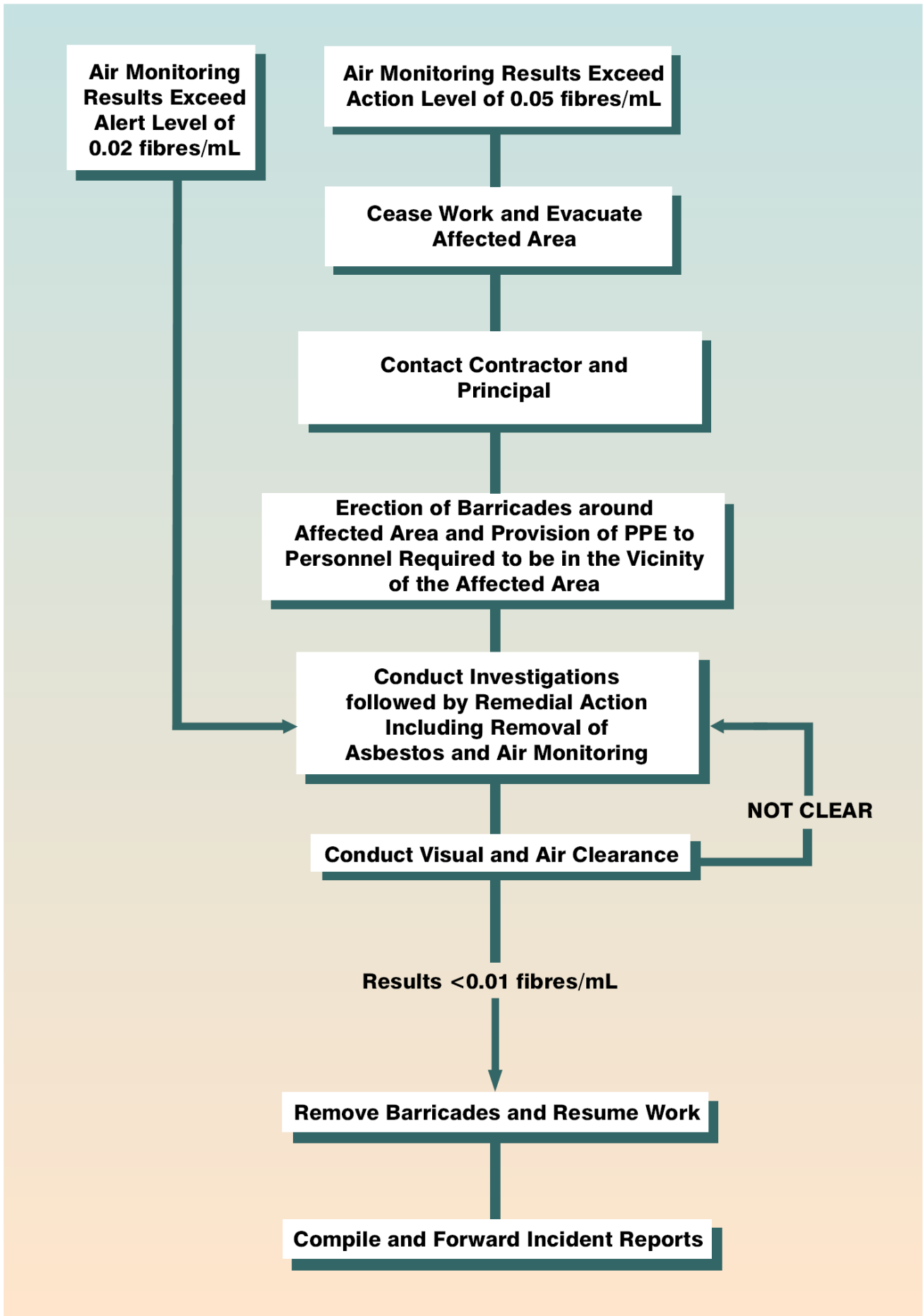
May 2009

Remedial Action Plan

Commercial in Confidence

N4111701_RAP_RPT_May09.doc





Appendix D

Site Auditor Interim of Opinion Letter

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Wednesday, 25 February 2009

Our Ref: AS130233

APP Corporation

Attention: Peter Allan

email – Peter.Allen@app.com.au

Dear Sir,

Re: Review Advice No.4 – Site Audit for Newcastle Private Hospital Extension, New Lambton Heights, NSW

I have undertaken a review of the following documents provided with relation to the Site Audit of the above mentioned property (the Site):

- ENSR AECOM Pty Ltd (20 February 2009) *Phase 1 Environmental Site Assessment, Proposed Newcastle Private Hospital Extension, New Lambton Heights, NSW, Draft* (ref: N4111701_Draft_Phase1_RPT_20Feb09);
- ENSR AECOM Pty Ltd (20 February 2009) Remedial Action Plan, Newcastle Private Hospital Extension, New Lambton Heights, NSW, Draft (ref: N4111701_Draft_RAP_RPT_20Feb09).

It is noted that both of these reports have been updated due to changes to the scope of the project, namely an increase in the areas being investigated. Three Surface Carpark Areas have been added to the investigation area, which also includes the Primary Civil Works Area.

Auditor comments regarding the Primary Civil Works Area have been addressed previously, as outlined in Review Advice No. 3, dated 12 November 2008.

A review of the Surface Carpark Areas is as follows:

- A Site history review of these areas has been completed, including review of certificates of title, historical aerial photographs, Planning Certificate from Newcastle City Council, WorkCover Dangerous Goods records, NSW DECC records;
- Site conditions, including topography, drainage, surface water and flood potential, regional meteorology, geology, hydrogeology and a site inspection, have been identified;
- Areas and contaminants of concern have been identified, including asbestos, Heavy Metals, PAHs and biological hazards;
- No intrusive investigation works have been completed in the Surface Carpark Areas;
- The RAP indicates that a sampling program for in-situ waste classification will be completed prior to the excavation of material required for the development. Waste classification sampling will include collection of samples on a 20m grid, equivalent to 1 sample per 25m³ and analysis of samples for asbestos, TPH, BTEX, PAHs, Heavy Metals, OCP, PCB;

- The Auditor considers that the Site history review, Site conditions and areas and chemicals of potential concern have been adequately assessed and that the completion of in-situ waste classification sampling prior to excavation works in the Surface Carpark Areas is suitable.

A comparison of the updated draft RAP compared to the NSW EPA Guidelines for Reporting on Contaminated Sites, is presented in Table 1 below.

Table 1 - Assessment of Remedial Action Plan

Remedial Action Pan	Comments
Remedial Goal	The remediation goal is to provide practical management of the contamination with the aim of reducing risks associated with the Site to a level consistent with the proposed landuse. The Auditor considers that the remediation goal is suitable.
Discussion of the extent of remediation required.	A discussion of the extent of remediation required is included in Section 9.4 and includes preliminary estimates of the volumes of asbestos waste and non-contaminated soil to be excavated from Site.
Evaluation of Remedial Options	Remedial options, aside from excavation and off-site disposal of asbestos waste, were not considered due to practical constraints and project-specific delivery requirements. The Auditor does not consider that the lack of evaluation of remedial options is significant given that excavation of the majority of fill is required for construction of the basement car park.
Selected Preferred Option	Remediation of asbestos impacted soil is to be completed via excavation and off-site disposal. The Auditor considers that this is an appropriate option given that excavation is required for the basement and there are no opportunities to cap the impacted soils.
Rationale	Remediation of asbestos impacted soil via excavation and off-site disposal was adopted as it matched site specific development requirements. No reference was made to the preferred remedial hierarchy presented in NSW EPA (2006) but the Auditor does not consider this to be significant.
Proposed Validation Testing	Validation testing is discussed in Section 9.6, including validation of the base of excavations in both fill material and natural soil and validation of imported fill material. The Auditor considers that the proposed validation testing is adequate.

Remedial Action Pan	Comments
Interim Site Management Plan (before remediation)	Interim Site Management Plan indicates the Site is currently fenced and that the fencing will remain in place until the proposed works have been completed. The Auditor considers that the Interim Site Management Plan is appropriate.
Site Management Plan (operation phase) including stormwater, soil, noise, dust, odour and OH&S	The Site Management Plan is included in Section 9.10 and includes sections on management of stormwater, soil, noise control, dust control, traffic, OH&S and complaint reporting. The Auditor considers that the Site Management Plan is appropriate.
Contingency Plan if Selected Remedial Strategy Fails	A contingency plan is included in Section 9.8, which outlines procedures to be implemented in the event that unexpected contamination is identified during the remediation works and a contingency plan if the selected remedial strategy fails. The Auditor considers that the discussion of contingencies is suitable.
Remediation Schedule and Hours of Operation	Hours of operation were included in Section 10.5. A remediation schedule was not included. This is not considered significant.
License and Approvals	Section 10.6 indicates the remediation is considered Category 2 under SEPP 55 clause 14. License requirements for the asbestos contractor are included in Section 10.8.1. The Auditor considers the license and approvals sections are suitable.
Contacts/Community Relations	The Principal's representative was included as the Site contact in Section 11.18. The Auditor considers this to be appropriate.
Staged Progress Reporting	Progress reporting was not discussed. This is not considered to be significant given that the entire site requires excavation in a limited time frame.
Long term site management plan	Section 12.1 included discussion of the need and framework for long term management plan to manage remnant contamination. The Management plan to be reviewed / approved by a NSW DEC Accredited Site Auditor as part of the Site Audit. The Auditor considers this to be appropriate.