



WORK SCIENCE

Work Science Pty Ltd  
Suite 613, Level 6, 321 Pitt Street  
Sydney NSW 2000

PO Box 1112  
Darlinghurst NSW 1300

ABN 49 118 332 880  
☎ 1300 00 WORK (9675)

🌐 [www.workscience.com.au](http://www.workscience.com.au)  
✉ [info@workscience.com.au](mailto:info@workscience.com.au)

Penelope Tiliacos  
Project Administrator  
Goodman Property  
1-11 Hayes Road  
Rosebery NSW 2018  
[Penelope.Tiliacos@goodman.com](mailto:Penelope.Tiliacos@goodman.com)

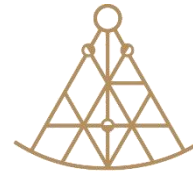
9 February 2026

Dear Penelope,

Thanks again for the opportunity to work with Goodman Property on this project, please find attached our report. Please contact me directly on +61 455 022 452 if you have any queries.

Yours sincerely

Steven Hains  
Head of Property Risk  
[steven.hains@workscience.com.au](mailto:steven.hains@workscience.com.au)



# WORK SCIENCE

Work Science Pty Ltd

ABN 49 118 332 880

Head Office

Suite 613, Level 6, 321 Pitt Street  
Sydney NSW 2000

☎ 1300 00 WORK (9675)

PO Box 1112

Darlinghurst NSW 1300

🌐 [www.workscience.com.au](http://www.workscience.com.au)

✉ [info@workscience.com.au](mailto:info@workscience.com.au)

REPORT FOR GOODMAN PROPERTY  
HAZARDOUS MATERIALS ASSESSMENT  
10 ROBERTS ROAD, EASTERN CREEK NSW 2766  
AU139 – M7 BUSINESS PARK  
Our Ref: J010821\_Rev1  
9 FEBRUARY 2026

## Hazardous Materials Assessment

|                         |                                         |
|-------------------------|-----------------------------------------|
| Document Number         | J010821_Rev1                            |
| Property Code           | AU139 – M7 Business Park                |
| Site Address            | 10 Roberts Road, Eastern Creek NSW 2766 |
| Date of Inspection      | 15 <sup>th</sup> December 2025          |
| Project Manager         | Steven Hains, Head of Property Risk     |
| Project Manager Contact | steven.hains@workscience.com.au         |
| Client                  | Goodman Property                        |

## Quality Information

### Distribution

| Issue | Revision | Issued To        | Date       | Prepared     | Reviewed     |
|-------|----------|------------------|------------|--------------|--------------|
| Draft | 0        | Goodman Property | 29/01/2026 | Dylan Rumsey | Steven Hains |
| Final | 0        | Goodman Property | 30/01/2026 | Dylan Rumsey | Steven Hains |

## Revision History

| Revision | Date       | Modified     | Reviewed     | Amendments / Changes                                   |
|----------|------------|--------------|--------------|--------------------------------------------------------|
| 1        | 09/02/2026 | Dylan Rumsey | Steven Hains | Updated to reflect project specific SEARS information. |
|          |            |              |              |                                                        |

Work Science Pty Ltd has prepared this document for the sole use of the Client and for a specific purpose, as expressly stated in this document. This document and the information are solely for the use of the authorised recipient(s) and this document may not be used, copied or reproduced in whole, or in part for any purpose other than that for which it was supplied by Work Science Pty Ltd. The drawings, information and data reported in this document (the information) is the property of Work Science Pty Ltd. Work Science Pty Ltd makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document for the information.

## Executive Summary

Work Science was engaged by Goodman (the client) to undertake a hazardous materials assessment at AU139 – 10 Roberts Road, Eastern Creek NSW 2766 (the site). The purpose of the sampling regime was to provide an overview of the hazardous materials at the site. A site inspection was undertaken on 15<sup>th</sup> December 2025 by Tane Kiel, Senior HAZMAT consultant, Work Science.

This Hazardous Materials Assessment Report has been prepared by Work Science to accompany a State Significant Development Application (**SSDA**) for the construction and ongoing operation of a data centre facility at 10 Roberts Road, Eastern Creek in the Blacktown City Council Local Government Area (**LGA**). The site is legally described as Lot 553 in DP 1110447.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the Project Atlas Data Centre (SSD - 10167971) dated 16th January 2026.

This report concludes that the proposed data centre is suitable and warrants approval subject to the implementation of the following mitigation measures:

- Asbestos and hazardous materials likely to be disturbed as part of the demolition project are removed by a suitably licenced contractor, so far as is reasonably practicable.

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

## Key Findings

|                                   | Asbestos | Asbestos Dust | SMF | PCBs | Lead Paint | Lead Dust | $\alpha$ Quartz (Silica) | Engineered Stone Products |
|-----------------------------------|----------|---------------|-----|------|------------|-----------|--------------------------|---------------------------|
| Warehouse – Interior Ground Level |          |               | ✓   |      |            |           | ✓                        |                           |
| Warehouse – Exterior Level One    |          |               | ✓   |      |            |           | ✓                        |                           |
| Warehouse – Interior Level One    |          |               | ✓   |      |            |           | ✓                        |                           |

## Recommendations

Work Science provides the following recommendations in relation to the assessment undertaken:

### Asbestos Containing Materials

- Nil.

### Lead Containing Paint and Dust

- Nil.

### Polychlorinated biphenyl (PCBs) oils

- Nil.

### Synthetic Mineral Fibres (SMF)

- Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.

### $\alpha$ Quartz (Silica) & Engineered Stone Products

- Maintain in good condition and incorporate into a HMMP. Implement controls during activities where mechanical damage of the material may occur, and dust generated.

### General Recommendations

- Assess areas that were inaccessible during the Assessment for hazardous materials (by a competent person prior to access or disturbance).
- If any suspect hazardous materials are found during future works, works should cease pending further investigation and any necessary sampling (by a competent occupational hygienist).
- Conduct a destructive asbestos and hazardous materials assessment prior to any demolition or refurbishment works in accordance with Part 8.6 of the NSW *Work Health and Safety Regulations 2017*.

## 1 Introduction

Work Science was engaged by Goodman (the client) to undertake a hazardous materials assessment at AU139 – 10 Roberts Road, Eastern Creek NSW 2766 (the site). The purpose of the sampling regime was to provide an overview of the hazardous materials at the site. A site inspection was undertaken on 15<sup>th</sup> December, 2025 by Tane Kiel, Senior HAZMAT consultant, Work Science.

### 1.1 Introduction - SSDA

A State Significant Development Application (SSDA) has been prepared in support of a proposed data centre at 10 Roberts Road, Eastern Creek. The site area is 17ha and is zoned IN1 General Industrial.

We understand that the proposal will include:

- Site preparation works including demolition, bulk excavation and removal of existing structures on the site, tree and vegetation clearing, and bulk earthworks.
- Construction, fit-out and 24/7 operation of a Data Centre.
- Offsite enabling infrastructure.
- 2 x 3 level Data Centre Buildings.
- Ancillary office, EOT and amenity.
- Provision of required utilities including:
  - Diesel storage tanks
  - Water Tanks
  - Substations on site
- Vehicle access for 20m articulated vehicles (semi-trailers).
- Associated landscaping and site servicing.
- Installation of site services and drainage infrastructure.

#### 1.1.1 The Site

The proposed Data Centre is located at 10 Roberts Road, Eastern Creek, legally referred to as Lot 553 DP1110447 with Offsite Enabling Infrastructure (OEI) proposed across Lot 21 DP1246626, Lot 20 DP1157491, and Lot 22 DP1246626 to connect to TransGrid's Sydney West Substation & Switchyard. The site is located on Country of the Dharug people within the local government area of Blacktown.

The Data Centre site has a land area of approximately 168,574m<sup>2</sup>.

The site is identified as part of the Eastern Creek Precinct Stage 3 within the Western Sydney Employment Area. It is located approximately 35km of the Sydney Central Business District (CBD) and 5.1 km from Rooty Hill Train Station.

The site has a site area of approximately 17 hectares and is bounded by industrial development and has a primary frontage of 400m to Roberts Road. The existing site contains an industrial warehouse and surrounding hard-stand areas.

Surrounding land uses in the vicinity include:

- Northeast: A range of mixed-use industry & commercial buildings
- Southeast: Data Centre and substation
- South, southwest and west: land primarily owned and operated by TransGrid Sydney
- Northwest: Commercial industry and the Industrial Harvest café

The site is zoned IN1 General Industrial within Chapter 2 Western Sydney Employment Area of State environmental Planning Policy (Industry and Employment) 2021 (IESEPP). The proposal is permissible with development consent in the IN1 zone as per the State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP).

## 2 Scope

The scope of the project was to undertake a hazardous materials assessment at AU139 – 10 Roberts Road, Eastern Creek NSW 2766. The materials within the scope of the assessment included:

- Asbestos-containing materials;
- Asbestos dust;
- Synthetic Mineral Fibre (SMF);
- Polychlorinated Biphenyls (PCBs) within fluorescent light fitting capacitors;
- Lead-containing paint;
- Lead-containing dust;
- $\alpha$  Quartz (Crystalline Silica); and
- Engineered stone products.

## 3 Methodology

### 3.1 Desktop review of existing documentation

Work Science undertook a desktop review of available records of hazardous materials audit and removal/remediation documentation available. Where relevant and provided in soft copy this information will be loaded into the Work Science online platform.

### 3.2 Site Inspection Process & Labelling

Work Science conducted a visual inspection of the site to identify locations where asbestos and hazardous materials were used within the building construction. Inspection areas were limited to those where access was made available by the Client. Any areas unable to be accessed were noted as such within the Register, including the likelihood of presence of hazardous materials in these areas.

During the site inspection process, Work Science applied warning labels to materials previously identified or presumed to contain asbestos (so far as reasonably practicable).

Any P1 items identified were notified to the Head of Work Health & Safety immediately via phone with a follow up email with relevant details. No P1 items were identified during the assessment.

### 3.3 Sampling and Laboratory Analysis

Samples of suspected asbestos containing materials were collected and analysed in a NATA-accredited laboratory by polarised light microscopy. Where determined by a risk assessment, visually similar materials were presumed the same to reduce the number of samples required for analysis. All samples were collected in

accordance with the *Code of Practice: How to Manage and Control Asbestos in the Workplace* (SafeWork Australia, July 2020), *Managing Asbestos in Workplaces: Compliance Code* (WorkSafe Victoria 2019) and the *Victorian Occupational Health and Safety Regulations 2017*.

Materials suspected on containing SMF were visually assessed only – no samples were taken.

Suspected PCB-containing capacitors were compared to the *ANZECC Identification of PCB-containing capacitors Information Booklet* (1997) where safe access was available. Where dismantling of lights/equipment was not safely accessible, the probability of PCB-containing capacitors was based on a visual assessment of age/appearance.

Where appropriate, lead chip samples were taken to assess the presence of lead-containing paint. Samples of accumulated dust (sample requirements minimum 2g sample weight) were also collected where deemed necessary. Analysis was undertaken by a NATA-accredited laboratory and in accordance with the requirements of *AS 4361.2-2017 Guide to Lead Paint Management, Part 2: Residential and Commercial Buildings*.

### 3.4 Organic Mulch

The NSW EPA has completed an investigation into asbestos in mulch at multiple locations, with the support of the NSW Asbestos Taskforce. The investigation has identified the supply chain which may have delivered potentially contaminated mulch. The action required at sites where asbestos in mulch has been discovered varies depending on their use and public access. The focus of the assessment will be of garden areas ensure sites are safe for their intended use.

A walkover of all accessible garden beds was undertaken and samples collected for analysis (where required). At least two passes of will be made with a 90° direction change between each and using a manageable grid pattern (based on the level of contamination and soil characteristics).

### 3.5 Crystalline Silica

Crystalline silica or  $\alpha$  quartz, is a naturally occurring mineral found in various construction materials such as sand, concrete, brick, mortar, and stone. Silica is a key component of many construction materials due to its abundance and desirable properties, including strength and durability.

Silica can exist in different forms, and understanding whether it is bonded or friable is crucial for assessing its potential health risks, especially in the context of the built environment. In its bonded form it refers to silica-containing materials where the silica particles are tightly bound within the material's matrix. In this form, the silica particles are not easily released into the air as respirable dust under normal conditions. Friable, on the other hand, refers to silica-containing materials where the silica particles are loosely bound and can be easily released into the air as respirable dust when the material is disturbed or damaged.

This assessment is targeted towards material that can become friable through mechanical damage. The walk-through inspection is primarily observation-based, with estimates of exposure sourced from the consultant's previous experience and professional judgement. Of particular note is the impending ban for engineered stone products. Any identified materials suspected to contain engineered stone will be visually assessed and included in the register.

### 3.6 Reporting

The final Hazardous Materials Report contains a Register of the specific locations, condition, extent, friability, and risk assessment of the asbestos and hazardous materials identified. The report also includes photographs of identified hazardous materials as well as recommendations for any remedial works required or any ongoing management requirements, as well as a list of areas unable to be safely accessed. Laboratory reports (where applicable) are also inserted within the report. A copy will be provided to Goodman in draft for review prior to finalisation. Final reports will be available on the Work Science online platform.

## 4 Legislation

The Assessment was undertaken in accordance with the following:

- NSW Work Health and Safety Regulations 2017
- Safe Work Australia – How to manage and control asbestos in the workplace (July 2022)
- AS 4964-2004 *Method for the qualitative identification of asbestos in bulk samples*.
- AS 4361.2:2017 *Guide to hazardous paint management Part 2: Residential, public and commercial buildings*.
- ANZECC: *Identification of PCB-containing capacitors*, 1997.
- NSW EPA Polychlorinated Biphenyl (PCB) Chemical Control Order 1997
- Protection of the Environment Operations (Waste) Regulation 2014
- Planning Secretary's Environmental Assessment Requirements – Project Atlas Data Centre (SSD – 101067971) date 16<sup>th</sup> January 2026.

## 5 Project Team

- Steven Hains, Head of Property Risk, qualified and seasoned property risk and compliance expert. Steve led the project and performed the role of project director (including quality control, client liaison and escalation point as required).
- Dylan Rumsey, Team Leader - NSW Hazmat & Hygiene. Dylan has almost five years of extensive experience in Asbestos Consultancy. Dylan's areas of expertise include asbestos and hazardous building materials audits, air monitoring and clearance inspections, asbestos in soils, and risk assessments.
- Tane Kiel, Senior Consultant - Tane has over 20 years' experience in the asbestos, hazardous materials and occupational hygiene industry. Tane's areas of expertise include asbestos and hazardous building materials audits, air monitoring and clearance inspections.

## 6 Inaccessible Areas

All reasonable efforts were made to identify reasonably accessible materials. However, some materials and surfaces may be concealed which were not accessible during the inspection.

The following specific inaccessible or restricted areas were noted during the Assessment:

- Restricted access beneath floor coverings throughout the site, access would have caused damage to the site.
- Restricted access within ceiling voids due to height restrictions and due to the risk posed in accessing potentially asbestos contaminated areas in a working site.

In addition to the areas noted above, general areas not included within the assessment include, but are not limited to:

- Areas which may damage the building fabric, fixtures, decoration or fittings.

- Areas only accessible by demolishing or dismantling building structure or plant.
- Within live plant or electrics.
- Confined spaces.
- Areas behind locked doors.
- Under the concrete slab or subsurface of the site.
- Areas only accessible using specialised equipment, mechanical tools or machinery.
- Areas in excess of 3 metres or requiring height access equipment.
- Concealed service voids such as shafts, tunnels, conduits and ducts.
- Organic garden mulch inspection was of the surface only and describes the observed conditions within the areas inspected at the time of inspection. Site conditions may change with future site activities, and therefore this report must not be considered accurate beyond the time of inspection. There is the potential for any asbestos, demolition debris or other contamination to be found within the sub-surface.

Areas not accessed are deemed to contain hazardous materials until such a time that access can be gained and the presence, or otherwise, of hazardous materials can be confirmed.

If you have any questions or require any further assistance, please do not hesitate to contact the undersigned.



Steven Hains

Head of Property Risk

0455 022 452

[steven.hains@workscience.com.au](mailto:steven.hains@workscience.com.au)

## Appendix A – Hazardous Materials Register (including photographs)

| Hazardous Materials Register            |
|-----------------------------------------|
| 10 Roberts Road, Eastern Creek NSW 2766 |
| AU139 M7 Business Park                  |

|              |            |
|--------------|------------|
| Survey Date  | 15/12/2025 |
| Inspected by | Tane Kiel  |

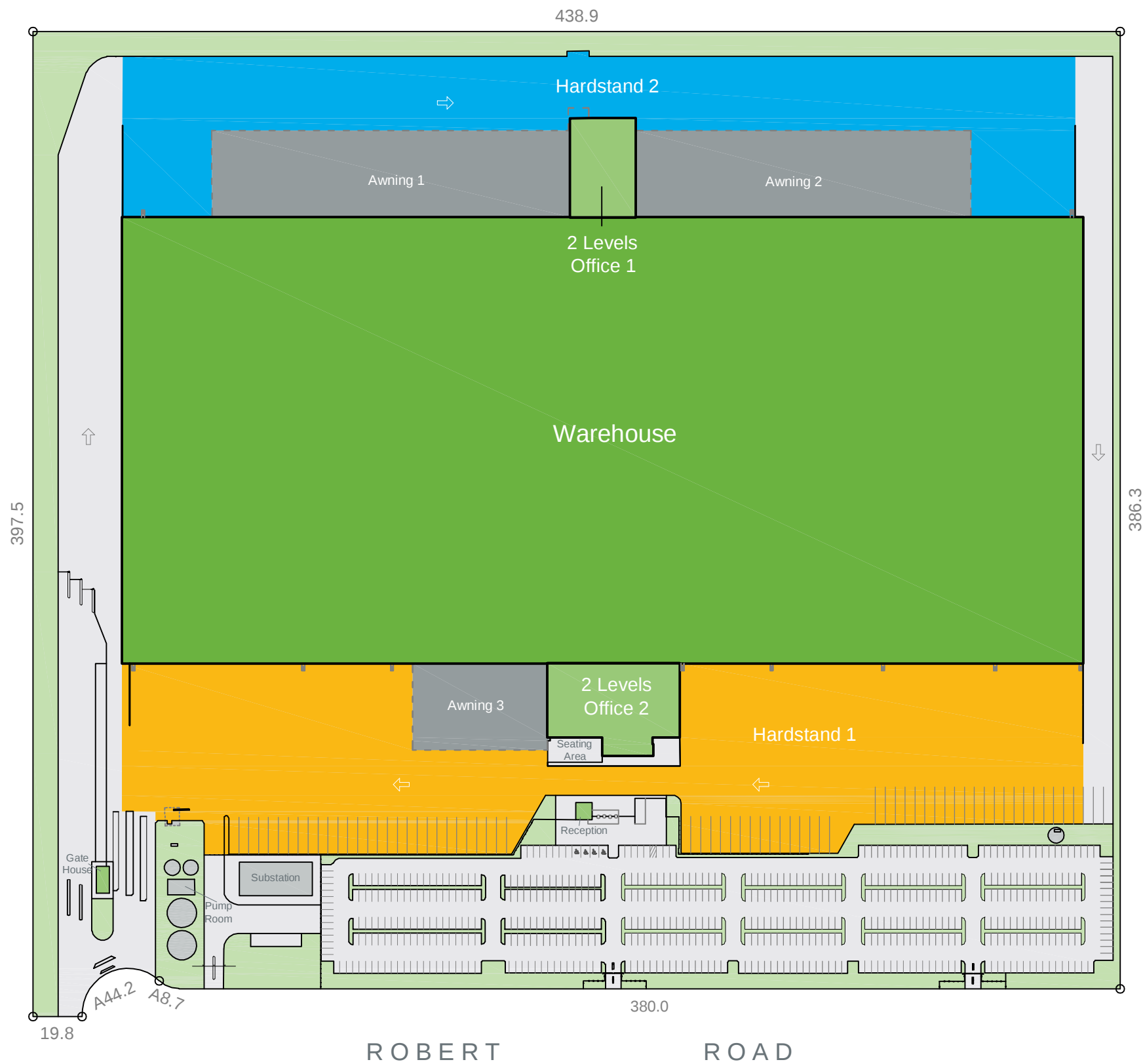
|              |              |
|--------------|--------------|
| Building Age | Circa ~ 2006 |
|--------------|--------------|



| Location                                       | Item/Feature                                                                                                                                                                                                                                                         | Hazard                        | Sample Status     | Sample Number                    | Photo Number | Friability | Condition | Disturbance Potential | Risk Status | Approx. Quantity | Labelled | Control Priority | Recommendations                                                                                                                                                                                                                                                                                                                                             | Comments                                                                                                                                                                                                              |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------|----------------------------------|--------------|------------|-----------|-----------------------|-------------|------------------|----------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>All Areas - Throughout</b>                  |                                                                                                                                                                                                                                                                      |                               |                   |                                  |              |            |           |                       |             |                  |          |                  |                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                       |
| Construction Materials and Structural Elements | <ul style="list-style-type: none"> <li>* Concrete and cement products</li> <li>* Bricks, pavers, and other similar blocks</li> <li>* Ceramic and porcelain wall and floor tiles, roof tiles,</li> <li>* Grout, mortar, and render</li> <li>* Plasterboard</li> </ul> | Crystalline silica (α-quartz) | Presumed Positive | Not Sampled - Visual Observation | -            | -          | -         | -                     | -           | -                | -        | -                | Maintain in good condition and incorporate into a HMMP. Implement controls during activities where mechanical damage of the material may occur, and dust generated.                                                                                                                                                                                         | Register provided as reference to list of typical construction products that may contain crystalline silica. Any works that damage or disturb silica containing products should be undertaken in accordance the HMMP. |
| Garden Beds                                    | Garden Mulch                                                                                                                                                                                                                                                         | Asbestos                      | Presumed Negative | Not Sampled - Visual Observation | -            | -          | -         | -                     | -           | -                | -        | -                | Implement an unexpected finds procedure for the site. If unknown materials or undocumented materials suspected of containing asbestos are encountered during works, such materials are to be treated as if they contain asbestos and any work that may impact on that material must immediately cease, pending sampling and analysis by a qualified person. | Site walkover and visual observation only.                                                                                                                                                                            |
| <b>Warehouse - Interior - Ground Level</b>     |                                                                                                                                                                                                                                                                      |                               |                   |                                  |              |            |           |                       |             |                  |          |                  |                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                       |
| Warehouse - Throughout - Roof Lining           | Sarking Insulation                                                                                                                                                                                                                                                   | SMF                           | Presumed Positive | -                                | 1            | Bonded     | Good      | Low                   | Low         | 75000m2          | -        | -                | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.                                                                                                                                                                                                                           | -                                                                                                                                                                                                                     |
| Warehouse - Throughout - Wall Lining           | Sarking Insulation                                                                                                                                                                                                                                                   | SMF                           | Presumed Positive | -                                | 2            | Bonded     | Good      | Low                   | Low         | 50000m2          | -        | -                | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.                                                                                                                                                                                                                           | -                                                                                                                                                                                                                     |
| All Areas - Various Throughout                 | Hot Water Heater - Internal Insulation                                                                                                                                                                                                                               | SMF                           | Presumed Positive | -                                | 3            | Bonded     | Good      | Low                   | Low         | 8 units          | -        | -                | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.                                                                                                                                                                                                                           | -                                                                                                                                                                                                                     |
| Generator Room - Throughout                    | Pipework Insulation                                                                                                                                                                                                                                                  | SMF                           | Presumed Positive | -                                | -            | Bonded     | Good      | Low                   | Low         | 20m2             | -        | -                | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.                                                                                                                                                                                                                           | -                                                                                                                                                                                                                     |
| Sprinkler Pump Room - Roof Lining              | Sarking Insulation                                                                                                                                                                                                                                                   | SMF                           | Presumed Positive | -                                | -            | Bonded     | Good      | Low                   | Low         | 40m2             | -        | -                | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.                                                                                                                                                                                                                           | -                                                                                                                                                                                                                     |
| Lift Motor Room - Stored Material              | Insulation Material                                                                                                                                                                                                                                                  | SMF                           | Presumed Positive | -                                | 4            | Bonded     | Good      | Low                   | Low         | 2m2              | -        | -                | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.                                                                                                                                                                                                                           | -                                                                                                                                                                                                                     |
| <b>Warehouse - Exterior Level One</b>          |                                                                                                                                                                                                                                                                      |                               |                   |                                  |              |            |           |                       |             |                  |          |                  |                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                       |
| Eastern Plant Room - Wall                      | Pipework Insulation                                                                                                                                                                                                                                                  | SMF                           | Presumed Positive | -                                | -            | Bonded     | Good      | Low                   | Low         | 50m2             | -        | -                | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.                                                                                                                                                                                                                           | -                                                                                                                                                                                                                     |
| <b>Warehouse - Interior Level One</b>          |                                                                                                                                                                                                                                                                      |                               |                   |                                  |              |            |           |                       |             |                  |          |                  |                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                       |
| Eastern Plant Room - Roof Lining               | Sarking Insulation                                                                                                                                                                                                                                                   | SMF                           | Presumed Positive | -                                | -            | Bonded     | Good      | Low                   | Low         | 50m2             | -        | -                | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.                                                                                                                                                                                                                           | -                                                                                                                                                                                                                     |
| Eastern Plant Room - Wall Lining               | Sarking Insulation                                                                                                                                                                                                                                                   | SMF                           | Presumed Positive | -                                | -            | Bonded     | Good      | Low                   | Low         | 80m2             | -        | -                | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.                                                                                                                                                                                                                           | -                                                                                                                                                                                                                     |
| All Areas - Various Throughout                 | Hot Water Heater - Internal Insulation                                                                                                                                                                                                                               | SMF                           | Presumed Positive | -                                | -            | Bonded     | Good      | Low                   | Low         | 5 units          | -        | -                | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.                                                                                                                                                                                                                           | -                                                                                                                                                                                                                     |

| Photos                                                                                                   |  |                                                                                                                        |                                                                                                        |
|----------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|                         |  |                                       |                                                                                                        |
| Photo 1: Warehouse - Interior - Ground Level - Warehouse - Throughout - Roof Lining - Sarking Insulation |  | Photo 2: Warehouse - Interior - Ground Level - Warehouse - Throughout - Wall Lining - Sarking Insulation               |                                                                                                        |
|                                                                                                          |  |                                     |                                                                                                        |
|                                                                                                          |  | Photo 3: Warehouse - Interior - Ground Level - All Areas - Various Throughout - Hot Water Heater - Internal Insulation |                                                                                                        |
|                                                                                                          |  |                                                                                                                        |                     |
|                                                                                                          |  |                                                                                                                        | Photo 4: Warehouse - Interior - Ground Level - Lift Motor Room - Stored Material - Insulation Material |

## Appendix B – Estate Plans



Information Schedule

|                             |                     |
|-----------------------------|---------------------|
| + Title Details             | Lot 553 - DP1110447 |
| + Land Area                 | 16.956 Ha           |
| + Building Area             |                     |
| Warehouse (Sheet 1)         | 69,891 sqm          |
| North Office (Sheet 2)      | 1,644 sqm           |
| South Office (Sheet 3)      | 3,200 sqm           |
| <b>Total Warehouse Area</b> | <b>74,735 sqm</b>   |
| + Gate House                | 55 sqm              |
| + Pump Room                 | 69 sqm              |
| + Awning 1                  | 5,048 sqm           |
| + Awning 2                  | 4,724 sqm           |
| + Awning 3                  | 1,897 sqm           |
| + Hardstand 1               | 22,617 sqm          |
| + Hardstand 2               | 14,169 sqm          |

## Appendix C – Risk Assessment Factors and Ratings

The presence of hazardous materials does not necessarily constitute an exposure risk. However, where materials have been damaged or easily disturbed an exposure risk may be posed. To assess the potential health risk posed by hazardous materials, Work Science adopts the following risk assessment approach.

| Risk Factor           | Risk                 | Description                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Friability            | Non-Friable Asbestos | Non-friable means any ACM that is not friable, typically comprising asbestos fibres reinforced with a stable non-asbestos matrix or impregnated within a bonding component. Examples of non-friable ACMs include fibro cement products, vinyl tiles, electrical backing boards, compressed gaskets, and mastic material to ductwork and wall expansion joints. |
|                       | Friable Asbestos     | Friable means any ACM that can be crumbled, pulverised or reduced to a powder by hand pressure when dry. Examples of friable ACMs include sprayed limpet insulation, pipe work lagging, woven rope or gaskets, millboard paper and some fire door cores.                                                                                                       |
| Condition             | Good                 | Material is generally in good condition, with no or very little damage or deterioration.                                                                                                                                                                                                                                                                       |
|                       | Moderate             | Material has suffered some minor damage e.g. in the form of broken edges, cracking or surface deterioration.                                                                                                                                                                                                                                                   |
|                       | Poor                 | Material has been significantly damaged, or its condition has deteriorated, usually resulting in associated dust/debris.                                                                                                                                                                                                                                       |
| Disturbance Potential | Low                  | Materials is usually inaccessible or unlikely to be disturbed by occupants or during maintenance works.                                                                                                                                                                                                                                                        |
|                       | Moderate             | Materials that are accessible and may be disturbed by maintenance works, however normal occupant activities pose a low risk of disturbance.                                                                                                                                                                                                                    |
|                       | High                 | Materials that are likely to be disturbed during maintenance works or their accessibility poses a risk to occupants based upon activities in the area.                                                                                                                                                                                                         |

Based on the above factors an overall Risk Rating is allocated:

| Priority Risk Rating | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Action timeframe          |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 1                    | High risk, restrict access                                                                                                                                                                                                                                                                                                                                                                                                                                            | Immediate action required |
|                      | The asbestos containing material is generally friable, in poor condition with associated dust/debris and is easily accessible or disturbed. As such, the material poses a high health risk and immediate action is required. Access restrictions to the area should be immediately applied. Consideration should be given to conduct airborne asbestos monitoring and commence planning for remediation works conducted using a licensed asbestos removal contractor. |                           |
| 2                    | Moderate risk, implement controls                                                                                                                                                                                                                                                                                                                                                                                                                                     | <6 Months                 |
|                      | Whilst not posing an immediate risk the material is generally damaged and reasonably accessible. Control measures (i.e. restrict access, sealing, enclosing) are recommended to be implemented and remediation works are likely to be required in the short term.                                                                                                                                                                                                     |                           |
| 3                    | Low risk, manage in-situ                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1-5 years                 |
|                      | Friable asbestos materials are in good condition and have a low disturbance potential. Non-friable asbestos materials may have minor damage but do not pose a risk unless grossly disturbed. In general, the asbestos are considered to pose a low health risk whilst undisturbed.                                                                                                                                                                                    |                           |
| 4                    | Very low risk, manage in-situ                                                                                                                                                                                                                                                                                                                                                                                                                                         | ≤5 years                  |
|                      | The non-friable and other hazardous materials are in good condition and are considered unlikely to be disturbed under normal circumstances. The materials should be routinely inspected to monitor any changes to their condition or disturbance potential.                                                                                                                                                                                                           |                           |

## Appendix D – Statement of Limitations

All and any Services proposed by Work Science to the Client are subject to the Terms and Conditions provided. No variation to these terms is agreed unless agreed in writing by Work Science.

The Services were carried out in accordance with the current and relevant industry standards of testing, interpretation and analysis. The Services were carried out in accordance with Commonwealth, State, Territory or Government legislation, regulations and/or guidelines. The Client will be deemed to have accepted these Terms when the Client provides approval to proceed or when the Company commences the Services at the request of the Client.

The Services were carried out for the Specific Purpose outlined in the Proposal. To the fullest extent permitted by law, Work Science, its related bodies corporate, its officers, consultants, employees and agents assume no liability, and will not be liable to any person, or in relation to, any losses, damages, costs or expenses, and whether arising in contract, tort including negligence, under statute, in equity or otherwise, arising out of, or in connection with, any matter outside the Specific Purpose.

The Client acknowledged and agreed that investigations were reliant on information provided to Work Science by the Client or other third parties. Work Science made no representation or warranty regarding advice based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Work Science have any liability for, or in relation to, any information/documentation supplied or prepared by any third party, including any third party recommended by Work Science. The Client releases and indemnifies Work Science from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Work Science by the Client, its employees or other third parties.

The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purposes outlined in the Agreement, and only those third parties who have been authorized in writing by Work Science. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorized in writing by Work Science. Any person relying upon this Report beyond its exclusive use and Specific Purpose, and without the express written consent of Work Science, does so entirely at their own risk and without recourse to Work Science for any loss, liability or damage. To the extent permitted by law, Work Science assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. Except as specifically agreed by Work Science in writing, it does not authorize the use of this Report by any third party. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.

The conclusions, or data referred to in this Report, should not be used as part of a specification for a project without review and written agreement by Work Science. This Report has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Work Science does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site it investigated.

This Report should be read in whole and should not be copied in part or altered. The Report as a whole sets out the findings of the investigations. No responsibility is accepted by Work Science for use of parts of the Report in the absence (or out of context) of the balance of the Report.

The Client acknowledges and agrees that the Services relate only to the identification of hazardous materials as specified in the Proposal. Items not mentioned within the proposal are specifically excluded from the scope of the investigation.

The Client acknowledges and agrees that the sampling methodology and level of intrusiveness is as specified in the Proposal. Unless specifically mentioned within the Proposal, the investigation is largely visual with limited sampling conducted. Items of similar appearance may be assumed to have similar composition. The Client acknowledges and agrees that without substantial demolition of the building(s), it may not be possible for the Company to detect every source of hazardous materials in the building(s).

#### Latent Conditions/Inaccessible Areas

It is acknowledged and agreed by the Client that it is possible that hazardous building materials, which may be concealed within inaccessible areas/voids, and behind equipment/fittings may not be identified during the investigation undertaken by the Company. Such inaccessible areas fall into a number of categories – reference should be made to the Report for details of areas unable to be accessed.

#### Obligation of the Client

Prior to the commencement of Services, the Client must provide all documents and information known to the Client that relate to the identity, locations or quantity, of any suspected hazardous building materials on or within the building or site, or have previously existed. Where no information is provided, the Company will assume that the Client is not aware of or in possession of any information relating to existing or historic hazardous materials on site. The Client represents and warrants that the Client has informed the Company of any hazardous material which it knows or has reason to believe exists on the site.

This page has been left intentionally blank.