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MACQUARIE GOODMAN PROPERTY SERVICES PTY LTD

HAZARDOUS MATERIALS SURVEY
BURROWS INDUSTRIAL ESTATE, 1-3 BURROWS ROAD, ALEXANDRIA
PROPERTY CODE: 130

REFERENCE NO. S3933/130

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FINAL REPORT

for

HAZARDOUS MATERIALS SURVEY

BURROWS INDUSTRIAL ESTATE

1-3 BURROWS ROAD

ALEXANDRIA NSW 2015

Prepared for

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BURROWS INDUSTRIAL ESTATE, 1-3 BURROWS ROAD, ALEXANDRIA HAZARDOUS MATERIALS SURVEY

EXECUTIVE SUMMARY

This report presents the findings of a hazardous materials survey of Burrows Industrial Estate, 1-3 Burrows Road, Alexandria, Property Code: 130. The survey was authorised by Mr David Colpo, Engineering Services Manager of Macquarie Goodman Property Services Pty Ltd and was conducted by Hibbs & Associates Pty Ltd. The site investigations were conducted on 22 March 2005.

For the purpose of this survey, the term hazardous materials included asbestos products, synthetic mineral fibre (SMF) materials, fluorescent light ballast capacitors containing polychlorinated biphenyl (PCB) material and lead based paint systems.

Asbestos

No friable asbestos containing materials were identified on the site. The bonded asbestos materials identified were asbestos cement sheeting lining the external soffits of Units 1 and 9a, lining an older style gas cabinet near the machinery area in Unit 7 and possible vinyl asbestos tiles in Unit 3. The asbestos containing materials are in a stable condition and do not present a significant asbestos related health risk to the building's occupants. No remedial action is required at present.

The asbestos materials should be removed prior to the commencement of any renovation / demolition works that may cause their disturbance. The asbestos removal works are to be conducted in accordance with the following:

- NSW Occupational Health & Safety Regulation 2001 made under the NSW OHS Act 2000,
- Protection of Environment Operations Act 1997 and
- *Guide to the Control of Asbestos Hazards in Building & Structures [NOHSC: 3002 (1988)]"* and
- *Code of Practice for the Safe removal of Asbestos [NOHSC: 2002 (1988)]*.

Any asbestos remaining in the buildings is to be labelled in accordance with the requirements of the OHS Regulation 2001.

Synthetic Mineral Fibre (SMF)

The principal SMF material types identified were SMF based ceiling tiles and SMF insulation to air conditioning ductwork, roofs and pipework across the industrial park. Generally, these materials are in a relatively good condition and no remedial action is required at present.

The SMF materials should be removed prior to the commencement of any renovations or demolition works if the works are likely to cause any damage to the materials. The removal of the SMF materials should be done in accordance with the WorkSafe Australia Synthetic Mineral Fibre National Standard (NOHSC:1004) and National Code

of Practice (NOHSC:2006), which contains requirements for the control and handling of SMF materials.

PCB's

No confirmed PCB containing capacitors were identified in fluorescent lights examined. There are however various older style fluorescent light fittings near the entrance to Unit 7, Sealed Air that were not able to be accessed. No visual evidence of PCB oil leakage was noted. No remedial action is currently required.

Lead Based Paints

No paint systems suspected of containing lead were identified in units/warehouses inspected.

BURROWS INDUSTRIAL ESTATE, 1-3 BURROWS ROAD, ALEXANDRIA
HAZARDOUS MATERIALS SURVEY

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1.0 INTRODUCTION

This report presents the findings of a hazardous materials survey of Burrows Industrial Estate, 1-3 Burrows Road, Alexandria, Property Code: 130.

The survey was authorised by Mr David Colpo, Engineering Services Manager of Macquarie Goodman Property Services Pty Ltd and was conducted by Hibbs & Associates Pty Ltd. The site investigations were conducted on 22 March 2005.

For the purpose of this survey, the term '*hazardous materials'* includes the following:

1. Asbestos containing materials.
2. Synthetic Mineral Fibre (SMF) materials.
3. Fluorescent light capacitor fittings containing polychlorinated biphenyl's (PCB).
4. Lead based paint systems applied to the building.

The location, type, conditions and extent of hazardous materials identified on the site are described in Section 4.0.

2.0 SURVEY METHODOLOGY

2.1 General Methodology

An inspection of Burrows Industrial Estate, 1-3 Burrows Road, Alexandria, was performed to identify the typical locations and applications in which the hazardous materials have been used.

The scope of the survey was limited to a visual inspection of the accessible and representative construction materials, finishing materials and building services, and the collection of materials suspected of containing the hazardous materials listed above. Representative samples of suspected hazardous materials were collected where it was possible to do so without substantially damaging the decorative finishes, waterproofing membranes, equipment etc. No destructive sampling or damage to the existing finishes or services was performed to obtain samples or gain access to otherwise inaccessible areas. Equipment not associated with the building fabric and operational services was not included in the survey.

Due to the destructive nature of the sampling process it is not possible to collect samples of all materials. Where it is not possible to collect a sample of material, the inspector has used his professional experience to make a judgement on the status of the material or the areas concerned. Where the inspector believes or suspects the material may contain asbestos, SMF or PCB this has been recorded in the survey report and these materials should be treated as a hazardous material. If work is to be performed on these materials, they should first be analysed to confirm their status.

2.2 Material Sample Identification

2.2.1 Asbestos and SMF Samples

Representative samples of materials suspected of containing asbestos are collected and analysed for the presence of asbestos using Hibbs & Associates Pty Ltd Test Method No. 2. This method uses Polarised Light Microscopy supplemented with Dispersion Staining and is based on the general requirements of Australian Standard “AS4964-2004 Method for the qualitative identification of asbestos in bulk samples” and “MDHS 77 (Methods for the Determination of Hazardous Substances) Asbestos in bulk materials”. This analysis was performed in-house.

Asbestos Types and Common Name

Chrysotile	- White Asbestos
Amosite	- Brown Asbestos
Crocidolite	- Blue Asbestos

2.2.2 Polychlorinated Biphenyl’s (PCB’s)

Representative samples of each major type of fluorescent light were examined to determine which lights are fitted with PCB containing ballast capacitors. The details of the brand and model of each capacitor were recorded and checked with the ANZECC database and our in-house database of known PCB capacitors and PCB free capacitors.

The Australian and New Zealand Environment Conservation Council "Polychlorinated Biphenyls Management Plan, November 1996" outlines the National Strategy for the management of PCB's.

In summary, the document defines PCB materials and wastes as follows:

<2 mg/kg	- PCB free.
2 mg/kg - <50 mg/kg	- Non-Scheduled PCB material or waste.
>50 mg/kg	- Scheduled PCB material or waste.
>100,000 mg/kg (10%)	- Concentrated PCB material

2.2.3 Lead Based Paints

i) Lead Paint Standard

Australian Standard, AS 4361.2-1998 "Guide to Lead Paint Management, Part 2: Residential and Commercial Buildings" defines lead paint - a paint film or component coat of a paint system in which the lead content (calculated as lead metal) is in excess of 1.0% by weight of the dry film as determined by laboratory testing.

The "Standard for the Uniform Scheduling of Drugs & Poisons" defines a Third Schedule Paint as containing greater than 0.1% lead by dry weight (as from 1 December 1997). It is generally accepted by industry that paints with greater than 0.25% lead require some precautions when working on them.

For the purpose of this survey, we have defined lead containing paint as, those paints showing positive response to the Lead Check® test swabs and / or containing greater than 0.1% lead by laboratory analysis.

ii) Lead Paint Sample Identification

Representative samples of paint films on surfaces such as walls and ceilings particularly those, which were peeling or showing other signs of deterioration were collected and were screen tested in our laboratory using Lead Check® test swabs (acidic sodium rhodizonate).

The Lead Check® test swabs are most effective where the lead concentration exceeds 0.5% w/w [i.e. positive response to lead compounds at 0.5% or greater]. At lower levels, they may give a negative result, or a slow positive response.

2.2.4 Statement of Building Survey Limitations

This report was prepared for Macquarie Goodman Property Services Pty Ltd, solely for the purposes set out herein and it is not intended that any other person use or rely on the contents of the report. The information contained in this report is based on a limited review of the site, interviews with site personnel and review of documentation provided to Hibbs & Associates Pty Ltd at the time of the review. Whilst the information contained in the report is accurate to the best of our knowledge and belief, Hibbs & Associates Pty Ltd cannot guarantee the completeness or accuracy of any of the descriptions or conclusions based on the information supplied to it or obtained during the investigations, site surveys, visits and interviews. Furthermore, conditions can change within limited

periods of time, and this should be considered if the Report is to be used after any elapsed time period subsequent to its issue.

Hibbs & Associates Pty Ltd has exercised reasonable care, skill and diligence in preparation of the Report. However, except for any non-excludable statutory provision, Hibbs & Associates Pty Ltd gives no warranty in relation to its services or the report, and is not liable for any loss, damage, injury or death suffered by any party (whether caused by negligence or otherwise) arising from or relating to the services or the use or otherwise of this report. Where the client has the benefit of any non-excludable condition or warranty, Hibbs & Associates Pty Ltd's liability is, to the extent permitted by law, limited to re-performing the services or refunding the fees paid in relation to the services or sections of the report not complying with the conditions or warranty.

This Report lists the known specific and typical locations/applications/sources of the hazardous materials identified in the areas of the buildings inspected. Whilst the Report has been prepared with all due care and every reasonable attempt has been made to identify and locate all the sources of the hazardous materials listed above, as the survey involves a visual inspection and sampling process, only those materials that are physically accessible and recognisable as hazardous materials, can be located and identified. Therefore, it is possible that hazardous materials which may be concealed within inaccessible areas / voids or have been installed in non-typical applications or installed in such a manner as to conceal their nature/identity, may not be identified and located during the survey. Such concealed and / or inaccessible areas fall into a number of categories.

(i) Inside set ceilings or wall cavities.

(ii) Building facades or other height restricted areas.

(iii) Those areas accessible only by dismantling equipment or performing minor local demolition work.

(iv) Service shafts, ducts etc., concealed within the building structure or internal areas of the plant or equipment.

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

(vi) Hazardous materials covered or concealed (partially or otherwise) by other materials/items preventing or limiting visual access or identification/recognition.

(vii) Hazardous materials installed in non-typical applications, covered by other materials or installed in such a manner that disguises or conceals their nature in any way that may hinder their identification or recognition as a hazardous material.

Therefore, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been identified / detected.

During the course of future refurbishment or demolition works, care should be exercised when entering any previously inaccessible areas and it is imperative that work cease pending further sampling if any unknown materials or suspected hazardous materials are encountered.

This Report should not be used for the purpose of tendering, preparing costing or budgets, programming of works, refurbishment works or demolition works unless used in conjunction with a specification detailing the extent of works. The Report must be read in its entirety and must not be copied, distributed or referred to in part only. The Report must not be reproduced without the written approval of Hibbs & Associates Pty Ltd.

3.0 BRIEF DESCRIPTION OF THE SITE

The site is located at 1-3 Burrows Road, Alexandria NSW. The access gate is located on Burrows Road. The site consists of 10 units individually leased out to separate tenants. Most units are typically brick work cavity walls with a steel frame construction and profiled metal sheet roofing. Units 11 and 8 are new precast concrete unit buildings with an office section near the entrance and Unit 1 is a concrete block building housing the office and administration section of Expohire.

There are various tenants located throughout the site over the 10 units. Units 7 and 9 are occupied by Sealed Air as well as Unit 11 and 8 which is a brand new concrete precast unit building with a metal profiled roof, while the remaining units are occupied by different tenants such as Star Track Couriers, Coca Cola and Expohire.

The earliest units are estimated to be built around the early 1980's, with newer units constructed within the last 5-10 years.

4.0 SURVEY DETAILS

The following section details the site inspection findings and outlines the location of the hazardous materials identified. The site inspection was carried out on 22 March 2005.

4.1 Asbestos & Synthetic Mineral Fibre Materials

A) Unit 1, exterior – The soffit is assumed to be lined with asbestos cement sheeting due to the building age and the materials appearance. It was not possible to sample this material due to the height restriction. Generally, this material was in a good condition, at the time of the inspection and no remedial action is currently required.

B) Unit 2, roof – The foil covered insulation to the underside of the roof is presumed to be SMF. It was not possible to sample this material due to the height restriction. Generally, this material was in a good condition, at the time of the inspection and no remedial action is currently required.

C) Unit 3, roof - The foil covered insulation to the underside of the roof is presumed to be SMF. It was not possible to sample this material due to the hight restriction. Generally, this material was in a good condition, at the time of the inspection and no remedial action is currently required.

D) Unit 3, staff kitchen - Black vinyl floor tiles were identified in the staff kitchen. The vinyl tiles were in good condition and consequently were not sampled. These materials may contain asbestos. No remedial action is currently required.

E) Unit 3, throughout unit - The air conditioning duct work was found to be insulated with a SMF insulation covered with plastic sheeting and foil in various areas. Generally, this material was in a fair condition at the time of the inspection and no remedial action is currently required.

F) Unit 4, roof - The foil covered insulation to the underside of the roof is presumed to be SMF. It was not possible to sample this material due to the height restriction. Generally, this material was in a good condition, at the time of the inspection and no remedial action is currently required.

G) Unit 5, roof - The foil covered insulation to the underside of the roof is presumed to be SMF. It was not possible to sample this material due to the height restriction. Generally, this material was in a good condition, at the time of the inspection and no remedial action is currently required.

H) Unit 6, roof - The foil covered insulation to the underside of the roof is presumed to be SMF. It was not possible to sample this material due to the height restriction. Generally, this material was in a good condition, at the time of the inspection and no remedial action is currently required.

I) Unit 7, roof - The foil covered insulation to the underside of the roof is presumed to be SMF. It was not possible to sample this material due to the height restriction. Generally, this material was in a good condition, at the time of the inspection and no remedial action is currently required.

J) Unit 7, office area – The suspended fibre ceiling tiles contain SMF. This material was in good condition, at the time of inspection and no remedial action is currently required.

K) Unit 7, warehouse – Fibre cement board, that may contain asbestos, was located on an older style gas cabinet near the machinery area. This material was in good condition and subsequently not sampled. No remedial action is currently required.

L) No access to the Still Air section of Unit 8, due to controlled environment conditions.

M) Unit 9a, exterior - The soffit is assumed to be lined with AC sheeting due to the building age and the materials appearance. It was not possible to sample this material due to the height restriction. Generally, this material was in a good condition, at the time of the inspection and no remedial action is currently required.

N) Unit 9a, ceiling - The air conditioning duct work was found to be insulated with a SMF insulation covered with plastic sheeting and foil at various areas. Generally, this material was in a fair condition at the time of the inspection and no remedial action is currently required.

4.2 Lead Based Paint Systems

No major surfaces, which may be coated with lead paint system, were identified on this site.

4.3 PCB Capacitors

Unit 7, Sealed Air – There are various older style fluorescent light fittings near the entrance to the unit. The twin-tube fluorescent light fittings suspended from the roof may be fitted with PCB-containing capacitors. It was not possible to access the fittings for examination due to height restrictions.

4.4 Inaccessible Area Requiring Further Investigation

The following locations were not accessible during this inspection:

- Unit 8 – No access was available to the still air section of the warehouse.

5.0 QUALITATIVE RISK ASSESSMENT - METHODOLOGY

The site inspection and building survey identified and recorded the locations of the hazardous materials described in Section 4.0. The following section outlines the principal factors used for making a qualitative assessment of the risk the hazardous materials pose to all the building's occupants and the priority rating system for control of the hazardous materials. Section 6.0 outlines general comments on the condition of the hazardous material identified, remediation works that are recommended and areas where the condition of the hazardous materials has deteriorated.

The priority rating system outlined below is designed as a guide to those responsible for the development of a comprehensive hazardous materials management plan. The actual setting of priorities for the implementation of control procedures for the hazards will be dependent not only on the allocated rating, but also on factors such as changes to work practices or the physical environment which would occur during refurbishment or demolition. Notwithstanding this, the allocated rating does provide a reasonable guide to appropriate priority setting with regard to the current condition of the materials.

5.1 Asbestos

The objective of the on-site phase of the survey was to identify the presence of asbestos materials through a combination of visual inspection and material sampling. The qualitative risk assessment is based upon an evaluation of factors, such as the friability, location and condition of the identified materials, whether the nature of the work carried out in the area is likely to disturb the asbestos or SMF, the likelihood of fibres released entering the occupied space and any other information considered important or relevant.

These factors have also been utilised in the process of determining appropriate recommendations for the timing of future assessment activities. As part of the risk assessment process, each asbestos hazard identified has been allocated a Priority Rating. This will assist in the development of a comprehensive hazardous materials management control and abatement program.

<u>Priority Rating for Control of Asbestos Hazards</u>

Priority 1: Immediate Elevated Risk Level

Friable material, which due to its present condition and location, presents an immediate health risk. Immediate control measures are required and the area containing this material should be isolated from personnel. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority 2: Potential Elevated Risk Level

Damaged or unstable material, which if disturbed is likely to present an immediate health risk, with the likelihood that contamination, may be spread to other areas. Control measures to stabilise this material should be initiated immediately, with formal abatement of the hazard being considered.

Priority 3: Low Risk Requiring Minor Maintenance

Non friable or stable material which has some minor areas of damage requiring remedial action or is likely to be subject to damage or to degrade due environmental conditions. It is recommended that maintenance work be performed to stabilise and repair damaged areas. Controls must be implemented to protect these materials from further damage or degrading factors.

Priority 4: Negligible Risk Under Present Conditions

Non-friable or stable material, which is unlikely to present a risk to health unless damaged, tooled, cut, sanded, abraded or machined. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

5.2 Polychlorinated Biphenyl Capacitors

The objective of the site inspection was to identify the presence of PCB containing electrical components through a combination of visual inspection and component sampling and testing. The qualitative risk assessment is based upon an evaluation of the condition of the component item for leaking PCB oil. The site assessment examined a representative portion of the fluorescent light fittings throughout the building. However, it is possible that there will be a variation of capacitor types (or leaking capacitors) in fittings not examined.

Priority Rating for Control of PCB Hazards

Priority A: Immediate Elevated Risk Level

PCB oil is leaking from the component item under consideration. Immediate control measures are required to prevent exposure of personnel and potential damage to the environment. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority B: Negligible Risk Under Present Conditions

The component item is in good condition and no remedial works are required at this stage.

5.3 Lead Based Paint

The objective of the site inspection was to identify the presence of lead based paint materials through a combination of visual inspection and/or material sampling.

The qualitative risk assessment is based upon an evaluation of factors, such as the condition of the paint membrane (adhesion to the substrate, surface deterioration i.e. chalky or cracked etc.), an examination of the paint layers (i.e. inner layers of lead based paint covered with outer layers of lead-free paint to provide a protective coating), location of the paint (i.e. accessibility of children etc.) and any other information considered important or relevant.

Priority Rating for Control of Lead Paint Hazards

Priority L1: Immediate Elevated Risk Level

Damaged or deteriorated paint membrane which due to its present condition and location, presents an immediate health risk. Immediate control measures are required and the area containing this material should be isolated from personnel. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority L2: Potential Elevated Risk Level

Paint membrane showing signs of deterioration and weathering which if left will continue to deteriorate and require more extensive abatement. Control measures to stabilise this material should be initiated as a priority, with formal abatement of the hazard being considered.

Priority L3: Negligible Risk Under Present Conditions

Stable paint membrane, which is in good condition and/or covered by a lead-free paint membrane which is also in a good condition. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

6.0 QUALITATIVE RISK ASSESSMENT – HAZARD CONTROL STRATEGIES AND RECOMMENDATIONS

6.1 Asbestos Materials

No friable asbestos materials were identified during the site inspection.

Generally, the asbestos containing materials identified are in a stable condition and have a priority 4 rating.

The following table outlines the risk rating and recommended remedial action for the asbestos containing materials present on the site.

Location and Description of Asbestos Material	Priority Rating	Recommendations
Units1 and 9a, exterior – The soffit is assumed to be lined with AC sheeting due to the building age and the materials appearance. It was not possible to sample this material due to the height restriction.	Priority 4	Generally, this material was in a good condition, at the time of the inspection and no remedial action is currently required.
Unit 3, staff kitchen - Black vinyl floor tiles in the staff kitchen may contain asbestos. The vinyl tiles were in good condition and consequently were not sampled.	Priority 4	Generally, this material was in a good condition, at the time of the inspection and no remedial action is currently required
Unit 7, warehouse – Fibrous cement board located on an older style gas cabinet near machinery area may contain asbestos. This material was in good condition and subsequently not sampled.	Priority 4	Generally, this material was in a good condition, at the time of the inspection and no remedial action is currently required

6.1.1 Hazard Control Strategies and Management Options

The 'defer action' option as outlined in the Worksafe Australia "Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC: 3002(1988)]" is recommended as a medium-term strategy for management of the Priority 4 asbestos cement materials.

Implementation of asbestos management procedures that minimises the potential for future damage of the asbestos materials should also be adopted. The asbestos material(s) should be labelled and inspected on a periodical basis to ensure any deterioration or damage is detected early and that the material(s) are maintained in a good and stable condition.

6.1.2 Renovations / Demolition

The asbestos materials should be removed prior to the commencement of any renovation / demolition works that may cause their disturbance. The asbestos removal works are to be conducted in accordance with the following:

- NSW Occupational Health & Safety Regulation 2001 made under the NSW OHS Act 2000,
- Protection of Environment Operations Act 1997 and
- *Guide to the Control of Asbestos Hazards in Building & Structures [NOHSC: 3002 (1988)]"* and
- Code of Practice for the Safe removal of Asbestos [NOHSC: 2002 (1988)].

6.2 Synthetic Mineral Fibre Materials

The SMF material identified were used primarily as insulation materials to ceilings, air-conditioning ductwork and the underside of some of the roofs. Compressed SMF tiles forming the false ceilings in various office areas were also identified.

These SMF materials have been installed in accordance with current industry practice and are in a good and stable condition and do not pose a significant health risk to the occupants in these buildings.

The SMF materials should be removed prior to the commencement of any renovations or demolition works if the works are likely to cause any damage to the materials. The removal of the SMF materials should be done in accordance with the WorkSafe Australia Synthetic Mineral Fibre National Standard (NOHSC:1004) and National Code of Practice (NOHSC:2006), which contains requirements for the control and handling of SMF materials.

6.3 Polychlorinated Biphenyl Capacitors

Electrical capacitors containing the class of compounds known as PCB's were not positively identified in the buildings on site. No visual evidence of PCB oil leakage was noted.

There are various older style fluorescent light fittings near the entrance to Unit 7, Sealed Air. The twin-tube fluorescent light fittings suspended from the roof may be fitted with PCB-containing capacitors. It was not possible to access the fittings for examination due to height restrictions.

No remedial action is currently required.

Should any metal cased capacitors be identified in other light fittings on the site they should be tested for PCB's. Any leaking PCB containing capacitors identified should be removed and disposed of in accordance with the requirements of the NSW EPA and WorkCover Authority NSW prior to the commencement of any renovation or demolition works that may cause their disturbance.

6.4 Lead Based Paint Systems

No paint systems suspected of containing lead were identified in units/warehouses inspected.