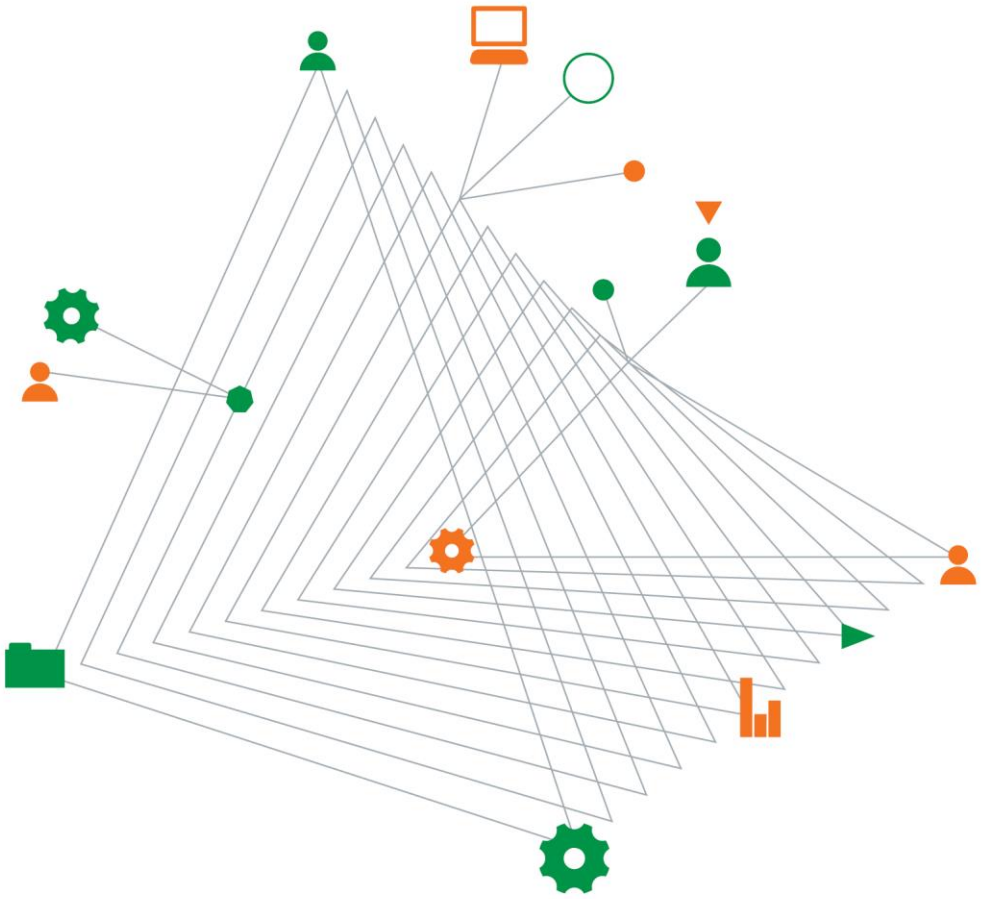
Wanda One Sydney Pty Ltd

Australia Sydney 1 Project

Historical Asbestos Data Review

5 June 2015



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Australia Sydney 1 Project

Prepared for
Wanda One Sydney Pty Ltd

Prepared by
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Document authorisation

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WHS Group leader (NSW/ACT/SA)	**Principal**

Quality information

Revision history

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v1 draft	Draft	5/6/15	AH	LMS

Distribution

Report Status	No. of copies	Format	Distributed to	Date
v1 draft	1	PDF	Sandra Furtado – Crone Partners Pty Ltd	5/6/15

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Attachments

1. Introduction

Coffey Environments Pty Ltd has compiled a historical asbestos review report for the three Sydney based buildings listed below:

- Goldfields House, 1 Alfred Street, Sydney NSW 2000;
- Fairfax House, 19-31 Pitt Street, Sydney NSW 2000; and
- Rugby Club.

hereafter referred to as 'the sites'.

The objective of the report is to assess the completeness of the available documentation, for the purposes of seeking DA approval on the part of the client and to also provide recommendations on what steps should be taken prior to any redevelopment at the sites, from an asbestos perspective, in accordance with relevant Regulations and Codes of Practice.

Please note that all activities and services provided by Coffey Environments Australia Pty Ltd (Coffey) are subject to the Scope and Limitations contained within this report.

2. Client details

Client Company:	Wanda One Sydney Pty Ltd
Client Contact:	Fangnan Li (Charlie)
Client Address:	Level 19, Gold Fields House, 1 Alfred Street, Sydney, NSW

3. Site details

Sites:

- Goldfields House, 1 Alfred Street, Sydney NSW 2000;
- Fairfax House; and
- Rugby Club.

4. Objective

The objective of the report is to assess the completeness of the available asbestos/hazmat documentation, of the three sites listed above, for the purposes of seeking DA approval on the part of the client and to also provide recommendations on what steps should be taken prior to any redevelopment at the sites, from an asbestos perspective, in accordance with relevant Regulations and Codes of Practice.

5. Methodology

Coffey conducted a review of available asbestos and hazardous materials survey and removals data for each of the three sites above and has provided insight as to the thoroughness and accuracy of this data, in accordance with the requirements as stipulated in the NSW Work Health and Safety Act 2011 and Regulations, the Code of Practice: *How to Manage and Control Asbestos in the Workplace (2011)* and Code of Practice*: How to Safely Remove Asbestos (2011).*

6. Findings

6.1. Goldfields House

Coffey reviewed an asbestos reassessment report undertaken by a third party consultancy (*Ref: 60247363 Annual Asbestos Review, Goldfields House*) in February 2015. Coffey's findings are listed below:

- Anecdotal evidence and reporting suggest that substantial friable asbestos insulation removal works have been undertaken within the building prior to 1993;
- A number of previously identified or suspected asbestos materials do remain in the building and appear to be maintained in good condition;
- A small number of areas (rooms) have not been accessed within the building and in accordance with regulation and industry practice, these must be presumed to be asbestos-containing until such time that a pre-demolition/ intrusive inspection can verify or refute this presumption; and
- A large number of structures (i.e. concrete structural beams and columns, metal clad pipework, fire doors, electrical backing boards, various plant, waterproofing membranes and spandrel panels throughout) have not been accessed and in accordance with regulation and industry practice, these areas must be presumed to be asbestos-containing until such time that a pre-demolition/ intrusive inspection can verify or refute this presumption (see **photographs 1, 2 and 3**).

6.2. Fairfax House

Coffey reviewed a hazardous materials survey report undertaken by a third party consultancy (*Ref: S7697 HAZARDOUS MATERIALS SURVEY, FAIRFAX HOUSE, 19-31 PITT STREET, SYDNEY NSW*) in August 2013. Coffey's findings are listed below:

- The report makes reference to previously inspected and sampled materials which were analysed as asbestos-containing. Both friable and non-friable asbestos materials have been either identified or suspected throughout the building;
- The report lists one friable asbestos removal project which was undertaken in April 2013, as a result of the identification of damaged friable asbestos debris in the Level 15 Plant room;
- A number of areas within the building (roof, locked rooms etc.) have not been accessed and in accordance with regulation and industry practice, these must be presumed to be asbestos-containing until such time that a pre-demolition/ intrusive inspection can verify or refute this presumption;
- A large number of structures (i.e. lift motor brake shoes, plant room – behind metal sheeting, fire door cores, electrical backing boards, various plant) have not been accessed due to access

constraint or health and safety reasons and in accordance with regulation and industry practice, these areas must be presumed to be asbestos-containing until such time that a pre-demolition/ intrusive inspection can verify or refute this presumption (see **photographs 4, 5, 6 and 7**);

- The listed identified or suspected asbestos materials that remain in the building were all listed as Priority 4 items, which under the consultants risk rating represented a 'negligible' asbestos exposure risk;
- Coffey questions the risk priority score of 'negligible risk' allocated to all of the asbestos – containing materials within the 2013 register, as many of these materials are friable in nature and albeit sealed with an encapsulant, have not been covered with an impervious barrier which would prevent incidental damage; and
- As friable asbestos-containing materials have been damaged in the past, Coffey suggests that the potential for damage to other asbestos-containing materials is more elevated than negligible.

6.3. Rugby Club

No previous asbestos or hazardous materials survey data was made available to Coffey at the time of this review and it is believed that none may exist at this point in time. Subsequently Coffey cannot comment on site conditions or on the presence or absence of asbestos at this site.

7. Recommendations

7.1. Goldfields House

- Coffey is satisfied that the asbestos information provided meets the requirements so that the PCBU (site controller) for the building can manage the buildings asbestos materials in situ in accordance with the NSW Work Health and Safety Regulation, 2011 and the Code of Practice: *How to Manage and Control Asbestos in the Workplace (2011);*
- An Asbestos Management Plan (AMP) should be created and maintained for all ACM that remain at the site to assist the site controller with the management of these materials. The AMP must ensure that suitable control measures are implemented to prevent site personnel and others from being exposed to airborne asbestos fibres;
- Schedule periodic reassessment of ACM remaining on-site to monitor their aging/deterioration so that the site controller can be alerted if any ACM require encapsulation or removal – in accordance with NSW Code of Practice*: How to Manage and Control Asbestos in the Workplace* (2011); and
- A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works. Any hazardous building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance - as per NSW Code of Practice: *Demolition Work* 2014.

7.2. Fairfax House

- Coffey recommends that an asbestos re-inspection is undertaken within the building particularly given the friable nature and exposed location of many of the asbestos-containing materials (see **photograph 8**). Although the regulatory driven re-inspection time frames were extended to at least 5 year intervals in the Code of Practice *'How to Manage and Control Asbestos in the Workplace' (2011)*, Coffey recommends that given the nature and location of the friable asbestos

within the building, that a more conservative time frame between re-inspections is instigated, i.e. annually;

- An Asbestos Management Plan (AMP) should be created and maintained for all ACM that remain at the site to assist the site controller with the management of these materials. The AMP must ensure that suitable control measures are implemented to prevent site personnel and others from being exposed to airborne asbestos fibres; and
- A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works. Any hazardous building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance - as per NSW Code of Practice: *Demolition Work* 2014.

7.3. Rugby Club

- Coffey recommends that an asbestos/ hazmat inspection is undertaken as a matter of priority in accordance with the NSW Work Health and Safety Regulation, 2011 and the Code of Practice: *How to Manage and Control Asbestos in the Workplace (2011);*
- An Asbestos Management Plan (AMP) should be created and maintained for all ACM that are identified at the site to assist the site controller with the management of these materials. The AMP must ensure that suitable control measures are implemented to prevent site personnel and others from being exposed to airborne asbestos fibres; and
- A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works. Any hazardous building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance - as per NSW Code of Practice: *Demolition Work* 2014.

8. Limitations

Coffey has reviewed historical asbestos and hazardous materials survey data which was provided by the client for the three sites listed above and has prepared this report on the basis of that review.

Coffey can only assess the information presented in the historical reports based on the findings presented. Coffey cannot comment on the completeness of the surveys conducted in the past or if any asbestos materials were incorrectly observed in the field as non-asbestos.

Coffey also cannot verify if historical risk classifications truly reflect the materials on site at this present time, particularly given the time lapse associated with when the inspections were undertaken versus the time of this review process.

Coffey cannot make any comments as to the status of the Rugby Club site and can only make recommendations as to what is required by the relevant NSW Regulations and Codes of Practice pertaining to asbestos in eth workplace.

The work was conducted and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within the time and budgetary requirements of the client, and in reliance on certain data and information made available to Coffey.

Should any other material, previously unidentified which is suspected to contain asbestos is found at the site, then works should cease and a qualified asbestos hygienist should be engaged to sample the material.

Important information about your **Coffey** Environmental Report

Introduction

This report has been prepared by Coffey for you, as Coffey's client, in accordance with our agreed purpose, scope, schedule and budget.

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

The report is based on information gained from environmental conditions (including assessment of some or all of soil, groundwater, vapour and surface water) and supplemented by reported data of the local area and professional experience. Assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, including budget and timing. The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice,

This interpretation is not a complete description of all material on or in the vicinity of the site, due to the inherent variation in spatial and temporal patterns of contaminant presence and impact in the natural environment. Coffey may have also relied on data and other information provided by you and other qualified individuals in preparing this report. Coffey has not verified the accuracy or completeness of such data or information except as otherwise stated in the report. For these reasons the report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.

Your report has been written for a specific purpose

Your report has been developed for a specific purpose as agreed by us and applies only to the site or area investigated. Unless otherwise stated in the report, this report cannot be applied to an adjacent site or area, nor can it be used when the nature of the specific purpose changes from that which we agreed.

For each purpose, a tailored approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible quantify, risks that both recognised and potential contamination pose in the context of the agreed purpose. Such risks may be financial (for example, clean up costs or constraints on site use) and/or physical (for example, potential health risks to users of the site or the general public).

Limitations of the Report

The work was conducted, and the report has been prepared, in response to an agreed purpose and scope, within time and budgetary constraints, and in reliance on certain data and information made available to Coffey.

The analyses, evaluations, opinions and conclusions presented in this report are based on that purpose and scope, requirements, data or information, and they could change if such requirements or data are inaccurate or incomplete.

This report is valid as of the date of preparation. The condition of the site (including subsurface conditions) and extent or nature of contamination or other environmental hazards can change over time, as a result of either natural processes or human influence. Coffey should be kept appraised of any such events and should be consulted for further investigations if any changes are noted, particularly during construction activities where excavations often reveal subsurface conditions.

In addition, advancements in professional practice regarding contaminated land and changes in applicable statues and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in this report should be verified if you propose to use this report more than 6 months after its date of issue.

The report does not include the evaluation or assessment of potential geotechnical engineering constraints of the site.

Interpretation of factual data

Environmental site assessments identify actual conditions only at those points where samples are taken and on the date collected. Data derived from indirect field measurements, and sometimes other reports on the site, are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions.

Variations in soil and groundwater conditions may occur between test or sample locations and actual conditions may differ from those inferred to exist. No environmental assessment program, no matter how comprehensive, can reveal all subsurface details and anomalies. Similarly, no professional, no matter how well qualified, can reveal what is hidden by earth, rock or changed through time.

The actual interface between different materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but

steps can be taken to reduce the impact of unexpected conditions.

For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of a suitably qualified and experienced environmental consultant through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Coffey would be pleased to assist with any investigation or advice in such circumstances.

Recommendations in this report

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through excavation or other additional assessment), then the recommendations would need to be reviewed and may need to be revised.

Report for benefit of client

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Coffey assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Coffey be consulted before the report is provided to another party who may not be familiar with the background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, a suitably qualified and experienced environmental consultant should be retained to explain the implications of the report to other professionals referring to the report and then review plans and specifications produced to see how other professionals have incorporated the report findings.

Given Coffey prepared the report and has familiarity with the site, Coffey is well placed to provide such assistance. If another party is engaged to interpret the recommendations of the report, there is a risk that the contents of the report may be misinterpreted and Coffey disowns any responsibility for such misinterpretation.

Data should not be separated from the report

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists or engineers based on their interpretation of field logs, field testing and laboratory evaluation of samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

This report should be reproduced in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

Responsibility

Environmental reporting relies on interpretation of factual information using professional judgement and opinion and has a level of uncertainty attached to it, which is much less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. As noted earlier, the recommendations and findings set out in this report should only be regarded as interpretive and should not be taken as accurate and complete information about all environmental media at all depths and locations across the site.

Appendix A - Photographs

Photograph 1: Goldfield's House, concrete beams and columns throughout with suspected asbestos-containing insulation on the enclosed steelwork.

Photograph 2: Goldfield's House, spandrel panel voids throughout with suspected asbestos-containing insulation in inaccessible areas.

Photograph 3: Goldfield's House, metal clad pipework throughout (predominantly SMF) with suspected asbestos-containing insulation in unidentified areas.

Photograph 4: Fairfax House, Level 15 plant room, metal sheeting affixed to walls and columns protecting suspected underlying friable asbestos.

Photograph 5: Fairfax House, Level 15 plant room, suspected ACM electrical backing boards.

Photograph 6: Fairfax House, Level 15 plant room, suspected ACM cable and pipe penetration packing.

Photograph 7: Fairfax House, Level 14-15 south west fire stairs, exposed (sealed) friable ACM to the ceiling and partially covered friable ACM with sheet metal.

Photograph 8: Fairfax House, Level 15 plant room, exposed (sealed) friable asbestos to underside of the roof and on structural steel.