

Hazardous Substances Audit

17 O'Riordan Street Green
Square, Alexandria NSW
Final

for Goodman International Limited

August 2008

0086939_RP02 FINAL

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Environmental Resources Management Australia Pty Ltd Quality System

This report was prepared in accordance with the scope of services set out in the contract between Environmental Resources Management Australia Pty Ltd ABN 12 002 773 248 (ERM) and the Client. To the best of our knowledge, the proposal presented herein accurately reflects the Client's intentions when the report was printed. However, the application of conditions of approval or impacts of unanticipated future events could modify the outcomes described in this document. In preparing the report, ERM used data, surveys, analyses, designs, plans and other information provided by the individuals and organisations referenced herein. While checks were undertaken to ensure that such materials were the correct and current versions of the materials provided, except as otherwise stated, ERM did not independently verify the accuracy or completeness of these information sources

Goodman International Limited

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Square, Alexandria NSW
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August 2008

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1 INTRODUCTION

1.1 BACKGROUND

Environmental Resources Management Australia Pty Ltd (ERM) completed a Hazardous Substances Audit (HSA) at 17 O' Riordan Street, NSW on behalf of Goodman International Limited (Goodman) on 2 July, 2008. The purpose of this HSA was to identify potentially hazardous substances associated with the existing buildings and grounds of the subject property.

1.2 SCOPE OF WORK

The scope of works associated with the HSA included the following tasks:

- Establishment to site; and
- Visual site inspection.

The scope of work applied to the main warehouse building, office building and surrounding grounds, excluding areas which were not physically accessible. Confined spaces were not entered, nor were works undertaken at height.

ERM conducted the scope of works in accordance with the Code of Practice for the Management and Control of Asbestos in Workplaces [National Occupational Health and Safety Commission (NOHSC): 2018 (2005)] and ERM's internal Work Activity Risk Assessment (WARN).

1.3 LIMITATIONS STATEMENT

The findings of this report are based on the Scope of Work outlined in prior correspondence (ERM Fee Proposal to EA, dated 25 June, 2008 – Ref: P14632_L01DC.doc) and reiterated in *Section 1.2* of this document. ERM performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental monitoring profession. No warranties, express or implied, are made.

Subject to the Scope of Work, ERM's assessment is limited strictly to identifying environmental conditions associated with the construction of buildings, and materials or conditions existing on the subject property at the time of the audit inspection. It does not evaluate structural conditions of part of the subject property, nor any other issues. Although normal standards of professional practice have been applied, the absence of any identified hazardous or toxic materials on the subject property should not be interpreted as a guarantee that such materials do not exist on the site.

This project is based on independent verification conducted by ERM personnel, sampling and analyses described in the report. All conclusions and recommendations made in the report are based on the results obtained on analysis of the collected samples and the professional opinions of the ERM personnel involved with the project. Further, while normal checking of the accuracy of data has been conducted, ERM assumes no responsibility or liability for errors in data obtained from regulatory agencies or any other external sources, nor from occurrences outside the scope of this project.

ERM is not engaged in environmental monitoring and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The client acknowledges that this report is for the exclusive use of the client, its representatives and advisors and any investors, lenders, underwriters and financiers who agree to execute a reliance letter, and the client agrees that ERM's report or correspondences will not be, except as set forth herein, used or reproduced in full or in parts for such promotional purposes, and may not be used or relied upon in any prospectus or offering circular.

SITE DESCRIPTION

The HSA site is described as 17 O’Riordan Street, Alexandria and is located on the western side of O’Riordan Street, approximately 360m south of the Green Square intersection (refer to *Figures 1, Annex A*). The site covers an area of approximately 7357m², and is generally covered by the building footprints or with permanent concrete pavement.

A large warehouse, with a footprint of approximately 4000m², constructed of concrete tilt-up walls with a steel frame and an iron roof predominantly occupies the rear of the site. A concrete driveway and parking area runs down the northern boundary and provides the only vehicle access to the warehouse. The front of the site is occupied by a two storey office block and showroom of similar construction to the warehouse, covering a footprint of approximately 980m². A small shed of concrete construction with a steel roof is located on the northern boundary at the front of the car park, adjacent to the alignment with O’Riordan Street. The shed is fitted with a locked steel grate door, a bunded concrete floor and houses the fire suppression system for the site. The fire suppression system is powered by an emergency diesel generator equipped with a fuel tank of approximately 200L capacity. All buildings on the site are understood to have been constructed *circa* 1996. The current site plans are presented in *Annex C*.

3 *METHODOLOGY*

3.1 *VISUAL INSPECTION*

The HSA was undertaken by a senior ERM Environmental Scientist, experienced in the identification of hazardous materials. All accessible areas of the property were subject to inspection, including the grounds surrounding the buildings. The only areas of the property which were considered to be inaccessible were the voids between the roof and the ceiling and the roofs of the buildings. The roof and the ceiling of the office building however were subject to a partial inspection only, accomplished by looking into the void from floor level through a displaced ceiling panel.

3.2 *SAMPLING LOCATIONS*

Selective sampling of potentially hazardous materials was proposed to be undertaken at the completion of the visual inspection. As no potentially hazardous materials were observed on the site during the HSA no samples were collected.

4.1 OFFICE – INTERIOR

The results of the visual inspection of the office interior are summarised below in *Table 4.1*.

Table 4.1 Results of Visual Inspection – Office Interior

Room	Observations	Sample results	Photographs
Foyer and stairwell.	No potentially hazardous substances observed	No samples collected	Photograph 1
Toilets	No potentially hazardous substances observed	No Samples collected	
Showroom	No potentially hazardous substances observed	No samples collected	Photograph 2
Kitchen/Tea Room	No potentially hazardous substances observed	No samples collected	
Office space	No potentially hazardous substances observed	No samples collected	
Photography Studio	No potentially hazardous substances observed.	No samples collected	
Storerooms	No potentially hazardous substances observed.	No samples collected	
Emergency Exit	No potentially hazardous substances observed.	No samples collected	

4.2 WAREHOUSE – INTERIOR

The results of the visual inspection of the warehouse interior is summarised below in *Table 4.2*.

Table 4.2 Results of Visual Inspection -Warehouse Interior

Room	Observations	Sample results	Photographs
Warehouse office	No potentially hazardous substances observed	No samples collected	Photograph 3
Toilets	No potentially hazardous substances observed	No Samples collected	
Lunch/rec-room	No potentially hazardous substances observed	No samples collected	
Kitchen/Tea Room	No potentially hazardous substances observed	No samples collected	
Storage Racks	No potentially hazardous substances observed	No samples collected	Photograph 4
Delivery / Dispatch Bay	No potentially hazardous substances observed.	No samples collected	Photograph 5
Storerooms	No potentially hazardous substances observed.	No samples collected	
Emergency Exit	No potentially hazardous substances observed.	No samples collected	

4.3 BUILDINGS – EXTERIOR

The results of the visual inspection of the exterior of the office and warehouse buildings is summarised below in Table 4.3.

Table 4.3 *Results of Visual Inspection - Exterior*

Area	Observations	Sample results	Photographs
Roof	No potentially hazardous substances observed	No samples collected	Photograph 6
Walls	No potentially hazardous substances observed.	No samples collected	
Eaves	No potentially hazardous substances observed.	No samples collected	

4.4 OUT BUILDINGS

The results of the visual inspection of the out buildings is summarised below in Table 4.4.

Table 4.4 *Results of Visual Inspection - Out Buildings*

Area	Observations	Sample results	Photographs
Fire Suppression Shed	No potentially hazardous substances observed in shed proper. Diesel used to power emergency generator (less than 200L stored on site)	No samples collected	Photograph 7 Photograph 8

4.5 SITE GROUNDS

No potentially hazardous materials were observed on the site grounds.

CONCLUSIONS

No hazardous substances were observed during the Hazardous Materials Audit undertaken at the site. It is noted however, that hazardous materials may be present within fill materials placed on site prior to the construction of the buildings and placement of concretes. This was unable to be inspected or sampled during this inspection. It is recommended that this work be performed as part of a Phase 2 investigation.

Annex A

Figures



Figure 1
Site Location

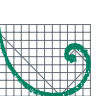
Client: Goodman International Limited
Project: O'Riordan Street, Green Square

Drawing No: 0086939s_01
Date: 01/07/2008 Drawing size: A4
Drawn by: ML Reviewed by: -
Source: UBD
Scale: Refer to Scale Bar



0 500m

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ERM

Annex B

Photographs



Photograph 1

View foyer and stairwell.



Photograph 2

View of display room.



Photograph 3

View of warehouse office.



Photograph 4

View of warehouse pallet racks.



Photograph 5

View of delivery/dispatch bay.



Photograph 6

View of warehouse exterior.



Photograph 7

View inside of fire suppression shed.

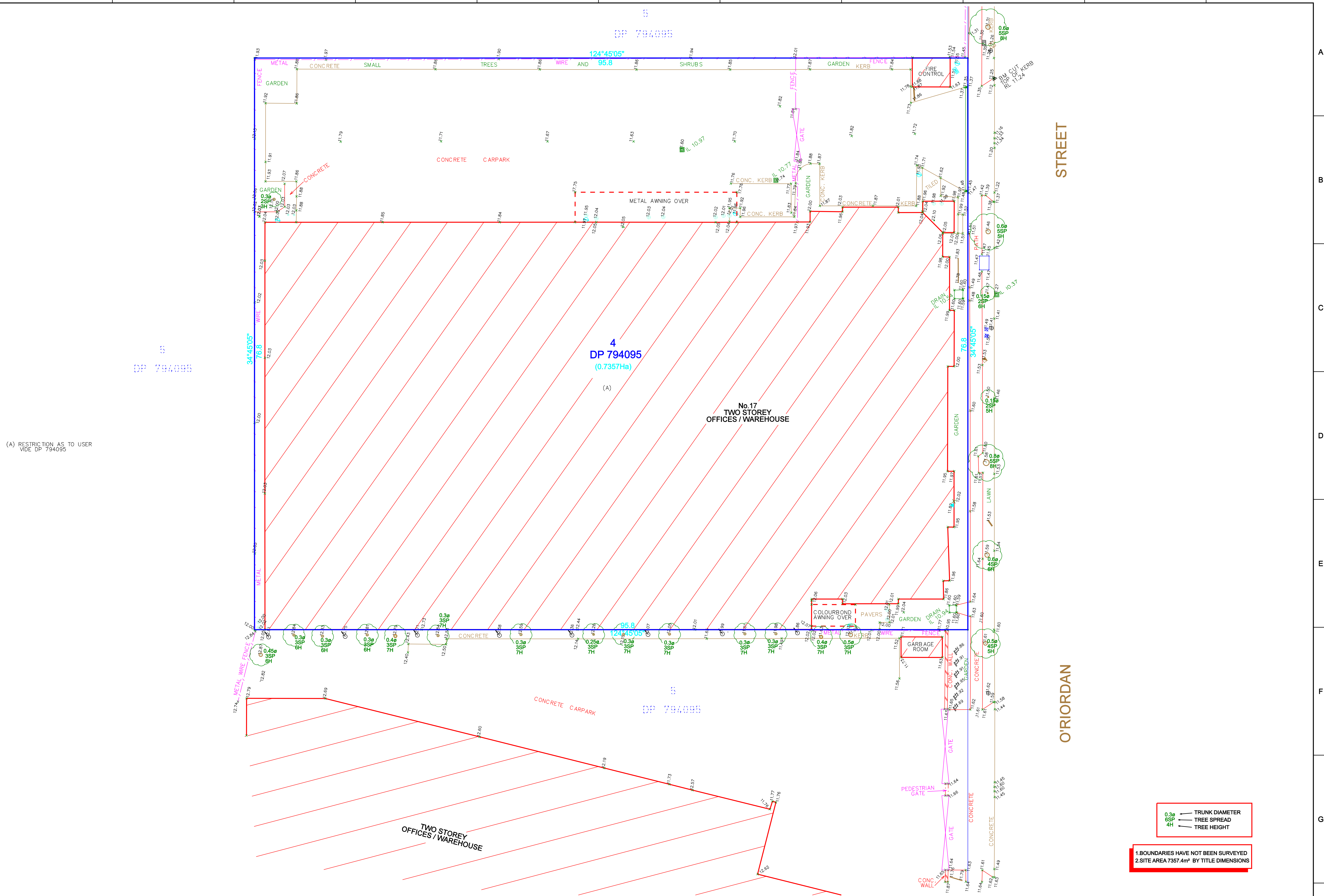


Photograph 8

View of fire suppression shed.

Annex C

Site Plans













IMPORTANT NOTE:
This plan is prepared for
GOODMAN PROPERTY SERVICES
from a combination of field survey and
existing records for the purpose of
designing new constructions on the
land and should not be used for any
other purpose.
The title boundaries shown hereon were
not marked by the author at the time of
survey and have been determined by
plan dimensions only and not by
field measurement.

A services search of the area surveyed above has not been undertaken. Visible services shown hereon have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note is an integral part of this plan.

LEGEND:

- | | | | |
|---|---------------------|---|---------------------|
|  | SEWER MANHOLE |  | UNCLASS ELECTRICITY |
|  | UNCLASS SEWER |  | POWER POLE |
|  | SEWER VENT |  | LIGHT POLE |
|  | SEWER LAMP HOLE |  | ELECTRICITY PIT |
|  | TELSTRA PIT 1.0x1.0 |  | UNCLASS SERVICE |
|  | UNCLASS TELSTRA |  | UNCLASS WATER |
|  | TWIN TELSTRA PIT |  | WATER METER |
|  | TELSTRA PIT |  | STOP VALVE |
|  | SIGN |  | TAP |
| | |  | HYDRANT |

-  GULLY PIT
-  JUNCTION BOX
-  GRATED PIT
-  DRAINAGE MANHOLE
-  STATE SURVEY MARK
-  SURVEY MARK
-  GAS PIT
-  GAS MARKER POST
-  UNCLASS GAS
-  TRAFFIC CONTROL

- TRAFFIC JUNCTION BOX
- TRAFFIC SIGNAL PIT
- RAILWAY

[illegible]

SCALE: HORZ. 1:200	VERT.	B1
CONTOUR INTERVAL: MAJOR 0.0 MINOR 0.0		
HORIZONTAL ORIGIN		
COORD. SYSTEM	MARK ADOPOTED: SSM 53812	
MGA	COORDINATES: E 333 752 796 N 6 256 546 020	
	RL 11 255	
VERTICAL DATUM		
DATUM: MGA	BM ADOPOTED: SSM 53812	

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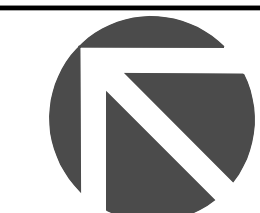
Hard & Forester Pty Ltd ABN 67 003 541 348

PROJECT:

DETAIL AND LEVELS

No.17 O'RIORDAN STREET
ALEXANDRIA

CLIENT: GOODMAN PROPERTY SERVICES



SHEET 1 OF 1

DRAWING NUMBER	F
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