



Environmental

248-264 Woodville Road, Merrylands, NSW



Limited Environmental & Hazardous Materials Assessment

Project No. 94605

Prepared For:

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ATTACHMENTS:

- SGA ENVIRONMENTAL RISK RATINGS FOR INDUSTRIAL/COMMERCIAL SITES

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A. GENERAL DESCRIPTION AND PROPERTY DATA			
Site Address:	248-264 Woodville Road, Merrylands, NSW	Real Property Description:	8 Lansdowne St – Lot F DP364338 8A Lansdowne St – Lot 2 DP385967 14 Lansdowne St – Lot A DP344408 16 Lansdowne St – Lot 81 DP128805 19 Highland St – Lot F DP382911 246 Woodville Rd – Lots B & C DP379850 248 Woodville Rd – Lot 2 DP204284 250-256 Woodville Rd – Lots 4-7 DP128586 & Lot 1 DP433824 258-264 Woodville Rd – Lot 2581 DP803841 & Lot 1 DP382912
Building Type:	Furniture showroom/warehouse Residential houses	Size (land):	2.5 ha (approx.)
Year Constructed:	Prior to 1943	# Buildings:	1 commercial building 4 residential houses
Current Zoning:	B6 Enterprise corridor & R2 Low density residential	Proposed Zoning:	B6 Enterprise corridor & R2 Low density residential
Current Owners:	Wiltex Wholesale Pty Ltd		
Current Occupier:	John Cootes Furniture		
Other Information:	Site includes a number of different planning identifiers which contain, the main site building (furniture showroom/warehouse) external on grade car park areas, vacant land and four residential houses.		



B. HAZARDOUS MATERIALS ASSESSMENT

The hazardous materials assessment consisted of a site inspection and desktop review of information relating to the potential for asbestos, polychlorinated biphenyls (PCBs), synthetic mineral fibre (SMF) and ozone depleting substances to be present at the site.

Review of Previous Reports

Dieter Herrmann and Associates (2011) – John Cootes Furniture Warehouse, 258 Woodville Road, Merrylands Asbestos Exposure Risk Assessment was provided for review. The report detailed the findings of an inspection of the furniture showroom/warehouse on site to assess the condition of exposed asbestos-cement materials in the building and evaluate risks of possible exposure to friable asbestos for building occupants. The report stated that previous inspections had been undertaken in 2004 and 2009.

Sampling of materials was not undertaken as it was considered that an adequate amount of sampling was undertaken during the original 2004 survey.

Observations and findings included:

- Structurally the building remained unchanged since the 2004 and 2009 inspections.
- Corrugated asbestos cement sheets were observed as roofing and external side walls with sections of vertical sheeting used to provide internal dividing within the building.
- Previous surveys had identified some of these vertical sections as containing damaged edges. These were located around the ground floor information desk and in the back of the receiving area near the information offices. At the time of the 2011 inspection, the damaged edges were observed to be sealed, having been encased with heavy duty aluminium foil. This treatment was considered to be effective for prevention of fibre release from the asbestos cement sheeting.
- In the south east and north east sections of the building, the underside of the asbestos fibre cement roofing was exposed.
- Visible roofing sheets were observed to be in sound condition and were not considered to present a significant risk of asbestos fibre release.
- Asbestos cement guttering and down pipes were observed within the building and were considered in good condition.
- Along the southern and western sides of the building some areas of corrugated fibre-cement wall cladding were exposed. This was observed in good condition with localised damaged areas effectively patched and repaired.
- Towards the Woodville Road entrance, the ground level showroom had internal wall and ceiling linings of flat asbestos cement sheets. All were observed as painted and considered to be in good condition. Debris or fibre release would not be considered likely under normal conditions.

The report made the following conclusions and recommendations:

- Asbestos cement structural and cladding materials had remained essentially unchanged since the 2009 inspection.
- Previously identified broken and exposed asbestos cement sheeting, had effectively been encapsulated such that they do not represent a risk to site occupants.
- Suitable labels should be fixed at accessible points to indicate the presence of asbestos. Written procedures should be in place such that no work involves disturbance of asbestos cement materials. If maintenance or structural work is considered necessary works should only be undertaken after completion of a formal risk assessment.

At the rear of the document an asbestos register was provided detailing the location, material form, asbestos content and condition of identified asbestos containing materials.



Site Inspection

A site inspection was undertaken by SGA Environmental as part of the assessment.

Asbestos cement sheeting was identified as the primary building material of the main site building (furniture showroom/warehouse). Asbestos was observed as:

- Asbestos cement sheet roofing which was observed to cover the majority of the roof and appeared to be in reasonable condition. Although it should be noted that the inspection was undertaken from ground level. External guttering, where it could be observed, also appeared to be in reasonable condition.
- On the western section of the building, external walls were observed to be constructed of asbestos cement sheeting.
- Asbestos cement sheeting roofing was exposed internally on the eastern portion of the building and internal vertical sheeting which separated the eastern and western sections of the building. The exposed sections appeared to be in reasonable condition.
- Internal downpipes appeared to be constructed of asbestos cement materials and were observed throughout the building. The downpipes were painted and in good condition.

In agreement with the Asbestos Exposure Risk Assessment provided for review, asbestos containing materials appeared to be in reasonable condition with no other asbestos containing materials observed in addition to what has already been identified. Evidence of 'make good actions' were observed on the interior of the building where encapsulation had mitigated immediate risks to site occupants, although no asbestos warning labels were identified as per the recommendation within the provided Asbestos Exposure Risk Assessment.

No items containing or suspected of containing PCBs were identified during the site inspection.

SMF was identified in the building as insulation to roofing on the western portion of the building which covered asbestos cement sheeting. Some of the SMF was observed to be in a degraded condition exposing the underlying asbestos cement sheeting.

The main air conditioning equipment was identified as containing R22 hydro chlorofluorocarbon (HCFC) Although it was observed to not be operational at the time of inspection.

It should be noted that no inspection was undertaken of the four residential houses onsite as no access was granted. Additional hazardous materials (including asbestos) are likely to be present within these structures.



C. ENVIRONMENTAL ASSESSMENT

The environmental assessment consisted of collection and review of previous reports, available desktop information regarding the site history and environmental setting, regulatory notices and a site inspection. The available information was used to provide an evaluation of site contamination risk.

Sources of Information

Information sources used as part of this assessment:

- Regulatory notices
- Historical aerial photographs
- Australian Heritage Places Inventory and NSW Heritage Register
- Historical certificates of title
- Geological and soil survey information
- Hydrogeological databases
- Site inspection

Review of Previous Reports

No previous environmental reports were provided for review.

Regulatory Notices

A search of the NSW Environmental Protection Authority (EPA) Record of Notices under section 58 of the Contaminated Land Management Act 1997 (CLM Act) has identified that the site has not been subject to:

- orders made under Part 3 of the CLM Act
- approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the EPA has not been revoked
- site audit statements provided to EPA under section 53B of the CLM Act that relate to significantly contaminated land
- actions taken by EPA under section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985 (EHC Act)

A search of the NSW EPA list of contaminated sites notified under Section 60 of the CLM Act did not identify a listing for the site.

Review of Parramatta City Council's section 149 (2) & (5) certificates

Parramatta City Council section 149 (2) & (5) certificates were provided for all lots pertaining to the site for review.

The section 149(2) certificate indicated that the site is not subject to matters arising under the Contaminated Land Management Act 1997.

Review of NSW Workcover Dangerous Goods search

A search of the NSW Workcover Stored Chemical Information Database (SCID) for 248-264 Woodville Road was undertaken. The search did not identify any records relating to 248-264 Woodville Road.

Site History

Site Plan, Historical Maps and Historical Aerial Photograph Review

Based on a review of historical aerial photographs, the eastern section of the current main site building was apparent on site since at least 1943. At this time the majority of the remainder of the site was vacant with the exception of residential houses fronting Woodville Road and Lansdowne Street. Surrounding land use at this time appeared to be generally vacant or used for residential purposes.

By the time of the 1951 aerial photograph there were no observed changes to the main site building. A



small industrial style building (accessed from Lansdowne Street) had been constructed to the north west of the main site building with the surrounding ground surface used for storage.

In the 1961 aerial photograph additional industrial style buildings had been constructed to the north and north west of the main site building. External to the main site building, it appeared some timber and stockpiles of waste were observed on unsealed surfaces.

By 1970 the main site building had been extended to the west with a warehouse type structure added to the building. The western section of the site (fronting Highland Street) was being used for car parking. No significant changes were observed for the remainder of the site.

By 1982 the industrial activities being undertaken to the north and north west of the main site building had ceased with vacant land observed. The main site building and residential dwellings on the periphery of the site were observed with no significant changes from the previous aerial photograph.

In the 1991 aerial photograph the residential structure on the lot immediately to the south had been removed. No other discernible changes were observed.

By 2013 the residential dwelling on the south western periphery of the site was removed, no other discernible changes to the site were observed.

Review of Heritage databases

Review of the Australian Heritage Places Inventory and NSW Heritage Register did not identify a listing for the site.

Previous Owners and Occupiers

Review of Historical Titles

Historical certificates of title were reviewed to identify previous owners and occupiers of the site. Lots which were identified as containing commercial/industrial land uses from historical aerial photographs were subject to historical title search review.

For Lot F DP364338 (8 Lansdowne Street) private individuals (widow, plumber, building contractor) occupied the site until 1970. For Lot 1 DP433824 and Lot 7 DP128586 (256 Woodville Road) private individuals including a widow and farmer occupied this portion of the site until 1950 when JH Milne Pty Ltd acquired the lots until 1970.

By 1970, Lot F DP364338, Lot 1 DP433824 and Lot 7 DP128586 were owned by Warman Investments Pty Ltd. In 1989 all the lots were purchased by Wiltex Wholesale Pty Ltd who currently owns the site.

For Lot 2581 DP803841, the planning identifier where the main site building is situated, the history of ownership included private individuals until 1939 when Electrical Investments Pty Ltd purchased the site. In 1964 the site was leased to Essantee Switchgear Pty Ltd prior to Wiltex Wholesale Pty Ltd leasing the site from 1975. Wiltex Wholesale Pty Ltd acquired the site in 1980.

Environmental Setting

Geology

The geology underlying the site as described in the Geological Survey of New South Wales (1991) – *Wagga Wagga 1:100,000 Metallogenic Map* consists of Triassic aged Bringelly shale of the Wiananmatta group consisting of shale, claystone, laminite, sandstone, rare coal and tuff.

Soils

The Australian Soil Resources Information System (ASRIS) denotes soils in the area as Kurasols which include soils with a strong texture contrast between topsoil and subsoil. Subsoils are strongly acidic with low water-holding capacity.

Review of the Australian Soil Resources Information System (ASRIS) – *National Acid Sulfate Soils Risk Map* identifies the site as located over an area with an extremely low probability of acid sulfate soil occurrence.



Hydrogeology

The hydrogeology of the area has been based on a search of the Department of Natural Resources Groundwater Atlas. The search found one groundwater bore within a 1km radius of the site. Groundwater was encountered between 12.1 and 30.6 metres below ground level (mbgl) flowing through weathered granite lithology. Based on information obtained from this bore, it is anticipated that groundwater would be encountered deep (>10 mbgl) flowing through weathered granite geology.

Based on the soil, geological and hydrogeological review the potential migration of chemicals of concern is expected to be low given the relatively impermeable nature of the soil. Migration to depth is considered unlikely due to the relatively impermeable nature of the underlying shales and anticipated depth to groundwater.

Site Inspection

The site inspection identified that site consisted of a furniture showroom/warehouse, external parking areas, vacant areas of land and residential homes situated on Lansdowne Street and Woodville Road to the north of the main site building. No access was available to the private residences at the time of the inspection.

Small volumes of general cleaning chemicals were observed within the toilets. No evidence of significant leaks or spills was identified and the chemicals were observed stored within secondary containment.

No visual evidence of significant contamination or potential for significant contamination was identified during the site inspection.

External to the main building a number of concrete footprints were observed which indicate former buildings/structures on site. This indicates fill material may be present upon the site associated with the establishment of suitable building footprints. While evidence of former site structures has been observed, the site appeared to generally follow the natural topography of the surrounding landscape indicating the likelihood of significant amounts of imported fill to be low.

To the rear of the main site building approximately 8 stockpiles of mulch and 2 waste skip bins were observed.

Surrounding land was generally used for residential purposes, however a series of commercial properties including a service station were observed to the south of the site.



D. DISCUSSION & RECOMMENDATIONS

1) Hazardous Materials

- Hazardous materials identified onsite included asbestos cement sheeting, SMF and HCFC refrigerant gas.
- The asbestos cement sheeting identified within the main site building is considered to present a low risk to occupants.
- In accordance with the *Work Health and Safety Regulation 2011*, asbestos containing materials onsite should be managed under guidance from an Asbestos Management Plan. Management measures would include labelling of the identified asbestos (where practicable) and annual inspections of the asbestos.
- SGA Environmental understands that the client proposes to demolish the main building on site in the next 2 years. Bearing in mind the land use in the immediate vicinity which consists of a primary school and private residences, control of demolition would be considered an important factor.
- Any disturbance of SMF materials should be undertaken with guidance from a safe work method statement prepared in accordance with the *Code of Practice for Safe Use of Synthetic Mineral Fibres*.

2) Environmental

- Based on review of historical information including historical titles and aerial photographs, 250-256 Woodville Road (Lots 4-7 DP128586 & Lot 1 DP433824), 258-264 Woodville Road (Lot 2581 DP803841 & Lot 1 DP3829128) and 8 Lansdowne Street (Lot F DP364338) have been used for industrial activities. These sections of the site have been owned by electrical product manufacturers, furniture manufacturers and building contractors who have undertaken activities which have the potential to have impacted site soils with chemicals of concern (COCs).
- Demolition of former site structures has the potential to have impacted site soils with asbestos and lead.
- We understand that the site is proposed to be redeveloped; therefore we would recommend undertaking an Environmental Site Investigation in order to further assess the environmental risk and to assess any potential liabilities posed by the site.

The findings of this assessment are subject to the Limitations included at the end of this Report.

E. RISK RATINGS

	Extreme	High	Moderate	Low	Negligible
Hazardous Materials Risk			X		
Environmental Risk			X		

The risk ratings are defined within the SGA Environmental Risk Ratings for Industrial/Commercial sites as appended to the end of this report.



F. LIMITATIONS

The work presented in this report is SGA Environmental's (a division of SGA Property Consultancy) response to the specific scope of work planned with and approved by Moss Capital and is for the site located at 248-264 Woodville Road, Merrylands, NSW. Professional advice and opinion provided in this report is for use by the entities named on the front page of this report as a due diligence report in association with the current sale activities only, in accordance with the agreed scope of work and is not to be relied on by any other third party for any other purposes except with the prior written consent of SGA Environmental (which consent may or may not be given at its discretion).

Our team completed a physical inspection of the site on 16 April 2014 and we have not inspected parts of the building built-in, covered-up or otherwise made inaccessible. Where third party survey work, reports or verbal information has been relied upon, the data is included and the responsibility for the accuracy of such data remains with the third party, not with SGA Environmental.

The advice provided in this report is based on information obtained from the identified building material inspection locations and/or sampling points. Building materials present in other parts of the building structure or site may differ from those identified at the inspection locations and/or sampling points. Stated quantities of observed materials or items should not be inferred as a definitive quantity survey of such materials or items.

The survey is a visual inspection supported by a selective sampling process. Consequently, only those hazardous materials and environmental issues that are physically accessible can be located and identified. The possibility that unsurveyed hazardous materials or products remain in concealed areas cannot be ruled out. Such areas include but are not limited to, inside set ceilings or wall cavities, service shafts and ducts, height restricted areas, areas only accessible by dismantling equipment, voids or internal areas of plant or areas concealed within the building structure, only accessible during demolition. In the event that building materials suspected of containing asbestos are revealed during renovation and/or demolition of all, or part of a building, SGA Environmental should be contacted immediately. SGA Environmental will work with the client and demolition contractor to ensure that all building materials containing asbestos are identified and appropriate occupational health and safety measures implemented.

The report is not intended for the general programming of hazardous material removal works unless used in conjunction with a "fit for purpose" specification detailing the extent of such work. This report should not be altered, amended or abbreviated, issued in part or issued incomplete without prior approval from SGA Environmental. SGA Environmental does not accept responsibility for any circumstances which arise from the issue of a modified version of the report.

Advice and interpretation is provided on the basis that subsequent site work will be undertaken by SGA Environmental. Should other parties be engaged to implement recommendations made by SGA Environmental, or undertake further environmental work on site, SGA Environmental is not responsible for how the information in this report is used by those other parties or any other party including statutory appointed environmental auditors. If further data is collected or comes to light SGA Environmental reserve the right to alter their conclusions

A report is provided inclusive of all documentation sections, tables, figures and appendices and should not be provided or copied in part without all supporting documentation for any reason, because misinterpretation may occur.



Environmental

SGA Environmental Risk Ratings for Industrial/Commercial sites

Environmental Risk

Risk Rating	Definition
Negligible Risk	- no potential contamination issues identified - site considered suitable for industrial/commercial land use
Low Risk	- low potential for significant soil and/or groundwater contamination to be present in excess of industrial/commercial guidelines - site considered suitable for industrial/commercial land use - low risk of offsite migration of contamination (if present)
Moderate Risk	- moderate potential for significant soil and/or groundwater contamination to be present in excess of industrial/commercial guidelines - site considered suitable for intended land use in its current form - low risk of offsite migration of contamination (if present)
High Risk	- high potential for significant soil and/or groundwater contamination to be present in excess of industrial/commercial guidelines - site is possibly unsuitable for industrial/commercial land use without further assessment or remediation - high risk of offsite migration of contamination (if present)
Extreme Risk	- the site is known to have significant soil and/or groundwater contamination present in excess of industrial/commercial guidelines - the site is unsuitable for industrial/commercial land use without further assessment or remediation - offsite migration of contamination is occurring
Controlled Risk	the site is known to be contaminated but contamination is being appropriately managed

Hazardous Materials Risk

Risk Rating	Definition
Negligible Risk	no hazardous materials issues identified
Low Risk	low risk hazardous materials present onsite which are appropriately managed
Moderate Risk	- low risk hazardous materials present onsite which are not appropriately managed - moderate risk hazardous materials present onsite which are appropriately managed
High Risk	- moderate risk hazardous materials present onsite which are not appropriately managed - high risk hazardous materials present onsite which are appropriately managed
Extreme Risk	high risk hazardous materials present onsite which are not appropriately managed

Notes:

Further environmental and/or hazardous materials works may be required for future redevelopment under any risk rating.

We advise that, unless specifically stated otherwise within the body of this document, the following Limitations apply to our Report;

- Sections within this Report may contain additional Limitations relevant to the reporting discipline concerned. These must be viewed as additional limitations that stand separately, and in addition to, the following Limitations.
- No reliance should be placed on draft reports, draft conclusions or draft advice issued by us as they may be subject to further work, revision and other factors which may mean that drafts are substantially different from any FINAL report or advice issued.
- Parts of the building built in, covered up or otherwise made inaccessible during construction, alteration or fitting out have not been inspected. This generally relates to ceiling voids, wall cavities and service risers. Therefore we are unable to comment as to whether such elements are free from defect or infestation.
- We have not undertaken any work of a specific engineering nature, such as engineering calculations, structural analysis, testing or measurements as the Report reflects our interpretation of the condition of the building as apparent from the inspection.
- Building services have been visually inspected where exposed to view only. No internal inspections have been undertaken of plant, equipment and machinery or where services are covered up or hidden by building structural elements or finishes. Building services have not been tested and no design calculations have been undertaken.
- The property has not been inspected specifically for termite infestation and we would only report on such if evidence of termite activity was apparent during our inspection.
- Where a variety of multiple units or tenanted areas are inspected, a random selection of each type of unit / area was inspected and used for the basis of this report.
- This Report is not a certification, a warranty or guarantee and has been scoped in accordance with the instructions given and the time allowed.
- The scope of the Report is described in the fee proposal accepted by the instructing client and disciplines not specifically mentioned are excluded from this report.
- This Report has been prepared for the benefit of the instructing client named on the cover of the document. This Report is not to be reproduced, in whole or in part, without the express written authorisation of SGA Property Consultancy Pty Ltd.
- The findings of this Report are valid for six calendar months from the date of issue of the Draft version of the document.
- Unless specifically stated otherwise, all cost estimates provided throughout the Report are subject to the following Limitations;
 - Estimates are indicative only and are provided as a guide to "order of magnitude" of the cost item. Items of work are not fully described or detailed reflecting the high level nature of the assessment, the amount of information available and the purpose for which they are prepared;
 - Preliminaries, builder's margins, overheads and contingencies are excluded;
 - Professional fees, project management fees, planning and building licence fees are excluded;
 - No allowance has been made for Tender Price Inflation throughout the budget terms considered;
 - In providing estimates we have assumed that replacements and renewals will be on a like for like basis. Unless specifically stated otherwise we have made no allowances for improvements over and above this standard.
 - We have assume that WH&S / OH&S requirements will be similar to those encountered in the present and have made no allowances for any additional measures that may be required in the future.

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Capitalising on a global skill base, all senior SGA consultants are Chartered Building Surveyors, Engineers or Environmental Scientists, providing the company with a breadth of understanding across many specialist competencies, which is the key to our speed of assessment, service and delivery.



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