

23 January 2015

Our ref: ENAUWOLL04194AA-L01

Andrew Carswell
39 Macquarie Street
JAMBEROO NSW 2533

Attention: Andrew Carswell

Dear Andrew

**Removal of suspected ACM fragments
Part Lot 1 DP710456, 39 Macquarie Street, Jamberoo**

Coffey Environments Australia Pty Ltd (Coffey) was commissioned by Andrew Carswell to carry out removal of fragments of suspected asbestos containing materials (ACM) from the ground surface within Lot 1. We carried out the works in general accordance with our proposal (Ref: ENAUWOLL04194AA-P02, dated 16 December 2014).

We previously carried out a Phase 1 contamination assessment on the proposed subdivision in the north-eastern portion of Lot 1 (Ref: ENAUWOLL04194AA-R01, dated 5 November 2014). A fill mound was observed to within 1m of the site boundary and several suspected ACM fragments at the ground surface. To satisfy Kiama Municipal Council (Council) requirements, ACM fragments were removed from the ground surface within an offsite area adjacent to the site and a clearance certificate was issued.

The term '**onsite**' hereafter refers to the area of the proposed subdivision in the north-eastern portion of Lot 1 DP710456 (20m east-west by 40m north-south), as defined in Section 3 of the Phase 1 (Coffey, 2014). The term '**offsite**' is referring to areas outside this proposed subdivision lot boundary.

Based on observations from our Phase 1, we nominated an offsite area within the remaining portion of Lot 1 at the nearest location to the site's western boundary, where suspected ACM fragments were previously observed. This nominated area was approximately 70m², extending approximately 14m north-south and 5m further west of the western site boundary as shown in Figure 1. Areas further away from the site were not addressed.

An environmental engineer from our Wollongong office visited the above property on 20 January 2015. Tall grass was mown within the nominated area to allow inspection of the ground surface for fragments of potential ACM. Where observed, we removed ACM fragments from the ground surface by 'emu picking' and placed into an appropriately labelled bag. Collected ACM fragments were sealed in double bags and given to Andrew Carswell for disposal at an appropriate facility. Using hand tools, we also checked if fill soils were present at several test holes. After removal was completed, a licensed asbestos assessor from our Chatswood office visited the site on the same day to carry out an inspection of the nominated area.

As a result of our site visit, approximately five ACM fragments were identified and removed from the ground surface. A licensed asbestos assessor inspected the nominated area and no further ACM fragments were observed. A clearance certificate was provided for the nominated area and is attached at the end of this letter.

Based on discussions with you, we understand the nominated area is currently used for cattle grazing and consider that some fragments could potentially be buried beneath the ground surface due to cattle movements. Our observations from several test holes suggest a relatively thin layer of fill soils is present at varying thickness (typically less than 0.2m thick) within some areas of the nominated offsite area. Fill soils comprised soft gravelly clays, overlying natural soils comprising stiffer sandy clay. ACM fragments were not observed within the test holes.

In conclusion, we consider that visible ACM fragments were removed from the ground surface within the nominated area and verified with a clearance certificate. We understand that this satisfies the requirements of Council by addressing areas where suspected ACM fragments were previously observed to within 1m of the site's western boundary. We recommend that soils in this area remain undisturbed to maintain existing conditions until the site's western boundary is fenced.

This assessment is limited to the nominated offsite area defined above and does not assess other offsite areas. We have not made assessment of risks posed to human health (if any) from potential ACM remaining in offsite areas.

This letter should be read in conjunction with the attached sheet titled "Important Information About Your Coffey Environmental Report".

For and on behalf of Coffey



Alexander Williams
Environmental Engineer

Important Information About Your Coffey Environmental Report

Figure 1 – Location of nominated area for ACM removal

Clearance Certificate

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 apprised 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 statutes 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.

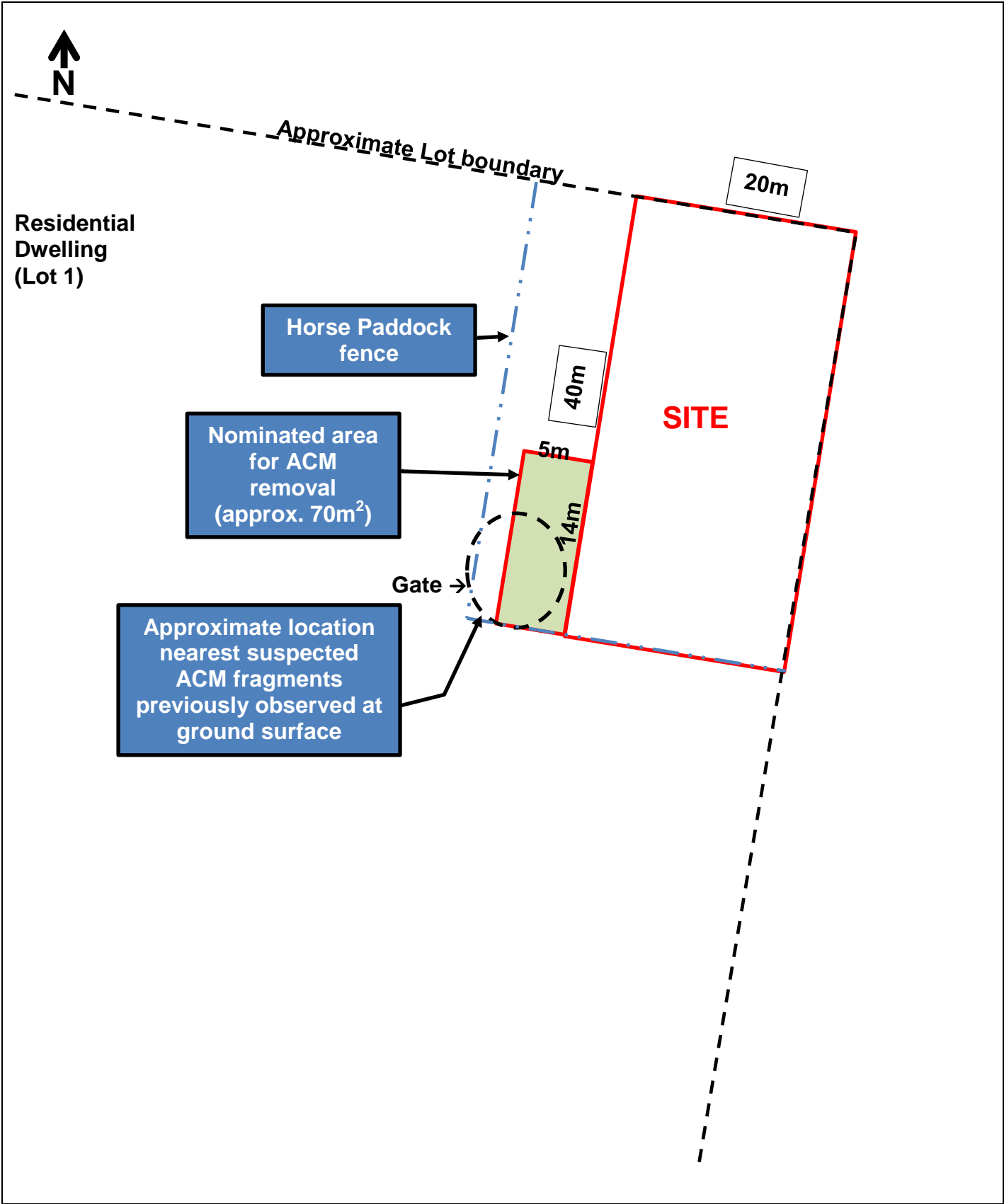
Data should not be separated from the report


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.



drawn	AJW		client:	ANDREW CARSWELL		
approved	MF		project:	REMOVAL OF SUSPECTED ACM FRAGMENTS PART LOT 1 DP710456, 39 MACQUARIE STREET JAMBEROO, NSW		
date	23/1/15		title:	LOCATION OF NOMINATED AREA FOR ACM REMOVAL		
scale	Not to scale		project no:	ENAUWOLL04194AA-L01	figure no:	FIGURE 1
original size	A4					

CLEARANCE CERTIFICATE

PART LOT 1 DP710456 39 MACQUARIE STREET, JAMBEROO NSW

Prepared for: Andrew Carswell

39 Macquarie Street, Jamberoo NSW 2533

Report Date: 20 January 2015

Project Ref: ENAUWOLL04194AA

Fieldwork by:

Bibiana Ortiz

Written/Submitted by:

Bibiana Ortiz

Reviewed/Approved by:

Lee McAlister Smiley

Consultant
OHS Consultant

Consultant
OHS Consultant

Principal
OHS Group Leader



Accredited for compliance with
ISO/IEC 17020.
NATA accredited inspection body
2220.



23-January-2015

Andrew Carswell,
Private property
39 Macquarie Street, Jamberoo, NSW 2533

Attention: Andrew Carswell

Dear Andrew,

RE: Clearance Certificate

Coffey Environments Pty Ltd (Coffey) is pleased to present this asbestos clearance certificate for the 70m² nominated area located at 39 Macquarie Street in Jamberoo.

Please note that all activities and services provided by Coffey are subject to the Scope and Limitations contained within this report.

Please do not hesitate to contact the undersigned should you wish to discuss any aspect of the report.

For and on behalf of Coffey

A handwritten signature in black ink, appearing to read "Bibiana Ortiz".

Bibiana Ortiz

Consultant
OHS Consultant

1 CLIENT DETAILS

Client Company: Private property Andrew Carswell
Client Contact: Andrew Carswell
Client Address: 39 Macquarie Street, Jamberoo, NSW 2533

2 LOCATION DETAILS

Inspection Site: 39 Macquarie Street, Jamberoo NSW 2533
Removal/Treatment Contractor: Alexander Williams, Coffey Environments Pty Ltd, Site Assessment Remediation.

3 INSPECTION LOCATION

Areas Inspected: Surface inspection of a 70m² nominated area located at 39 Macquarie Street, Jamberoo. Refer to Photograph 1 at the end of this certificate. This area is offsite of the proposed subdivision in the north eastern portion of Lot 1 DP710456.

Exclusions: Any potentially asbestos containing material exposed at a time later than the Time of Inspection due to the actions of wind, rain, physical or mechanical disturbance.

Date of Inspection: 20 January 2015
Time of Inspection: 10:00 - 11:00
Inspected By: Bibiana Ortiz, NSW Independent Asbestos Assessor

4 SCOPE

Coffey was requested by Andrew Carswell to visually inspect the above mentioned area for identifiable asbestos contained materials at the ground surface.

This inspection was conducted in accordance with in-house method WIFS3. This method is based on “The Guidelines for the Assessment, Remediation and Management of Asbestos –Contaminated Sites in Western Australia, 2009” and on the “Health and Safety Laboratory UK HSG 248 Asbestos Guidelines: The Analyst’ Guide for Sampling, Analysis and Clearance Procedures, 2005.

5 RESULTS

Visual Inspection

No visually identifiable asbestos containing materials (ACM) were identified at the surface of the nominated area at the time of the inspection.

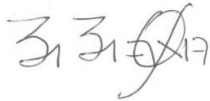
6 CONCLUSION

It is the opinion of the consultant that the asbestos contained materials have been removed from the surface of the 70m² nominated area to a satisfactory standard.

7 CLEARANCE DECLARATION

I declare that:

- The nominated area for asbestos removal works is free from any visible asbestos;
- All asbestos in the scope of the removal work has been removed and any known asbestos is intact; and



Signature of Assessor

Bibiana Ortiz

Name of Assessor

Assessor License Number: LAA001087

8 LIMITATIONS

Accredited for compliance with
ISO/IEC 17020.
NATA accredited inspection body
2220.



Coffey Environments has conducted work concerning the environmental status of the property which is the subject of this report, and has prepared this report on the basis of that assessment.

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 Environments. The analyses, evaluations, opinions and conclusions presented in this report are based on those instructions, requirements, data or information, and they could change if such instructions etc. are in fact inaccurate or incomplete.

Investigations have been based on inspections conducted in accordance with relevant guidelines and standards, and normal industry practice, having regard to the client instructions, and interpretations of conditions are based on the data from those inspections and, where relevant and conducted, testing. To the best of our knowledge, they represent a reasonable interpretation of the condition of the site as able to be inspected. However there can be no guarantee that conditions at specific points not able to be inspected do not vary from the interpreted conditions based on the available observations/data.

In order to determine actual environmental conditions at specific intermediate points away from those observed/tested to date, those specific points would need to be inspected/tested.

It is also noted that sub-surface conditions can change with time, and the report is based on data that was gathered at the time of the report. Coffey Environments will not update the report and has not taken into account events occurring after the time its assessment was conducted.

The inspection was limited to the Area Inspected at the Time of Inspection and subject to the Exclusions noted.

COFFEY ENVIRONMENTS AUSTRALIA PTY LTD

APPENDIX A PHOTOGRAPHS OF THE AREA



Photograph 1. 70m² area south east boundary in the residential property located on 39 Macquarie St. Jamberoo, NSW 2533.

Important information about your **Coffey** Environmental Report

Coffey Environments Australia Pty Ltd ABN 65 140 765 902

Introduction

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