



**ENVIRONMENTAL ENGINEERS
& CONTRACTORS**

ACN 002 601 087 ABN 16 002 601 087

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Mr. Greig Martin	Tony G Nakhoul
COMPANY:	DATE:
Housing NSW	26/05/09
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
02 9268 3469	3
PHONE NUMBER:	SENDER'S EMAIL ADDRESS:
02 9268 3909	nakhoul@bigpond.com
RE:	REF:
Preliminary Environmental Assessment (Phase I) with Limited Sampling and Hazardous Materials Assessment (Desktop) for Property: 63, 65, 67, 69, 71, 73, 75 & 77 West Parade, West Ryde NSW	2370/002TNFAX.DOC

☒ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☒ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Greig,

I refer to our recent discussion and communiqué and provide the following proposal that sets out our scope of work and fees for the above property. S&N Environmental Engineers and Contractors in association with Aargus Pty Ltd can provide the full scope of environmental services sought in this particular project.

We refer to our review of site information and provide the following proposal that sets out our scope of work and fees for the subject property.

Preliminary Environmental Site Assessment (PESA)

It is proposed that a preliminary environmental site assessment be conducted to ascertain the potential extent and location of any potential contaminants on the subject property. This will review site suitability for the land use for the proposed development as per council requirements. The information contained within this report can be used in subsequent assessments if required.

To properly address the intended purpose of this report, we propose to conduct a detailed historical search, site walkover and limited site sampling whilst being able to interpret the properties environmental risk.

The scope of work as set out in the Environmental Site Assessment (EPA – Guidelines) include:

- Site Identification
- Site History
- Site Condition and Surrounding Environment
- Geology & Hydrogeology
- Identify issues of ongoing pollution and non-compliance;
- Identify the extent of significant contamination;
- Comply with Council regulations; and
- Recommend management strategies including any additional remediation.

The principal components of the Initial Stage of the Assessment include:

- Site Review/Records Research (previous site surveys, site records on waste management practices, information on past regulatory controls, site history, aerial photographs, UST tank search);
- Interviews with site personnel (past and present site usage);
- Site Inspection (on site waste disposal practices and location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc); and
- Limited site sampling – one sample will be recovered from each property targeting an area of potential environmental concern.

At the conclusion of this review a report will be prepared providing the results of the Preliminary Environmental Site Assessment. This will include the environmental condition of the site compared to current regulatory criteria and any further investigations. The report will outline suitability of the site allowing for a development application to be considered.

Hazardous Materials Assessment (HAZMAT)

As part of the demolition, a building may contain asbestos or hazardous materials in varying forms and contain health risks in varying forms. This assessment will assess the building to identify the amount of Asbestos/Hazardous materials present, where it is present, what are the potential concerns regarding hazardous materials present and recommendations regarding actions that may be required to minimise or eliminate any potential risks.

The objective of the proposal is to meet regulatory and council requirements. For the purpose of this objective, an assessment of building and associated building materials is required.

The principal components of the HAZMAT will include:

- Site Review/Records Research (previous site surveys, site records on construction dates, information on past works and controls, site history, diagrams of electricity, water, utilities, etc);
- Site Inspection (roofing material, guttering, down pipes, walls, ceiling materials, cabling, insulation, fire doors, floor tiles, holding tanks and

pits, lagging around pipework, air-conditioning ducts, hot water heaters, circuit boards, etc);

The inspection will identify the significance of any potential hazards and quantify them. If no areas of concern are identified, then a systematic sampling program will be conducted to identify the stated objectives.

If it is required to appropriately characterise the materials on site and potential hazards, it is proposed that sampling and inspections be taken for the materials present on-site.

At the conclusion of this stage a report will be prepared summarising the results of the HAZMAT. This report will incorporate findings from the Assessment and be used to qualify and quantify if or how much hazardous materials are present and what steps are required for management and/or removal. An Asbestos Material Register will be prepared for the site in accordance with the Workplace Health & Safety Act.

Costs and Timeframe

Our cost estimate to undertake the combined PESA and HAZMAT, including fieldwork, historical review, sampling and reporting is [REDACTED].

If asbestos is found within a property, a clearance certificate is required once the site has been totally cleared of all existing structures. The scope of works involved includes a site inspection and preparation of a report. The cost estimate is [REDACTED] and the report would be available the day after the site inspection.

We are available to commence work within three (3) days notice upon written acceptance of this proposal. Upon acceptance of this proposal we can complete the project within a 2-3 week timeline.

Additional Works

If contamination is encountered within the site, it would be recommended that a detailed site assessment is carried out in order to delineate the extent of the contamination. The scope of works and costs would be finalized once the extent of any contamination is confirmed.

We trust the above is of assistance and if you require any further information please do not hesitate to contact the writer on 0413 420 002.

Regards,

Tony G Nakhoul

Tony G Nakhoul
BE (Chem) Hons AMIChemE
Project Manager