

SITE CONDITION REPORT
FOR
14-18 BOONDAH ROAD
WARRIEWOOD VALLEY NSW

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1. INTRODUCTION

The purpose of this report is to provide the supportive information found during the August 2010 site inspection of the property at 14-18 Boondah Road, Warriewood Valley, NSW.

A letter in support of the findings from the recent visual inspection of the site has been provided.

The condition of the site from this inspection has found no visual evidence of activities that would cause the need for further investigation.

There are minor issues evident that are brought to your attention as these may not have existed in 2003 and are only now relevant as the construction phase may commence in the near future.

Photographic evidence supportive of our opinion that the land has not been the subject of soil contaminating activities warranting further assessments are provided.

The 2003 Assessment was conducted by Environmental Audits of Australia, a part of Dick Benbow and Associates Pty Limited which now trades as Benbow Environmental.

2. SITE DESCRIPTION

The site involved with this assessment is shown on the following figures.

Figure 2-1: Site Location

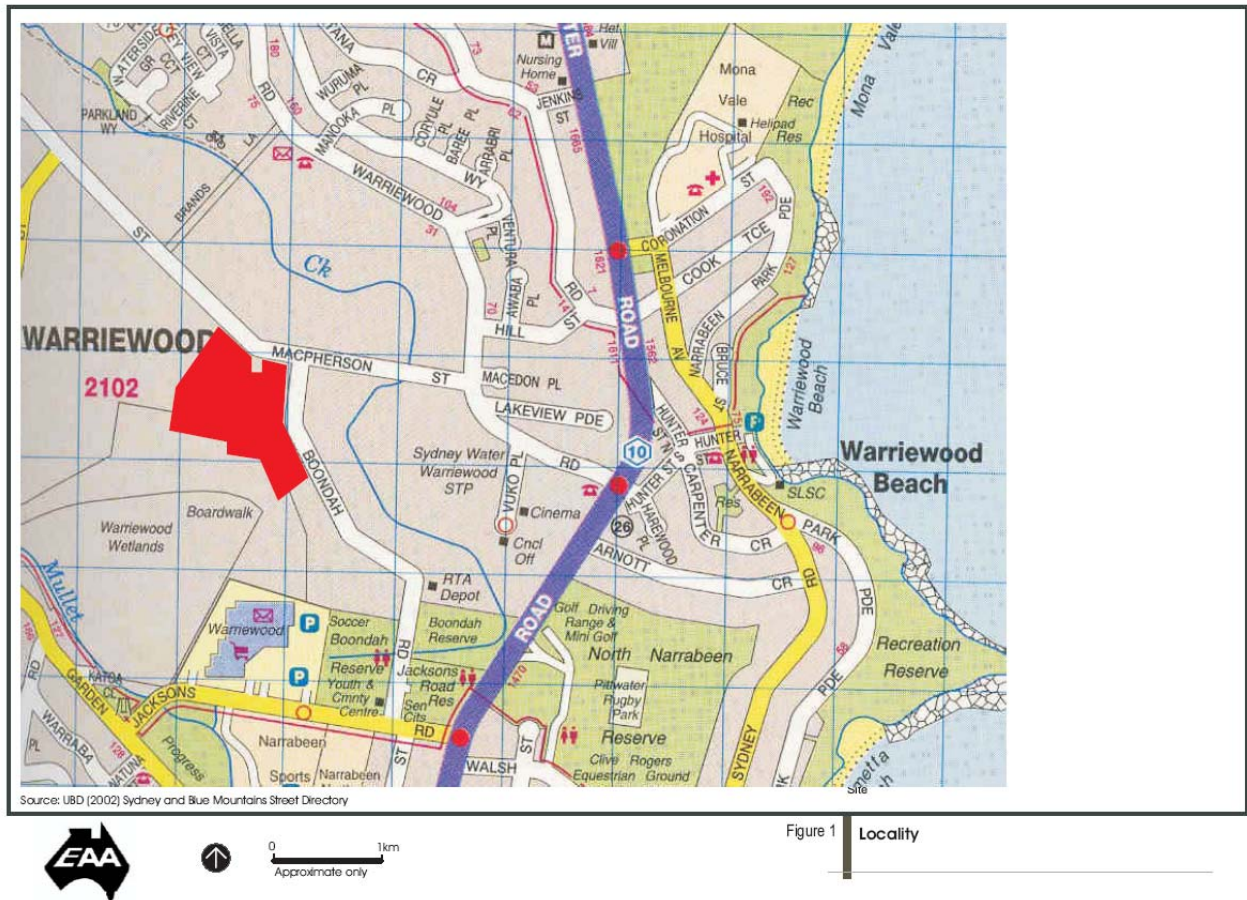


Figure 2-2: Site Plan

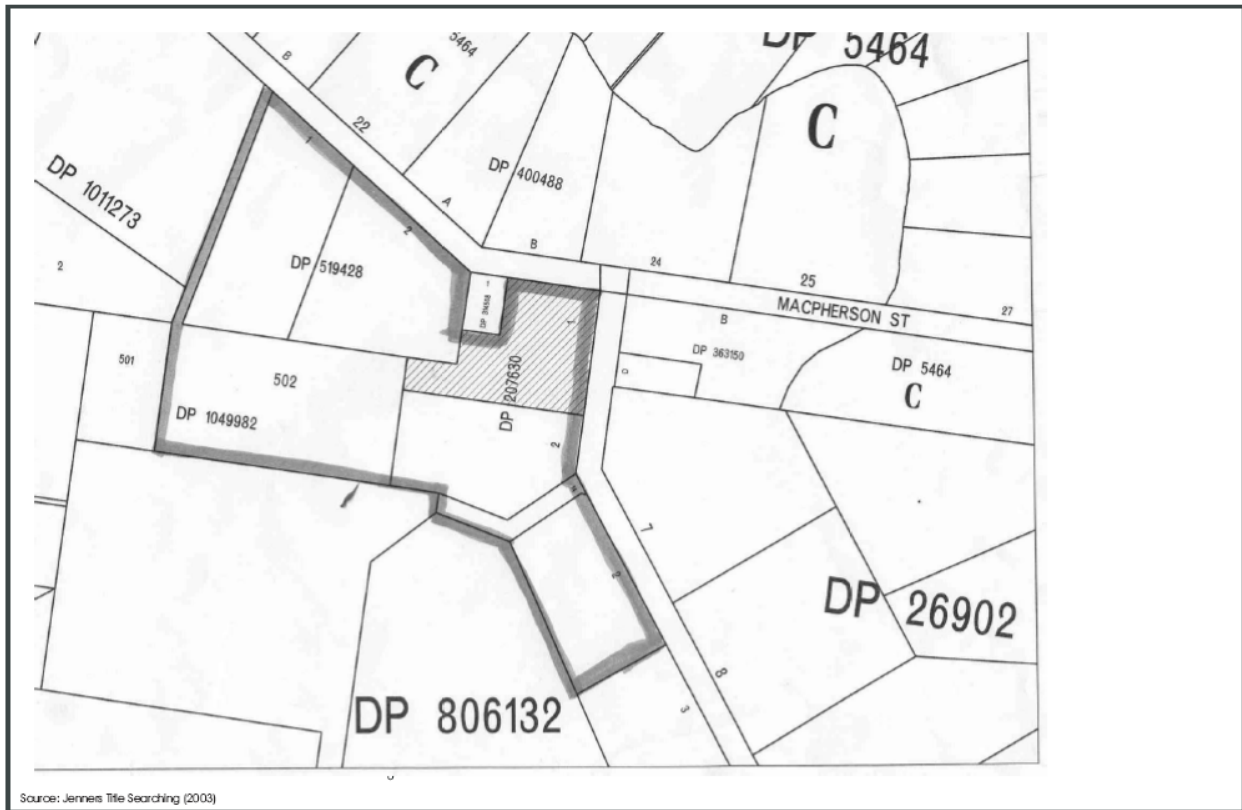


Figure 2 Site Plan showing Lots

The land accessible for the August 2010 inspection is cross hatched. The remaining land was inspected from the fence line and by examining aerial photographs.

Comments relevant to the inspection are summarised in Section 3 and Photographs are presented in Section 4.



3. SUMMARY OF FINDINGS

The following is a summary of the findings.

3.1 PROPERTIES FRONTING MACPHERSON STREET:

- Drums on site were empty.
- A disused 12V car battery sits near a drum and will need to be removed before construction equipment is on site.
- One of the sheds contains paint containers. There were no spillages at the time of the August 2010 inspection. These will need to be removed before demolition.
- The residence shown in the Photographs (refer to Photograph 3A and 3B) has asbestos cement fragments on the veranda. These had not been thrown onto the ground and therefore prior to demolition would be able to be removed without requiring soil to be decontaminated.
- At the south east corner of this residence, the surface of the soil had been disturbed (refer to Photograph 4). The reason could not be established. There was no visual evidence of trucks having travelled to this location or of the soil being excavated.

An examination of aerial photographs did not reveal any activity or shed at this location. When construction equipment is on site an inspection of this area is warranted by digging pits to establish if any material has been buried.

3.2 PROPERTIES FRONTING BOONDAH ROAD

- The properties were not accessible as all gates were locked.
- From the vantage points available and an examination of aerial photographs there was no visual evidence of the uses having changes. These landholdings will require extensive removal of waste materials.
- The three disused aboveground storage tanks will require particular attention to presence of remnant flammable vapour if these are to be cut up on site.

Once these tanks are removed the soil beneath these will need inspection for presence of any odour of petroleum products. Advice will need to be sought if odour of petroleum products is present.

- An inspection of the scrap materials will be needed before these are removed to ensure there are no asbestos containing materials present.
- Similarly waste oils/fuels belonging to tenants who have trucks and machinery will need to be removed.

4. PHOTOGRAPHIC SECTION

The photographs are provided to assist with the findings of the August 2010 inspection of the land where access was available.

Photograph 1A: Land along MacPherson Street has continued to be used for grazing of livestock.



Photograph 1B: There have been no soil disturbing activities.



Photograph 1C:



Photograph 1D:



Photograph 1E: Uses remain as were witnessed during 2003.



Photograph 1F: There was no visual evidence of soil contaminants (such as oil and fuel) being stored in these areas.



Photograph 1G:



Photograph 1H:



Photograph 2: The sheds on site have not been altered and there was no visual evidence of contamination having occurred from spillages of fuels/oils.



Photograph 3A: The residence is derelict and vandalism of the ceiling cladding of the veranda has occurred.



Photograph 3B: Scattered pieces of asbestos cement will need to be removed and the usual work practice required by WorkCover before a building containing bonded asbestos is demolished be implemented. A clearance certificate will be needed from an Occupational Hygienist before any of the sheds, garages or residences are demolished.



Photograph 4A: From the south east corner of this residence and approximately 20m away the soil/grass has recently been disturbed and evidence of the tyre marks of a light truck are present. The reason needs to be known and when construction equipment is on site pits excavated to ensure no waste materials have been buried.



Photograph 4B:



Photograph 5: There are few drums on site, those there at the time of the August audit were empty or being used to water the horses on the land holdings.



Photograph 6: Within one of the sheds is this accumulation of materials that will need removal prior to demolition.



Photograph 7: There is an accumulation of waste/scrap materials at several locations across the site.



Photograph 8A: The wooded land was inspected and no visual evidence of soil being disturbed or waste materials being dumped were evident.



Photograph 8B:



Photograph 9A: These aboveground tanks were present during the November 2003 site Assessment. Advice on matters to check during disposal, are included in Section 3 of the report.



Photograph 9B:





5. CONCLUDING REMARKS

The site was inspected in August 2010 and the land used for grazing of animals has not been altered to any significant extent.

Relatively minor issues have been raised to assist yourselves.

A photographic discussion is provided to assist yourselves.

This concludes the report.

Prepared by:

R T Benbow
Principal Consultant



6. LIMITATIONS

Our services for this project are carried out in accordance with our current professional standards for site assessment investigations. No guarantees are either expressed or implied.

This report has been prepared solely for the use by Meriton Apartments, as per our agreement for providing environmental assessment services. Although all due care has been taken in the preparation of this study, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document.

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