



Geotechnical Engineering

Engineering Geology

Hydrogeology

Contaminated Site Assessment

Construction Materials Testing

Environmental Monitoring

HAZARDOUS SUBSTANCE AUDIT

15 WATCHHOUSE ROAD PROSPECT NSW

Prepared for
**PROSPECT AQUATIC
INVESTMENTS**

Prepared by
RCA AUSTRALIA


RCA ref 7062-405Haz1/2

JANUARY 2011

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RCA ref 7600-405Haz1/2

Geotechnical Engineering

Engineering Geology

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21 January 2011

Prospect Aquatic Investments
Level 1
500 Chapel Street
SOUTH YARRA VIC 3141

Attention: Mr Matt Fisk

**HAZARDOUS SUBSTANCE AUDIT AND MANAGEMENT PLAN
PROPOSED WET 'N' WILD WATER THEME PARK
15 WATCHHOUSE ROAD, PROSPECT**

1 INTRODUCTION

RCA Australia (RCA) has been engaged by PAI to prepare a hazardous substance audit in accordance with AS 2601-2001 The Demolition of Structures, at the above site to accompany a Part 3A Major Project Application to the NSW Department of Planning.

The development application comprises demolition of the existing buildings on the site and site redevelopment for the proposed Wet 'n' Wild water theme park.

2 SITE LOCATION

The site is located at Prospect. A single storey house, main shed with a granny flat connected at the rear, detached laundry and a workshop is present on the site. The residence is currently occupied awaiting demolition. The site is bounded by rural/residential properties to the north, south, east and west.

3 FIELDWORK

A site inspection was conducted on the 10 December, 2010 by an Associate and Principal Environmental Specialist.

Materials used in the construction of the house are outlined in **Table 1**.

Table 1 Construction Materials Present

Area	Walls	Floor	Ceiling	Other
House				
Lounge	Gyprock	Timber	Gyprock	(NA)
Dining	Gyprock	Timber	Gyprock	(NA)
Kitchen	Gyprock	Timber	Gyprock	(NA)
Bed 1	Gyprock	Timber	Gyprock	(NA)
Bed 2	Gyprock	Timber	Gyprock	(NA)
Bed 3	Gyprock	Timber	Gyprock	(NA)
Bathroom	AC	Concrete	Gyprock	(NA)
Laundry	AC	Concrete & tile	Gyprock	(NA)
Back Verandah	(N/A)	Concrete	Iron and Alsonite	(NA)
Exterior	Flat AC sheeting	(NA)	Corrugated iron roof	AC sheeting on eaves
Detached Laundry				
	AC	Concrete	Corrugated iron roof	(NA)
Granny Flat				
Interior	Flat AC sheeting	Concrete	Flat AC sheeting	(NA)
Exterior	Flat AC sheeting	(NA)	Corrugated iron roof	(NA)
Main Shed				
	Corrugated iron walls	Concrete	Corrugated iron roof	Timber frame
Workshop				
Interior	Flat AC sheeting	Timber	Flat AC sheeting	(NA)
Exterior	Flat AC sheeting	(NA)	Corrugated iron roof	(NA)

(NA) – not applicable.

Note: Broken AC sheeting on site and septic tank located at the rear of the house.

There is asphalt road residue beside the dam.

Bonded asbestos cement (AC) sheeting was identified visually at the following locations on the site:

Exterior of the house:

- Backboard in the meter box (Zelminite).
- Flat AC sheeting on the walls.

Interior of the house:

- Flat AC sheeting on the walls in the bathroom.

Detached Laundry:

- Flat AC sheeting on the walls.

Granny Flat:

- AC sheeting on the interior walls.
- AC sheeting on the ceiling.
- AC sheeting on the exterior walls.

Workshop:

- AC sheeting on ceiling.
- AC interior walls.
- AC external walls.

Miscellaneous:

- Broken AC sheeting on site.
- Asphalt road residue.
- The shed and workshop both had small quantities of lubricants and chemicals that will need to be removed prior to demolition.

The AC building materials at the above locations is to be treated as asbestos and removed by a licensed asbestos removal contractor in accordance with the requirements of WorkCover NSW and the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002 (2005)], the Guide to the Control of Asbestos Hazard in Buildings and Structures [NOHSC: 3002 (1988)] and AS 2601-2001 The Demolition of Structures.

4 CONCLUSIONS

There is visual evidence of hazardous substances such as asbestos building products and lead based paints.

Prior to demolition, the sheeting at the above locations is to be treated as asbestos and removed by a licensed asbestos removal contractor in accordance with the requirements of WorkCover NSW and the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)], the Guide to the Control of Asbestos Hazard in Buildings and Structures [NOHSC: 3002 (1988)] and AS 2601-2001 The Demolition of Structures.

All asbestos products removed are to be appropriately contained and disposed of at a facility licensed by the NSW Department of Environment and Conservation (DECC) to accept such material.

In older properties, the dust in the roof space is likely to have high levels of lead and other contaminants. Access to the roof space is to be suitably controlled, and any work in this area is to have a suitable level of personal and environmental protection.

5 LIMITATIONS

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Yours faithfully

RCA AUSTRALIA



Natalie Gilbert
Environmental Engineer



Geoff Mason
Environmental Services Manager

REFERENCES

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GLOSSARY

AC	Asbestos Cement
Lebah, Zelemite, Ausbestos	Trade names of panels manufactured from an asbestos/resin composite and used in electrical applications.

Appendix A

Photographs



PHOTOGRAPH 1 *Front entrance of police cottage with timber walls and iron roof*



PHOTOGRAPH 2 *Extension of police cottage with AC sheeting on exterior walls*



PHOTOGRAPH 3 *Masonite sheeting on interior walls of bedroom*



PHOTOGRAPH 4 *AC sheeting on interior walls of kitchen*



PHOTOGRAPH 5 *AC sheeting on interior walls of bathroom*



PHOTOGRAPH 6 *Exterior AC sheeting walls of cottage extension and detached WC*



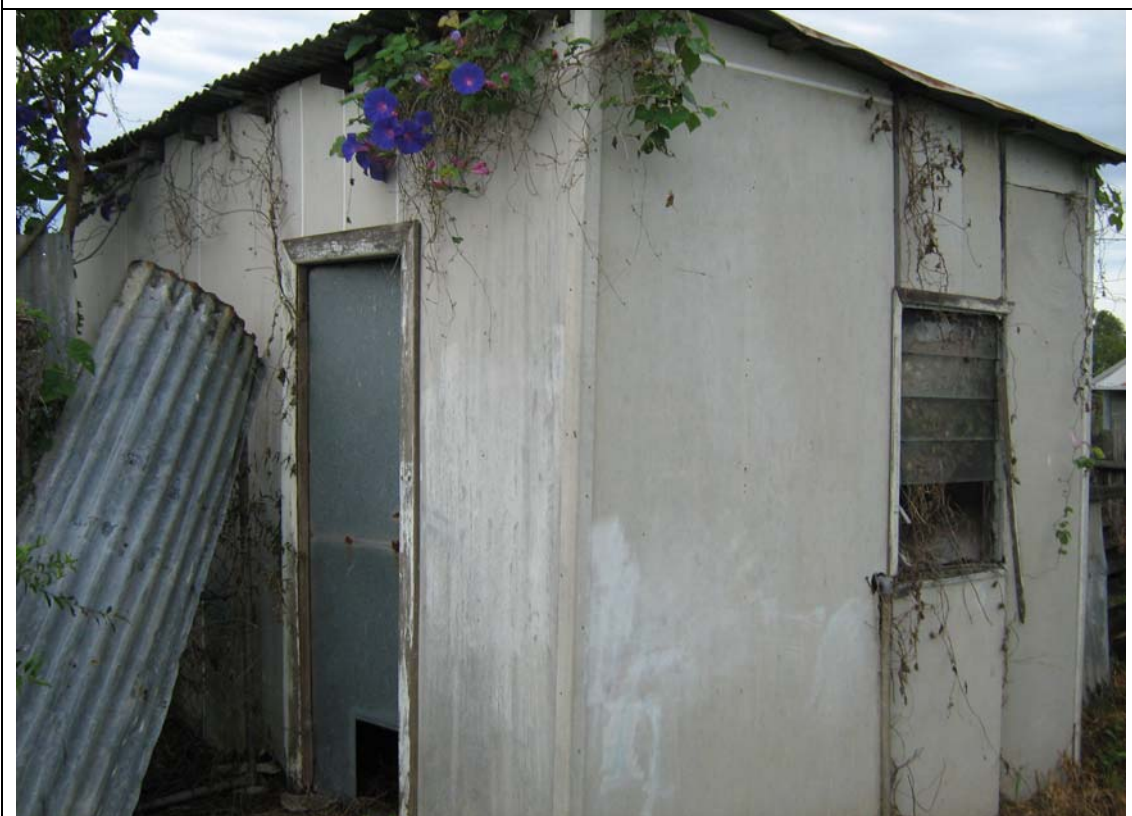
PHOTOGRAPH 7 *AC sheeting on exterior and interior walls of WC*



PHOTOGRAPH 8 *AC sheeting on interior walls of WC*



PHOTOGRAPH 9 *Exterior of detached Carport*



PHOTOGRAPH 10 *AC sheeting exterior walls and iron roof of detached laundry*



PHOTOGRAPH 11 *Exterior of detached chook shed and detached laundry*



PHOTOGRAPH 12 *Masonite sheeting interior walls of detached laundry*



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2 SITE LOCATION

The site is located at Prospect. A single storey house, detached garage, WC and laundry are present on the site. The residence is currently occupied awaiting demolition. The site is bounded by rural/residential properties to the north, south, east and west.

3 FIELDWORK

A site inspection was conducted on 10 December, 2010 by an Associate Environmental Scientist.

Materials used in the construction of the house are outlined in **Table 1**.

Table 1 Construction Materials Present

Area	Walls	Floor	Ceiling	Other
Lounge	Assumed Gyprock	Assumed Timber	Assumed Gyprock	(NA)
Dining	Assumed Gyprock	Assumed Timber	Assumed Gyprock	(NA)
Kitchen	Assumed AC	Assumed Timber	Assumed Gyprock	(NA)
Bed 1	Assumed Gyprock	Assumed Timber	Assumed Gyprock	(NA)
Bed 2	Assumed Gyprock	Assumed Timber	Assumed Gyprock	(NA)
Bed 3	Assumed Gyprock	Assumed Timber	Assumed Gyprock	(NA)
Bathroom	Assumed AC	Assumed Timber	Assumed AC	(NA)
Laundry	Assumed AC	Assumed Timber	Assumed AC	(NA)
Back Verandah	Lattice	Timber	Iron	(NA)
Front Porch	(NA)	Timber	AC	(NA)
Detached Laundry				
	AC	(NA)	Iron	(NA)
Double Garage				
Exterior	Brick	Concrete	Tiles	AC gable ends and Timber frames
Detached W.C				
Exterior	AC	(NA)	Tiles	(NA)

(NA) – not applicable

Bonded asbestos cement (AC) sheeting was identified visually at the following locations on the site:-

Exterior main building:

- Flat AC sheeting under the eaves.
- Flat AC sheeting on the walls.

Interior main building:

- Flat AC sheeting on the kitchen walls.

Double garage:

- AC Gable at both ends of garage.

Detached WC and laundry:

- AC sheeting on the exterior walls.

Miscellaneous:

- Argon welding gas behind garage.
- Septic tank on site.

The AC building materials at the above locations is to be treated as asbestos and removed by a licensed asbestos removal contractor in accordance with the requirements of WorkCover NSW and the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002 (2005)], the Guide to the Control of Asbestos Hazard in Buildings and Structures [NOHSC: 3002 (1988)] and AS 2601-2001 The Demolition of Structures.

4 CONCLUSIONS

There is visual evidence of hazardous substances such as asbestos building products.

Prior to demolition, the sheeting at the above locations is to be treated as asbestos and removed by a licensed asbestos removal contractor in accordance with the requirements of WorkCover NSW and the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)], the Guide to the Control of Asbestos Hazard in Buildings and Structures [NOHSC: 3002 (1988)] and AS 2601-2001 The Demolition of Structures.

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GLOSSARY

AC	Asbestos Cement.
Lebah, Zelemite, Ausbestos	Trade names of panels manufactured from an asbestos/resin composite and used in electrical applications.

Appendix A

Photographs



PHOTOGRAPH 1 *Front of house showing AC sheeting on exterior walls*



PHOTOGRAPH 2 *AC sheeting on exterior walls at front and side of house and laundry at the rear*



PHOTOGRAPH 3 *AC sheeting on ceiling of front verandah of house*



PHOTOGRAPH 4 *AC sheeting on exterior walls at side of house*



PHOTOGRAPH 5 *Exterior of house and back verandah*



PHOTOGRAPH 6 *Front of Double garage showing front gable end*



PHOTOGRAPH 7 *Side of detached double garage*



PHOTOGRAPH 8 *AC sheeting on exterior of W.C (right building)*



PHOTOGRAPH 9 *AC sheeting on side of house and laundry*



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The development application comprises demolition of the existing buildings on the site and site redevelopment for the proposed Wet 'n' Wild water theme park.

2 SITE LOCATION

The site is located at Prospect. A single storey house, detached double garage, skillion horse sheds and three detached sheds are present on the site. The residence is currently occupied awaiting demolition. The site is bounded by rural/residential properties to the north, south, east and west.

3 FIELDWORK

A site inspection was conducted on the 10 December, 2010 by an Associate Environmental Scientist.

Materials used in the construction of the house are outlined in **Table 1**.

Table 1 *Construction Materials Present*

Area	Walls	Floor	Ceiling	Other
House				
Lounge	Assumed Gyprock	Assumed Timber	Assumed Gyprock	Timber window frames
Dining	Assumed Gyprock	Assumed Timber	Assumed Gyprock	Timber window frames
Kitchen	Assumed Gyprock	Assumed Timber	Assumed Gyprock	Timber window frames
Bed 1	Assumed Gyprock	Assumed Timber	Assumed Gyprock	Timber window frames
Bed 2	Assumed Gyprock	Assumed Timber	Assumed Gyprock	Timber window frames
Bed 3	Assumed Gyprock	Assumed Timber	Assumed Gyprock	Timber window frames
Bathroom	Assumed AC	Assumed Timber	Assumed Gyprock	Timber window frames
Laundry	Assumed AC	Assumed Timber	Assumed AC	Timber window frames
Front Porch		Concrete	AC	(NA)
Back Verandah	Timber frame, Lattice and PL4	Concrete	Alsonite	(NA)
Skillion Horse Sheds				
Exterior	Iron	Assumed Concrete	Iron	Timber frame
Three Detached Sheds				
Exterior	Iron	Assumed Concrete	Iron	Timber
Detached Double Garage				
Exterior	Bessa Block	Assumed Concrete	Tiles	Colourbond door and AC gable ends

(NA) – not applicable

Bonded asbestos cement (AC) sheeting was identified visually at the following locations on the site:

Exterior main building:

- Asbestos Backboard in meter box.
- Flat AC sheeting under eaves.

Detached Double Garage:

- AC gable ends.

The AC building materials at the above locations is to be treated as asbestos and removed by a licensed asbestos removal contractor in accordance with the requirements of WorkCover NSW and the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)] the Guide to the Control of Asbestos Hazard in Buildings and Structures [NOHSC: 3002 (1988)] and AS 2601-2001 The Demolition of Structures.

4 CONCLUSIONS

There is visual evidence of hazardous substances such as asbestos building products.

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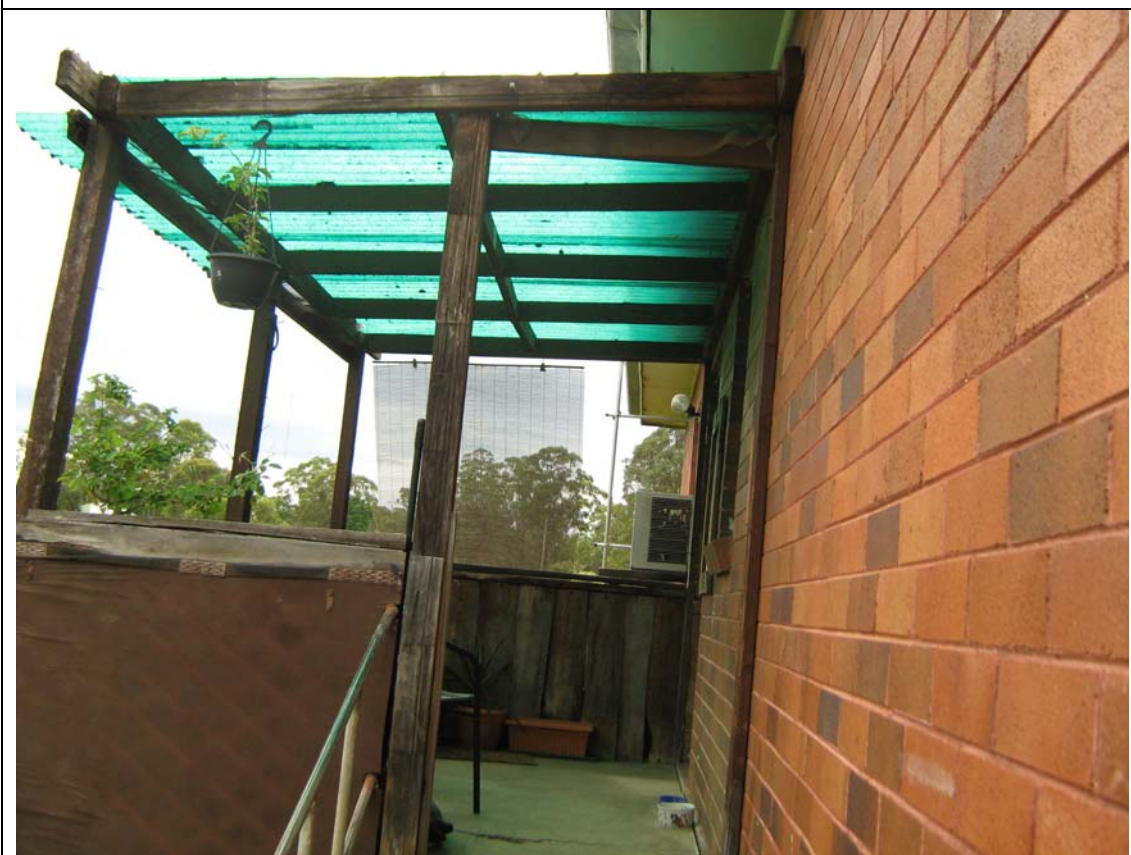
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Appendix A

Photographs



PHOTOGRAPH 1 *Exterior of main house with brick walls and tile roof*



PHOTOGRAPH 2 *Back verandah of main house*



PHOTOGRAPH 3 *Exterior of house and porch with AC ceiling*



PHOTOGRAPH 4 *Asbestos meter box backboard*



PHOTOGRAPH 5 *Asbestos safety sign*



PHOTOGRAPH 6 *Detached double garage with brick walls and tile roof*



PHOTOGRAPH 7 *Gable ends of detached double garage*



PHOTOGRAPH 8 *Three detached timber frame sheds with iron walls and roof*



PHOTOGRAPH 9 *Exterior of detached sheds*



PHOTOGRAPH 10 *Interior of detached shed/stable*



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SOUTH YARRA VIC 3141

Attention: Mr Matt Fisk

**HAZARDOUS SUBSTANCE AUDIT AND MANAGEMENT PLAN
PROPOSED WET 'N' WILD WATER THEME PARK
467 RESERVOIR ROAD, PROSPECT**

1 INTRODUCTION

RCA Australia (RCA) has been engaged by PAI to prepare a hazardous substance audit in accordance with AS 2601- 2001 The Demolition of Structures, at the above site to accompany a Part 3A Major Project Application to the NSW Department of Planning.

The development application comprises demolition of the existing buildings on the site and site redevelopment for the proposed Wet 'n' Wild water theme park.

2 SITE LOCATION

The site is located at Prospect. A single storey house, detached double garage, skillion horse sheds and three detached sheds are present on the site. The residence is currently occupied awaiting demolition. The site is bounded by rural/residential properties to the north, south, east and west.

3 FIELDWORK

A site inspection was conducted on the 10 December, 2010 by an Associate Environmental Scientist.

Materials used in the construction of the house are outlined in **Table 1**.

Table 1 *Construction Materials Present*

Area	Walls	Floor	Ceiling	Other
House				
Lounge	Assumed Gyprock	Assumed Timber	Assumed Gyprock	Timber window frames
Dining	Assumed Gyprock	Assumed Timber	Assumed Gyprock	Timber window frames
Kitchen	Assumed Gyprock	Assumed Timber	Assumed Gyprock	Timber window frames
Bed 1	Assumed Gyprock	Assumed Timber	Assumed Gyprock	Timber window frames
Bed 2	Assumed Gyprock	Assumed Timber	Assumed Gyprock	Timber window frames
Bed 3	Assumed Gyprock	Assumed Timber	Assumed Gyprock	Timber window frames
Bathroom	Assumed AC	Assumed Timber	Assumed Gyprock	Timber window frames
Laundry	Assumed AC	Assumed Timber	Assumed AC	Timber window frames
Front Porch		Concrete	AC	(NA)
Back Verandah	Timber frame, Lattice and PL4	Concrete	Alsonite	(NA)
Skillion Horse Sheds				
Exterior	Iron	Assumed Concrete	Iron	Timber frame
Three Detached Sheds				
Exterior	Iron	Assumed Concrete	Iron	Timber
Detached Double Garage				
Exterior	Bessa Block	Assumed Concrete	Tiles	Colourbond door and AC gable ends

(NA) – not applicable

Bonded asbestos cement (AC) sheeting was identified visually at the following locations on the site:

Exterior main building:

- Asbestos Backboard in meter box.
- Flat AC sheeting under eaves.

Detached Double Garage:

- AC gable ends.

The AC building materials at the above locations is to be treated as asbestos and removed by a licensed asbestos removal contractor in accordance with the requirements of WorkCover NSW and the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)] the Guide to the Control of Asbestos Hazard in Buildings and Structures [NOHSC: 3002 (1988)] and AS 2601-2001 The Demolition of Structures.

4 CONCLUSIONS

There is visual evidence of hazardous substances such as asbestos building products.

Prior to demolition, the sheeting at the above locations is to be treated as asbestos and removed by a licensed asbestos removal contractor in accordance with the requirements of WorkCover NSW and the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)], the Guide to the Control of Asbestos Hazard in Buildings and Structures [NOHSC: 3002 (1988)] and AS 2601-2001 The Demolition of Structures.

All asbestos products removed are to be appropriately contained and disposed of at a facility licensed by the NSW Department of Environment and Conservation (DECC) to accept such material.

In older properties, the dust in the roof space is likely to have high levels of lead and other contaminants possibly including asbestos as a result of traffic impacts [and additionally if the roof material is asbestos], and should be included on the asbestos site register. Access to the roof space is to be suitably controlled, and any work in this area is to have a suitable level of personal and environmental protection.

5 LIMITATIONS

This report has been prepared for PAI in accordance with an agreement with RCA. The services performed by RCA have been conducted in a manner consistent with that generally exercised by members of its profession and consulting practice.

This report has been prepared for the sole use of PAI and its agents. The report may not contain sufficient information for purposes of other uses or for parties other than PAI. This report shall only be presented in full and may not be used to support objectives other than those stated in the report without written permission from RCA.

The information in this report is considered accurate at the date of issue with regard to the current conditions of the site. Conditions can vary across any site that cannot be explicitly defined by investigation.

Environmental conditions including contaminant concentrations can change in a limited period of time. This should be considered if the report is used following a significant period of time after the date of issue.

Yours faithfully

RCA AUSTRALIA



Natalie Gilbert
Environmental Engineer



Geoff Mason
Environmental Services Manager

REFERENCES

- [1] AS 2601-2001 The Demolition of Structures.
- [2] The National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)],
- [3] The Guide to the Control of Asbestos Hazard in Buildings and Structures [NOHSC: 3002 (1988)]
- [4] AS 4361.2-1998 Guide to Lead Paint Management Part 2: Residential and Commercial Buildings and Managing Lead Contamination in Home Maintenance, Renovation and Demolition Practices
- [5] The National Occupational Health and Safety Commission Code of Practice for the Management and Control of Asbestos in the Workplace [NOHSC: 2018 (2005)]

GLOSSARY

AC	Asbestos Cement
Lebah, Zelemite, Ausbestos	Trade names of panels manufactured from an asbestos/resin composite and used in electrical applications.

Appendix A

Photographs



PHOTOGRAPH 1 *Front exterior of main house with detached garage and carport with iron roof and AC sheeting walls*



PHOTOGRAPH 2 *AC sheeting exterior walls of house*



PHOTOGRAPH 3 *Interior Gyprock walls and ceiling of lounge room*



PHOTOGRAPH 4 *AC walls and ceiling of closed in verandah off bedroom*



PHOTOGRAPH 5 *AC sheeting on side exterior of house*



PHOTOGRAPH 6 *AC sheeting on exterior of garage*



PHOTOGRAPH 7 *Close up of asbestos sheeting above the meter box*



PHOTOGRAPH 8 *Exterior of detached carports and sheds*



PHOTOGRAPH 9 *Exterior of back shed*



PHOTOGRAPH 10 *Exterior of detached back shed and WC*



PHOTOGRAPH 11 *Interior of detached back shed*



PHOTOGRAPH 12 *Close up of gable on WC*



Geotechnical Engineering

Engineering Geology

Hydrogeology

Contaminated Site Assessment

Construction Materials Testing

Environmental Monitoring

HAZARDOUS SUBSTANCE AUDIT

5 WATCHHOUSE ROAD PROSPECT NSW

Prepared for
**PROSPECT AQUATIC
INVESTMENTS**

Prepared by
RCA AUSTRALIA

RCA ref 7062-405Haz5/2

JANUARY 2011

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RCA ref 7600-405Haz5/2

21 January 2011

Prospect Aquatic Investments
Level 1
500 Chapel Street
SOUTH YARRA VIC 3141

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The development application comprises demolition of the existing buildings on the site and site redevelopment for the proposed Wet 'n' Wild water theme park.

2 SITE LOCATION

The site is located at Prospect. A single storey house, detached carport, WC, laundry and chook shed are present on the site. The residence is currently unoccupied awaiting restoration as it is heritage listed. The site is bounded by rural/residential properties to the north, south, east and west.

3 FIELDWORK

A site inspection was conducted on 10 December, 2010 by an Associate Environmental Scientist.

Materials used in the construction of the house are outlined in **Table 1**.

Table 1 Construction Materials Present

Area	Walls	Floor	Ceiling	Other
Flat 1				
Lounge 1	AC	Timber	AC	(NA)
Kitchen 1	AC	Timber	AC	(NA)
Bed 1	AC	Timber	AC	(NA)
Bathroom 1	AC	Timber	Assumed AC	(NA)
Flat 2				
Lounge 2	Masonite	Timber	Masonite	(NA)
Kitchen Entry 2	Masonite/AC	Timber	Masonite/Timber	(NA)
Bed 2	Masonite	Timber	Masonite	(NA)
Bathroom 2	Masonite	Timber	Masonite	(NA)
Back Verandah	(NA)	Timber	(NA)	(NA)
Front and side Verandah	(NA)	Timber	(NA)	(NA)
Meter Box Backboard x2				1 x Lebar 1 x new meter back board
Detached Carport				
Interior	Timber frame	Assumed impermeable surface	Chiprock	(NA)
Exterior	Timber frame	(NA)	Chiprock	(NA)
Chook Shed				
Interior	AC	Assumed impermeable surface	Iron	(NA)
Exterior	Iron	(NA)	Iron	(NA)
Detached WC				
Interior	AC	concrete	AC	(NA)
Exterior	AC	(NA)	Iron	Timber doors
Detached Laundry				
Interior	AC	Assumed concrete	Assumed AC	(NA)
Exterior	AC	(NA)	Iron	Timber window frames

(NA) – not applicable

Bonded asbestos cement (AC) sheeting was identified visually at the following locations on the site:

Exterior main building:

- Flat AC sheeting on the extension walls.

Detached laundry:

- AC sheeting interior and exterior walls.
- AC ceiling.

Chook Shed:

- AC sheeting on walls.

Detached WC:

- AC sheeting interior and exterior walls.
- AC sheeting on the ceiling.

Miscellaneous:

- Septic tank on site.
- Asphalt road skimming in driveway.

The AC building materials at the above locations is to be treated as asbestos and removed by a licensed asbestos removal contractor in accordance with the requirements of WorkCover NSW and the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002 (2005)], the Guide to the Control of Asbestos Hazard in Buildings and Structures [NOHSC: 3002 (1988)] and AS 2601-2001 The Demolition of Structures.

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GLOSSARY

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Appendix A

Photographs



PHOTOGRAPH 1 *Front entrance of police cottage with timber walls and iron roof*



PHOTOGRAPH 2 *Extension of police cottage with AC sheeting on exterior walls*



PHOTOGRAPH 3 *Masonite sheeting on interior walls of bedroom*



PHOTOGRAPH 4 *AC sheeting on interior walls of kitchen*



PHOTOGRAPH 5 *AC sheeting on interior walls of bathroom*



PHOTOGRAPH 6 *Exterior AC sheeting walls of cottage extension and detached WC*



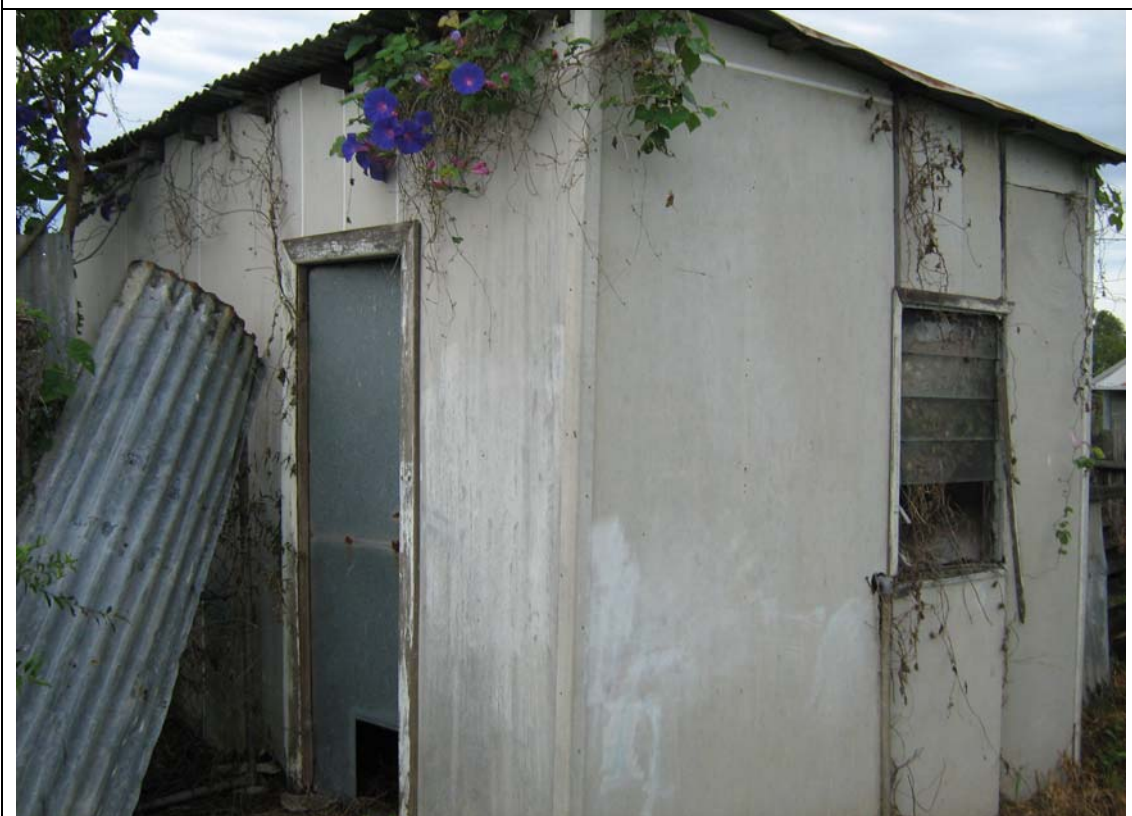
PHOTOGRAPH 7 *AC sheeting on exterior and interior walls of WC*



PHOTOGRAPH 8 *AC sheeting on interior walls of WC*



PHOTOGRAPH 9 *Exterior of detached Carport*



PHOTOGRAPH 10 *AC sheeting exterior walls and iron roof of detached laundry*



PHOTOGRAPH 11 *Exterior of detached chook shed and detached laundry*



PHOTOGRAPH 12 *Masonite sheeting interior walls of detached laundry*