

17th August 2020

To Northern Beaches Council



architecture
modularisation
project management
interior design
procurement

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Re Site Condition Report - 28 Fisher Road and 9 Francis Street, Dee Why

The building on the Fisher Road site is a single storey double brick building designed as a Church and was built around 1940. This building has asbestos soffits to the eaves and also has lead paint on the windows and timber trims. Otherwise it does not appear to contain any other hazardous materials. Behind this building, on the Francis Street site is a two storey double brick building comprising a hall, offices, a kitchen, storerooms and bathrooms, with a flat metal Kliplok roof. This structure was built around 1967. The soffits to the eaves are asbestos and there also appears to be lead paint on timberwork. Otherwise there are no other obvious hazardous materials.

Regarding external areas on the properties, the majority of the property fronting Francis Street is an asphalt covered car park. The eastern and northern sides of both properties are lawn and the western side is a concreted pathway. On visual inspection there do not appear to be any hazardous materials in the external areas (outside of the building envelope).

The Hygienist engaged for the project, CSH Consulting and the asbestos removal company, Bonded Asbestos both attended the site on 6th August 2020 and did a visual inspection of the properties. The only hazards they identified were the asbestos soffits to the eaves and the probability of lead paint on painted timber surfaces. Generally the buildings are in poor condition with rust holes appearing in the metal roofing and rot starting to appear in fascias and weather boarding around windows.

No contaminants were evidenced in spill waste from geotechnical drilling however no lab tests were performed.

The above reflects the site condition as found and as per our inspection. Email comments from the Hygienist consultant are attached.

Sincerely,

Shaun Mowbray

CEO - The George Group Pty Ltd

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New Life Church Fisher Rd Dee Why inspection

1 message

joshua@cshconsulting.com.au <joshua@cshconsulting.com.au>
To: Shaun Mowbray <shaun.mowbray@gmail.com>

Mon, Aug 17, 2020 at 2:41 PM

Hi Shaun,

As per my inspection on the 6th August 2020, I only found asbestos in the eave linings around the exterior of the church. The inspection was a visual external inspection only, and no sampling was conducted.

Regards,

Joshua King

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