TETRA TECH COFFEY

Mirvac Real Estate Pty Ltd

Confined Spaces Assessment

1-47 Percival Road, Smithfield, NSW

5 December 2022
Project Ref: 754-SYDEN228268

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CONFINED SPACES ASSESSMENT

Prepared for
Mirvac Real Estate Pty Ltd

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EXECUTIVE SUMMARY

Tetra Tech Coffey Pty Ltd (TTC) was commissioned by Mirvac Real Estate Pty Ltd (the client) to conduct a confined spaces assessment of the industrial site located at 1-47 Percival Road, Smithfield NSW (the site). Ben McCann of TTC carried out the audit on 26th October 2022. For the purpose of this audit, the principal definition of a confined space is that described in the *Work Health and Safety Regulation 2017 (NSW)*.

Identified confined spaces were not entered by personnel at the time of the assessment, therefore the risk assessments contained in this report are limited to general observations made. A more detailed task specific risk assessment is required prior to entering any confined spaces identified in this report.

Assessment Findings

The following findings are based on the site inspection, discussions with site personnel, and review of relevant documentation:

- A total of 62 confined spaces were identified at the site.
- The majority of identified confined spaces were appropriately signposted, however a number of the spaces were not signposted or had faded signs.
- The majority of the confined spaces appeared to be appropriately secured from unauthorised access, however the access hatch to the fuel tank on the southeast corner of Building 4 was not appropriately secured at the time of the assessment.
- The Mirvac Confined Space Entry Permit was made available for review. This included a requirement for the isolation of plant and services associated with confined spaces prior to any entry occurring.

Note: Refer to **Appendix A** for the confined space register, **Appendix C** for photographs and **Appendix E** for a marked-up site plan.

Recommended Actions

The following actions are recommended, based on the above findings:

- Ensure a task specific risk assessment is conducted prior to commencing any works within confined spaces.
- Ensure all identified confined spaces are appropriately signposted. Ensure the signage complies with *AS 2865:2009 Confined Spaces*, Section 3.2.2. Refer to **Appendix D** for examples of confined space safety signage.
- Ensure the access hatch to the fuel tank on the southeast corner of Building 4 is appropriately secured at all times to prevent unauthorised access.
- Ensure all staff and contractors working within areas containing confined spaces at the site are provided with appropriate information, instruction and training to ensure they are able to work safely in these areas. It is recommended that this be managed within the site induction.
- Although it was not possible to access the spaces at the time of the inspection, they have been deemed to be a confined space (in order to take a precautionary approach) and should continue to be treated as such until confirmed as otherwise.
- Avoid entering the confined spaces if possible e.g. conduct cleaning/maintenance activities from outside etc.
- Ensure that the person responsible for the confined space work issues an entry permit prior to any persons entering the confined space.
- Ensure task specific emergency rescue procedures and equipment are available and readily accessible during any confined space work.

- All works and access in relation to confined spaces must be undertaken in accordance with the *Work Health and Safety Regulation 2017 (NSW),* the *Code of Practice: Confined Spaces (SafeWork NSW, 2019)* and A*S 2865:2009 Confined Spaces*.
- TTC is able to assist the client to implement the above recommended actions.

1. INTRODUCTION

Tetra Tech Coffey Pty Ltd (TTC) was commissioned by Mirvac Real Estate Pty Ltd (the client) to conduct a confined spaces assessment of the industrial site located at 1-47 Percival Road, Smithfield NSW (the site). Ben McCann of TTC carried out the audit on 26th October 2022. For the purpose of this audit, the principal definition of a confined space is that described in the *Work Health and Safety Regulation 2017 (NSW)*.

Identified confined spaces were not entered by personnel at the time of the assessment, therefore the risk assessments contained in this report are limited to general observations made. A more detailed task specific risk assessment is required prior to entering any confined spaces identified in this report.

1.1 Site Description

The site consisted of 4 industrial buildings and associated car parks and loading docks. The site was occupied at the time of the assessment.

2. SCOPE

The objective of the Confined Spaces Assessment was to identify and assess confined spaces at the site, and manage the associated risks to the health and safety of site occupants (including workers, students, visitors and contractors). The assessment included a physical inspection of accessible areas of the site, as well as discussions with relevant site personnel, and a review of relevant systems/documentation.

2.1 Inaccessible Areas

The following areas were not accessible during the inspection:

- Within confined spaces, voids and ceiling spaces.
- Within plant and machinery.
- Below cars/trucks and stored items.
- Tenanted areas.
- Roof areas.

3. WHAT IS A CONFINED SPACE?

The *Work Health & Safety Regulation 2017 (NSW)* defines a confined space as an enclosed or partially enclosed space that:

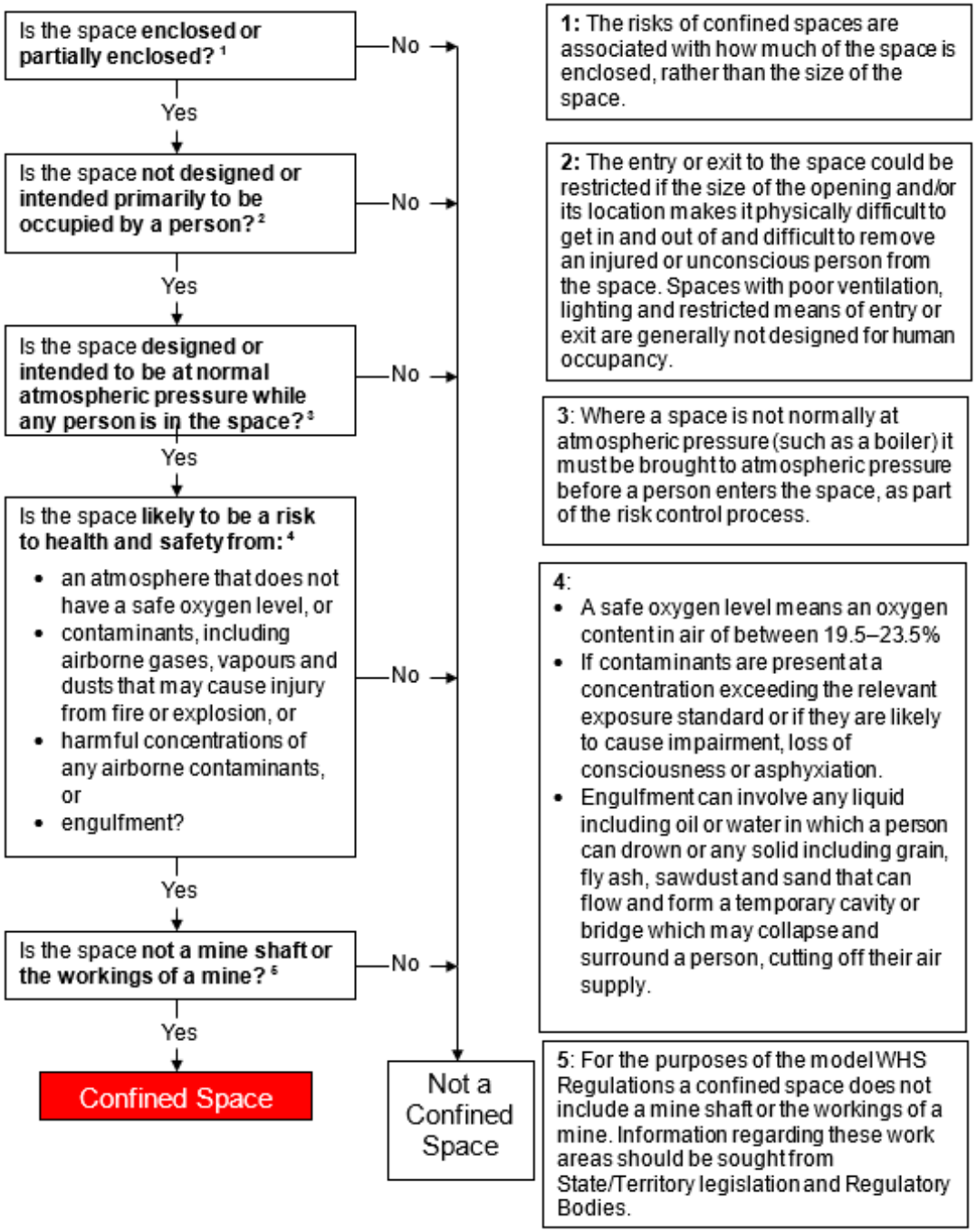
a) is not designed or intended primarily to be occupied by a person; and
b) is, or is designed or intended to be, at normal atmospheric pressure while any person is in the space, and
c) is or is likely to be a risk to health and safety from:
    i. an atmosphere that does not have a safe oxygen level; or
    ii. contaminants, including airborne gases, vapours and dusts, that may cause injury from fire or explosion, or
    iii. harmful concentrations of any airborne contaminants, or
    iv. engulfment.

Note: The above definition does not include a mine shaft or the workings of a mine.

Section 66 (1) of the *Work Health and Safety Regulations 2017 (NSW)* states that 'a PCBU must manage risks to health and safety associated with a confined space at a workplace including risks associated with entering, working in, on or in the vicinity of the confined space (including a risk of a person inadvertently entering the confined space'.

Section 62 (2) of the Regulations also state that the requirements relating to confined spaces within the Regulations refer to confined spaces that are under the PCBUs management or control. For this reason, confined spaces that are identified on site but that fall under the management or control of another PCBU have not been included in this report. Examples of such confined spaces include storm water drains and sewer pits (managed by the local water authority), and underground electrical substations (managed by the local power authority).

Further explanation of a confined space definition is explained in the figure below:



Source: Compliance Code: Confined Spaces 2019

4. RISK ASSESSMENT

Risk assessments have been conducted for each confined space identified on site. The risk assessments considered the nature of the confined space, including its location, frequency of entry, work performed, the nature of the potential hazards present and the controls currently in place. Each identified potential hazard was risk assessed, based on the likelihood of an event occurring, and the consequence or outcome of that event in general terms. An overall risk rating of Low, Medium, High, Very High or Extreme was then assigned to each hazard using the provided risk assessment matrix (refer to Risk Matrix below). The assessment of the risk is a subjective assessment and is to be used for guidance purposes in relation to selecting and implementing corrective actions.

Risk Matrix

LIKELIHOOD	CONSEQUENCE				
	Insignificant (No injuries)	**Minor** (First aid only)	**Moderate** (Medical treatment)	**Major** (Extensive injuries, loss of production)	**Catastrophic** (Fatality / permanent disability)
Almost Certain (Expected in most circumstances)	Medium	High	Very High	Extreme	Extreme
Likely (Will probably occur in most circumstances)	Medium	High	Very High	Extreme	Extreme
Possible (Might occur at some time)	Low	Medium	High	Very High	Extreme
Unlikely (Not likely to occur)	Low	Low	Medium	High	Very High
Rare (May occur only in exceptional circumstances)	Low	Low	Medium	High	High

Where the hazards associated with work in particular confined spaces are similar in nature, a group risk assessment has been prepared. Separate space specific risk assessments will be prepared for any confined spaces identified as having unique hazards or risks that are different to the group risk assessment.

Refer to **Appendix B** for confined space risk assessments.

5. FINDINGS

The following findings are based on the site inspection, discussions with site personnel, and review of relevant documentation:

- A total of 62 confined spaces were identified at the site.
- The majority of identified confined spaces were appropriately signposted, however a number of the spaces were not signposted or had faded signs.
- The majority of the confined spaces appeared to be appropriately secured from unauthorised access, however the access hatch to the fuel tank on the southeast corner of Building 4 was not appropriately secured at the time of the assessment.
- The Mirvac Confined Space Entry Permit was made available for review. This included a requirement for the isolation of plant and services associated with confined spaces prior to any entry occurring.

Note: Refer to **Appendix A** for the confined space register, **Appendix C** for photographs and **Appendix E** for a marked-up site plan.

6. RECOMMENDED ACTIONS

The following actions are recommended, based on the above findings:

- Ensure a task specific risk assessment is conducted prior to commencing any works within confined spaces.
- Ensure all identified confined spaces are appropriately signposted. Ensure the signage complies with *AS 2865:2009 Confined Spaces*, Section 3.2.2. Refer to **Appendix D** for examples of confined space safety signage.
- Ensure the access hatch to the fuel tank on the southeast corner of Building 4 is appropriately secured at all times to prevent unauthorised access.
- Ensure all staff and contractors working within areas containing confined spaces at the site are provided with appropriate information, instruction and training to ensure they are able to work safely in these areas. It is recommended that this be managed within the site induction.
- Although it was not possible to access the spaces at the time of the inspection, they have been deemed to be a confined space (in order to take a precautionary approach) and should continue to be treated as such until confirmed as otherwise.
- Avoid entering the confined spaces if possible e.g. conduct cleaning/maintenance activities from outside etc.
- Ensure that the person responsible for the confined space work issues an entry permit prior to any persons entering the confined space.
- Ensure task specific emergency rescue procedures and equipment are available and readily accessible during any confined space work.
- All works and access in relation to confined spaces must be undertaken in accordance with the *Work Health and Safety Regulation 2017 (NSW),* the *Code of Practice: Confined Spaces (SafeWork NSW, 2019)* and A*S 2865:2009 Confined Spaces*.
- TTC is able to assist the client to implement the above recommended actions.

7. REFERENCES

- *Work Health and Safety Act 2011 (NSW).*
- *Work Health and Safety Regulation 2017 (NSW).*

- *Code of Practice: Confined Spaces (SafeWork NSW, 2019).*
- *Australian Standard 2865:2009 Confined Spaces.*

8. LIMITATIONS

This report and the associated services performed by TTC are in accordance with the scope of services set out in the contract between TTC and the Client. The scope of services was defined by the requests of the Client, by the time and budgetary constraints imposed by the Client, and by the availability of access to the site.

TTC derived the data in this report primarily from visual inspections, examination of available records, and interviews with individuals with relevant information about the site. In preparing this report, TTC has relied upon, and presumed accurate, certain information (or absence thereof) provided by government authorities, the Client and others identified herein. Except as otherwise stated in the report, TTC has not attempted to verify the accuracy or completeness of any such information.

No warranty, undertaking, or guarantee, whether expressed or implied, is made with respect to the data reported or to the findings, observations, and recommendations expressed in this report. Furthermore, such data, findings, observations, and recommendations are based solely upon existence at the time of the assessment. The passage of time, manifestation of latent conditions or impacts of future events (e.g. changes in legislation, scientific knowledge, land uses, etc.) may require further investigation at the site with subsequent data analysis and re-evaluation of the findings, observations, and recommendations expressed in this report.

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the provisions of the agreement between TTC and the Client. TTC accepts no liability or responsibility whatsoever and expressly disclaims any responsibility for or in respect of any use of or reliance upon this report by any third party or parties. It is the responsibility of the Client to accept if the Client so chooses any recommendations contained within and implement them in an appropriate, suitable and timely manner.

APPENDIX A: CONFINED SPACES REGISTER

Confined Spaces Register								
Space ID	Type	Building	Location / Comments	Secure	Signage	Dimensions	Risk Assessment	Photo
001	Sewer pit	4	West side, adjacent to main entrance	Yes	Yes	Unknown	A	01
002	Unknown pit	4	West side, adjacent to disabled car parking spaces	Yes	Yes	Unknown	B	02
003	Unknown pit	4	Northwest corner, adjacent to speed hump	Yes	**No**	Unknown	B	03
004	Storm water drain	4	North side, central area	Yes	**No**	Unknown	C	-
005	Storm water drain	4	North side, east area, adjacent to Dock 3 entrance	Yes	**No**	Unknown	C	04
006	Storm water drain	4	Northeast corner, driveway	Yes	**No**	Unknown	C	-
007	Storm water drain	4	Southeast corner, adjacent to diesel tank	Yes	**No**	Unknown	C	-
008	Fuel tank	4	Southeast corner, diesel tank	**No**	Yes	$3m^3$	E	05
009	Unknown pit	4	South side, central east area, adjacent to driveway and garden bed	Yes	Yes	Unknown	B	-
010	Unknown pit	4	South side, central west area, adjacent to driveway and garden bed	Yes	**No**	Unknown	B	06
011	Sewer pit	3	West side, adjacent to foot path and building	Yes	**Yes (faded)**	Unknown	A	07
012	Unknown pit	3	West side, grassed area, adjacent to driveway	Yes	**No**	Unknown	B	-
013	Unknown pit	3	West side, northern grassed area	Yes	**No**	Unknown	B	-

Confined Spaces Register								
Space ID	Type	Building	Location / Comments	Secure	Signage	Dimensions	Risk Assessment	Photo
014-015	Storm water drain (x2)	3	West side, grassed area, adjacent to road	Yes	Yes	Unknown	C	08
016	Sewer pit	3	Southwest corner, adjacent to disabled parking spaces	Yes	**No**	Unknown	A	-
017	Unknown pit	3	South side, southwest corner of loading bay 1/2	Yes	**No**	Unknown	B	-
018	Unknown pit	3	East side, footpath adjacent to building	Yes	**No**	Unknown	B	09
019	Storm water drain	3	East side, adjacent to footpath	Yes	**No**	Unknown	C	-
020	Storm water drain	3	East side, adjacent to driveway	Yes	**Yes (faded)**	Unknown	C	-
021-024	Storm water drain (x4)	2	North side, driveway	Yes	Yes	Unknown	C	10
025	Water tank	2	North side, west area	Yes	**No**	$15m^3$	D	11
026	Unknown pit	2	North side, west area, adjacent to water tank	Yes	Yes	Unknown	B	-
027	Unknown pit	2	West side, northern corner, driveway	Yes	Yes	Unknown	B	-
028	Sewer pit	2	West side, garden area, adjacent to driveway	Yes	Yes	Unknown	A	12
029	Storm water drain	2	Western car park, southeast corner, parking space 11	Yes	**No**	Unknown	C	13

Confined Spaces Register								
Space ID	Type	Building	Location / Comments	Secure	Signage	Dimensions	Risk Assessment	Photo
030	Storm water drain	2	Western car park, south area, parking space 15	Yes	**No**	Unknown	C	-
031	Storm water drain	2	Western car park, southwest area, parking space 22	Yes	Yes	Unknown	C	-
032	Unknown pit	2	Southwest corner, in garden adjacent to driveway	Yes	**No**	Unknown	B	-
033	Unknown pit	2	Northwest side, driveway, adjacent to site entrance	Yes	Yes	Unknown	B	14
034	Storm water drain	2	Northwest side, driveway, adjacent to site entrance	Yes	Yes	Unknown	C	15
035	Storm water tank	2	Northeast side, car park area (6 x hatches)	Yes	Yes	Unknown	F	16
036	Storm water drain	2	Northeast corner, driveway, adjacent to building	Yes	Yes	Unknown	C	-
037	Storm water drain	2	Northeast corner, driveway, adjacent to concrete embankment	Yes	**No**	Unknown	C	-
038-041	Storm water drain (x4)	2	Northeast corner, car park, southeast area	Yes	Yes	Unknown	C	17
042	Unknown pit	2	East side, south corner	Yes	**No**	Unknown	B	-
043	Unknown pit	2	East side, central driveway	Yes	Yes	Unknown	B	18

Confined Spaces Register								
Space ID	Type	Building	Location / Comments	Secure	Signage	Dimensions	Risk Assessment	Photo
044	Unknown pit	2	East side, adjacent to eastern perimeter fence	Yes	**No**	Unknown	B	-
045-046	Unknown pit (x2)	2	East side, far east driveway	Yes	Yes	Unknown	B	19
047-048	HumeCeptor (x2)	2	East side, far east driveway	Yes	Yes	Unknown	F	20
049-050	Unknown pit (x2)	1	West side, adjacent to reception	Yes	Yes	Unknown	B	-
051	Unknown pit	1	Northwest corner, grassed area adjacent to site entrance	Yes	**No**	Unknown	B	-
052	Unknown pit	1	West side, grassed area, adjacent to perimeter fence	Yes	**No**	Unknown	B	21
053	Unknown pit	1	Southwest corner, grassed area, adjacent to perimeter fence	Yes	**No**	Unknown	B	-
054	Unknown pit	1	South side, west area, adjacent to external dining area	Yes	**Yes (faded)**	Unknown	B	22
055	Unknown pit	1	South side, east area, adjacent to car park	Yes	Yes	Unknown	B	-
056	Unknown pit	1	South side, grassed area, adjacent to perimeter fence	Yes	**No**	Unknown	B	-
057	Fuel tank	1	East side, north area, diesel tank	Yes	**No**	$3m^3$	E	23

Confined Spaces Register								
Space ID	Type	Building	Location / Comments	Secure	Signage	Dimensions	Risk Assessment	Photo
058-059	Storm water drain (x2)	1	North side, central driveway	Yes	**No**	Unknown	C	-
060-062	Unknown pit (x3)	1	North side, west area	Yes	**Yes (faded)**	Unknown	B	24

APPENDIX B: CONFINED SPACE RISK ASSESSMENTS

Risk Assessment A: Sewer Pit	
Does the space meet the requirements of a Confined Space? (If the answer to A, B and at least one part of C is yes, then the space is a confined space and requires a risk assessment).	**YES**
A. Is the space designed or intended primarily not to be occupied by a person?	YES
B. Is the space designed or intended to be, at normal atmospheric pressure while any person is in the space?	YES
C. Is the space likely to be a risk to health and safety from:	
• an atmosphere that does not have a safe oxygen level?	YES
• contaminants, including airborne gases, vapours and dusts, that may cause injury from fire or explosion?	YES
• harmful concentrations of any airborne contaminants?	YES
• engulfment?	YES

Works to be completed:	Maintenance and inspection activities.
Comments:	Access to space is restricted. No access gained during assessment.

Hazard Types	Risk Rating	Recommended Actions
Restricted entry and egress in an emergency	VH	Wear a safety harness and remain connected to a lifeline at all times. Ensure the standby person remains in constant contact with person(s) entering the space.
Oxygen deficiency whilst work in progress	E	Monitor the atmosphere within the space prior to entering. Only enter the space if oxygen levels are within the safe range (19.5% to 23.5%). Ventilate the space if required. Continually monitor the atmosphere within the space during entry.
Build-up or excess of vapours such as hydrogen sulphide (H_2S) or carbon monoxide (CO) to concentrations above the workplace exposure standards (WES)	E	Monitor the atmosphere within the space prior to entering. Purge and ventilate the space if required. Continually monitor the atmosphere within the space during entry.
Build-up of organic vapours to within explosive limits	E	Monitor the atmosphere within the space prior to entering. Purge and ventilate the space if required. Only enter the space if the concentration of any flammable vapours is less than 5% of its lower explosive limit. Continually monitor the atmosphere within the space during entry. Ensure no ignition sources are located within or introduced into the space.
Airborne dust concentrations above the WES	L	No action required.
Radiation (non-ionising and ionising)	L	No action required.
Noise generated at levels above 85 dB(A)	L	No action required.
Uncontrolled introduction of substances (e.g. steam, water, gases etc.)	E	Isolate all services within the space. Ensure no vehicles operate in the vicinity of the entry. Ensure the standby person is monitoring external weather conditions and any other factors that could impact the confined space.

Hazard Types	Risk Rating	Recommended Actions
Engulfment	E	Isolate all inflow pipes into the space. Wear a safety harness and remain connected to a lifeline at all times.
Manual handling of covers, lowering equipment into pits	M	Ensure a two-person lift or lifting device is used when lifting or removing covers. Use a winch to lower equipment into the space.
Mechanical hazards (e.g. entanglement, crushing, cutting, etc.)	L	No action required.
Skin contact with hazardous substances and surface contaminants	H	Wear appropriate PPE (e.g. gloves, long sleeve shirt and pants, boots and eye wear).
Slips and trips	H	Wear slip resistant boots.
Falls from height	VH	Wear a safety harness and remain connected to a lifeline at all times.
Electrical hazards	M	Portable electrical equipment should be protected through an RCD, located outside of the space.
Biological hazards (e.g. E-coli)	H	Wear appropriate PPE (e.g. gloves, long sleeve shirt and pants, boots and eye wear). Wash hands and face after exiting the space.
Lack of lighting	H	Use appropriate and safe temporary lighting and/or torch within the space.
Heat and cold stress	L	No action required.

General Recommendations

- Avoid entering the confined space if possible e.g. conduct cleaning activities from outside etc.
- Ensure access to the confined space remains secure at all times.
- Only authorised personnel are to access the confined space.
- All works and access in relation to confined spaces must be undertaken in accordance with AS 2865-2009.
- Ensure that the person responsible for the confined space work issues an entry permit prior to any persons entering the confined space.
- Ensure contractors are appropriately trained to undertake confined space entry and standby duties.
- Ensure site specific emergency rescue procedures and equipment are available and readily accessible during any confined space work.
- Ensure contractor safe work method statement (SWMS) addresses working at heights and traffic management issues.
- Ensure suitable PPE is available and appropriately maintained.
- Ensure a task specific risk assessment is conducted within the space prior to commencing any works.
- Although it was not possible to access the space at the time of the assessment, it has been deemed to be a confined space (in order to take a precautionary approach) and should continue to be treated as such until confirmed as otherwise.

Risk Assessment B: Unknown Pit	
Does the space meet the requirements of a Confined Space? (If the answer to A, B and at least one part of C is yes, then the space is a confined space and requires a risk assessment).	**YES**
A. Is the space intended to be, or is likely to be, entered by any person?	YES
B. Does the space have a limited or restricted means for entry or exit that makes it physically difficult for a person to enter or exit the space?	YES
C. Is the space likely to be a risk to health and safety from: • an atmosphere that does not have a safe oxygen level? • contaminants, including airborne gases, vapours and dusts, that may cause injury from fire or explosion? • harmful concentrations of any airborne contaminants? • engulfment?	 YES YES YES YES

Works to be completed:	Unknown. Presumed maintenance and/or inspection activities.
Comments:	The purpose of the pit is unknown. Access within the space was not available at the time of assessment.

Hazard Types	Risk Rating	Recommended Actions
Restricted entry and egress in an emergency	VH	Wear a safety harness and remain connected to a lifeline at all times. Ensure the standby person remains in constant contact with person(s) entering the space.
Oxygen deficiency whilst work in progress	E	Monitor the atmosphere within the space prior to entering. Only enter the space if oxygen levels are within the safe range (19.5% to 23.5%). Ventilate the space if required. Continually monitor the atmosphere within the space during entry.
Build-up or excess of vapours such as hydrogen sulphide (H_2S) or carbon monoxide (CO) to concentrations above the workplace exposure standards (WES)	E	Monitor the atmosphere within the space prior to entering. Purge and ventilate the space if required. Continually monitor the atmosphere within the space during entry.
Build-up of organic vapours to within explosive limits	E	Monitor the atmosphere within the space prior to entering. Purge and ventilate the space if required. Only enter the space if the concentration of any flammable vapours is less than 5% of its lower explosive limit. Continually monitor the atmosphere within the space during entry. Ensure no ignition sources are located within or introduced into the space.
Airborne dust concentrations above the WES	L	No action required.
Radiation (non-ionising and ionising)	L	No action required.
Noise generated at levels above 85 dB(A)	M	Isolate machinery. Wear appropriate PPE (e.g. hearing protection).

Hazard Types	Risk Rating	Recommended Actions
Uncontrolled introduction of substances (e.g. steam, water, gases etc.)	E	Isolate all services within the space. Ensure the standby person is monitoring external weather conditions and any other factors that could impact the confined space.
Engulfment	E	Isolate all inflow pipes into the space. Wear a safety harness and remain connected to a lifeline at all times.
Manual handling of covers, lowering equipment into pits	M	Ensure a two-person lift or lifting device is used when lifting or removing covers. Use a winch to lower equipment into the space.
Mechanical hazards (e.g. entanglement, crushing, cutting, etc.)	L	No action required.
Skin contact with hazardous substances and surface contaminants	M	Wear appropriate PPE (e.g. gloves, long sleeve shirt and pants, boots and eye wear).
Slips and trips	H	Wear slip resistant boots.
Falls from height	H	Wear a safety harness and remain connected to a lifeline at all times.
Electrical hazards	M	Isolate all power sources within the space. Portable electrical equipment should be protected through an RCD, located outside of the space.
Biological hazards (e.g. E-coli)	M	Wear appropriate PPE (e.g. gloves, long sleeve shirt and pants, boots and eye wear). Wash hands and face after exiting the space.
Lack of lighting	M	Use appropriate and safe temporary lighting and/or torch within the space.
Heat and cold stress	L	No action required.

General Recommendations

- Avoid entering the confined space if possible e.g. conduct cleaning activities from outside etc.
- Ensure access to the confined space remains secure at all times.
- Only authorised personnel are to access the confined space.
- All works and access in relation to confined spaces must be undertaken in accordance with AS 2865-2009.
- Ensure that the person responsible for the confined space work issues an entry permit prior to any persons entering the confined space.
- Ensure contractors are appropriately trained to undertake confined space entry and standby duties.
- Ensure site specific emergency rescue procedures and equipment are available and readily accessible during any confined space work.
- Ensure contractor safe work method statement (SWMS) addresses working at heights issues.
- Ensure suitable PPE is available and appropriately maintained.
- Ensure a task specific risk assessment is conducted within the space prior to commencing any works.
- Although it was not possible to access the space at the time of the assessment, it has been deemed to be a confined space (in order to take a precautionary approach) and should continue to be treated as such until confirmed as otherwise.

Risk Assessment C: Storm Water Drain	
Does the space meet the requirements of a Confined Space? (If the answer to A, B and at least one part of C is yes, then the space is a confined space and requires a risk assessment).	**YES**
A. Is the space designed or intended primarily not to be occupied by a person?	YES
B. Is the space designed or intended to be, at normal atmospheric pressure while any person is in the space?	YES
C. Is the space likely to be a risk to health and safety from:	
• an atmosphere that does not have a safe oxygen level?	YES
• contaminants, including airborne gases, vapours and dusts, that may cause injury from fire or explosion?	YES
• harmful concentrations of any airborne contaminants?	YES
• engulfment?	YES

Works to be completed:	Maintenance and inspection activities.
Comments:	Access to space is restricted. No access gained during assessment.

Hazard Types	Risk Rating	Recommended Actions
Restricted entry and egress in an emergency	H	Wear a safety harness and remain connected to a lifeline at all times. Ensure the standby person remains in constant contact with person(s) entering the space.
Oxygen deficiency whilst work in progress	H	Monitor the atmosphere within the space prior to entering. Only enter the space if oxygen levels are within the safe range (19.5% to 23.5%). Ventilate the space if required. Continually monitor the atmosphere within the space during entry.
Build-up or excess of vapours such as hydrogen sulphide (H_2S) or carbon monoxide (CO) to concentrations above the workplace exposure standards (WES)	H	Monitor the atmosphere within the space prior to entering. Purge and ventilate the space if required. Continually monitor the atmosphere within the space during entry.
Build-up of organic vapours to within explosive limits	H	Monitor the atmosphere within the space prior to entering. Purge and ventilate the space if required. Only enter the space if the concentration of any flammable vapours is less than 5% of its lower explosive limit. Continually monitor the atmosphere within the space during entry. Ensure no ignition sources are located within or introduced into the space.
Airborne dust concentrations above the WES	L	No action required.
Radiation (non-ionising and ionising)	L	No action required.
Noise generated at levels above 85 dB(A)	L	No action required.
Uncontrolled introduction of substances (e.g. steam, water, gases etc.)	VH	Isolate all services within the space. Ensure no vehicles operate in the vicinity of the entry. Ensure the standby person is monitoring external weather conditions and any other factors that could impact the confined space.

Hazard Types	Risk Rating	Recommended Actions
Engulfment	H	Isolate all inflow pipes into the space. Wear a safety harness and remain connected to a lifeline at all times.
Manual handling of covers, lowering equipment into pits	M	Ensure a two-person lift or lifting device is used when lifting or removing covers. Use a winch to lower equipment into the space.
Mechanical hazards (e.g. entanglement, crushing, cutting, etc.)	L	No action required.
Skin contact with hazardous substances and surface contaminants	M	Wear appropriate PPE (e.g. gloves, long sleeve shirt and pants, boots and eye wear).
Slips and trips	H	Wear slip resistant boots.
Falls from height	L	No action required.
Electrical hazards	M	Portable electrical equipment should be protected through an RCD, located outside of the space.
Biological hazards (e.g. E-coli)	M	Wear appropriate PPE (e.g. gloves, long sleeve shirt and pants, boots and eye wear). Wash hands and face after exiting the space.
Lack of lighting	M	Use appropriate and safe temporary lighting and/or torch within the space.
Heat and cold stress	L	No action required.

General Recommendations

- Avoid entering the confined space if possible e.g. conduct cleaning activities from outside etc.
- Ensure access to the confined space remains secure at all times.
- Only authorised personnel are to access the confined space.
- All works and access in relation to confined spaces must be undertaken in accordance with AS 2865-2009.
- Ensure that the person responsible for the confined space work issues an entry permit prior to any persons entering the confined space.
- Ensure contractors are appropriately trained to undertake confined space entry and standby duties.
- Ensure site specific emergency rescue procedures and equipment are available and readily accessible during any confined space work.
- Ensure contractor safe work method statement (SWMS) addresses traffic management issues.
- Ensure suitable PPE is available and appropriately maintained.
- Ensure a task specific risk assessment is conducted within the space prior to commencing any works.
- Although it was not possible to access the space at the time of the assessment, it has been deemed to be a confined space (in order to take a precautionary approach) and should continue to be treated as such until confirmed as otherwise.

Risk Assessment D: Water Tank	
Does the space meet the requirements of a Confined Space? (If the answer to A, B and at least one part of C is yes, then the space is a confined space and requires a risk assessment).	**YES**
A. Is the space designed or intended primarily not to be occupied by a person?	YES
B. Is the space designed or intended to be, at normal atmospheric pressure while any person is in the space?	YES
C. Is the space likely to be a risk to health and safety from:	
• an atmosphere that does not have a safe oxygen level?	YES
• contaminants, including airborne gases, vapours and dusts, that may cause injury from fire or explosion?	NO
• harmful concentrations of any airborne contaminants?	NO
• engulfment?	YES

Works to be completed:	Cleaning and maintenance activities.
Comments:	Access to space is restricted. No access gained during assessment.

Hazard Types	Risk Rating	Recommended Actions
Restricted entry and egress in an emergency	VH	Wear a safety harness and remain connected to a lifeline at all times. Ensure the standby person remains in constant contact with person(s) entering the space.
Oxygen deficiency whilst work in progress	E	Monitor the atmosphere within the space prior to entering. Only enter the space if oxygen levels are within the safe range (19.5% to 23.5%). Ventilate the space if required. Continually monitor the atmosphere within the space during entry.
Build-up or excess of vapours such as hydrogen sulphide (H_2S) or carbon monoxide (CO) to concentrations above the workplace exposure standards (WES)	L	No action required.
Build-up of organic vapours to within explosive limits	L	No action required.
Airborne dust concentrations above the WES	L	No action required.
Radiation (non-ionising and ionising)	L	No action required.
Noise generated at levels above 85 dB(A)	L	No action required.
Uncontrolled introduction of substances (e.g. steam, water, gases etc.)	VH	Isolate all inflow pipes into the space.
Engulfment	E	Isolate all inflow pipes into the space. Wear a safety harness and remain connected to a lifeline at all times.

Hazard Types	Risk Rating	Recommended Actions
Manual handling of covers, lowering equipment into pits	M	Use a winch or rope pulley system to lower equipment into the tank.
Mechanical hazards (e.g. entanglement, crushing, cutting, etc.)	L	No action required.
Skin contact with hazardous substances and surface contaminants	L	No action required.
Slips and trips	M	Wear slip resistant boots.
Falls from height	VH	Wear a safety harness and remain connected to a lifeline at all times.
Electrical hazards	M	Portable electrical equipment should be protected through an RCD, located outside of the space.
Biological hazards (e.g. E-coli)	M	Wear appropriate PPE (e.g. gloves, long sleeve shirt and pants, boots and eye wear). Wash hands and face after exiting the space.
Lack of lighting	H	Use appropriate and safe temporary lighting and/or torch within the space.
Heat and cold stress	L	No action required.

General Recommendations

- Avoid entering the confined space if possible e.g. conduct cleaning activities from outside etc.
- Ensure access to the confined space remains secure at all times.
- Only authorised personnel are to access the confined space.
- All works and access in relation to confined spaces must be undertaken in accordance with AS 2865-2009.
- Ensure that the person responsible for the confined space work issues an entry permit prior to any persons entering the confined space.
- Ensure contractors are appropriately trained to undertake confined space entry and standby duties.
- Ensure site specific emergency rescue procedures and equipment are available and readily accessible during any confined space work.
- Ensure contractor safe work method statement (SWMS) addresses working at heights issues.
- Ensure suitable PPE is available and appropriately maintained.
- Ensure a task specific risk assessment is conducted within the space prior to commencing any works.
- Although it was not possible to access the space at the time of the assessment, it has been deemed to be a confined space (in order to take a precautionary approach) and should continue to be treated as such until confirmed as otherwise.

Risk Assessment E: Fuel Tank

Does the space meet the requirements of a Confined Space? (If the answer to A, B and at least one part of C is yes, then the space is a confined space and requires a risk assessment).	**YES**
A. Is the space designed or intended primarily not to be occupied by a person?	YES
B. Is the space designed or intended to be, at normal atmospheric pressure while any person is in the space?	YES
C. Is the space likely to be a risk to health and safety from:	
• an atmosphere that does not have a safe oxygen level?	YES
• contaminants, including airborne gases, vapours and dusts, that may cause injury from fire or explosion?	YES
• harmful concentrations of any airborne contaminants?	YES
• engulfment?	YES

Works to be completed:	Cleaning and maintenance activities.
Comments:	Access to space is restricted. No access gained during assessment.

Hazard Types	Risk Rating	Recommended Actions
Restricted entry and egress in an emergency	VH	Wear a safety harness and remain connected to a lifeline at all times. Ensure the standby person remains in constant contact with person(s) entering the space.
Oxygen deficiency whilst work in progress	E	Monitor the atmosphere within the space prior to entering. Only enter the space if oxygen levels are within the safe range (19.5% to 23.5%). Ventilate the space if required. Continually monitor the atmosphere within the space during entry.
Build-up or excess of vapours such as hydrogen sulphide (H_2S) or carbon monoxide (CO) to concentrations above the workplace exposure standards (WES)	E	Monitor the atmosphere within the space prior to entering. Purge and ventilate the space if required. Continually monitor the atmosphere within the space during entry.
Build-up of organic vapours to within explosive limits	E	Monitor the atmosphere within the space prior to entering. Purge and ventilate the space if required. Only enter the space if the concentration of any flammable vapours is less than 5% of its lower explosive limit. Continually monitor the atmosphere within the space during entry. Ensure no ignition sources are located within or introduced into the space.
Airborne dust concentrations above the WES	L	No action required.
Radiation (non-ionising and ionising)	L	No action required.
Noise generated at levels above 85 dB(A)	L	No action required.
Uncontrolled introduction of substances (e.g. steam, water, gases etc.)	VH	Isolate all inflow pipes into the space.

Hazard Types	Risk Rating	Recommended Actions
Engulfment	VH	Isolate all inflow pipes into the space. Wear a safety harness and remain connected to a lifeline at all times.
Manual handling of covers, lowering equipment into pits	L	No action required.
Mechanical hazards (e.g. entanglement, crushing, cutting, etc.)	L	No action required.
Skin contact with hazardous substances and surface contaminants	M	Wear appropriate PPE (e.g. gloves, long sleeve shirt and pants, boots and eye wear).
Slips and trips	M	Wear slip resistant boots.
Falls from height	L	No action required.
Electrical hazards	M	Portable electrical equipment should be protected through an RCD, located outside of the space.
Biological hazards (e.g. E-coli)	L	No action required.
Lack of lighting	H	Use appropriate and safe temporary lighting and/or torch within the space.
Heat and cold stress	L	No action required.

General Recommendations

- Avoid entering the confined space if possible e.g. conduct cleaning activities from outside etc.
- Ensure access to the confined space remains secure at all times.
- Only authorised personnel are to access the confined space.
- All works and access in relation to confined spaces must be undertaken in accordance with AS 2865-2009.
- Ensure that the person responsible for the confined space work issues an entry permit prior to any persons entering the confined space.
- Ensure contractors are appropriately trained to undertake confined space entry and standby duties.
- Ensure site specific emergency rescue procedures and equipment are available and readily accessible during any confined space work.
- Ensure contractor safe work method statement (SWMS) addresses working at heights issues.
- Ensure suitable PPE is available and appropriately maintained.
- Ensure a task specific risk assessment is conducted within the space prior to commencing any works.
- Although it was not possible to access the space at the time of the assessment, it has been deemed to be a confined space (in order to take a precautionary approach) and should continue to be treated as such until confirmed as otherwise.

Risk Assessment F: Storm Water Tank / HumeCeptor	
Does the space meet the requirements of a Confined Space? (If the answer to A, B and at least one part of C is yes, then the space is a confined space and requires a risk assessment).	**YES**
A. Is the space designed or intended primarily not to be occupied by a person?	YES
B. Is the space designed or intended to be, at normal atmospheric pressure while any person is in the space?	YES
C. Is the space likely to be a risk to health and safety from:	
• an atmosphere that does not have a safe oxygen level?	YES
• contaminants, including airborne gases, vapours and dusts, that may cause injury from fire or explosion?	YES
• harmful concentrations of any airborne contaminants?	YES
• engulfment?	YES

Works to be completed:	Maintenance and inspection activities.
Comments:	Access to space is restricted. No access gained during assessment.

Hazard Types	Risk Rating	Recommended Actions
Restricted entry and egress in an emergency	VH	Wear a safety harness and remain connected to a lifeline at all times. Ensure the standby person remains in constant contact with person(s) entering the space.
Oxygen deficiency whilst work in progress	E	Monitor the atmosphere within the space prior to entering. Only enter the space if oxygen levels are within the safe range (19.5% to 23.5%). Ventilate the space if required. Continually monitor the atmosphere within the space during entry.
Build-up or excess of vapours such as hydrogen sulphide (H_2S) or carbon monoxide (CO) to concentrations above the workplace exposure standards (WES)	VH	Monitor the atmosphere within the space prior to entering. Purge and ventilate the space if required. Continually monitor the atmosphere within the space during entry.
Build-up of organic vapours to within explosive limits	VH	Monitor the atmosphere within the space prior to entering. Purge and ventilate the space if required. Only enter the space if the concentration of any flammable vapours is less than 5% of its lower explosive limit. Continually monitor the atmosphere within the space during entry. Ensure no ignition sources are located within or introduced into the space.
Airborne dust concentrations above the WES	L	No action required.
Radiation (non-ionising and ionising)	L	No action required.
Noise generated at levels above 85 dB(A)	L	No action required.
Uncontrolled introduction of substances (e.g. steam, water, gases etc.)	E	Isolate all services within the space. Ensure no vehicles operate in the vicinity of the entry. Ensure the standby person is monitoring external weather conditions and any other factors that could impact the confined space.

Hazard Types	Risk Rating	Recommended Actions
Engulfment	E	Isolate all inflow pipes into the space. Wear a safety harness and remain connected to a lifeline at all times.
Manual handling of covers, lowering equipment into pits	M	Ensure a two-person lift or lifting device is used when lifting or removing covers. Use a winch to lower equipment into the space.
Mechanical hazards (e.g. entanglement, crushing, cutting, etc.)	L	No action required.
Skin contact with hazardous substances and surface contaminants	M	Wear appropriate PPE (e.g. gloves, long sleeve shirt and pants, boots and eye wear).
Slips and trips	H	Wear slip resistant boots.
Falls from height	VH	Wear a safety harness and remain connected to a lifeline at all times.
Electrical hazards	M	Portable electrical equipment should be protected through an RCD, located outside of the space.
Biological hazards (e.g. E-coli)	M	Wear appropriate PPE (e.g. gloves, long sleeve shirt and pants, boots and eye wear). Wash hands and face after exiting the space.
Lack of lighting	H	Use appropriate and safe temporary lighting and/or torch within the space.
Heat and cold stress	L	No action required.

General Recommendations

- Avoid entering the confined space if possible e.g. conduct cleaning activities from outside etc.
- Ensure access to the confined space remains secure at all times.
- Only authorised personnel are to access the confined space.
- All works and access in relation to confined spaces must be undertaken in accordance with AS 2865-2009.
- Ensure that the person responsible for the confined space work issues an entry permit prior to any persons entering the confined space.
- Ensure contractors are appropriately trained to undertake confined space entry and standby duties.
- Ensure site specific emergency rescue procedures and equipment are available and readily accessible during any confined space work.
- Ensure contractor safe work method statement (SWMS) addresses working at heights and traffic management issues.
- Ensure suitable PPE is available and appropriately maintained.
- Ensure a task specific risk assessment is conducted within the space prior to commencing any works.
- Although it was not possible to access the space at the time of the assessment, it has been deemed to be a confined space (in order to take a precautionary approach) and should continue to be treated as such until confirmed as otherwise.

APPENDIX C: PHOTOGRAPHS

Photo 01. Building 4, West side, adjacent to main entrance – sewer pit.

Photo 02. Building 4, West side, adjacent to disabled car parking spaces – unknown pit.

Photo 03. Building 4, Northwest corner, adjacent to speed hump – unknown pit.

Photo 04. Building 4, North side, east area, adjacent to Dock 3 entrance – storm water drain.

Photo 05. Building 4, Southeast corner, diesel tank – fuel tank.

Photo 06. Building 4, South side, central west area, adjacent to driveway and garden bed – unknown pit.

Photo 07. Building 3, West side, adjacent to foot path and building – sewer pit.

Photo 08. Building 3, West side, grassed area, adjacent to road – storm water drains (x2).

Photo 09. Building 3, East side, footpath adjacent to building – unknown pit.

Photo 10. Building 2, North side, driveway – storm water drains (x4).

Photo 11. Building 2, North side, west area – water tank.

Photo 12. Building 2, West side, garden area, adjacent to driveway – sewer pit.

Photo 13. Building 2, Western car park, southeast corner, parking space 11 – storm water drain.

Photo 14. Building 2, Northwest side, driveway, adjacent to site entrance – unknown pit.

Photo 15. Building 2, Northwest side, driveway, adjacent to site entrance – storm water drain.

Photo 16. Building 2, Northeast side, car park area (6 x hatches) – storm water tank.

Photo 17. Building 2, Northeast corner, car park, southeast area – storm water drains (x4).

Photo 18. Building 2, East side, central driveway – unknown pit.

Photo 19. Building 2, East side, far east driveway – unknown pits (x2).

Photo 20. Building 2, East side, far east driveway – humeceptor (x2).

Photo 21. Building 1, West side, grassed area, adjacent to perimeter fence – unknown pit.

Photo 22. Building 1, South side, west area, adjacent to external dining area – unknown pit.

Photo 23. Building 1, East side, north area, diesel tank – fuel tank.

Photo 24. Building 1, North side, west area – unknown pit (x3).

APPENDIX D: CONFINED SPACE SIGNAGE

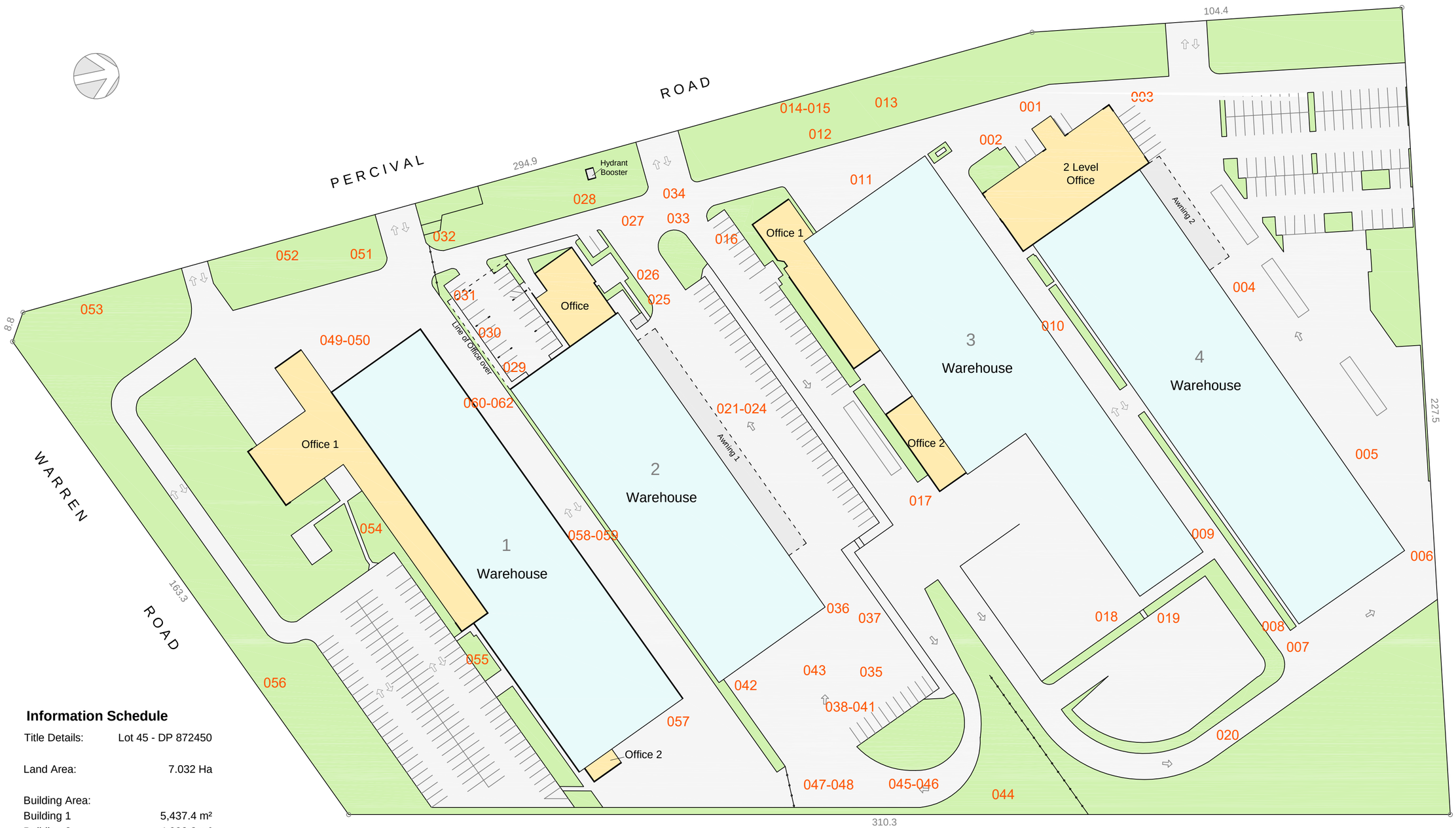
Example A: Fixed confined space warning sign that can be established in a prominent position adjacent the confined space or on the access hatch.

Example B: Another fixed confined space warning sign that can be established in a prominent position adjacent the confined space or on the access hatch. The warning signage carries brief information that would need to be listed in the confined space entry permit.

Example C: Mobile confined space warning sign that can be established in a prominent position adjacent the confined space while works are in progress.


DANGER
MEN
WORKING IN
CONFINED
SPACE

APPENDIX E: SITE PLAN



Information Schedule

Title Details:	Lot 45 - DP 872450
Land Area:	7.032 Ha
Building Area:	
Building 1	5,437.4 m²
Building 2	4,992.8 m²
Building 3	5,308.7 m²
Building 4	6,806.5 m²
Total Building Area	**22,545.4 m²**
Awning 1	443 m²
Awning 2	226 m²

Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information.
Areas have been taken from RealServe Lettable Area Plan dated 28/06/2010, Ref. 36657BB.
All land information taken from the Deposited Plan. Boundaries have not been defined.

Plan prepared for: mirvac

SITE PLAN
1-47 PERCIVAL ROAD SMITHFIELD, NSW

Date: 28/06/2010
Ref: 36656BB | Rev: 0
Scale: 1: 800 at A2

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