

Confined Space Assessment 19 Roseby Street Drummoyne NSW 2047

Mirvac Retail

October 2018



prensa 

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Job No: 59065: Client No: M0095

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Recommendations for Further Study

The industry recognised methods used in undertaking the works may dictate a staged approach to specific investigations. The findings therefore of this report may represent preliminary findings in accordance with these industry recognised methodologies. In accordance with these methodologies, recommendations contained in this report may include a need for further investigation or analytical analysis. The decision to accept these recommendations and incur additional costs in doing so will be at the sole discretion of Mirvac Retail and Prensa recognises that that Mirvac Retail will consider their specific needs and the business risks involved. Prensa does not accept any liability for losses incurred as a result of Mirvac Retail not accepting the recommendations made within this report.

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1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Mirvac Retail to undertake a Confined Space Assessment (CSA) of the Property located at Birkenhead Point Outlet, 19 Roseby Street, Drummoyne NSW 2047 (the Property). The CSA was undertaken by Aazan Mandred-Bower, Josh Holmes and Alice Connors, HSE Consultants of Prensa on Thursday 4th October 2018, with the assistance of Peter Ward, Facilities Manager for Mirvac Retail.

The CSA has been conducted in accordance with NSW *Work, Health and Safety Regulations 2017*, *Safe Work NSW Code of Practice – Confined Spaces 2011* and *Australian Standard 2865 - 2009 Confined Spaces*, to assist Mirvac Retail with its legislative obligation to identify hazards to health and/or safety associated with work in confined spaces.

2 Scope of Works

The scope of the CSA was defined by Mirvac Retail and covered areas under the management of Mirvac Retail at the Property.

Tenant managed confined spaces were excluded from the scope of works.

3 Methodology

The following documents were referenced when completing the CSA:

- NSW *Work, Health and Safety Regulation 2017*;
- *Safe Work NSW Code of Practice – Confined Spaces 2011*;
- *AS 2865:2009 – Confined Spaces*; and
- Site plans and diagrams supplied by Mirvac.

The CSA was undertaken in accordance with the above and through:

- Discussions with relevant Mirvac Retail personnel and site contacts;
- A visual inspection of areas managed by Mirvac Retail at the Property, in order to identify confined spaces present. Where confined spaces were unable to be identified visually, representative suspected confined spaces were opened by an on-site plumber (where possible) to confirm the status of the suspected space;
- Identification of the potential hazards and current risk controls (e.g. security, signage) associated with those confined spaces; and
- Documentation and compilation of the findings, including preparation of a confined spaces register and a confined space diagram.

4 Identification of Confined Spaces

4.1 Definition of a Confined Space

An area was considered to be a confined space if it was enclosed or partially enclosed and:

- Is not designed or intended primarily to be occupied by a person; and
- Is, or is designed or intended to be, at normal atmospheric pressure while any person is in the space; and
- Is or is likely to be a risk to health and safety from:
 - An atmosphere that does not have a safe oxygen level; or

- Contaminants, including airborne gases, vapours and dusts, that may cause injury from fire or explosion; or
- Harmful concentrations of any airborne contaminants; or
- Engulfment.

The above items are hereafter referred to as the Confined Space Criteria.

4.2 Register of Confined Spaces

To enable persons accessing the Property to be aware of the confined spaces present, a Register of Confined Spaces has been prepared and is included as **Appendix A**. The Register of Confined Spaces contains the following information:

- Unique identifying number for the space;
- Type of confined space (e.g. grease trap, sewer pit, stormwater drain);
- Location of the confined space;
- Method(s) used to secure the confined space from unauthorised access;
- Confined Space criteria deemed applicable; and
- A photograph of the confined space.

The Confined Space Register has been designed to facilitate the identification of those spaces that should be classified as a "confined space", by both the person who has control or management of the site as well as persons who may be accessing the Property.

4.3 Provision of Confined Space Labelling

Confined spaces should be identified by displaying a permanent sign/labelling at the entry to the confined space. However the space must be signposted notifying that a confined space entry permit is required, prior to and during entry, in order to:

- Communicate to contractors that the area presents confined space risks; and
- Reduce the risk of unauthorised confined space entry.

4.4 Limitations

The ability to identify confined spaces during this CSA was limited to information provided by Mirvac and a visual inspection of reasonably accessible areas at the Property. While a plumber was present during the inspection, not all confined spaces were able to be opened due to the risk of damaging the cover or poor cover design, which did not enable the use of a gatic opener. In such instances, spaces were assessed against the Confined Space criteria based only on:

- Information provided by Mirvac representatives, contractors and tenants; and
- Assumptions made based on the use of the spaces and, markings on gatic covers.

Where information was not available to confirm the type of confined space, space was titled "Suspected Confined Space". When the space is next entered, the register and confined spaces diagram should be updated accordingly.

The confined spaces diagram in **Appendix B** is indicative of approximate locations of confined spaces only. Additionally, Suspected Confined Spaces 11-14 were not included on the schematic, as a diagram of their location was not available during the assessment.

5 Entry to Confined Spaces

Efforts must be made to avoid the requirement for entry into a confined space. Where entry to a confined space cannot be avoided, a representative of Mirvac is required to undertake the following prior to entry:

- Review of risk assessment / SWMS completed by the contractor who will be entering the confined space;
- Review the adequacy of risk controls planned by the contractor; and
- Review of contractor training records.

As the person/entity in control of the confined space, it is also necessary to ensure that any contractor requiring entry to a confined space at the Property:

- Provides evidence of compliance with Mirvac's confined space entry and documentation requirements, as follows:
 - Prior to entry to a confined space:
 - Site-specific confined space entry risk assessment;
 - Safe Work Method Statement (or equivalent); and
 - Completion of a confined space entry permit.
 - During entry to a confined space:
 - Allocation/provision of a standby person, who is able to remain for the duration of entry;
 - Monitoring of the atmosphere within the confined space;
 - Provision of arrangements for the initiation of prompt emergency response and rescue of persons from the confined space; and
 - Provision of signage and barricading.
 - At the completion of works:
 - Provision of completed confined space entry permit; and
 - Removal of signage and barricading.

5.1 Information, Instruction and Training

Evidence of training in confined spaces entry must be reviewed for the persons entering a confined space at the Property. Such records should also be reviewed for the standby person as well.

5.2 Confined Space Entry Permits

Employers must ensure that a confined space entry permit is *issued* for each confined space entry and must:

- Be in writing;
- Identify the confined space;
- Clearly describe the work to be carried out in or on the confined space;
- Set out measures to control risks for the confined space;
- Record the names of all persons who may enter or work in or on the confined space; and
- Record the dates and times when the persons may enter or be in or on the confined space to carry out the work.

5.3 Confined Space Risk Assessments

Employers must ensure that a confined space risk assessment is completed by contractors accessing confined spaces prior to entry.

5.4 Record Keeping

The following records should be retained by Mirvac Retail:

- Confined space register for the Property; and
- Where entry is required to a confined space:
 - Copy of the SWMS defining risk controls prior to work being undertaken;
 - Copies of completed confined space permits;
 - Records of training in confined space entry; and
 - Records of review of contractor SWMS.

6 Findings

A Register of Confined Spaces is contained within **Appendix A** of this report.

Confined spaces of the following types were identified at the Property:

- Sewer pits;
- Grease traps;
- Stormwater drains (>1.5m in depth);
- Pulp Master tank;
- Diesel tanks;
- Unleaded petrol fuel tank; and
- Suspected confined spaces.

Labelling: It was noted that the identified spaces were not labelled with confined space labelling that communicated the requirement to obtain authorization prior to entry.

Security: Confined spaces at the Property were observed to be appropriately secured against unauthorised access.

7 Recommendations












The following recommendations are raised to further reduce the risk associated with confined spaces at the Property:

- Provide permanent confined space labelling stating 'Danger – Confined Space, entry by permit only' or similar to internal and external confined spaces listed in the register provided in **Appendix A**; and
- Confirm the nature of the suspected confined spaces throughout the Property when entry is next required and update the register and diagram provided in **Appendix A** and **B** respectively.












Appendix A: Register of Confined Spaces

APPENDIX A - Register of Confined Spaces

Property: Birkenhead Point Outlet - 19 Roseby St Drummoyne NSW, 2047
 Completed by: Josh Holmes
 Date of first inspection: 4/10/2018
 Register last updated: 5/10/2018
 Prepared for: Curtis Simonetta-Beddows

Space ID	Type of Confined Space	Location	Security of Access / Type of cover	CONFINED SPACE CRITERIA							Photograph of Confined Space
				A Is the space an enclosed or partially enclosed space?	B Is the space not designed or intended primarily to be occupied by a person?	C Is the space designed or intended to be at normal atmospheric pressure while any person is in the space?	D Does the space present a risk from:				
							An atmosphere that does not have a safe oxygen level?	Contaminants (including airborne gases, vapours or dusts) that may cause injury from fire or explosion?	Harmful concentrations of airborne contaminants?	Engulfment?	
SP-01	Sewer Pit	External - North East side of property adjacent to loading dock and roundabout.	1 x Concrete Cover	Y	Y	Y	Y	Y	Y	Y	
SP-02	Sewer Pit	External - North East side adjacent to fire hydrant booster.	1 x Metal gatic cover	Y	Y	Y	Y	Y	Y	Y	
SP-03	Sewer Pit	External - North East side adjacent to Marina Point Apartments.	1 x Metal Cover	Y	Y	Y	Y	Y	Y	Y	
SP-04	Sewer Pit	External loading dock North East of main building adjacent to Marina.	1 x Metal Cover	Y	Y	Y	Y	Y	Y	Y	
SP-05	Sewer Pit	External - South East side adjacent to Marina.	1 x Metal Cover	Y	Y	Y	Y	Y	Y	Y	
SP-06	Sewer Pit	External - South East side adjacent to Marina.	1 x Metal Cover	Y	Y	Y	Y	Y	Y	Y	
SP-07	Sewer Pit	Underground - Below South Entrance to main building.	1 x Concrete Cover	Y	Y	Y	Y	Y	Y	Y	
SP-08	Sewer Pit	External - West side of main building.	1 x Metal Cover	Y	Y	Y	Y	Y	Y	Y	
SP-09	Sewer Pit	West side of main building.	1 x Metal Cover	Y	Y	Y	Y	Y	Y	Y	
SP-10	Sewer Pit	Internal - Level 1, adjacent to Lindt store and bathrooms.	1 x Brick Cover	Y	Y	Y	Y	Y	Y	Y	
GT-01	Grease Trap	External - Northern side of main building adjacent to hydrant booster and loading dock.	3 x Concrete Covers	Y	Y	Y	Y	Y	Y	Y	

APPENDIX A - Register of Confined Spaces

Space ID	Type of Confined Space	Location	Security of Access / Type of cover	CONFINED SPACE CRITERIA							Photograph of Confined Space
				A Is the space an enclosed or partially enclosed space?	B Is the space not designed or intended primarily to be occupied by a person?	C Is the space designed or intended to be at normal atmospheric pressure while any person is in the space?	D Does the space present a risk from:				
							An atmosphere that does not have a safe oxygen level?	Contaminants (including airborne gases, vapours or dusts) that may cause injury from fire or explosion?	Harmful concentrations of airborne contaminants?	Engulfment?	
GT-02	Grease Trap	External - North East side of main building adjacent gated entrance.	2 x Brick Cover	Y	Y	Y	Y	Y	Y	Y	
GT-03	Grease Trap	External - North East side adjacent to indoor loading dock.	2 x Metal Covers	Y	Y	Y	Y	Y	Y	Y	
GT-04	Grease Trap	External - North East side adjacent to loading dock.	2 x Metal Covers	Y	Y	Y	Y	Y	Y	Y	
GT-05	Grease Trap	External - South side of main building.	Plastic hatch behind locked door - 3 padlocks for multiple providing access for multiple users.	Y	Y	Y	Y	Y	Y	Y	
GT-06	Grease Trap	External - South East side adjacent to Marina, located in garden.	2 x Concrete Covers	Y	Y	Y	Y	Y	Y	Y	
GT-07	Grease Trap	External - South East side adjacent to Marina, located in garden.	2 x Concrete Covers	Y	Y	Y	Y	Y	Y	Y	
SWD-01	Stormwater Pit / Drain (>1.5m)	External - North East side of the Property adjacent to loading dock and roundabout.	1 x Concrete Cover	Y	Y	Y	N	N	N	Y	
SWD-02	Stormwater Pit / Drain (>1.5m)	External - North East side of property adjacent to loading dock and roundabout.	1 x Brick Cover	Y	Y	Y	N	N	N	Y	
SWD-03	Stormwater Pit / Drain (>1.5m)	External - North East side of property adjacent to fire hydrant booster.	1 x Metal Grate	Y	Y	Y	N	N	N	Y	
SWD-04	Stormwater Pit / Drain (>1.5m)	External - North East side of property adjacent to Marina Point Apartments.	1 x Concrete Cover	Y	Y	Y	N	N	N	Y	
SWD-05	Stormwater Pit / Drain (>1.5m)	External - South East side of property adjacent to Marina Lounge.	1 x Metal Grate	Y	Y	Y	N	N	N	Y	

Sign

Shovel.

Shovel.

Sign

Sign

Sign

Sign

Sign

Sign

7 Sign.
Shovel.

Space ID	Type of Confined Space	Location	Security of Access / Type of cover	CONFINED SPACE CRITERIA							Photograph of Confined Space
				A	B	C	D				
							Does the space present a risk from:				
				Is the space an enclosed or partially enclosed space?	Is the space not designed or intended primarily to be occupied by a person?	Is the space designed or intended to be at normal atmospheric pressure while any person is in the space?	An atmosphere that does not have a safe oxygen level?	Contaminants (including airborne gases, vapours or dusts) that may cause injury from fire or explosion?	Harmful concentrations of airborne contaminants?	Engulfment?	
SWD-06	Stormwater Pit / Drain (>1.5m)	External - North West side of property adjacent to Taxi Rank.	1 x Concrete Cover	Y	Y	Y	N	N	N	Y	
SWD-07	Stormwater Pit / Drain (>1.5m)	External - North West side of property adjacent to the Henry Lawson Building.	1 x Concrete Cover	Y	Y	Y	N	N	N	Y	
PULP-01	Pulp Master Tank	Internal - Pulp Master Tank - Main Loading Dock adjacent to mail boxes. Not on Schematic.	1 x Plastic hatch	Y	Y	Y	Y	Y	Y	N	
DT-01	Diesel Tank	External - South East side of property adjacent to Marina.	1 x Metal Cover	Y	Y	Y	Y	Y	Y	Y	
DT-02	Diesel Tank	External - South East side of property adjacent to Marina.	1 x Metal Cover	Y	Y	Y	Y	Y	Y	Y	
FT-01	Fuel Tank	External - Unleaded petrol tank - South East side of property adjacent to Marina.	1 x Metal Cover	Y	Y	Y	Y	Y	Y	Y	
SCS-01	Suspected Confined Space - Other	External - North East side of property adjacent to loading dock.	1 x Brick Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				
SCS-02	Suspected Confined Space - Other	External - North East side of property adjacent to loading dock.	1 x Brick Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				
SCS-03	Suspected Confined Space - Other	Internal - Ground Level South East side of property adjacent to Jean Louis Joseph.	1 x Concrete Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				
SCS-04	Suspected Confined Space - Other	Internal - Ground Level adjacent to Dry Cleaners.	1 x Tile Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				
SCS-05	Suspected Confined Space - Other	Internal - Ground Level adjacent to North East entrance.	1 x Tile Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				
SCS-06	Suspected Confined Space - Other	Internal - Ground Level adjacent to North East entry.	1 x Tile Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				

Stenel

Stenel

Sign

12

12

11

11

11

Sign

Sign

Sign

Sign

10 sign
2 x Stenel.18 sign, x \$30.03 \$276.1
25-15.
2 x Stenel, 79.83 \$503-
4 x Plaque. 815966

APPENDIX A - Register of Confined Spaces

Space ID	Type of Confined Space	Location	Security of Access / Type of cover	CONFINED SPACE CRITERIA							Photograph of Confined Space
				A Is the space an enclosed or partially enclosed space?	B Is the space not designed or intended primarily to be occupied by a person?	C Is the space designed or intended to be at normal atmospheric pressure while any person is in the space?	D Does the space present a risk from:				
							An atmosphere that does not have a safe oxygen level?	Contaminants (including airborne gases, vapours or dusts) that may cause injury from fire or explosion?	Harmful concentrations of airborne contaminants?	Equipment?	
SCS-07	Suspected Confined Space - Other	Internal - Level 1, adjacent to Nine West and escalator.	1 x Brick Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				
SCS-08	Suspected Confined Space - Other	Internal - Level 1, adjacent to Nine West and escalator.	1 x Brick Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				
SCS-09	Suspected Confined Space - Other	Internal - Level 1, adjacent to Shoe Warehouse and loading dock entry.	1 x Brick Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				
SCS-10	Suspected Confined Space - Other	Internal - Level 1, adjacent to the fire control panel.	1 x Brick Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				
SCS-11	Suspected Confined Space - Other	Underground Carpark - adjacent to ramp. Not on schematic.	1 x Concrete Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				
SCS-12	Suspected Confined Space - Other	Underground Carpark - adjacent 90min express parking area. Not on schematic.	1 x Concrete Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				
SCS-13	Suspected Confined Space - Other	Underground Carpark - adjacent 90min express parking. Not on schematic.	1 x Concrete Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				
SCS-14	Suspected Confined Space - Other	Underground Carpark - adjacent to Aldi Trolley Return Bay. Not on schematic.	1 x Concrete Cover	Y	Y	Y	Confirm if a Confined Space upon next opening.				

Small Plaque

Stencel.

Stencel.

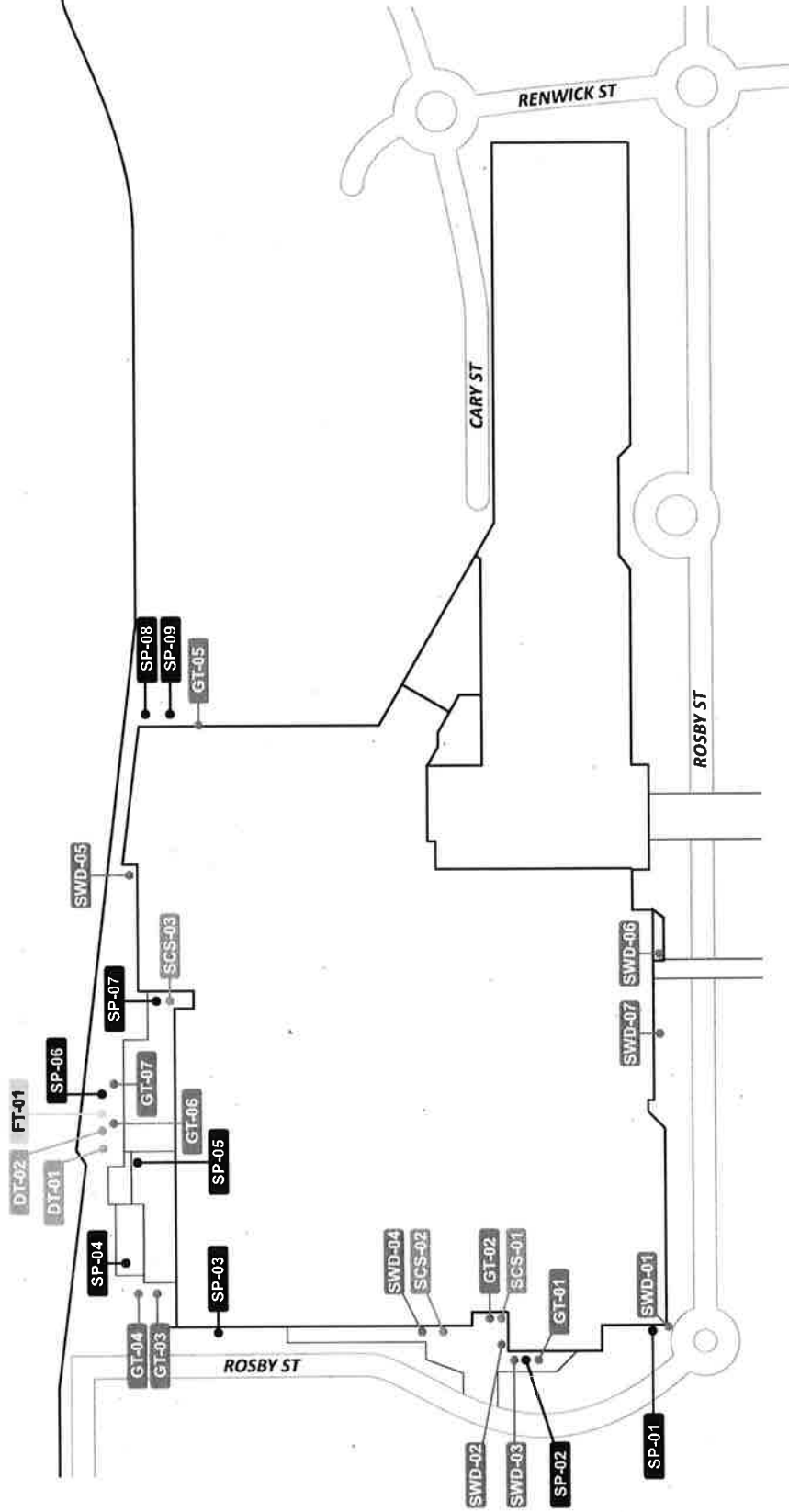
Stencel.

Stencel.

1 x Stencel
4 x Small Plaque

Appendix B: Confined Spaces Diagram

EXTERNAL



Client:
Mirvac Retail

Project:
CSA Birkenhead Point Outlet

Address:
19 Roseby St, Drummoyne NSW 2047

Drawing Title:
Confined Spaces Diagram

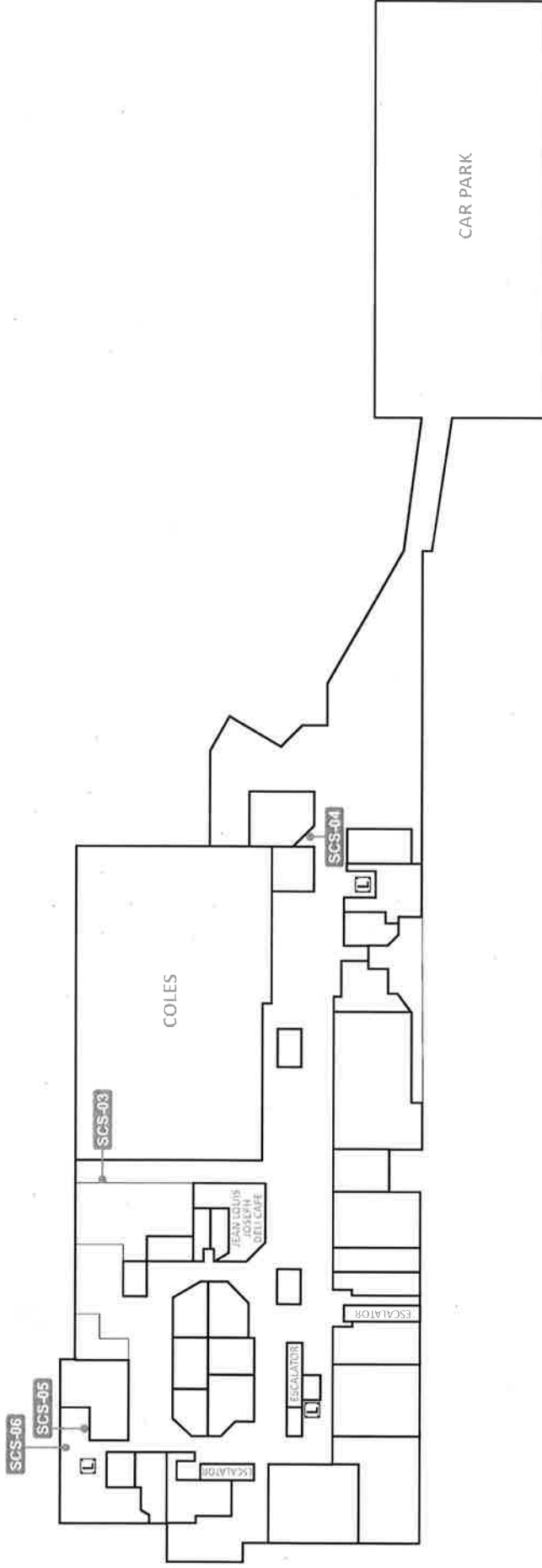
Legend:

- SWD-XX Storm Water Drain
- GT-XX Grease Trap
- FT-XX Fuel Tank
- SP-XX Sewer Pit
- SCS-XX Suspected Confined Space
- DT-XX Diesel Tank

Note: All locations are approximate

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GROUND LEVEL



Note: All locations are approximate

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Legend:

SCS-XX Suspected Confined Space

Project: CSA Birkenhead Point Outlet



Address: 19 Roseby St, Drummoyne NSW 2047

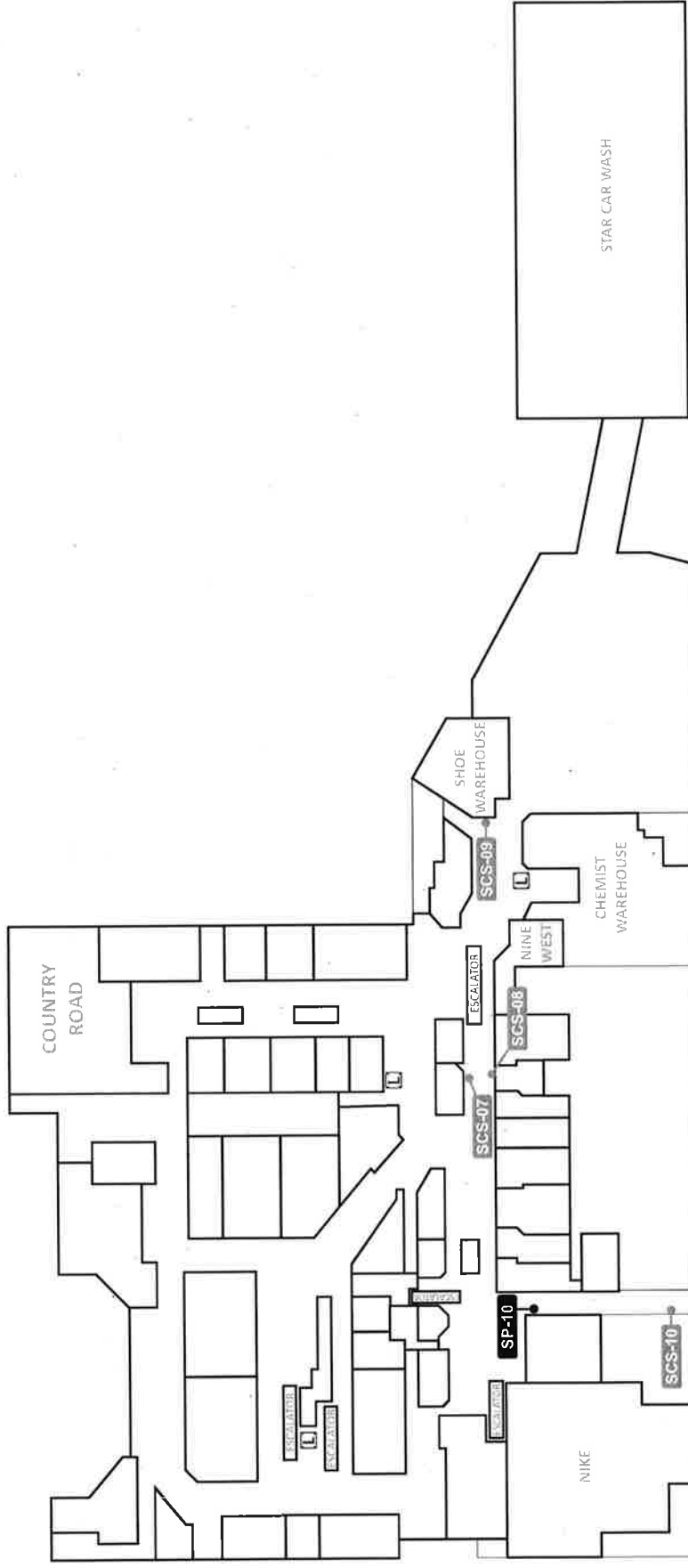
Level 1, 71 Longueville Rd,
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Drawing Title:
Confined Spaces Diagram

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LEVEL 1



Client:
Mirvac Retail

Address:
19 Roseby St, Drummoyne NSW 2047

Drawing Title:
Confined Spaces Diagram

Project:
CSA Birkenhead Point Outlet

Legend:

SCS-XX

Suspected Confined Space

SP-XX

Sewer Pit

Note: All locations are approximate

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