FOUNDATION EARTH SCIENCES

27th April 2022

BKB Motor Repairs Pty Ltd

2 Lovell Road

Eastwood NSW

Dear Sir/Madam,

Re: Environmental Assessment – 2 Lovell Road, Eastwood NSW

A previous investigation was undertaken by Foundation Earth Sciences at the aforementioned site and our previous audit findings identified that no significant water spillages was identified, however in order to clarify the previous report and also update with current conditions the following points were reinspected on the 20/4/2022:

- Oil Water separator
- Stormwater and other discharge points
- Surface runoff sections;
- Inspection of the exhaust system.

The inspection consisted of a walkover of the site and visual inspection of the points.

It is to be noted that noise monitoring of the exhaust system is being undertaken by a specialist consultant and will be provided separately to this document.

Stormwater and Oil/Water Separator Systems Inspection -

During the inspection it was raining and water flow paths could be observed. It was noted that water pathways flowed to the nearest stormwater drain and all downgradient points were observed.

The following was observed during the inspections –

- Stormwater pathways were noted to be collecting water. It was noted that significant water flow was entering the stormwater system.
- Repairs had been recently undertaken by a plumber and new stormwater pits had been installed.
- All stormwater runoff from the street is directed into the council stormwater system and diverted from the site into stormwater system.
- Internal pits all flow towards the oil water separator and is disposed of as trade waste.
- Accidental discharge points were not identified that lead to the neighbouring property.
- No surface water was that was from within the building (and hence potentially carry contaminants) was observed running off the site into the neighbouring property during the inspections. This water was intercepted by internal pits.

Based on the inspection undertaken within the site and the mitigation works that have been undertaken, it is unlikely that contaminated surface water spills occur from the site.

Please refer to the **attachment 1** for site photo inspection details.

Exhaust System

Inspection of the exhaust and ventilation system was undertaken by carsoft and did not identify any significant issues. Minors issue ware identified it was rectified accordingly at the time of inspection.

Please refer to the **attachment 2** for Carsoft inspection details.

Conclusion and Recommendations

It is recommended that inspections are carried out on a yearly basis or upon notice of significant deterioration in site conditions. It is also recommended that stormwater drainage points be inspected after significant amounts of rainfall within the area in order to ensure the function of the drainage system.

We would be pleased to provide further information on any aspects of this report.

For and behalf of

Foundation Earth Sciences

Ben Buckley

Ben Buckley

Director

2.0 Limitations of Assessment

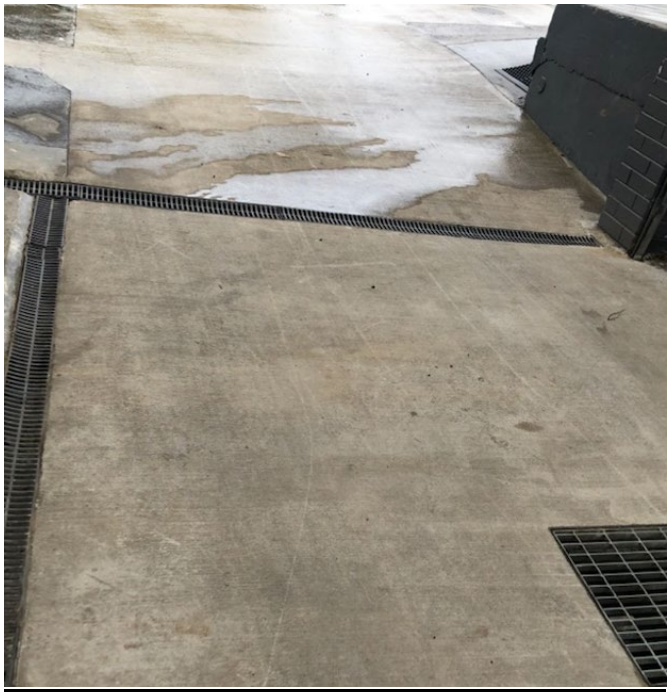
Whilst to the best of our knowledge, information contained in this report is accurate at the date of issue, although subsurface conditions, including groundwater levels and contaminant concentrations, can change in a limited time. This should be borne in mind if the report is used after a protracted delay.

There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site.

There is no investigation that is thorough enough to preclude the presence of material that presently or in the future, may be considered hazardous at the site. Since regulatory criteria are constantly changing, concentrations of contaminants presently considered low may, in the future, fall under different regulatory standards that require remediation.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions. QA/QC procedures have not been reviewed as part of the scope of this assessment.

Attachment 1 - Site Photos



Attachment 2 – Carsoft Inspection Details

CARSOFT
AUTO GARAGE EQUIPMENT

Spray Painting Booth – INSPECTION CHECKLIST		
Booth: CW Booths	**Location:** 2 Lovell Road EASTWOOD NSW 2122	**Date: 04/04/2022**

Inspection Items	*circle appropriate response*	Opportunity for Improvement	Person Responsible for Action	Action Taken	Sign off Completed
3 Month Inspection (visual inspection)					
Equipment					6/01/2022
Apparatus is appropriate to area classification	Yes / No / NA	Not any	Sam Moniri	Not any SM	6/01/2022
Any modifications comply with documentation	Yes / No / NA	Not applicable			6/01/2022
Air flow through the booth is adequate and evenly distributed.	Yes / No / NA	Not any	Sam Moniri	Not any SM	6/01/2022
The air quality of the compressed breathing air is not contaminated.	Yes / No / NA	Not any	Sam Moniri	Not any SM	6/01/2022
There are no unauthorized modifications	Yes / No / NA	Not any	Sam Moniri	Not any SM	6/01/2022
There is no undue accumulation of dust or dirt	Yes / No / NA	Not any	Sam Moniri	Not any SM	6/01/2022
Bolts, glands, drain plugs and entry plugs are complete and tight	Yes / No / NA	Not any	Sam Moniri	Not any SM	6/01/2022
Installation					
Earthing and equipotential bonding are satisfactory	Yes / No / NA	Not any	Sam Moniri	Not any SM	6/01/2022
There is no visible damage to equipment or cables	Yes / No / NA	Not any	Sam Moniri	Not any SM	6/01/2022

Carsoft Auto Garage Equipment
4/9 Foundry Rd SEVEN HILLS NSW 2147
www.carsoft.com.au 02 96746339

Inspection Items	*circle appropriate response*	Opportunity for Improvement	Person Responsible for Action	Action Taken	Sign off Completed
Environment					
Apparatus is adequately protected against corrosion, moisture, vibration, excess temperature, and other adverse factors	Yes / No / NA	Not any	Sam Moniri	Not any SM	6/01/2022
Every 12 Months (Visual and close inspection should be conducted)					
Equipment					
Apparatus is appropriate to area classification	Yes / No / NA		Sam Moniri	SM	4/04/2022
Any modifications comply with documentation	Yes / No / NA		Sam Moniri	SM	4/04/2022
Apparatus temperature class is correct	Yes / No / NA		Sam Moniri	SM	4/04/2022
Apparatus is clearly marked	Yes / No / NA		Sam Moniri	SM	4/04/2022
Apparatus carries the correct circuit identification	Yes / No / NA		Sam Moniri	SM	4/04/2022
There are no unauthorized modifications	Yes / No / NA		Sam Moniri	SM	4/04/2022
There is no undue accumulation of dust or dirt	Yes / No / NA		Sam Moniri	SM	4/04/2022
Accumulation of dust or dirt can result in surface temperatures higher than those permitted	Yes / No / NA		Sam Moniri	SM	4/04/2022
Apparatus is appropriate to the gas group	Yes / No / NA		Sam Moniri	SM	4/04/2022

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www.carsoft.com.au 02 96746339

Inspection Items	*circle appropriate response*	Opportunity for Improvement	Person Responsible for Action	Action Taken	Sign off Completed
Wiring system is appropriate	Yes / No / NA		Sam Moniri	SM	4/04/2022
Bolts, glands, drain plugs and entry plugs are complete and tight	Yes / No / NA		Sam Moniri	SM	4/04/2022
Installation				SM	
Earthing and equipotential bonding are satisfactory	Yes / No / NA		Sam Moniri	SM	4/04/2022
There is no visible damage to equipment or cables	Yes / No / NA		Sam Moniri	SM	4/04/2022
Environment					
Apparatus is adequately protected against corrosion, moisture, vibration, excess temperature, and other adverse factors	Yes / No / NA		Sam Moniri	SM	4/04/2022
3 years (Detailed Inspection Required)					
Apparatus is appropriate to area classification	Yes / No / NA				
Any modifications comply with documentation	Yes / No / NA				
Apparatus temperature class is correct	Yes / No / NA				
Apparatus is clearly marked	Yes / No / NA				
Apparatus carries the correct circuit identification	Yes / No / NA				

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www.carsoft.com.au 02 96746339

Inspection Items	*circle appropriate response*	Opportunity for Improvement	Person Responsible for Action	Action Taken	Sign off Completed
There are no unauthorized modifications	Yes / No / NA				
There is no undue accumulation of dust or dirt	Yes / No / NA				
Accumulation of dust or dirt can result in surface temperatures higher than those permitted	Yes / No / NA				
Apparatus is appropriate to the gas group	Yes / No / NA				
Wiring system is appropriate	Yes / No / NA				
Bolts, glands, drain plugs and entry plugs are complete and tight	Yes / No / NA				
Condition of enclosure gaskets is satisfactory	Yes / No / NA				
Motor fans and couplings are not rubbing on cowls/guards	Yes / No / NA				
Guards are correctly fixed	Yes / No / NA				
Installation					
Earthing and equipotential bonding are satisfactory	Yes / No / NA				
Electrical connections are tight	Yes / No / NA				
There is no visible damage to equipment or cables	Yes / No / NA				

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Inspection Items	*circle appropriate response*	Opportunity for Improvement	Person Responsible for Action	Action Taken	Sign off Completed
Environment					
Apparatus is adequately protected against corrosion, moisture, vibration, excess temperature, and other adverse factors	Yes / No / NA				
Electrical protection is satisfactory	Yes / No / NA				
Lamp rating and type are correct A detailed inspection is necessary after replacing a lamp	Yes / No / NA				
Installation is in compliance with documentation	Yes / No / NA				

Carsoft Auto Garage Equipment
4/9 Foundry Rd SEVEN HILLS NSW 2147
www.carsoft.com.au 02 96746339

Note: Time frames may need to be amended dependent upon the amount of usage of the booth

Comments:

Carsoft employee has been servicing this booth since 4/01/2022 regularly. Changing all filters and checking for any issues. We will not be liable for any modification or irregularity to the booth if we did not service the booth.

Have all actions been communicate to person responsible **Yes/No**

Signed: **Signed:**

Name: Sam MONIRI **Date:** **Name:** **Date:** 6/4/22

6/4/22

CARSOFT Pty Ltd
4/9 Foundry Road
SEVEN HILLS NSW 2147
ABN: 68 604 [illegible] 268
Ph: 02 96746339

Professionals since 1991

Carsoft Auto Garage Equipment

4/9 Foundry Road
SEVEN HILLS NSW 2147
Ph: 02 96746339 Mob: 0412896091
Email:info@carsoft.com.au
Website: www.carsoft.com.au
ABN: 68 604 905 268

TAX Invoice

Date: 13/04/2022

Invoice No.: 00002307

Bill To:

BKB Motor vehicle Repairer Pty Ltd
2 Lovell Road
Eastwood NSW 2122

Ship To:

BKB Motor vehicle Repairer Pty Ltd
2 Lovell Road
Eastwood NSW 2122

Removal of spray booth and install hoist as quoted 7617	$3,300.00	GST
upgrade of spray booth and documentation as quoted 7616	$5,500.00	GST

Comment:

Freight:	$0.00	GST
GST:	$880.00	
Total Inc GST:	$9,680.00	
Amount Applied:	$0.00	
Balance Due:	**$9,680.00**	

Banking Details: BSB 082365 Account Number 242554145

Carsoft Pty Ltd
4/9 Foundry Road SEVEN HILLS NSW 2147
Ph: 02 9674 6339 Mob 0412896091
Email: info@carsoft.com.au website: www.carsoft.com.au
ACN : 604905268 ABN: 68604905268

Spray Painting Booths Inspection Report

According to AS/NZS 4114.2:2020

Prepared and Reported by: Sam Moniri

Dated: 13/04/2022
Report No:0077615

BKB Motor vehicle Repair Pty Ltd
2 Lovell Road EASTWOOD NSW 2122

Caulse	Requirment by Standards	Status	Remarks
1	**DESIGN AND CONSTRUCTION**		
1.1	**General**		
1.2	The spray booth and associated equipment shall be of robust construction etc	ok	
1.3	Materials shall be non-combustible and capable of passing impact test	ok	
1.4	Interior surfaces will have smooth surface.	ok	
1.5	Expansion - Designed and materials suitable for expansion stressses.	ok	
1.6	Doors	ok	
1.7	Entry/Exit of tunnel or production booth	ok	
1.8	Guarding of moving parts	ok	
1.9	Shelves	ok	
1.10.0	Equipotential bonding	ok	
2	**DUCTS**		
2.1	Construction adequately braced and supported	ok	
2.2	Sealing	ok	
2.3	Joints in ducts	ok	
2.4	Entrance to fresh air inlet duct	ok	
2.5	Access to ducts	ok	
2.6	Access for cleaning purposes-ducts for fume that leave combustible deposits	ok	
2.7	Condensation for vapours-means of removing condensed vapours	ok	
2.8	Ducts- arrangement and height to meet relevant authorities	ok	straight duct with flaps 5 meter heigh
2.9	Common inlet or exhaust ducts	ok	as per AS/NZS 4114.2020 (2.16.1)
3	**SPECIFIC ARRANGEMENTS**		
3.1	**General**		
3.2	Operational-Interlocks on access doors to ensure doors are shut during spray	ok	
3.3	**Booth Construction**		
3.3.1	Materials impervious, non-combustible materials,blocked filter indicator	ok	
3.3.2	Supporting structures-not located inside booth	ok	
3.3.3	Windows and glazing-proof of compliance with AS 2208, impact and thermal shock to AS 2380.1	ok	
3.3.4	Combustible materials not located within 100mm of external cladding	ok	moved to paint mixing room

3.3.5	Emergency exit- a) no more than 6m to exit	ok	
	b) No exit through hazardous area	ok	
	c) Clear of obstacles	ok	
	d) Signage requirements	ok	installed new signs

	Booth Construction continues		
	e) Door non-lockable and open outwards	ok	
	f) Emergency exit doors to be push open type	ok	
	g) Roller door requirements	ok	
3.4	**ELECTRICAL EQUIPMENT**		
3.4.1	**General**		
3.4.2	Hazardous area equipment - comply with AS2381.1	ok	
3.4.3	**Luminaires**		
3.4.3.1	Accessible from inside booth		not applicable
3.4.3.2	Accessible from outside booth	ok	
3.4.4	Other electrical apparatus and ignition sources	ok	
3.4.5	Infrared heating		not applicable
4	**VENTILATION OF SPRAY BOOTH**		
4.1	**General**		
4.2	**AIRFLOW**		
4.2.1	**General**		
4.2.2	**Ventilation Design**		
4.2.2.1	**General**		
4.2.2.1a	Air entering spary booth	ok	
4.2.2.1b	Minimize possibility of mixing the exhaust air with the intake air(separation)	ok	
4.2.2.1c	Uniform and evenly distributed supply of air shall flow (no pockets of still air).	ok	
4.2.2.1d	Monitoring system or systems shall be provided for sensing airflow and perform certain functions based on airflow situation	ok	
4.2.2.1e	The difference in air pressure between the spray painting area and air outside the spray painting booth -+/-50 Pa to ambient pressure	ok	
4.2.2.2	Monitoring equipment	ok	
4.2.2.3	Spray cycle airflow rate	ok	0.65 m/s
4.2.2.4	Bake cycle airflow rate	ok	
4.2.2.5	Purge	ok	
4.2.2.6	Failure of the ventilation system-spray system to cease on reduction of airflow etc.	ok	
4.3	**CONTROL SYSTEMS**		
4.3.1	**Duration of Ventilation System**		
4.3.1.1	**General**		
4.3.1.2	Prior to spraying - minimum 1 minute pre-purge	ok	
4.3.1.3	Following spraying-minimum 5 minute post-purge	ok	
4.3.1.4	Following spraying with baking	ok	
4.3.1.5	Baking that does not immediately follow after a spary cycle	ok	
4.3.1.6	Ventilation system with more than one fan	ok	
4.4	**Exhaust Air**		
4.4.1	Location of exhaust air outlets	ok	As per AS/NZS 4114.2020 (2.14.1)
4.4.2	**Exhaust Ventilation** Fan & motors accessible for cleaning. Entry of drive shafts or belts sealed to prevent egress of exhaust or meet Clause 2.10b	ok	

4.4.3	Exhaust Air cleaning and Discharge	ok	
4.4.4	Filters	ok	

5	**SPRAY BOOTH OPERATION**		
5.1	**General**		
	Cycle		
5.2	a) operate spray cycle start control	ok	
	b) verify no flow before fans start then fans start	ok	
	c) pre-purge cycle to complete with proven airflow,then spray cycle initiated	ok	
	d) at end of spray cycle, post-purge required	ok	
	e) bake cycle commence at end of spray cycle	ok	
5.3	**HEATING SYSTEM**		
5.3.1	**Permitted Types:**		
5.3.2	**System Requirements**		
5.3.2.1	**General**		
5.3.2.2	Heat Exchangers	ok	
5.3.2.3	Heat Exchanger flues	ok	
5.3.2.4	Inspection of Heat Exchangers	ok	
5.3.3	Heating Controls	ok	
6	**MARKINGS**		
6.1	General a) name of manufacturer marked on booth	ok	Plate supplied and fixed on booth
	b) model & serial number marked on booth	ok	Plate supplied and fixed on booth
	c) rated voltage marked on booth	ok	Plate supplied and fixed on booth
	d) rated current in amps per phase marked on booth	ok	Plate supplied and fixed on booth
	e) frequency marked on booth	ok	Plate supplied and fixed on booth
	f) operating instructions on booth	ok	Plate supplied and fixed on booth
	g) any certification or approval numbers marked on booth	ok	Plate supplied and fixed on booth
	h) maximum paint solvent application rate marked on booth	ok	Plate supplied and fixed on booth
	i) airflow rate marked on booth	ok	Plate supplied and fixed on booth
	j) warning for luminaries accessible from within booth	ok	Plate supplied and fixed on booth
	k) electrical identification per standard	ok	Plate supplied and fixed on booth
6.2	Additional information-safe operating instructions, maintenance instructions & operating manual available	ok	Plate supplied and fixed on booth
6.3	Warning Sign- "TOXIC &/OR FLAMMABLE VAPOURS MAY BE PRESENT" Sign outside of entry doors	ok	Plate supplied and fixed on booth
7	**VERIFICATION AND TESTS**		
7.1	**General**		
7.1.1	**Purpose**		
7.1.2	**Compliance**		
7.2	**Verification of Documents and Design**		
	a) documents give safety aspects of booth	No	Pendingh
	b) documents include operational & maintenance instructions	ok	supplied
	c) design shows compliance with this standard	ok	
7.3	**RUNNING TESTS**		
7.4	**Ventilation System Test**		
	a) requirements of pre & post purge comply	ok	
	b) door interlocks operate	ok	
	c) airflow satisfies requirements	ok	
	d) during spray cycle, minimum discharge from exhaust outlet is 10 m/s average	ok	
7.5	Airflow testing- average of airflow measurement meets Clause 4.2.2.3 & lowest value is not less than 50% of average	ok	

Signed by: Sam Moniri Date: 13-04-22