



Coleman & Adams

ENVIRONMENTAL

● Environmental Investigations ● Risk Assessment ● Project Management

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5th December 2025

Ref: CAE1534.CC1

Client: AKA Contractors Pty Ltd

Re: Site Investigation Report- Clearance Certificate 810 Pacific Highway, Gordon NSW

Introduction

Coleman and Adams Environmental Pty Ltd (CAE) was engaged by AKA Contractors Pty Ltd (the client) to conduct an assessment of site conditions at 810 Pacific Hwy, Gordon (the site). The primary objective of the investigation was to determine whether asbestos-containing material (ACM) was present within building materials identified onsite, ensuring compliance with environmental safety standards and development requirements.

Site Observations

CAE conducted an inspection of the site on 10th and 24th November 2025, focusing on the surface material identified during site remediation works, being vinyl flooring and compressed concrete sheeting (see images attached).

Sampling Undertaken

Samples were collected for asbestos analysis of the vinyl sheeting and were sent to a NATA accredited laboratory for assessment. No ACM were detected within representative samples collected. Sampling was not undertaken of the compressed concrete sheeting as this material was assessed by a Licenced Asbestos Assessor (LAA) and the material was no asbestos or potential asbestos sheeting.

Conclusion

Based on the inspections conducted on the building materials as part of this investigation, no evidence of ACM was identified. The findings determine that the material is free from asbestos-related impacts.

Limitations

CAE has performed its services for this project in accordance with current industry codes and practices. When assessing the nature and extent of contamination, this type of investigation (as per our commission) is not designed or capable of locating all ground conditions, (which can vary even over short distances). The advice given in this report is based on the assumption that the surface inspection is representative of the overall ground conditions. However, it should be noted that actual conditions in some parts of the site might differ from those found. If excavations reveal ground conditions significantly different from those shown in our findings, CAE must be consulted.

The actual presence of contaminated material at the site may potentially differ from that referred to or inferred herein, since no sampling program, no matter how complete, can reveal all anomalies and hot spots that may be present. Furthermore, our opinions and judgments expressed herein, which are based on our analysis of current industry codes and practices, should not be interpreted as legal opinions.

The scope and the period of CAE services are described in the report and are subject to restrictions and limitations. CAE did not perform a complete assessment of all possible conditions or circumstances that may exist at the site. If a service is not expressly indicated, do not assume it has been provided. If a matter is not addressed, do not assume that any determination has been made by CAE in regards to it. Where data has been supplied by the client or a third party, it is assumed that the information is correct unless otherwise stated. No responsibility is accepted by CAE for incomplete or inaccurate data supplied by others.

Any drawings or figures presented in this report should be considered only as pictorial evidence of our work. Therefore, unless otherwise stated, any dimensions should not be used for accurate calculations or dimensioning. We trust that the information within and attached meets your present requirements. Should you have any queries, please do not hesitate to contact the undersigned.

For and on behalf of

Coleman and Adams Environmental Pty Ltd

Prepared by



M. Tofler

Principal

LAA001351

Vinyl Material- Not ACM



Compressed Concrete Sheeting- Not ACM





Appendix A
Laboratory Analytical Certificates

Eurofins | Environment Testing ABN 50 005 085 521

 **Sydney Laboratory**
Unit F3 Bld.F 16 Mars Road Lane Cove West NSW 2066
02 9900 8400 EnviroSampleNSW@eurofins.com

 **Brisbane Laboratory**
Unit 1 21 Smallwood Place Murarie QLD 4172
07 3902 4600 EnviroSampleQLD@eurofins.com

Perth Laboratory
Unit 2 91 Leach Highway Kewdale WA 6105
08 9251 9600 EnviroSampleWA@eurofins.com

 **Melbourne Laboratory**
6 Monterey Road Dandenong South VIC 3175
03 8564 5000 EnviroSampleVic@eurofins.com

[illegible]

Eurofins Environment Testing Australia Pty Ltd

ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
+61 3 8564 5000
NATA# 1261
Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
+61 3 8564 5000
NATA# 1261
Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
+61 2 9900 8400
NATA# 1261
Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
+61 2 6113 8091
NATA# 1261
Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
+61 7 3902 4600
NATA# 1261
Site# 20794 & 2780

Newcastle
1/2 Frost Drive
Mayfield West
NSW 2304
+61 2 4968 8448
NATA# 1261
Site# 25079

Eurofins ARL Pty Ltd

ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
+61 8 6253 4444
NATA# 2377
Site# 2370 & 2554

Sample Receipt Advice

Company name: Coleman and Adams Environmental Pty Ltd
Contact name: Joanna Chen (ALL SRA'S)
Project name: Not provided
Project ID: 1534.5
Turnaround time: 3 Day
Date/Time received: Nov 10, 2025 5:54 PM
Eurofins reference: 1290312

Sample Information

- ✓ A detailed list of analytes logged into our LIMS, is included in the attached summary table.
- ✓ All samples have been received as described on the above COC.
- ✓ COC has been completed correctly.
- N/A Attempt to chill was evident.
- ✓ Appropriately preserved sample containers have been used.
- ✓ All samples were received in good condition.
- ✓ Samples have been provided with adequate time to commence analysis in accordance with the relevant holding times.
- ✓ Appropriate sample containers have been used.
- ✓ Sample containers for volatile analysis received with zero headspace.
- ✗ Split sample sent to requested external lab.
- ✗ Some samples have been subcontracted.
- N/A Custody Seals intact (if used).

Notes

Samples received by the laboratory after 5.30pm are deemed to have been received the following working day.

Contact

If you have any questions with respect to these samples, please contact your Analytical Services Manager:

Irem Haskara on phone : 61+ 428 995 496 or by email: Irem.Haskara@eurofinsanz.com

Results will be delivered electronically via email to Joanna Chen (ALL SRA'S) - joanna@colemanadams.com.au.

Coleman and Adams Environmental Pty Ltd
PO Box R1370
The Royal Exchange
NSW 1255



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025—Testing
 NATA is a signatory to the ILAC Mutual Recognition
 Arrangement for the mutual recognition of the
 equivalence of testing, medical testing, calibration,
 inspection, proficiency testing scheme providers and
 reference materials producers reports and certificates.

Attention: Joanna Chen (ALL SRA'S)
Report 1290312-AID
Project Name
Project ID 1534.5
Received Date Nov 10, 2025
Date Reported Nov 13, 2025

Methodology:

Asbestos Fibre
 Identification

Conducted in accordance with the Australian Standard AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004 and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques.

NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.

Man-made vitreous
 fibre (MMVF)

Fibres exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and bio-soluble fibres. NOTE: previously known as "synthetic mineral fibre" (SMF). Simple analytical procedures such as polarised light microscopy cannot detect or reliably identify asbestos in some types of commercial products containing asbestos, either because the fibres are below the resolution of optical microscopy or because the matrix material adheres too strongly to the fibres. For these types of products, electron microscopy may be necessary.

Subsampling Soil
 Samples

The sample submitted is dried and passed through a 10 mm sieve followed by a 2 mm sieve. All fibrous matter greater than 10 mm and greater than 2 mm and the material passing through the 2 mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 g to 60 g, then a subsampling routine based on ISO 3082:2017(E) is employed.

NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be subsampled for trace analysis, in accordance with AS 5370:2024.*

Bonded asbestos-
 containing material
 (ACM)

The material is first examined, and any fibres are isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination. The resultant material is then further examined in accordance with AS 5370:2024*.

NOTE: Even after disintegration, it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. This is due to the low grade or small length or diameter of the asbestos fibres present in the material or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos-containing sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.

Limit of Reporting
 (LOR)

The performance limitation of the AS 5370:2024* method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w). The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory limit of reporting, per se. Examination of large sample size (e.g., 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 5370:2024*, and hence, NATA Accreditation does not cover the performance of this service (non-NATA results are shown with an asterisk).

NOTE: NATA News March 2014, p.7, states in relation to AS 4964-2004: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos". This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.

Project Name

Project ID

1534.5

Date Sampled

Nov 10, 2025

Report

1290312-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
1534.5.1	25-No0024519	Nov 10, 2025	Approximate Sample 3g / 74x58x2mm Sample consisted of: Black plastic material	No asbestos detected. No trace asbestos detected.
1534.5.2	25-No0024520	Nov 10, 2025	Approximate Sample 22g / 74x34x4mm Sample consisted of: Off-white fibre cement material painted brown	No asbestos detected. Organic fibre detected. No trace asbestos detected.

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Sydney	Nov 10, 2025	Indefinite



web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
+61 3 8564 5000
NATA# 1261
Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
+61 3 8564 5000
NATA# 1261
Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
+61 2 9900 8400
NATA# 1261
Site# 18217

Canberra
Unit 1,2 Dacre Street
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ACT 2911
+61 2 6113 8091
NATA# 1261
Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
+61 7 3902 4600
NATA# 1261
Site# 20794 & 2780

Newcastle
1/2 Frost Drive
Mayfield West
NSW 2304
+61 2 4968 8448
NATA# 1261
Site# 25079

Perth
46-48 Banksia Road
Welshpool
WA 6106
+61 8 6253 4444
NATA# 2377
Site# 2370 & 2554

Company Name: Coleman and Adams Environmental Pty Ltd
Address: PO Box R1370
The Royal Exchange
NSW 1255

Project Name:
Project ID: 1534.5

Order No.: NSW-24-0157-COL
Report #: 1290312
Phone: 0424 639 602
Fax:

Received: Nov 10, 2025 5:54 PM
Due: Nov 13, 2025
Priority: 3 Day
Contact Name: Joanna Chen (ALL SRA'S)

Eurofins Analytical Services Manager : Irem Haskara

Sample Detail						Asbestos Absence /Presence
Sydney Laboratory - NATA # 1261 Site # 18217						X
External Laboratory						
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID	
1	1534.5.1	Nov 10, 2025		Building Materials	S25-No0024519	X
2	1534.5.2	Nov 10, 2025		Building Materials	S25-No0024520	X
Test Counts						2

Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report in blue indicates data provided by the customer that may impact the results.
5. This report replaces any interim results previously issued.

Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001).

Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (% w/w)
F/ffd	Airborne fibre filter loading as Fibres (N) per Fields counted (n)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (C)
g, kg	Mass, e.g. of whole sample (M) or asbestos-containing find within the sample (m)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM (V = r x t)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (r)
min	Time (t), e.g. of air sample collection period

Calculations

Airborne Fibre Concentration: $C = \left(\frac{A}{d}\right) \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right) \times \left(\frac{1}{t}\right) = K \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right)$

Asbestos Content (as asbestos): $\% w/w = \frac{(m \times P_A)}{M}$

Weighted Average (of asbestos): $\%_{WA} = \sum \frac{(m \times P_A)_x}{x}$

Terms

%Asbestos	Estimated percentage of asbestos in a given matrix may be derived from knowledge or experience of the material, informed by HSG264 <i>Appendix 2</i> , else assumed to be 15% in accordance with WA DOH <i>Appendix 2</i> (P _A). This estimate is not NATA-accredited.
ACM	Asbestos Containing Materials. Asbestos in a non-asbestos matrix is typically presented in bonded (non friable) condition. For the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material, such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to "non-bonded / friable".
AFM	Airborne Fibre Monitoring, e.g., by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total %w/w asbestos content in asbestos-containing finds in a soil sample (% w/w).
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
COC	Chain of Custody.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
Dry	Sample is dried by heating before analysis.
DS	Dispersion Staining. The technique required for unequivocal identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos-containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material previously non-friable and severely degraded. For the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to distinguish visibly and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess the degree of friability.
HSG248	UK HSE HSG248, <i>Asbestos: The Analysts Guide</i> , 2 nd Edition (2021), ISBN: 9780616667079.
HSG264	UK HSE HSG264, <i>Asbestos: The Survey Guide</i> (2012), ISBN: 9780717665020
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (K) as derived from the effective filter area of the given AFM membrane used for collecting the sample (A) and the projected eyepiece graticule area of the specific microscope used for the analysis (a).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, <i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres</i> , 2 nd Edition [NOHSC:3003(2005)].
MMVF	Man-Made Vitreous Fibre - exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and "bio-soluble fibres. NOTE: previously known as "synthetic mineral fibre" (SMF).
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified per AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
PCM	Phase Contrast Microscopy. This is used for fibre counting, according to the MFM.
PLM	Polarised Light Microscopy. It is used for fibre identification and residual analysis according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
Sampling	Unless otherwise stated, Eurofins are not responsible for sampling equipment or the sampling process.
SRA	Sample Receipt Advice.
Residual Analysis	An analytical procedure is used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly Trace Analysis in AS 4964-2004.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
Inconclusive	Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004. It may include (but is not limited to) actinolite, anthophyllite, or tremolite asbestos. SEM/TEM is required for definitive identification.
WA DOH	Reference document for the NEPM. Government of Western Australia, <i>Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia</i> (updated 2021), including Appendix Four: <i>Laboratory analysis</i>
Weighted Average	Combined average %w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (% _{WA}).

Comments

25-No0024519: According to AS 5370:2024 Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD) the minimum sample size for bulk material, including soils should be between 5 g and 100 g. The amount submitted does not meet this specification and may not be a representative sample.

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	N/A
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Asbestos Counter/Identifier:

Geronimo Jr Abrot Senior Analyst-Asbestos

Authorised by:

Sayeed Abu Senior Analyst-Asbestos



Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

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