

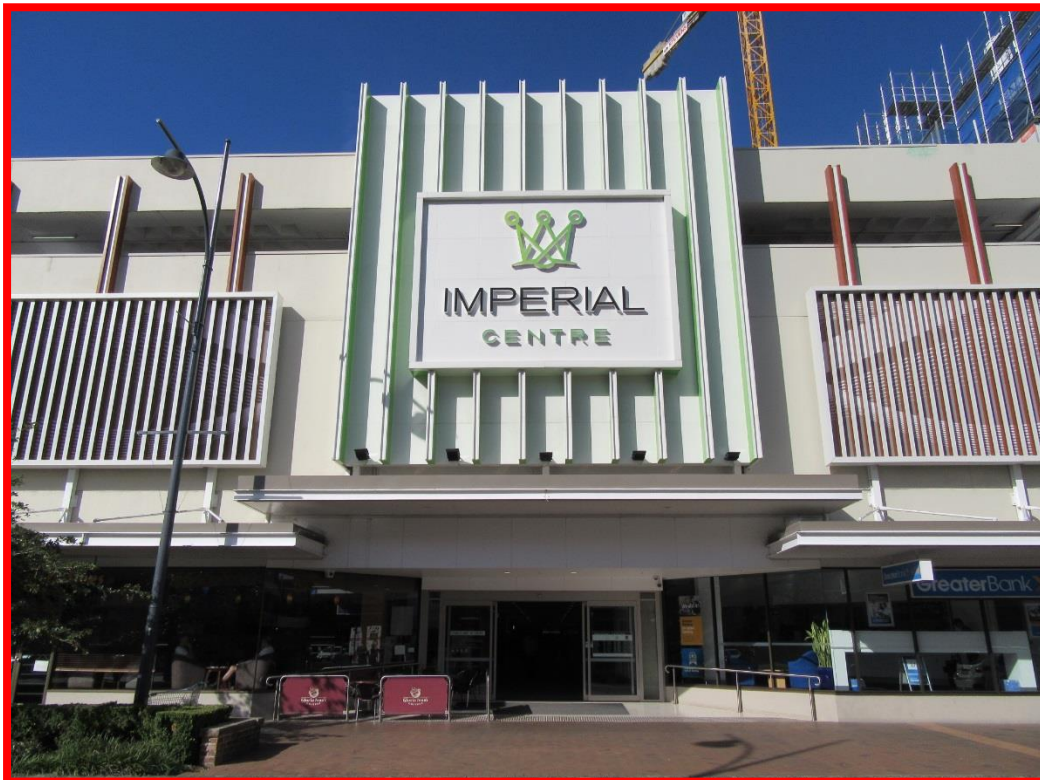
Report for

LEDERER GROUP PTY LTD

Hazardous Materials Survey

IMPERIAL SHOPPING CENTRE

**171 MANN STREET,
GOSFORD NSW 2250**



Prepared by

ESP – ENVIRONMENTAL & SAFETY PROFESSIONALS

Unit 6/6 Revelation Close

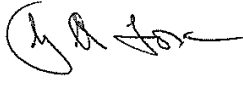
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1 EXECUTIVE SUMMARY

This report presents the findings of a Hazardous Material Survey update for the Imperial Shopping Centre 171 Mann Street Gosford, NSW 2250.

The survey was authorised by Deborah Warwick on behalf of Imperial Shopping Centre and Lederer Group, and was conducted by Derek Torrance of ESP – Environmental & Safety Professionals. The site inspection was carried out on 3rd May 2018 and included a visual inspection of hazardous materials and sampling of suspected asbestos containing material (ACM) where practicable.

For the purposes of this report, hazardous materials are limited to Asbestos, Synthetic Mineral Fibre (SMF), Polychlorinated Biphenyls (PCBs) and Lead based paint.

Summary of Findings

A summary of findings is provided in Table 1 below.

Table 1 Summary of Hazardous Materials

HAZARDOUS MATERIALS IDENTIFIED	INTERNAL	EXTERNAL
Friable Asbestos	No	No
Bonded Asbestos	Yes	Yes
SMF	Yes	No
Lead in Paint	No	No
PCBs	No	No

Refer to Appendix 1 - Register of Hazardous Materials for detailed results.

Refer to Appendix 4 – Summary of Results, for details all materials identified, including non-hazardous materials.

Recommendations

Asbestos Materials

- Bonded asbestos (Non-friable) asbestos containing material (ACM) where broken or damaged should be a high priority for remediation;
- ACM, if sealed and undamaged, low risk, good condition, may be left in-situ under control management until affected by proposed demolition or refurbishment works;
- The NSW Work Health and Safety Regulation 2017 requires a person conducting a business or undertaking at a premises that contains asbestos or ACM to ensure that risk assessment and control measures are carried out in accordance with NSW WorkCover *Code of Practice: How To Manage And Control Asbestos In The Workplace, 2016*;
- ACM should be inspected annually to ensure that it is not deteriorating or contributing to an unacceptable health risk;
- ACM should be clearly labelled in accordance with the above *Code of Practice* to ensure it is not unknowingly disturbed without the correct precautions being taken;
- A Management Plan should be developed to control any maintenance or building work that may impact on ACM;
- The Management Plan should be subject to regular reviews to reassess the management processes and their effectiveness in preventing exposure, controlling maintenance workers/contractors, highlighting the need for action to repair/remove ACM and raising awareness among all employees;
- Prior to any proposed demolition or refurbishment works a Destructive Hazardous Materials Audit should be conducted as per *AS 2601-2001: Demolition of Structures*;
- ACM needs to be removed before any demolition, renovation or refurbishment works;
- All asbestos removal works should be conducted in accordance with regulations noted in Section 2.1;
- Removal of ACM from the site should only be carried out by a contractor holding appropriate licenses, consents and approvals from the person conducting a business or undertaking, WorkCover and/or other Authorities (as required) to transport and dispose of the asbestos waste materials;
- Air monitoring for asbestos fibres should be conducted during ACM removal works;
- An inspection and clearance report should be provided following removal of ACM prior to demolition works and the Asbestos Register should be updated accordingly.

Synthetic Mineral Fibre (SMF)

During demolition or refurbishment, any works involving SMF should comply with the *SWA/NOHSC (1990) Synthetic Mineral Fibres; National Standard for SMF*; and the *National Code of Practice for the Safe Use of SMFs*. All contractors working in areas where SMH is identified and may be impacted should wear appropriate Personal Protective Equipment (PPE) as outlined in the above NOHSC Code.

Polychlorinated Biphenyls (PCB)

A licensed electrician should confirm the PCB status of capacitors in fluorescent light fittings on the site. Fluorescent light fittings installed pre-1980 may contain PCB filled capacitors.

Lead in Paint

Any works impacting paint identified as, or suspected of, containing lead should proceed in accordance with the requirements of AS 4361.2 – 1998 “Australian Standard” Guide to Lead Paint Management – Part 2: Residential and Commercial buildings where applicable.

2 INTRODUCTION

ESP - Environmental & Safety Professionals were engaged by Deborah Warwick representing the Lederer Group to undertake a Hazardous Material Survey update at the Imperial Shopping Centre at 171 Mann Street, Gosford, NSW, 2250.

The purpose of the HMS was to identify the presence of hazardous materials in the above-mentioned premises and to prepare a register of hazardous materials identified during the survey. ESP - Environmental & Safety Professionals conducted the HMS inspection on 3rd May 2018.

The location of hazardous materials throughout the property was assessed by experienced ESP staff with the aid of visual inspection and sampling as/if required.

The results of the HMS are provided in a tabular format which is designed to provide readily available information about the presence of Hazardous Materials in the premises. For the purpose of this report, Hazardous Materials are limited to:

- Asbestos Containing Material (ACM)
- Synthetic Material Fibre (SMF)

Laboratory reports of sample analysis are contained in Appendix 2 - NATA Laboratory Results.

Photographs recorded during the survey, which identify Hazardous Materials, are shown in Appendix 3 - Photographs.

2.1 Objectives & Scope of Survey

The objective and scope of this HMS were to:

- Identify hazardous materials within the buildings;
- Provide a qualitative risk assessment of the hazardous materials identified;
- Provide recommendations on control measures;
- Prepare a hazardous material register to address legislative compliance.

The survey work and production of this report have been undertaken with consideration of the requirements of:

- *NSW Work Health and Safety Regulation 2017.*
- *SafeWork NSW Code of Practice: How to Manage and Control Asbestos in The Workplace, 2016.*
- *SafeWork NSW Code of Practice: How to Safely Remove Asbestos, 2016.*

No one section or part of a section of this report is to be taken as giving an overall idea of this report. Each section is to be read in conjunction with the whole of this report, including the appendices and attachments.

3 SAMPLING METHODOLOGY

3.1 Sampling strategy

The identification of hazardous materials involved visual inspection of all accessible areas and collecting small samples of suspect materials. Where identical suspect materials were detected at different locations, visual confirmation only may have been made rather than additional sample collection. At the time each sample of suspect material was collected the location, condition, accessibility, friability and quantity were recorded.

3.2 Sample analysis

Asbestos Containing Materials

Samples of suspected ACM were collected and analysed by ESP - Environmental & Safety Professionals' NATA accredited laboratory (NATA Reg: 3110).

Samples collected during the HMS were analysed (where appropriate) using polarised light microscopy in conjunction with dispersion staining techniques. The results of all sample analysis were interpreted by qualified personnel. Refer Appendix 2 - NATA Laboratory Results.

Synthetic Mineral Fibre (SMF)

Sampling of SMF was not conducted.

Polychlorinated Biphenyls (PCBs)

Sampling of PCBs was not conducted.

Lead based paint

Lead paint sampling was conducted in various locations on the external walls and internal walls.

3.3 Areas not accessed

Not accessed

Areas not accessed during the survey include:

- Concealed ceiling space between ceiling lining and roofing,
- Concealed wall, ceiling or floor linings behind/under accessible surfaces,
- Wall cavities.

NOTE: - Areas that are inaccessible at the time of this survey may contain ACM, dust or debris and are therefore deemed to contain asbestos.

If demolition, renovations or refurbishment works are to be carried out to any inaccessible areas of the building (beyond the date of this survey), all suspected asbestos containing materials (ACM), dust or debris must be treated as asbestos containing material (ACM) and are to be tested by a qualified or competent sampler. All samples collected are to be sent to a NATA accredited laboratory for asbestos identification testing prior to commencement of any works.

4 LIMITATIONS

This HMS is intended for the use of the client only and should not be used in isolation for tender response purposes or as a substitute for a Demolition Work Method Statement (DWMS).

ESP *note* that this HMS is not to be used as a hazardous materials management plan (HMMP) as it would require additional information such as intrusive sampling of all materials, risk assessment, training, consultation, risk control measures and documented safe working practices and procedures [refer to relevant Safe Work Australia (SWA) formerly NOHSC codes of practice and guidance materials on asbestos and Australian Standard AS 2601 - 2001: Demolition of Structures].

ESP *note* that no inspection can be regarded as absolute and that partial or total demolition/refurbishment of structures may reveal instances of ACM in – situ, which were not discovered during this initial inspection, including beneath existing floor coverings, behind ceiling and wall linings, areas like ceiling spaces where access was inaccessible, not available or not provided at time of inspection. Refer to recommendations regarding a destructive audit prior to demolition works.

This HMS does not report on the presence or otherwise of deleterious dust, debris and crumbling's within the building/structures (i.e. ceiling spaces, exposed roof structure, duct and wall cavities etc.). All dust, debris and crumbling's in this environment have the potential to contain asbestos and other particulates such as lead and should be considered in a HMMP when impacting on the building elements/surfaces.

This HMS was undertaken only in those areas where access was available and does not generally include sub floor areas where access is typically restricted or not practicably available. Where observation would necessitate demolition or damage to wall cladding, floor covering, coatings and plant etc., only limited inspection was made.

Some areas of the building may contain concealed pipework that may be lagged in asbestos containing material which could not be accessed or sampled at the time of this inspection.

Materials, which are also not generally accessed for reasons of safety or because of difficulty of access, include light fittings and electrical backing boards.

Limitations apply to the analytical methods used when identifying asbestos fibres in samples. NATA supports this claim by stating that in materials such as vinyl floor tiles, mastics, sealants, putties and epoxy resins it is extremely difficult to detect the presence of asbestos. This is due to the low grade, small amount, small length and/or diameter of asbestos fibres present in the material.

Measurements/ and quantities mentioned in this report are approximate only.

This survey does not report on potential underground or in - ground/soil hazards or potentially hazardous substances arising from or used in the workplace at the premises.

5 DISCUSSION

Refer to 7.0 - Risk Assessment Criteria for health-based impacts of identified hazardous materials and to Appendix 4 - Summary of Results for details of all materials identified.

5.1 Asbestos (ACM)

Asbestos containing material (ACM) **has been identified** on the site.

Refer to Appendix 1 - Hazardous Materials Register.

Areas inaccessible or not available to sample at the time of survey have been “deemed to contain asbestos.” This assessment is based on comparative visual inspections of similar site areas, historic and other reasonable grounds and the likelihood they may contain asbestos.

5.2 Synthetic Mineral Fibres

Synthetic Mineral Fibre (SMF) was identified during the inspection in insulation to the underside of roofing and generally as internal insulation to hot water heaters.

5.3 Polychlorinated Biphenyls

No Polychlorinated Biphenyls (PCBs) were identified during the inspection.

5.4 Lead Paint

Lead based paint was not identified during the inspection. Lead paint sampling was conducted in various locations on the external and internal walls and lead in paint was not detected.

Australian Standard AS4361.2 1998 Guide to Lead Paint Management Part 2: Residential & Commercial buildings defines lead paint in which the lead content (calculated as lead metal) is in excess of 1.0 % by weight of the dry film as determined by laboratory testing. Results are expressed in mg/kg (ppm) or percentage w/w.

6 RECOMMENDATIONS

6.1 Asbestos Containing Materials (ACM)

- Friable ACM where broken or damaged, is a high priority for remediation, and removal should be considered immediately;
- Bonded (non - friable) ACM where broken or damaged, should be a high priority for remediation;
- Bonded ACM, if sealed and undamaged, low risk and in good condition may be left in - situ under control management until affected by proposed demolition or refurbishment works;
- The NSW Work Health and Safety Regulation 2017 requires that *“a person conducting a business or undertaking at a premise that contains asbestos or ACM, to ensure that risk assessment and control measures are carried out in accordance with SafeWork NSW Code of Practice: How to Manage and Control Asbestos in The Workplace, 2016”*;
- ACM should be inspected every 6 months to ensure that it is not deteriorating or contributing to an unacceptable health risk;
- ACM should be clearly labelled in accordance with the above *Code of Practice* to ensure it is not unknowingly disturbed without the correct precautions being taken;
- If ACM is identified, an asbestos management plan should be developed to control any maintenance or building work that may impact on ACM;
- The management plan should be subject to regular reviews to reassess the management processes and their effectiveness in preventing exposure, controlling maintenance workers/contractors, highlighting the need for action to repair/remove ACM and raising awareness among all employees;
- Prior to any proposed demolition or refurbishment works a Destructive Hazardous Materials Audit should be conducted as per AS 2601-2001: Demolition of Structures;
- ACM needs to be removed before any demolition, renovation or refurbishment works;
- All asbestos removal works should be conducted in accordance with state regulations;
- Removal of ACM from the site should only be carried out by a contractor holding appropriate licenses, consents and approvals from the person conducting a business or undertaking, SafeWork NSW and/or other authorities (as required) to transport and dispose of the asbestos waste materials;
- Air monitoring for asbestos fibres should be conducted during ACM removal works; and
- An inspection and clearance report should be provided following the removal of ACM and prior to any proposed demolition or refurbishment works. The asbestos register should then be updated accordingly.

6.2 Synthetic Mineral Fibre (SMF)

During demolition or refurbishment, any works involving SMF should comply with the SWA/NOHSC (1990) Synthetic Mineral Fibres; National Standard for SMF; and the National Code of Practice for the Safe Use of SMFs. All contractors working in areas where SMH is identified and may be impacted should wear appropriate Personal Protective Equipment (PPE) as outlined in the above NOHSC Code.

6.3 Polychlorinated Biphenyls (PCB)

A licensed electrician should confirm the PCB status of capacitors in fluorescent light fittings on the site. Fluorescent light fittings installed pre-1980 may contain PCB filled capacitors.

PCBs should be handled using appropriate PPE. The transportation and disposal of PCB waste is regulated by the Protection of the Environment Operations (Waste) Regulation 2005 and in accordance with NSW OEH (EPA) requirements for PCB's.

6.4 Lead in Paint

Any works impacting paint identified as, or suspected of, containing lead should proceed in accordance with the requirements of AS 4361.2 – 1998 “Australian Standard” Guide to Lead Paint Management – Part 2: Residential and Commercial buildings where applicable.

7 RISK ASSESSMENT CRITERIA

There are varying factors which contribute to risk ratings when assessing the potential risk to human health from asbestos, SMF, PCBs and lead based paint.

7.1 Asbestos

Asbestos is primarily a respirable hazard. The health risk is related to the potential of asbestos fibres to become airborne and enter the lower regions of the lung to cause asbestos related disease. To assess the risk of ACM several factors must be considered including condition, friability, accessibility, physical damage, water or fire damage, exposure and environmental impacts. Three key factors in assessment of risk priority for asbestos are:

1. Condition

The condition rating of ACM identified on the site is referred to as follows:

- a) **GOOD** - undamaged, not deteriorated and suitable for intended/current use.
- b) **FAIR** - minor cracking evident and in need of remedial attention.
- c) **POOR** - damaged or deteriorated and in urgent need of removal and/or replacement is required.

2. Friability

Friability relates to the ease in which asbestos fibres may be released into the air when ACM is broken or impacted.

- a) **FRIABLE** - means any material that contains asbestos and is in the form of a powder or can be crumbled, pulverised or reduced to powder by hand pressure when dry.
- b) **NON-FRIABLE** - means any material (other than friable asbestos material) that contains asbestos and is typically in a bonded matrix.

7.2 Accessibility

Consideration of accessibility relates to the potential of ACM to be impacted or disturbed relative to its physical location.

- a) **LOW** - cannot easily be disturbed or damaged because it is isolated from access and view e.g. in ceiling spaces, wall cavities or voids.
- b) **MEDIUM** - are visible but not easily accessed e.g. eaves soffits.
- c) **HIGH** - may easily be damaged because they are accessible and potentially subject to impacts e.g. wall linings.

7.3 Asbestos Risk Rating

The risk rating is a health-based assessment of risk presented by ACM identified on the site after considering the key risk factors and is logged in the asbestos register at Appendix 1, e.g.:

LOW	ACM is stable and effectively sealed against fibre dispersion to the atmosphere. Health risk is negligible if left undisturbed and under the control of an asbestos management plan.
MEDIUM	ACM is identified, whilst not seen at present as a substantial risk. Materials are located in areas that are subject to potential deterioration or disturbance and possible future risk. Appropriate abatement measures should be taken as soon as possible. Until then, appropriate labelling and effective use of an asbestos management plan is seen as necessary.
HIGH	ACM is in a damaged/poor condition or friable and exposed state, such that asbestos fibres are being or are likely to be released to the atmosphere. Potential health risk. The immediate removal of this asbestos containing material is recommended with isolation by signage, barriers and management control until removal is completed.

7.4 Synthetic Mineral Fibre

SMF risk can be assessed using similar factors to asbestos. However, unlike asbestos, SMF is an inspirable hazard affecting the upper respiratory system and can cause coughing, irritation and itching of the skin and eyes. Where non-friable (bonded) and in good condition, the SMF insulation found on the site is considered to be low risk.

However aged and degraded SMF material can become friable (and a potential respirable health hazard) if fibres have a diameter smaller than 3 microns, a length longer than 5 microns and a length-to-diameter ratio larger than or equal to 3.

7.5 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) are organochlorine compounds which are mixtures of individual chlorinated compounds. PCBs are a toxic irritant and a known or suspected carcinogen. Exposure to PCBs may occur via ingestion, inhalation or dermal (skin) contact. The effects on human health depend on exposure time, concentration and the toxicity of the particular PCB.

Fluorescent light fittings installed pre-1980 may contain PCB filled capacitors. If such capacitors were intact, good condition and not leaking, then they would be considered as low risk.

7.6 Lead Paint

Lead in any form is toxic to humans when ingested or inhaled. The health risk of lead paint is assessed by the factors of inhalation and ingestion coupled with the condition of the paint i.e. flaking paint is more likely to breakdown and be inhaled or ingested. Where lead paint is in good condition and not flaking it is considered to be low risk.

8 ABBREVIATIONS & GLOSSARY

ACM: Asbestos Containing Material.

Asbestos containing material: (ACM) means any material or object that contains asbestos.

Atmospheric Monitoring: means the measurement of the concentration of hazardous substances in the air of the workplace over a specified period of time.

Asbestos: means the fibrous form of the mineral silicates belonging to the serpentine and amphibole groups of rock-forming minerals and includes actinolite, amosite (brown asbestos), anthophyllite, crocidolite (blue asbestos), chrysotile (white asbestos), tremolite, or any material containing one or more of the mineral silicates belonging to the serpentine and amphibole groups.

Amosite: Brown or Grey Asbestos.

Bonded asbestos material: Means any material (other than friable asbestos material) that contains asbestos.

CFCS: Corrugated Fibrous Cement Sheeting.

Chrysotile: White Asbestos.

Crocidolite: Blue Asbestos.

Class AS1 licence: means a licence issued by SafeWork NSW which allows the holder to remove friable asbestos-containing material and non-friable asbestos-containing material as specified in the licence.

Class AS2 licence: means a licence issued by SafeWork NSW which allows the holder to remove non-friable asbestos-containing material as specified in the licence;

Consultation: means the sharing of information and exchange of views between managers, workers and/or their representative(s) on health and safety issues. It includes the opportunity to contribute to decision making in a timely fashion to resolve hazardous substance risks.

Deemed to Contain: Item not tested but based upon materials properties, age, etc. It is presumed to contain asbestos.

Dust and Debris: means visible particles, fragments or chunks of material, large and heavy enough to have settled in the work area, that are likely to have originated from ACM.

External: Refers to the top or outside of roof sheeting or the outside of building/wall sheeting.

Exposure: means contact that may occur between a hazardous substance and an individual. Exposure commonly occurs through 3 main routes – injection, inhalation and skin contact. Routes of entry may include through the eyes, ears or other body cavities and surfaces.

Exposure Standard: relates to the airborne concentration of individual chemical substances in a worker's breathing zone, which, according to current knowledge, should neither impair the health of nor cause undue discomfort to nearly all workers. National exposure standards are found in the document Adopted National Exposure Standards for Atmospheric Contaminants in the Occupational Environment [NOHSC: 1003(1995)]. Refer to Safe Work Australia for amendments of this Standard for various substances between 1997 and 2005.

FFCS: Flat Fibrous Cement Sheeting.

Friable asbestos material: means, when dry, may be crumbled, pulverised or reduced to powder by hand pressure, or as a result of a work process becomes such that it may be crumbled, pulverised or reduced to powder by hand pressure.

Hazard: is anything that has the potential to result in harm to a person.

High risk situation: Where there is some likelihood of access to hazardous materials, wherein a person may be placed at risk.

HMMP: Hazardous Material Management Plan.

HMS: Hazardous Material Survey.

Internal: Refers to the underside of roof sheeting, or the inside of building/wall sheeting.

Leave in situ: ACM identified but is in good condition, bonded and poses low risk to human health in current condition.

NAD: No Asbestos Detected.

NATA: National Association of Testing Authorities.

NOHSCH: National Occupational Health and Safety Commission.

WH&S: Work Health and Safety.

PCB's: Poly Chlorinated Biphenyls.

PDS: Pre-Demolition Survey.

Practicable: having regard to:

- The severity of the hazard or risk in question;
- The state of knowledge about the hazard or risk;
- The availability and suitability of ways to remove or mitigate that hazard or risk; and
- The cost of removing or mitigating that hazard or risk.

Risk: is the likelihood that harm will occur.

Safety Data Sheet (SDS): is a document which a manufacturer or importer must prepare, amend, provide and review that describes the properties and uses of chemicals (which may be hazardous substances and/or dangerous goods). An MSDS must state the product name; identify ingredients, chemical and physical properties, health hazard information, precautions for safe use and handling, and the manufacturers or importer's name and Australian contact details.

SMF: Synthetic Mineral Fibre.

VFC: Vinyl Floor Covering.

VFT: Vinyl Floor Tiles.

9 APPENDICES

9.1 Appendix 1 - Register of Hazardous Materials

REGISTER OF HAZARDOUS MATERIALS ASBESTOS REGISTER Client: LEDERER GROUP Survey Address: 171 Mann St, Gosford NSW IMPERIAL SHOPPING CENTRE ESP Job No: J38401 Survey Date: 3rd May 2018										
Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
1	E25797	Williams Street Ramp	Ceiling	Flat Fibro Cement Sheeting	No Asbestos Detected	Non-Friable	Good	Low		
		Williams St Carpark Entry	Electrical Box Backing Board	Zelemite	Deemed to contain asbestos	Non-Friable	Good	Low	Leave in situ	
2	E25798	Erina St Entrance	Ceiling above fire door	Flat Fibro Cement Sheeting	No Asbestos Detected					
3	E25799	Erina St Car park Woolworths entrance	Ceiling	Flat Fibro Cement Sheeting	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Remove if impacted by refurbishment	
5	E25806	Plant Services Stairwell to Roof	Ceiling	Flat Fibro Cement Sheeting	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Remove if impacted by refurbishment	
		Boiler Room	Door		Deemed to Contain Asbestos	Non-Friable	Good	Low	Leave in situ	
	E25815	Lift Motor Room	Fire Door Insulation	Dust	No Asbestos Detected					
	E25808	L3 Carpark	Beam – SE Corner	Steel Beam-Vermiculite Coat	No Asbestos Detected					
6	Refer to E25806	L4 Foyer	Ceiling	Flat Fibro Cement Sheeting	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Remove if impacted by refurbishment	

REGISTER OF HAZARDOUS MATERIALS

ASBESTOS REGISTER

Client: LEDERER GROUP

Survey Address: 171 Mann St, Gosford NSW

IMPERIAL SHOPPING CENTRE

ESP Job No: J38401

 Survey Date: 3rd May 2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		Surface Chamber Substation Imperial Centre	Backing Board	Zelemite	Deemed to Contain Asbestos	Non-Friable	Good	Low	Leave in situ	
		Boiler Room	Internal Door		Deemed to Contain Asbestos	Non-Friable	Good	Low	Leave in situ	
		Surface Chamber Substation Imperial Centre	Backing Board	Zelemite	Deemed to Contain Asbestos	Non-Friable	Good	Low	Leave in situ	
7	E25810	Maintenance Room (plus ceiling space off Centre Court off Maintenance Room)	Ceiling	Flat Fibro Cement Sheeting	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Remove if impacted by refurbishment	
		Fire Exit Near S238, S239	Fire Door	Core	Deemed to Contain Asbestos	Non-Friable	Good	Low	Leave in situ	
		L2 Switchboard D	Backing Board	Metal & Zelemite	Deemed to Contain Asbestos	Non-Friable	Good	Low	Leave in situ	
		S123 Storeroom	Electric Box Backing Board	Zelemite	Deemed to Contain Asbestos	Non-Friable	Good	Low	Leave in situ	
8	E25816	Imperial Shoe Repairs Back Room S162a/163	Floor	12x12 Vinyl Floor Tiles	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Remove & replace	
9	E26186 E61677	Bulk Head	Ceiling divide	Flat Fibro Cement Sheeting	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Adjacent to Woolworths Remove Before Refurbishment	
10	E25809	Woolworths S1	Rear of Store 2 x Towers	Vermiculite	No Asbestos Detected					
11	E61676	L4 Carpark Stairwell	Ceiling	Flat Fibro Cement Sheeting	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Leave in situ	

NOTE: Refer to 7.0 RISK ASSESSMENT CRITERIA for Condition and Risk Rating information.

9.2 Appendix 2 - NATA Laboratory Results



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Melbourne
Sydney
Newcastle

ASBESTOS IDENTIFICATION REPORT

DATE: 19TH APRIL 2013

ESP JOB NUMBER: 19664A

NAME: IMPERIAL SHOPPING CENTRE

ADDRESS: 171 MANN ST
GOSFORD NSW 2250

ATTENTION: DEBORAH

SAMPLED FROM: IMPERIAL SHOPPING CENTRE

SAMPLED BY: ESP ENVIRONMENTAL & SAFETY PROFESSIONALS

DATE SAMPLED: 08TH APRIL 2013

TEST METHOD: Qualitative identification of asbestos types in bulk samples by polarised light microscopy, including dispersion staining, using ESP in-house Method No. 2 and in accordance with AS 4964-2004.

LAB. NO.	SAMPLE DESCRIPTION	RESULT
E25797	I-1: FIBRO CEMENT MATERIAL (30 x 20 x 2mm)	NO ASBESTOS DETECTED ¹
E25798	I-2: FIBRO CEMENT MATERIAL (20 x 20 x 2mm)	NO ASBESTOS DETECTED ¹
E25799	I-3: FIBRO CEMENT MATERIAL (20 x 20 x 3mm)	CHRYSTILE ASBESTOS DETECTED ¹
E25800	I-4: FIBRO CEMENT MATERIAL (20 x 20 x 2mm)	NO ASBESTOS DETECTED ¹
E25801	I-5A: FIBRO CEMENT MATERIAL (20 x 10 x 5mm)	CHRYSTILE ASBESTOS DETECTED ¹
E25802	I-5B: FIBRO CEMENT MATERIAL (20 x 10 x 2mm)	CHRYSTILE ASBESTOS DETECTED ¹
E25803	I-6: BITUMINOUS MATERIAL (60 x 30 x 5mm)	NO ASBESTOS DETECTED ²
E25804	I-7: BLACK FIBROUS MATERIAL (20 x 20 x 2mm)	NO ASBESTOS DETECTED ¹
E25805	I-8: FIBROUS INSULATION MATERIAL (60 x 30 x 2mm)	NO ASBESTOS DETECTED ²
E25806	I-9: FIBRO CEMENT MATERIAL (60 x 30 x 5mm)	CHRYSTILE ASBESTOS DETECTED ¹



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LAB. NO.	SAMPLE DESCRIPTION	RESULT
E25807	I-10: FIBRO CEMENT MATERIAL (20 x 20 x 3mm)	CHRYSTILE ASBESTOS DETECTED ¹
E25808	I-11.1: VERMICULITE (20 x 20 x 3mm)	NO ASBESTOS DETECTED ¹
E25809	I-11.2: VERMICULITE (30 x 30 x 3mm)	NO ASBESTOS DETECTED ¹
E25810	I-12: FIBRO CEMENT MATERIAL (40 x 30 x 5mm)	CHRYSTILE ASBESTOS DETECTED ¹
E25811	I-13: VINYL FLOOR MATERIAL (30 x 20 x 2mm)	NO ASBESTOS DETECTED*
E25812	I-14.1: FIBRO CEMENT MATERIAL (20 x 10 x 2mm)	CHRYSTILE ASBESTOS DETECTED ¹
E25813	I-14.2: FIBRO CEMENT MATERIAL (20 x 10 x 2mm)	CHRYSTILE ASBESTOS DETECTED ¹
E25814	I-15: DUST (10 x 10 x 2mm)	NO ASBESTOS DETECTED ¹
E25815	I-16: DUST (20 x 20 x 2mm)	NO ASBESTOS DETECTED ¹
E25816	I-17: VINYL FLOOR MATERIAL (40 x 40 x 2mm)	CHRYSTILE ASBESTOS DETECTED
E25817	I-18: DOOR INSULATION MATERIAL (40 x 5 x 2mm)	NO ASBESTOS DETECTED ²

The results contained in this report relate only to the sample(s) submitted for testing.

¹Organic fibres detected. ²Synthetic mineral fibres detected.

*As noted in AS 4964, asbestos may be difficult to detect in materials of this type and therefore confirmation by another analytical technique is advised.


 Tanmay Kshatriya
 Approved Identifier


 Tanmay Kshatriya
 Approved Signatory



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www.environet.com.au

Melbourne
Sydney
Newcastle

ASBESTOS IDENTIFICATION REPORT

DATE: 8TH MAY 2013
ESP JOB NUMBER: 19664A
NAME: IMPERIAL SHOPPING CENTRE
ADDRESS: 171 MANN ST
GOSFORD NSW 2250
ATTENTION: DEBORAH WARWICK
SAMPLED FROM: IMPERIAL SHOPPING CENTRE, GOSFORD
SAMPLED BY: ESP ENVIRONMENTAL & SAFETY PROFESSIONALS
DATE SAMPLED: 7TH MAY 2013
TEST METHOD: Qualitative identification of asbestos types in bulk samples by polarised light microscopy, including dispersion staining, using ESP in-house Method No. 2 and in accordance with AS 4964-2004.

LAB. NO.	SAMPLE DESCRIPTION	RESULT
E26186	IM-1B: FIBRO CEMENT MATERIAL (50 x 30 x 5mm)	CHRYSTOLE ASBESTOS DETECTED

The results contained in this report relate only to the sample(s) submitted for testing.



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Number: 3110

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Ray Boast
Approved Identifier / Approved Signatory

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Melbourne Laboratory (Head Office)
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Footscray, Victoria 3011
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ASBESTOS IDENTIFICATION REPORT

Date: 7 May 2018
ESP Job Number: J38401
Customer: A & A Lederer Pty Ltd, E & P Lederer Pty Ltd
Address: Suite 34.01, level 34, 201 Elizabeth Street, Sydney, NSW
Attention: Trevor Mervis
Sampled From: Asbestos reg. update, Imperial Centre Gosford, 171 Mann Street, Gosford, NSW
Sampled By: ESP – Environmental & Safety Professionals
Date Sampled: 3 May 2018
Test Method: Qualitative identification of asbestos types in bulk samples by polarised light microscopy, including dispersion staining and trace analysis, with a calculated practical detection limit of 0.01 %, using methodology in accordance with AS 4964 and ESP in-house Method No. 2.

ESP Lab No.	Sample location (if provided) and sample description	Result
E61676	1: Stairwell ceiling – Fibro cement material (20 x 20 x 3 mm)	Chrysotile asbestos detected ¹
E61677	2: Bulkhead adjacent to Woolworths – Fibro cement material (35 x 35 x 5 mm)	Chrysotile asbestos detected ¹
E61678	3: Woolworths ramp bulkhead – Fibro cement material (25 x 10 x 4 mm)	No asbestos detected ¹

The results contained in this report relate only to the sample(s) submitted for testing.

¹ Organic fibre(s) detected.



Mark Western
Approved Identifier / Approved Signatory



NATA Accredited Laboratory
Number: 3110

Accredited for compliance with ISO/IEC-17025 - Testing

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9.3 Appendix 3 - Photographs



Photo: 1

Williams St Ramp Ceiling Panel
Flat Fibro Cement Sheetting

No Asbestos Detected – Sample No: E25797



Photo: 2

Erina St Entrance Ceiling Above Fire Door
Flat Fibro Cement Sheetting

No Asbestos Detected – Sample No: E25798



Photo: 3

Erina St Carpark Entrance Ceiling
Flat Fibro Cement Sheetting

Asbestos Detected – Sample No: E25799



Photo: 4

Erina St Pedestrian Entrance Ceiling
Flat Fibro Cement Sheetting

No Asbestos Detected



Photo: 5

Plant Services Stairwell
Flat Fibro Cement Sheetting

Asbestos Detected – Sample No: E25806



Photo 6

L4 Foyer Ceiling
Flat Fibro Cement Sheetting

Asbestos Detected – Refer to Sample No: E25806

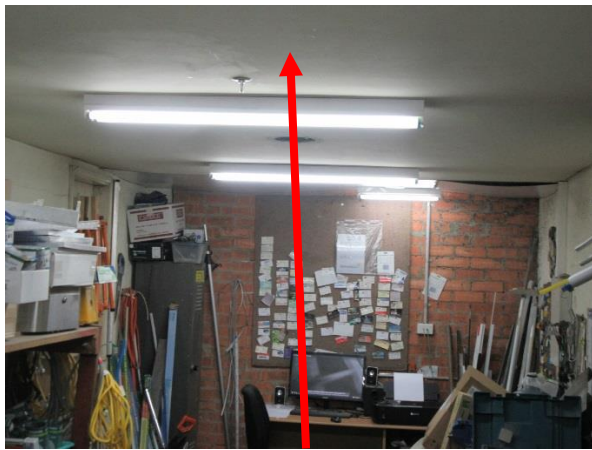


Photo 7

Maintenance Room
Flat Fibro Cement Sheeting

Asbestos Detected – Sample No: E25810



Photo 8

Imperial Shoe Repairs Back Room
Vinyl Floor Tiles

Asbestos Detected – Sample No: E25816



Photo 9

Ceiling Space Bulk Head - Adjacent Woolworths
Flat Fibro Cement Sheeting

Asbestos Detected – Sample No: E61677



Photo 10

Woolworths Vermiculite Coated Tower
No Asbestos Detected – Sample No: E25808



Photo 11

Stairwell Ceiling
Flat Fibro Cement Sheeting

Asbestos Detected – Sample No: E61676

9.4 Appendix 4 – Summary of Results

SUMMARY OF RESULTS										
Client: LEDERER GROUP					ESP Job No: J38401					
Survey Address: 171 Mann Street Gosford					Survey Date: 03/05/2018					
GOSFORD IMPERIAL SHOPPING CENTRE										
Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		External	Foundations	Concrete						
		External	Walls	Concrete						
		External	Walls	Brick						
	Refer to E61678	External William St Entrance	Ceiling	Flat Fibro Cement Sheeting	No Asbestos Detected					
		External William St Entrance	Ceiling	Metal						
		External William St Entrance	Ceiling Space	Foil Clad SMF & Metal ductwork						
1	E25797	Williams St Ramp	Ceiling	Flat Fibro Cement Sheeting	No Asbestos Detected					
		Williams St Carpark Entry	Electrical Box Backing Board	Zelemite	Deemed to contain asbestos	Non-Friable	Good	Low	Leave in situ	
		Henry Parry Dr	Facia	Metal						
2	E25798	Erina St Carpark Woolworths entrance fire door	Ceiling	Flat Fibro Cement Sheeting	No Asbestos Detected					
3	E25799	Erina St Carpark Woolworths entrance	Ceiling	Flat Fibro Cement Sheeting	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Leave in situ	
	E25800	Erina St Carpark Woolworths entrance	Walls	Flat Fibro Cement Sheeting	No Asbestos Detected					
	Refer to E25797	Erina St Pedestrian Ramp	Ceiling	Flat Fibro Cement Sheeting	No Asbestos Detected				Brown exterior panels on wall outside	
	Refer to E25797	Erina St Imperial Centre Carpark Ramp	Beam Cladding	Flat Fibro Cement Sheeting	No Asbestos Detected					
	Refer to E25797	Erina St	Fire Ceiling Space	Flat Fibro Cement Sheeting	No Asbestos Detected				Refer to E25797	

SUMMARY OF RESULTS

Client: LEDERER GROUP
Survey Address: 171 Mann Street Gosford
GOSFORD IMPERIAL SHOPPING CENTRE
ESP Job No: J38401
Survey Date: 03/05/2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
	Refer to E25797	Erina St/Mann St Corner	Fire Ceiling Space	Flat Fibro Cement Sheeting	No Asbestos Detected				Refer to E25797	
	Refer to E25797	Mann St Awning	Ceiling	Flat Fibro Cement Sheeting	No Asbestos Detected					
	Refer to E25797	Mann St Gable Windows	Walls	Flat Fibro Cement Sheeting	No Asbestos Detected					
	E25803	Roof Enclosure	Floor	Blackjack	No Asbestos Detected SMF					
	E25804	Roof Enclosure	Water Tank Packing	Flat Fibro Cement Sheeting	No Asbestos Detected					
		Lift Switch Room								
		Roof opposite cooling towers	Roof	Blackjack						
		Lift Room	Floor	Concrete						
		Lift Room	Walls	Concrete						
		Booster Pump Room	Floor	Concrete						
		Booster Pump Room	Walls	Foil Clad SMF						
		Booster Pump Room	Ceiling	Foil Clad SMF						
	E25805	Booster Pump Room	Ductwork	Sprayed coating	No Asbestos Detected SMF					
		Plant Services Stairwell to Roof	Floor	Concrete						
		Plant Services Stairwell to Roof	Walls							
5	E25806	Plant Services Stairwell to Roof	Ceiling	Flat Fibro Cement Sheeting	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Leave in situ	
		Plant Room	Floor	Concrete						

SUMMARY OF RESULTS

Client: LEDERER GROUP
Survey Address: 171 Mann Street Gosford
GOSFORD IMPERIAL SHOPPING CENTRE
ESP Job No: J38401
Survey Date: 03/05/2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		Plant Room	Walls	Brick & Concrete						
		Plant Room	Ceiling	Concrete						
		Boiler Room	Floor	Concrete						
		Boiler Room	Walls	Brick & Concrete						
		Boiler Room	Ceiling	Concrete						
		Boiler Room	Ductwork & Boiler	SMF Lined						
		Boiler Room	Door		Deemed to Contain Asbestos	Non-Friable	Good	Low	Leave in situ	
		Roof Goods Lift		Foil Clad SMF						
	E25815	Lift Motor Room	Fire Door Insulation	Dust	No Asbestos Detected					
		L3 Carpark	Floor	Concrete						
		L3 Carpark	Walls	Brick & Concrete						
		L3 Carpark	Ceiling	Concrete						
	E25808	L3 Carpark	Beam – SE Corner	Steel Beam-Vermiculite Coat	No Asbestos Detected					
		L3 Carpark – Cashiers Booth	Floor	Concrete						
		L3 Carpark – Cashiers Booth	Walls	Metal/Foam sandwich						
		L3 Carpark – Cashiers Booth	Roof	Metal/Foam sandwich						
		L4 Carpark Stairwell	Floor	Concrete						

SUMMARY OF RESULTS

Client: LEDERER GROUP
Survey Address: 171 Mann Street Gosford
GOSFORD IMPERIAL SHOPPING CENTRE

ESP Job No: J38401
Survey Date: 03/05/2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		L4 Carpark Stairwell	Walls	Concrete						
11	E61676	L4 Carpark Stairwell	Ceiling	Flat Fibro Cement Sheeting	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Leave in situ	
		Security Office	Floor	Concrete						
		Security Office	Walls	Concrete						
		Security Office	Ceiling	Concrete						
		Maintenance Room	Floor	Concrete						
		Maintenance Room	Walls	Brick & Concrete						
7	E25810	Maintenance Room	Ceiling	Flat Fibro Cement Sheeting	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Ceiling Space above Centre Court off Maintenance room	
		L4 Foyer	Floor	Terrazzo						
		L4 Foyer	Walls	Concrete & Timber						
6	Refer to E25806	L4 Foyer	Ceiling	Flat Fibro Cement Sheeting	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Refer to E25806	
		Stairwell from L4 to L3	Wall	Flat Fibro Cement Sheeting					Beside wheelchair toilet	
		L3 Wheelchair Toilet	Floor	Tiles & Terrazzo						
		L3 Wheelchair Toilet	Walls	Ceramic tiles on plaster						
		L3 Wheelchair Toilet	Ceiling	Plaster						
		L3 Ladies Toilet	Floor	Tiles & Terrazzo						
		L3 Ladies Toilet	Walls	Ceramic tiles on plaster						

SUMMARY OF RESULTS

Client: LEDERER GROUP
Survey Address: 171 Mann Street Gosford
GOSFORD IMPERIAL SHOPPING CENTRE

ESP Job No: J38401
Survey Date: 03/05/2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		Centre Management	Floors	Carpet/Concrete						
		Centre Management	Walls	Concrete & Plaster						
		Centre Management	Ceiling	Suspended SMF Panels						
		L2 Common Areas	Floor	Terrazzo						
		L2 Common Areas	Ceiling	Plaster						
		Outside Woolworths/BWS	Ceiling	Flat Fibro Cement Sheeting	No Asbestos Detected				Refer to E25797 & E25800	
	E25811	L2 Men's Toilet Entry	Floor	Brown Vinyl Tiles & Blackjack	No Asbestos Detected					
		L2 Men's Toilet Entry	Walls	Concrete						
		L2 Men's Toilet Entry	Ceiling	Plaster						
		L2 Men's Toilet	Floor	Ceramic Tiles						
		L2 Men's Toilet	Walls	Ceramic Tiles						
		L2 Men's Toilet	Ceiling	Concrete & suspended SMF						
		L1 Common Areas	Ceiling	Suspended Plaster						
		L1 Common Areas	Ceiling Space	Metal Ductwork & Pipes						
		Loading Dock	I Beam	Vermiculite Coating	No Asbestos Detected				Refer to E25808	
		Cardboard Recycling								
		Surface Chamber Substation Imperial Centre	Backing Board	Zelemite	Deemed to Contain Asbestos	Non-Friable	Good	Low	Leave in situ	

SUMMARY OF RESULTS

Client: LEDERER GROUP
Survey Address: 171 Mann Street Gosford
GOSFORD IMPERIAL SHOPPING CENTRE
ESP Job No: J38401
Survey Date: 03/05/2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		Toilets Behind McDonalds	Floor	Ceramic Tiles						
		Toilets Behind McDonalds	Walls	Ceramic Tiles						
		Toilets Behind McDonalds	Ceiling	Plaster						
		Cleaners Room	Hot Water System	SMF						
		L2 Switchboard D	Floor	Concrete						
		L2 Switchboard D	Walls	Concrete						
		L2 Switchboard D	Ceiling	Concrete						
		L2 Switchboard D	Backing Board	Metal & Zelemite	Deemed to contain asbestos	Non-Friable	Good	Low	Leave in situ	
		S202	Floor	Concrete/Tiles						
		S202	Walls	Plaster						
		S202	Ceiling	Plaster						
		S202 Storeroom	Floor	Concrete/Tiles						
		S202 Storeroom	Walls	Plaster						
		S202 Storeroom	Ceiling	Plaster						
		S203	Floor	Vinyl Floor Covering						
		S203	Walls	Plaster						
		S203 Backroom	Floor	Vinyl Floor Covering						

SUMMARY OF RESULTS

Client: LEDERER GROUP
ESP Job No: J38401
Survey Address: 171 Mann Street Gosford
Survey Date: 03/05/2018
GOSFORD IMPERIAL SHOPPING CENTRE

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S203 Backroom	Walls	Plaster						
		S204	Floor	Concrete/Tiles						
		S204	Walls	Plaster						
		S205	Floor	Carpet Tiles on Concrete						
		S205	Walls	Plaster						
		S205 Storeroom	Floor	Carpet Tiles on Concrete						
		S205 Storeroom	Walls	Plaster						
		S206	Floor	Concrete						
		S206	Walls	Plaster						
		S206a	Floor	Carpet on Concrete						
		S207/209	Floor	Vinyl Floor Covering						
		S207/209	Walls	Concrete/Plaster						
		S207/209	Ductwork	Metal						
		S234	Floor	Ceramic Tiles						
		S234	Walls	Plaster						
		S234	Ceiling	Suspended SMF Panels						
		S213	Floor	Ceramic Tiles						

SUMMARY OF RESULTS

Client: LEDERER GROUP
ESP Job No: J38401
Survey Address: 171 Mann Street Gosford
Survey Date: 03/05/2018
GOSFORD IMPERIAL SHOPPING CENTRE

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S213	Walls	Plaster						
		S214/218	Floor	Carpet						
		S214/218	Walls	Plaster						
		S214/218	Ceiling	Suspended SMF Panels						
		S219	Floor	Vinyl Floor Covering						
		S219	Walls	Plaster						
		S219	Ceiling	Suspended SMF Panels						
		BWS	Floor	Vinyl Floor Tiles						
		BWS	Walls	Besa Block/Plaster						
		BWS	Ceiling	Suspended SMF Panels						
		Woolworths S1	Floor	Vinyl Floor Tiles						
		Woolworths S1	Walls	Plaster						
		Woolworths S1	Entry Bulkhead Suspended Ceilings	Plaster						
		Woolworths S1	Main Shop Suspended Ceilings	Plaster						
		Woolworths S1	Rear of Store Ductwork	Foil Clad SMF						
		Woolworths S1	Rear of Store Ceiling	Foil Clad SMF						
		Woolworths S1	Rear of Store Refrigerated Rooms	Foil Clad SMF						

SUMMARY OF RESULTS

Client: LEDERER GROUP
Survey Address: 171 Mann Street Gosford
GOSFORD IMPERIAL SHOPPING CENTRE
ESP Job No: J38401
Survey Date: 03/05/2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
10	E25809	Woolworths S1	Rear of Store 2 x Towers	Vermiculite	No Asbestos Detected					
		Woolworths S1	Rear of Store Internal Water		Deemed to contain SMF					
		Woolworths S1	Rear of Store Plant Room							
		ALDI	Floor	Timber Floor Covering					No Hazardous Materials Surveyed	
		ALDI	Walls	Plaster					No Hazardous Materials Surveyed	
		ALDI	Ceiling	Suspended SMF Panels					No Hazardous Materials Surveyed	
		S220	Floor	Vinyl Floor Covering						
		S220	Walls	Vinyl/plaster						
		S220	Ceiling	Plaster						
		S220	Ductwork	Metal						
	E25817	S220	Oven Door	Insulation	No Asbestos Detected SMF					
		S220	Hot Water System		Deemed to contain SMF					
		S220	Floor	Vinyl Floor Covering						
		S220	Walls	Ceramic Tiles/Timber						
		S220	Ceiling	Plaster						
9	E26186 E61677	Bulk Head	Ceiling divide	Flat Fibro Cement Sheeting	Chrysotile Asbestos Detected	Non-Friable	Good	Low	Adjacent to Woolworths Remove Before Refurbishment	
		S222	Floor	Concrete						

SUMMARY OF RESULTS

Client: LEDERER GROUP
Survey Address: 171 Mann Street Gosford
GOSFORD IMPERIAL SHOPPING CENTRE
ESP Job No: J38401
Survey Date: 03/05/2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S222	Walls	Vinyl/plaster						
		S222	Ceiling	Plaster						
		S222 Office	Floor	Concrete						
		S222	Hot Water System						Deemed to contain SMF	
		S224/226	Floor	Ceramic Tiles/Carpet						
		S224/226	Walls	Plaster/Timber Trim						
		S224/226	Ceiling	Suspended SMF Panels						
		Change Room S224/226	Wall	Timber Panel						
		Staffroom S224/226	Floor	Vinyl Floor Covering						
		Staffroom S224/226	Walls	Concrete/Plaster/ Masonite						
		Staffroom S224/226	Ceiling	Suspended SMF Panels						
		Staffroom S224/226	Ductwork	Metal						
		Storeroom S224/226	Floor	Carpet						
		Storeroom S224/226	Walls	Plaster/Timber						
		Storeroom S224/226	Ceiling							
		S230	Floor	Vinyl Floor Covering						
		S230	Walls	Concrete						

SUMMARY OF RESULTS

Client: LEDERER GROUP
Survey Address: 171 Mann Street Gosford
GOSFORD IMPERIAL SHOPPING CENTRE
ESP Job No: J38401
Survey Date: 03/05/2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S230	Ceiling	Suspended SMF Panels						
		S230	Fire Door	Deemed to Contain Asbestos					Internal material	
		S230	Floor	Vinyl Floor Covering						
		S230	Walls	Concrete/Plaster						
		S230	Ceiling	Suspended SMF Panels						
		S230	Ductwork	Metal						
		S230	Floor	Vinyl Floor Covering						
		S230	Walls	Concrete/Plaster						
		Staffroom S230	Ceiling	Suspended SMF Panels						
		Toilet S230	Floor	Ceramic Tiles						
		Toilet S230	Walls	Ceramic Tiles						
		Toilet S230	Ceiling	Suspended SMF Panels						
		Toilet S230	Sink/Splashback	Ceramic Tiles						
		S232/233	Floor	Carpet						
		S232/233	Walls	Flat Fibro Cement Sheeting (new)						
		S232/233	Ceiling	Suspended Panels						
		S235/238	Floor	Ceramic Tiles						

SUMMARY OF RESULTS

Client: LEDERER GROUP
Survey Address: 171 Mann Street Gosford
GOSFORD IMPERIAL SHOPPING CENTRE
ESP Job No: J38401
Survey Date: 03/05/2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S235/238	Walls	Plaster						
		S235/238	Ceiling	Suspended Panels					Metal Ductwork	
		Staffroom S235/238	Floor	Carpet						
		Staffroom S235/238	Walls	Plaster/Concrete						
		Staffroom S235/238	Ceiling	Suspended Panels						
		Fire Exit	Floor	Vinyl Tiles						
		Fire Exit	Walls	Plaster/Concrete						
		Fire Exit	Ceiling	Suspended Panels						
		Fire Exit Near S238, S239	Fire Door	Core	Deemed to Contain Asbestos	Non-Friable	Good	Low	Leave in situ	
		S239	Floor	Concrete						
		S239	Walls	Plaster/Brick/Concrete						
		S239	Ceiling	Concrete						
		S239	Pipe & Ductwork	Metal						
		S240/241	Floor	Carpet						
		S240/241	Walls	Plaster						
		S240/241	Ceiling	Suspended SMF Panels						
		S240/241	Duct Work	Metal						

SUMMARY OF RESULTS

Client: LEDERER GROUP
Survey Address: 171 Mann Street Gosford
GOSFORD IMPERIAL SHOPPING CENTRE

ESP Job No: J38401
Survey Date: 03/05/2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S242	Floor	Concrete					No SMF	
		S242	Walls	Plaster/Brick/Concrete						
		S242	Ceiling	Concrete						
		S242	Pipe & Ductwork	Metal						
		S252	Floor	Concrete					No SMF	
		S252	Walls	Plaster/Brick/Concrete						
		S252	Ceiling	Concrete						
		S252	Pipe & Ductwork	Metal						
		S253	Floor	Concrete					No SMF	
		S253	Walls	Plaster/Brick/Concrete						
		S253	Ceiling	Concrete						
		S253	Pipe & Ductwork	Metal						
		S101/102	Floor	Timber/Ceramic Tiles					Electrical Board New	
		S101/102	Walls	Plaster/Timber						
		S101/102	Ceiling	Suspended Plaster Panels						
		S104/104	Floor	Carpet						
		S104/104	Walls	Plaster						

SUMMARY OF RESULTS

Client: LEDERER GROUP
Survey Address: 171 Mann Street Gosford
GOSFORD IMPERIAL SHOPPING CENTRE
ESP Job No: J38401
Survey Date: 03/05/2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S104/104	Ceiling	Suspended Panels						
		S104/104	Pipework	PVC					Coated with Spray Foam	
		S105/106	Floor	Timber/Ceramic Tiles					Electrical Board New	
		S105/106	Walls	Plaster/Concrete						
		S105/106	Ceiling	Suspended Panels						
		S105/106	Ductwork	Metal						
		S107/109							No Access	
		S111/112	Floor	Ceramic Tiles/Carpet						
		S111/112	Walls	Mirrors/Plaster						
		S111/112	Ceiling	Suspended Panels						
		S111/112	Ductwork	Metal						
		S111/112 Change rooms	Walls	Timber					Metal Electrical Backing Board	
		S113/116	Floor	Carpet						
		S113/116	Walls	Masonite/Plaster						
		S113/116	Ceiling	Suspended Panels						
		S113/116	Ductwork	Metal						
		S117/118	Floor	Carpet						

SUMMARY OF RESULTS

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Survey Date: 03/05/2018
GOSFORD IMPERIAL SHOPPING CENTRE

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S117/118	Walls	Plaster						
		S117/118	Ceiling	Plaster						
		S117/118	Ductwork	Metal						
		S117/118 Behind Counter	Floor	Vinyl Floor Covering						
		S117/118 Storeroom	Walls	Masonite/Plaster						
		S117/118 Storeroom	Sink/Splashback	Ceramic Tiles						
		S117/118 Storeroom	Pipework	PVC & Copper						
		S117/118	Bulkhead	Timber						
		S122	Floor	Ceramic Tiles /Concrete/Carpet						
		S122	Walls	Plaster						
		S122	Ceiling	Suspended SMF Panels						
		S123	Floor	Carpet/Concrete						
		S123	Walls	Plaster/Concrete						
		S123	Ceiling	Suspended Plaster						
		S123 Storeroom	Floor	Concrete						
		S123 Storeroom	Walls	Bessa Block						
		S123 Storeroom	Ceiling	Plaster						

SUMMARY OF RESULTS

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Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S123 Storeroom	Electricity Box Backing Board	Zelemite	Deemed to contain Asbestos	Non-Friable	Good	Low	Leave in situ	
		S124	Floor	Vinyl Floor Covering						
		S124	Walls	Metal/Plaster					Stainless Steel Bench tops	
		S124	Ceiling	Plaster						
		S124 Storeroom	Floor	Vinyl Floor Covering						
		S124 Storeroom	Walls	Ceramic Tiles/Plaster						
		S124 Storeroom	Ceiling	Plaster						
		S125	Floor	Ceramic Tiles						
		S125	Walls	Ceramic Tiles						
		S125	Ceiling	Plaster						
		S126							No Hazardous Material Identified	
		S127							No Hazardous Material Identified	
		S128							No Hazardous Material Identified	
		S130/135	Floor	Vinyl Floor Tiles						
		S130/135	Walls	Concrete/Plaster						
		S130/135	Ceiling	Suspended SMF/Plaster Panels						
		S130/135 Storeroom	Floor	Concrete						

SUMMARY OF RESULTS

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Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S130/135 Storeroom	Walls	Concrete/Plaster						
		S130/135 Storeroom	Ceiling	Suspended SMF						
		S130/135 Storeroom	Ductwork	Metal						
		S136/137	Floor	Ceramic Tiles/Carpet						
		S136/137	Walls	Plaster/Display Panels						
		S136/137	Dividing Walls	Masonite						
		S136/137	Ceiling	Suspended Panels						
		S138/139	Floor	Ceramic Tiles/Timber						
		S138/139	Walls	Concrete						
		S138/139	Dividing Walls	Plaster						
		S138/139	Ceiling	Suspended Panels						
		S138/139	Electricity Box	Metal						
		S140/S141	Floor	Carpet						
		S140/S141	Walls	Plaster/MDF						
		S140/S141	Ceiling	Concrete						
		S140/S141	Electricity Box	Metal						
		S143/144	Floor	Ceramic Tiles						

SUMMARY OF RESULTS

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GOSFORD IMPERIAL SHOPPING CENTRE

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S143/144	Walls	Plaster						
		S143/144	Ceiling	Suspended Panels						
		S143/144	Electricity Box	Metal						
		S143/144	Ductwork	Metal						
		S145/146	Floor	Vinyl Floor Covering						
		S145/146	Walls	Ceramic Tiles/Plaster						
		S145/146	Ceiling	Plaster						
		S145/146	Ductwork	Metal						
		S145/146 Kitchen	Floor	Vinyl Floor Covering						
		S145/146 Kitchen	Walls	Vinyl Floor Covering						
		S145/146 Kitchen	Ceiling	Plaster						
		Fire Door Exit Corridor	Floor	Vinyl Floor Tiles						
		Fire Door Exit Corridor	Walls	Concrete						
		Fire Door Exit Corridor	Walls Upper North	Flat Fibro Cement Sheeting	No Asbestos Detected					
		Fire Door Exit Corridor	Ceiling	Flat Fibro Cement Sheeting	No Asbestos Detected					
		S147	Floor	Carpet						
		S147	Walls	Brick/Concrete/Plaster						

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Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S147	Ceiling	Suspended Panels						
		S147	Bulkhead	Particle Board						
		S148	Floor	Vinyl Floor Covering						
		S148	Walls	Concrete/Plaster						
		S148	Ceiling	Suspended Panels						
		S148	Ductwork	Metal						
		S149	Floor	Ceramic Tiles						
		S149	Walls	Plaster						
		S149	Ceiling	Suspended Panels						
		S150/152	Floor	Carpet						
		S150/152	Walls	Plaster						
		S150/152	Ceiling	Suspended Panels						
		S153	Floor	Concrete						
		S153	Walls	Concrete/Plaster						
		S153	Ceiling	Suspended Panels						
		S154/158	Floor	Floating Timber						
		S154/158	Walls	Plaster						

SUMMARY OF RESULTS

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GOSFORD IMPERIAL SHOPPING CENTRE
ESP Job No: J38401
Survey Date: 03/05/2018

Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S154/158	Ceiling	Plaster						
		S159/162b	Floor	Ceramic Tiles/Carpet						
		S159/162b	Walls	Plaster						
		S159/162b	Ceiling	Suspended Panels						
		S159/162b	Office Walls	Plaster						
		S162a/163	Floor	Ceramic Tiles/Carpet						
8	E25816	Imperial Shoe Repairs Back Room S162a/163	Floor	12x12 Vinyl Floor Tiles	Chrysotile Asbestos Detected	Non-Friable	Good	Low		
		S162a/163	Walls	Plaster						
		S162a/163	Ceiling	Suspended Plaster						
		S164/168	Floor	Ceramic Tiles/Carpet						
		S164/168	Walls	Plaster						
		S164/168	Ceiling	Suspended Plaster						
		S169/170	Floor	Ceramic Tiles/Carpet						
		S169/170	Walls	Plaster						
		S169/170	Ceiling	Suspended Panels						
		S171/173	Floor	Carpet						
		S171/173	Walls	Plaster						

SUMMARY OF RESULTS

Client: LEDERER GROUP
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Survey Date: 03/05/2018
GOSFORD IMPERIAL SHOPPING CENTRE

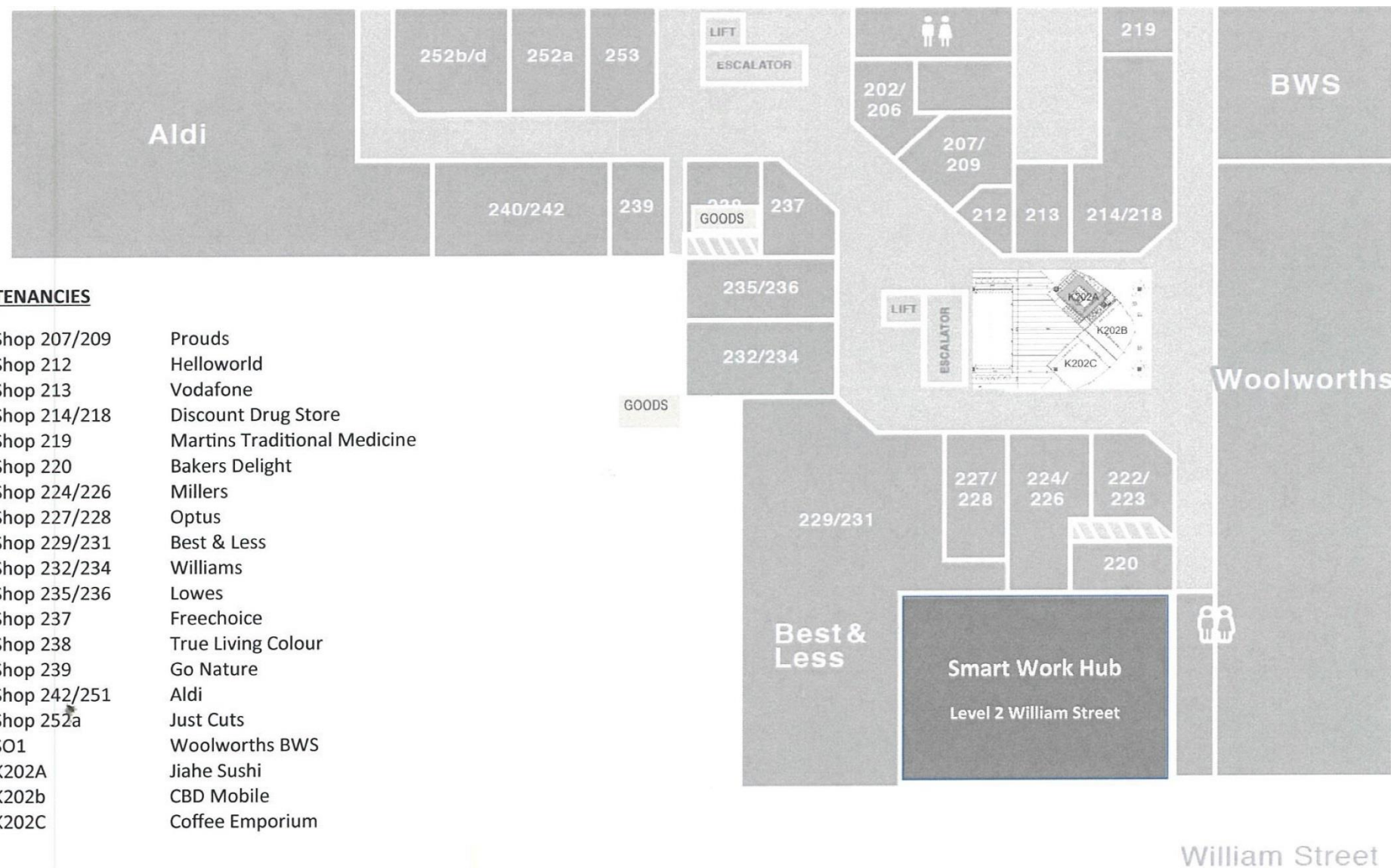
Photo No	Sample No	Location / Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/Comments	Qty (m ²)
		S171/173	Ceiling	Suspended Panels						
		Imperial Centre Newsagent	Floor	Ceramic Tiles						
		Imperial Centre Newsagent	Walls	Plaster						
		Imperial Centre Newsagent	Ceiling	Suspended Panels						
		Lifts							Not accessible	
		Escalators							Not accessible	

NOTE: [Refer to 7 RISK ASSESSMENT CRITERIA for Condition and Risk Rating information](#)

9.5 Appendix 5 – Floor Layouts

First Floor—April 2018





9.6 Appendix 6 – Satellite Map

