



**Targeted Destructive Hazardous
Building Materials Assessment
Clocktower Square
35 - 55 Harrington Street, The Rocks NSW 2000**

**Essence Project Management Pty Ltd
September 2022**

**Client No: E0110
Job No: 107211S**

Executive Summary

Prensa Pty Ltd (Prensa) was engaged by Essence Project Management Pty Ltd (Essence) to conduct a Targeted Destructive Hazardous Building Materials Assessment (Assessment) of Clocktower Square, 35 - 55 Harrington Street, The Rocks NSW 2000 (the Site).

The objective of this Assessment was to identify and assess the exposure risk posed by asbestos and hazardous materials that may be encountered during demolition and refurbishment works at the Site in accordance with the NSW *Work Health and Safety Regulation, 2017* and the NSW *Code of Practice: Demolition Work, 2019*.

The scope of this Assessment comprised the reasonably and safely accessible interior and exterior areas of the Site likely to be impacted by the proposed demolition works (reference demolitions plans: 'Quincy Project Brief_210202_Draft_Rev 03'). The following hazardous building materials were identified, assumed or suspected to be present at the time of the Assessment:

Property	Asbestos-containing Materials		Synthetic Mineral Fibre	Poly-chlorinated Biphenyls	Lead-containing Paint	Lead-containing Dust	Ozone Depleting Substances
	Non-friable	Friable					
Clocktower Square	✓	✓	✓	-	✓	-	✓

The following significant findings are noted:

- Low-risk non-friable asbestos in the form of window frame mastic was identified and assumed throughout exterior window frames;
- Low-risk friable asbestos was assumed in the form of millboard insulation to heater banks throughout A/C ductwork to all levels of the Site;
- Low-risk friable asbestos was assumed in the form of internal insulation to a safe located within the western storage of the Ecoo tenancy;
- Low-risk non-friable asbestos was assumed in the form of friction pads to lift motor breaks to lift motors to the lift motor rooms in the B2 level and roof; and
- Low-risk non-friable asbestos was assumed in the form of fibre cement sheeting to the level 3 offices, soffit above the level 2 courtyard area.

Multiple areas were not accessible at the time of the Assessment for various reasons, these areas are outlined in **Appendix C & E**.

Recommendations

The following key recommendations are provided for the management of hazardous building materials:

- Various assumed asbestos-containing materials (e.g. heater banks & lift motor friction pads) should be sampled prior to commencement of demolition works to determine asbestos content. Plant isolation will be required to access these features.

- Any hazardous building materials that are to be disturbed during demolition works should be removed by an appropriately trained and licensed contractor prior to the commencement of the works.
- During demolition/refurbishment works, if any suspected hazardous materials that are not referenced in this Assessment are encountered, then work must cease and a hygienist/asbestos assessor should be notified to determine whether the materials are indeed hazardous.

A number of other recommendations were made in the body of this Assessment that address the ongoing management of hazardous building materials at this Site.

This executive summary must be read in conjunction with this entire report.

Statement of Limitations

This report has been prepared in response to specific instructions from Essence to whom this report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards and practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

This report has been prepared for use by Essence and the use of this report by other parties may lead to misinterpretation of the issues contained herein. To avoid misuse of this report, Prensa advises that this report should only be relied upon by Essence and those parties expressly referred to in the introduction of this report. This report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure this report is not misused in any way.

Unless otherwise stated in this report, the scope is limited to fixed and installed materials and excludes buried waste materials, contaminated dusts and soils.

Unless expressly stated it is not intended that this report be used for the purposes of tendering works. Where this is the intention of Essence, this intention needs to be communicated with Prensa and included in the scope of the Proposal.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Sampling Risks

It is noted that while the assessment has attempted to locate the asbestos-containing/hazardous materials within the building(s), the investigation was limited to only a visual assessment and limited sampling program and/or the review and analysis of previous reports made available. Prensa notes that sampling is representative only and that due to the lack of homogeneity of building materials it is possible that sampling has not detected all asbestos/hazardous materials within the nominated locations.

Given that a representative sampling program has been adopted, not all materials suspected of containing asbestos/hazardous materials were sampled and analysed. It is noted that some asbestos/hazardous materials may have been suspected to contain asbestos/hazardous materials based on their similar appearance to previously sampled materials. Therefore, it is possible that asbestos/hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

- Materials concealed behind structural members and within inaccessible building voids;
- Areas inaccessible without the aid of scaffolding or lifting devices;
- Areas below ground and inaccessible ceiling or wall cavities;
- Areas that require substantial demolition to access;
- Areas beneath floor covering where asbestos-containing materials were not expected to exist;
- Materials contained within plant and not accessible without dismantling the plant; and
- Areas where access is restricted due to locked doors, safety risks, or being occupied at the time of the investigation.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. Essence therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Future Works

During future works at the site, care should be taken when entering or working in any previously inaccessible areas or areas mentioned above and it is imperative that works cease immediately pending further investigation and sampling (if necessary) if any unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigation, sampling and/or assessment may be required should any suspect or unknown material be observed in previously inaccessible areas or areas not fully inspected, e.g. carpeted floors.

Table of Contents

1	Introduction	1
2	Objective	1
3	Scope of Works	1
4	Site Description	2
5	Methodology.....	2
6	Findings	3
6.1	Document Review and Interview.....	3
6.2	Analytical Results	3
6.2.1	Asbestos Bulk Sample Analysis	3
6.2.2	Lead-containing Paint Analysis	3
6.3	Assessment Findings	4
6.3.1	Asbestos-containing Materials.....	4
6.3.2	Synthetic Mineral Fibre Materials.....	4
6.3.3	Polychlorinated Biphenyls.....	4
6.3.4	Lead-containing Paint	4
6.3.5	Lead-containing Dust	4
6.3.6	Ozone Depleting Substances.....	4
6.4	Areas not Accessed	5
7	Management Options	5
8	Site Specific Recommendations.....	5
8.1	Asbestos containing Materials (ACM).....	6
8.2	Synthetic Mineral Fibre Materials.....	6
8.3	Lead-containing Paint	6
8.4	Ozone Depleting Substances	7

List of Appendices

Appendix A: Risk Assessment Factors and Priority Ratings

Appendix B: NATA Endorsed Laboratory Sample Analysis Reports

Appendix C: Hazardous Building Materials Register

Appendix D: Photographs

Appendix E: Areas Not Accessed

1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Essence Project Management Pty Ltd (Essence) to conduct a Targeted Destructive Hazardous Building Materials Assessment (Assessment) of Clocktower Square, 35 - 55 Harrington Street, The Rocks NSW 2000 (the Site). Prensa conducted the Assessment on the 29th August 2022 at the request of Garry Neilson of Essence.

2 Objective

The objective of this Assessment was to identify and assess the exposure risk posed by asbestos and hazardous materials that may be encountered during demolition and refurbishment works at the Site in accordance with the NSW *Work Health and Safety Regulation, 2017* and the NSW *Code of Practice: Demolition Work, 2019*.

3 Scope of Works

The scope of the Assessment included the reasonably and safely accessible interior and exterior areas of all levels of 35 – 55 Harrington Street inclusive of:

- Roof areas;
- Plant rooms;
- Common centre managed areas;
- Tenanted areas;
- Loading dock; and
- Car park levels.

It is understood that all these levels (excluding the carpark levels) will be affected by demolition works proposed to be undertaken as per “*Appendix AA - Quincy Project Brief_210202_DRAFT_Rev 03*” provided by Essence. These demolition works will occur as part of the larger Quincy Hotel redevelopment project.

Prensa has limited its assessment to the structure of the nominated building and the ground surfaces in the accessible and immediate vicinity of building footprint.

Specifically, Prensa included the following hazardous building materials in the scope of this Assessment:

- Asbestos-containing materials (ACM);
- Synthetic mineral fibre (SMF) materials;
- Polychlorinated biphenyls (PCB) containing capacitors in electrical fittings;
- Lead-containing paint (LCP);
- Lead-containing dust (LCD); and
- Ozone depleting substances (ODS).

The Assessment was conducted during normal business hours and the Site was occupied at the time of our inspection.

It should be noted that the adjacent Rendezvous Hotel site is also to be included in the redevelopment project as per the brief provided by Essence. A separate report has been prepared for the Rendezvous Hotel (reference Prensa report *107211S-002 Rendezvous Hotel Hazardous Materials Report*, dated September 2022).

4 Site Description

The Site consists of a single building. Details of the building contained within this Site are provided in **Table 1** below.

Table 1: Site Information			
Site Address	35 - 55 Harrington Street, The Rocks NSW 2000		
Age (Circa):	1980's	External walls:	Concrete
Approximate area:	2,500 m ²	Internal walls:	Plasterboard & concrete
Levels:	8	Ceiling:	Plasterboard & ceiling tiles
Roof type:	Concrete	Floor and coverings:	Concrete, carpet, vinyl tiles & sheet vinyl

5 Methodology

The Assessment comprised a review of relevant Site information made available to Prensa, interviews with available Site personnel and a visual inspection of accessible areas and destructive sampling techniques where necessary.

The methodology for assessing the hazardous building materials at the Site is presented in the following sections.

Asbestos-containing Materials – This component of the Assessment was conducted in accordance with the NSW *Work Health and Safety Regulation 2017* and the NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace*, 2019. When safe to do so, building materials that were suspected of containing asbestos were sampled at the discretion of the Prensa consultant. Samples of suspected ACM were analysed in Prensa's laboratory, which is National Association of Testing Authorities (NATA), Australia accredited to conduct asbestos bulk sample analysis. The analysis was conducted using polarised light microscopy including dispersion staining techniques.

Where asbestos was found, a risk assessment was conducted on each item and a priority rating applied. This risk assessment was conducted in accordance with the protocols described in **Appendix A: Risk Assessment Factors and Priority Ratings**.

Synthetic Mineral Fibres – This component of the Assessment was carried out in accordance with the guidelines documented in *The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]*. This Assessment broadly identifies SMF materials found or suspected of being present during the Site inspection and is based on a visual assessment.

Polychlorinated Biphenyls – Where safely accessible, specifications of capacitors incorporated in light and Conservation Council (ANZECC) *Identification of PCB-containing Capacitors information booklet* 1997. Due to the danger of accessing electrical components, or for other reasons, such as height restrictions, some electrical fittings may not have been accessed. In these instances, comment is provided in the assessment report on the likelihood of PCB-containing materials being present. This fittings and ceiling fans were recorded and cross-referenced with the Australian and New Zealand Environment determination is based upon the age and appearance of the electrical fittings.

Lead-containing Paint – Representative painted surfaces were sampled in locations for the presence of lead and laboratory analysis undertaken to quantitatively determine the content of lead in the paint. In accordance with AS 4361.2:2017 *Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings*, suspected paint samples can be collected by removing paint chips and testing at a NATA accredited laboratory. Any paint containing >0.1% w/w lead is classified as lead containing (with results expressed as percentage weight for weight).

The sampling program attempts to be representative of the various types of paints found at the Site, however, particular attention is paid to areas where LCP was more likely to have been used (e.g. exterior gloss paints, window and door architraves and skirting boards).

The objective of LCP identification in this Assessment is to highlight the presence of LCP within the Site building(s) not to specifically identify every location of LCP.

Lead-containing Dust – Where applicable and accessible, samples of accumulated dust were collected in areas such as ceiling cavities that were suspected to contain lead.

Ozone Depleting Substances – This component of the Assessment comprised a visual inspection of air conditioning units and any chillers (if applicable) at the Site and included a review of the air conditioners' refrigerant types.

6 Findings

6.1 Document Review and Interview

As part of this Assessment, Prensa requested copies of previous documentation pertaining to asbestos and hazardous materials at the Site.

Prensa utilised the previous hazardous materials survey report prepared in September 2018 (reference Prensa report: 58987-001 *Clocktower Square The Rocks Asb Rpt 19092018*). The report identified the following key findings:

- Low-risk friable asbestos was assumed in the form of millboard insulation to heater banks throughout A/C ductwork to all levels of the Site; and
- Low-risk non-friable asbestos was assumed in the form of friction brake pads to lift motors within the roof level lift motor room.

Reference has been made to the findings of this report and to the NATA accredited bulk sample analysis.

6.2 Analytical Results

6.2.1 Asbestos Bulk Sample Analysis

A total of 46 samples suspected to contain asbestos were collected and submitted to Prensa's NATA accredited laboratory for analysis. The asbestos bulk sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Reports** of this Assessment report. In summary, one (1) sample was reported to contain asbestos.

6.2.2 Lead-containing Paint Analysis

A total of 18 samples suspected to contain lead in the form of paint were collected and submitted to Envirolab Services Pty Ltd (Envirolab), which is NATA accredited to conduct lead analysis in paint. The Envirolab sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample**

Analysis Reports of this Assessment report. In summary, two (2) samples were reported to contain lead above the respective criteria for lead content in paint.

6.3 Assessment Findings

The findings of this Assessment are presented in tabulated format in **Appendix C: Hazardous Building Materials Register** of this Assessment report. Hazardous building materials that have been photographed are depicted in **Appendix D: Photographs** of this Assessment report.

The following significant findings are noted:

6.3.1 Asbestos-containing Materials

- Low-risk non-friable asbestos in the form of window frame mastic was identified and assumed throughout exterior window frames;
- Low-risk friable asbestos was assumed in the form of millboard insulation to heater banks throughout A/C ductwork to all levels of the Site;
- Low-risk friable asbestos was assumed in the form of internal insulation to a safe located within the western storage of the Ecoo tenancy;
- Low-risk non-friable asbestos was assumed in the form of friction pads to lift motor breaks to lift motors to the lift motor rooms in the B2 level and roof; and
- Low-risk non-friable asbestos was assumed in the form of fibre cement sheeting to the level 3 offices, soffit above the level 2 courtyard area.

6.3.2 Synthetic Mineral Fibre Materials

- SMF in various forms were suspected throughout the site including:
 - Internal insulation to rigid and flexible ductwork throughout ceiling spaces;
 - Compressed ceiling tiles to various ceilings throughout;
 - Sarking insulation and insulation batts within ceiling spaces;
 - External pipework insulation;
 - Internal insulation to hot water heaters & boilers; and
 - Pillow insulation to penetrations throughout.

6.3.3 Polychlorinated Biphenyls

No PCB-containing capacitors were identified or suspected during the assessment.

6.3.4 Lead-containing Paint

- LCP was identified in the form of a blue-upper paint system to the handrail located within the northern elevation fire stairs; and
- LCP was identified in the form of a light blue-upper paint system to the door frames to fire doors located on level 2.

6.3.5 Lead-containing Dust

No LCD was identified or suspected during the assessment.

6.3.6 Ozone Depleting Substances

- Five (5) ODS-containing air conditioning units were identified at the site to various areas in the roof level, ground level air con room & level one south eastern vacant tenancy; and
- Three (3) ODS-containing air conditioning units were suspected to the Sydney Symphony Orchestra server room and the upper B1 carpark level adjacent the attendants office.

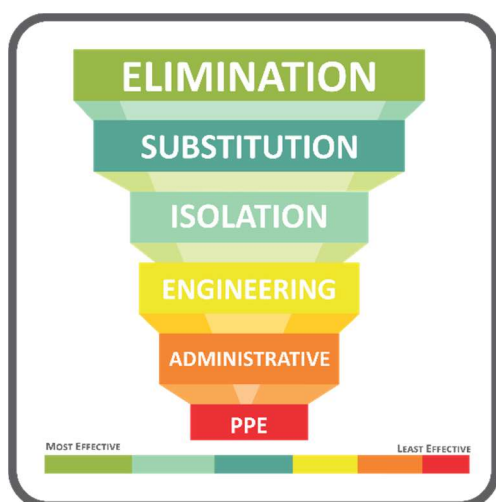
Refer to **Appendix C: Hazardous Building Materials Register** for the details of these findings.

6.4 Areas not Accessed

Areas that are generally not accessed as part of Prensa's assessments are listed in **Appendix E: Areas Not Accessed**. Site specific areas that were inaccessible during Prensa's Site inspection and were deemed likely to contain asbestos are also listed in **Appendix C: Hazardous Building Materials Register**. Any area that was inaccessible during the Assessment must be assumed to contain hazardous materials until proven otherwise.

7 Management Options

As required by legislation, materials assumed or identified as containing asbestos must be recorded in a register. Furthermore, if the hazardous material is to remain in-situ, a risk assessment must be conducted and appropriate control measures implemented. Prensa adopts a similar approach for the identification, recording and management of hazardous materials. The control measures adopted for each material have been determined based on reducing the risk of exposure, so far as is reasonably practicable. The control measures, which were determined by a competent person and/or hygienist, need to reflect the hierarchy of control measures, as required by legislation, and is as follows:



1. **Elimination / Removed** (most preferred);
2. **Substitution**;
3. **Isolation**, such as erection of permanent enclosures encasing the material;
4. **Engineering** controls, such as negative air pressure enclosures for removal works, HEPA filtration systems;
5. **Administrative** controls – including the incorporation of registers and management plans, the use of signage, personnel training, safe work procedures, regular re-inspections and registers; and
6. The use of **Personal Protective Equipment (PPE)** (least preferred).

All identified hazardous materials that may impact upon the planned demolition works must be removed prior to the commencement of any works that may disturb these materials. If removal is considered not reasonably practicable, then the hazardous materials must be managed under controlled conditions for the duration of the works.

8 Site Specific Recommendations

Based on the findings of this Assessment, it is recommended that the following control measures be adopted as part of the management of the hazardous building materials at the Site. Recommendations for specific items of hazardous building materials are also presented in **Appendix C: Hazardous Building Materials Register** of this Assessment report.

8.1 Asbestos containing Materials (ACM)

- Various assumed ACM (e.g. heater banks & lift motor friction pads) should be sampled prior to commencement of demolition works to determine asbestos content. Plant isolation will be required to access these features.
- When asbestos removal works are required, the person that commissions the works must ensure that this is undertaken by an appropriately licensed asbestos contractor. The asbestos removal works must be conducted under controlled asbestos removal working conditions.
- When non-friable asbestos removal works are to be conducted within or adjacent to a highly sensitive area or public location, Prensa recommends that a hygienist who is independent of the asbestos contractor should be engaged to undertake airborne asbestos fibre monitoring along the boundary of the works and within the work area on completion of the removal works.
- Where friable asbestos removal works are to be conducted a licensed asbestos assessor who is independent of the asbestos contractor must be engaged to:
 - Inspect the asbestos removal work area prior to commencement of the works;
 - Undertake asbestos fibre air monitoring before and during friable removal works in areas surrounding the asbestos removal work area and clearance asbestos fibre air monitoring within the asbestos removal work area at the conclusion of the asbestos removal work;
 - Complete a visual inspection of the asbestos removal work area and the area adjacent to this area to ensure that both areas are free from visible asbestos contamination; and
 - The licensed asbestos assessor must provide a Clearance Certificate that documents the visual clearance inspection and the satisfactory completion of the asbestos removal works. The Clearance Certificate should state that all visible asbestos dust and debris resulting from the asbestos removal process has been removed from the removal area(s) and from areas adjacent to the removal work area(s).
- Where a partial or targeted assessment has been undertaken, Prensa recommends that further destructive assessments are undertaken should the scope of the proposed work increase or if it has not been practicable to fully assess the site at this time.
- During demolition/refurbishment works, if any materials that are not referenced in this report and are assumed to contain asbestos are encountered, then works must cease and a hygienist/asbestos assessor should be notified to determine whether the material contains asbestos.

8.2 Synthetic Mineral Fibre Materials

SMF materials that are likely to be disturbed during any proposed demolition/refurbishment works should be handled in accordance with The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)] and the SafeWork Australia Guide to Handling Refractory Ceramic Fibres, as appropriate.

8.3 Lead-containing Paint

- Any works that are likely to disturb LCP surface should be conducted in accordance with the requirements of AS 4361.2:2017 *Guide to Hazardous Paint Management – Part 2: Lead Paint in Residential, Public and Commercial Buildings*.
- Advise all relevant site personnel and site contractors of the results of the LCP and the safe work procedures required and/or work practices to be avoided in the areas of confirmed LCP.

- The safest method of dealing with LCP is to replace or remove the items in their entirety that have LCP on them and replace them with new items that do not contain lead. The advantage of this method is the reduction in labour requirements to remove the lead paint and also this reduces the risk to workers from exposure to lead dust or fumes. If the removal of the LCP or coatings is the preferred or required option this may generate significant amounts of potential hazardous waste. This waste must be removed, collected and disposed of by an appropriately licensed contractor under controlled conditions that minimises the release to air, water and soil. Disposal of lead waste must be disposed of as hazardous waste at an approved waste facility.
- Any remediation works that may generate dust or fumes (i.e. sanding, burning) must be performed under controlled conditions by a suitably resourced and experienced hazardous material/waste abatement contractor (e.g. a Class A licensed asbestos removal contractor).
- LCP removal work conditions may include:
 - Clear separation of the removal area from other areas;
 - Controlled air flow within the work area;
 - Wet removal techniques employed;
 - Use of HEPA vacuum cleaner
 - Management of lead paint/dust and waste;
 - Wet decontamination facilities;
 - Prohibitions on eating, drinking, smoking and gum within the work area;
 - Use of appropriate PPE; and
 - Lead dust removal clearance requirements.

8.4 Ozone Depleting Substances

- If the ozone depleting substances identified on-site require removal they should be appropriately decanted and disposed of by a licensed contractor in accordance with the *Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation Measure No. 1, 2017*;
- In accordance with the Commonwealth Ozone Protection Legislation, Prensa recommends, in line with Australia's commitment to phase out ODS-containing substances that units which are required to be replaced due to their age, damage or functionality, have their ODS-containing refrigerants replaced with a non-ODS alternative such as R410.
- It is important to note that, if a system which utilises ODS-refrigerants is in good working order, there is no need to transition to an alternative refrigerant/system (until 2029).

Appendix A: Risk Assessment Factors and Priority Ratings

Risk Assessment Factors

To assess the exposure risk posed by the presence of hazardous building materials, all relevant factors must be considered. These factors include:

- Product type;
- Condition;
- Disturbance potential;
- Friability of the material;
- Proximity to direct air stream; and
- Surface treatment (if any).

The purpose of the material risk assessment is to establish the relative risk posed by specific hazardous building materials identified in this Assessment. The following risk factors are defined to assist in determining the relative exposure risk posed by each item.

Condition

The condition of the hazardous building materials identified during the assessment is reported as being **good**, **fair** or **poor**.

- **Good** refers to a material that is in sound condition with no or very minor damage or deterioration.
- **Fair** refers to a material that is generally in a sound condition, with some areas of damage or deterioration.
- **Poor** refers to a material that is extensively damaged or deteriorated.

Friability

The friability of a material describes the ease by which the material can be crumbled, which in turn, can increase the likelihood of fibres being released into the air. Therefore, friability is only applicable to asbestos and SMF.

- **Friable** asbestos can be crumbled, pulverised, or reduced to powder by hand pressure, which makes friable asbestos more dangerous than non-friable asbestos.
- **Non-friable asbestos**, also known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a non-asbestos matrix. If accidentally damaged or broken these ACM may release fibres initially but will not continue to do so.
- **Bonded** SMF describes a synthetic fibrous material that has a specific designed shape and exists within a stable manufactured product.
- **Un-bonded** SMF is a loosely packed synthetic fibrous material that has no adhesive or cementitious binding properties. UN-bonded SMF products are therefore more likely to release fibres into the air if they are disturbed.

Disturbance Potential

Hazardous building materials can be classified as having a low, medium or high disturbance potential.

- **Low disturbance potential** describes materials that have very little or no activity in the immediate area with the potential to disturb the material. Low accessibility is considered as monthly occupancy or less, or inaccessible due to the material's height or due to the material being enclosed.
- **Medium disturbance potential** describes materials that have moderate activity in the immediate area with the potential to disturb the material. Medium accessibility is considered weekly access or occupancy.
- **High disturbance potential** describes materials that have regular activity in the immediate area with the potential to disturb the material.

Exposure Risk Status

The risk factors described above are used to grade the potential exposure risk ranking posed by the presence of the materials. These risk rankings are described below:

- A **low exposure risk** describes a material that poses a negligible or low exposure risk to occupants of the area due to the materials not readily releasing fibres (or other toxic/hazardous constituents) unless seriously disturbed.
- A **medium exposure risk** describes a material that poses a moderate exposure risk due to the material status and activity in the area.
- A **high exposure risk** describes a material that poses a high exposure risk to persons in the area of the material.

ACM Priority Rating System for Control Recommendations

While an assessment of exposure risk has been made, our recommendations have been prioritised based on the practicability of a required remedial action. In determining a suitable priority ranking, consideration has been given to the following:

- Level of exposure risk posed by the ACM.
- Potential commercial implications of the finding.
- Ease of remediation.

As a guide the recommendation priorities have been given a timeframe as follows:

P1

**High Risk
Requiring
Immediate
Action**

Status: ACM that are either damaged or are being exposed to continual disturbance. Due to these conditions there is an increased potential for exposure and/or transfer of the material to other parts of the property if unrestricted use of the area containing the ACM is allowed.

Recommendation: If the ACM is in a poor/unstable condition and accessible with a high risk of exposure, then immediate access restrictions to the immediate area should be applied, air monitoring should be considered and removal is recommended as soon as practicable using an appropriately licensed asbestos removal contractor.

P2

**Medium Risk
Requiring
Action in
Short Term**

Status: ACM with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and in its current condition, while not posing an immediate risk, is unstable.
- The material is accessible and can, when disturbed, present a short-term exposure risk.
- The material could pose an exposure risk if persons are in close proximity.

Recommendation: If the ACM are easily accessible but in a stable condition, removal is preferred. Nevertheless, if removal is not immediately practicable, short-term control measures (i.e. restrict access, sealing, enclosure etc.) may be employed until removal can be facilitated as soon as is practicable.

P3

**Low Risk
Requiring
Action in
Medium-
Term**

Status: ACM with a low potential for disturbance due to the following conditions:

- The condition of any friable ACM is stable and has a low potential for disturbance i.e. is encased in metal cladding.
- The ACM is in a non-friable condition, however, further disturbance or damage is unlikely other than during maintenance or service and does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Recommendation: Low exposure risk if the material is left undisturbed under the control of an asbestos management plan. The site controller should consider organising the removal or encapsulation of the damaged non-friable ACM. These ACM should be left in a good and stable condition, with ongoing maintenance and periodic inspection if they are to remain in-situ.

P4

**Negligible
(Very Low)
Risk
Requiring
Ongoing
Management
or Extended
Remedial
Action**

Status: ACM of a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances. Even if it were subjected to minor disturbance the asbestos-containing material poses a low exposure risk.

Recommendation: These ACM should be maintained in a good and stable condition, with ongoing maintenance and periodic inspection in line with current state legislation. It is advisable that any remaining identified or assumed ACM should be appropriately labelled (with a warning against disturbing the materials), where possible, and regularly inspected to ensure they are not deteriorating resulting in a potential exposure risk.

Appendix B: NATA Endorsed Laboratory Sample Analysis Reports

13 September 2022

Garry Neilson
Essence
Level 25, Angel Place, 123 Pitt Street
Sydney NSW 2000

Dear Garry,

Asbestos Bulk Sample Analysis Report
35-55 Harrington Street (Clocktower Square), Sydney NSW 2000

Please find attached the asbestos bulk sample analysis results of the 46 samples collected by Brandon Fernandes of Prensa Pty Ltd for 35-55 Harrington Street (Clocktower Square), Sydney NSW 2000 on 31 August 2022 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 1 September 2022. The samples were analysed on 8 September 2022 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples*.

If you require further information please contact the Prensa office on (02) 8968 2500.

Regards,



Jagmeet Brar
Approved Asbestos Fibre Identifier



Clare Millett
Prensa Signatory



Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066 ABN: 12 142 106 581

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Asbestos Bulk Sample Analysis Report

35-55 Harrington Street (Clocktower Square), Sydney NSW 2000

Sample No	Sample Location / Description / Size	Result
107211S - 001 - 001	Exterior, ground level, eastern elevation, entrance awning, soffit - fibre cement sheet	No asbestos fibres detected
	Grey fibrous cement material	Organic fibres detected
	30 x 15 x 2 mm	
107211S - 001 - 002	Exterior, level 2, eastern elevation, window - mastic	Chrysotile (white asbestos) detected
	Black rubbery mastic material	
	10 x 15 x 1 mm	
107211S - 001 - 003	Exterior, level 2, eastern elevation, window - bituminous waterproofing	No asbestos fibres detected
	Black bituminous waterproofing material	
	15 x 15 x 5 mm	
107211S - 001 - 004	Exterior, level 1, north east elevation, below clocktower, eave, soffit - fibre cement sheet	No asbestos fibres detected
	Grey fibrous cement material	Organic fibres detected
	10 x 10 x 1 mm	
107211S - 001 - 005	Exterior, level 5, Invest Global tenancy, balcony, to base of wall - waterproofing membrane	No asbestos fibres detected
	Grey waterproofing material	Synthetic Mineral Fibres detected
	10 x 5 x 1 mm	
107211S - 001 - 006	Interior, south east elevation, level 1, ceiling space above air conditioning unit, sealant to ductwork - mastic	No asbestos fibres detected
	Grey rubbery mastic material	
	5 x 5 x 1 mm	
107211S - 001 - 007	Interior, south east elevation, ceiling space above air conditioning unit, to join of wall and ceiling - insulation	No asbestos fibres detected
	White insulation material	Synthetic Mineral Fibres detected
	30 x 15 x 2 mm	
107211S - 001 - 008	Interior, ground level, eastern elevation air conditioning room, electrical distribution board - bituminous backing board	No asbestos fibres detected
	Brown bituminous material	Organic fibres detected
	5 x 2 x 1 mm	
107211S - 001 - 009	Interior, ground level, Sydney Symphony Orchestra tenancy, kitchenette, flooring - grey sheet vinyl	No asbestos fibres detected
	Grey flexible vinyl material with attached yellow adhesive material	Organic fibres detected
	30 x 20 x 3 mm	
107211S - 001 - 010	Interior, ground level, Sydney Symphony Orchestra tenancy, adjacent kitchenette, beneath carpet, flooring - grey sheet vinyl	No asbestos fibres detected
	Grey flexible vinyl material with attached yellow adhesive material	Organic fibres detected
	30 x 20 x 3 mm	Synthetic Mineral Fibres detected
107211S - 001 - 011	Exterior, roof level, pipework throughout - mastic	No asbestos fibres detected
	Black rubbery mastic material	
	60 x 15 x 2 mm	
107211S - 001 - 012	Exterior, roof level, aqua cooling towers, base below vents - mastic	No asbestos fibres detected
	Grey rubbery mastic material	Synthetic Mineral Fibres detected
	30 x 20 x 10 mm	
107211S - 001 - 013	Exterior, roof level, south west elevation, air conditioning ductwork - mastic	No asbestos fibres detected
	White and grey rubbery mastic material	
	70 x 15 x 5 mm	
107211S - 001 - 014	Exterior, roof level, pumps adjacent aqua cooling tower, pipework, to flange - gasket	No asbestos fibres detected
	Black gasket material	Organic fibres detected
	40 x 40 x 3 mm	

Asbestos Bulk Sample Analysis Report

35-55 Harrington Street (Clocktower Square), Sydney NSW 2000

Sample No	Sample Location / Description / Size	Result
107211S - 001 - 015	Exterior, roof level, flooring throughout - waterproof membrane	No asbestos fibres detected
	Beige waterproofing material	Synthetic Mineral Fibres detected
	60 x 20 x 3 mm	
107211S - 001 - 016	Exterior, roof level, adjacent fire door, flooring - screed	No asbestos fibres detected
	Grey screed material	
	60 x 50 x 3 mm	
107211S - 001 - 017	Interior, roof level, fire stairs, fire door - fire door core	No asbestos fibres detected
	Beige fire door core material	Organic fibres detected
	100 x 45 x 10 mm	
107211S - 001 - 018	Interior, level 6, ceiling space, to heater bank / rigid ductwork - insulation	No asbestos fibres detected
	White insulation material	Synthetic Mineral Fibres detected
	40 x 30 x 5 mm	
107211S - 001 - 019	Interior, level 6, unisex toilet, window frames - mastic	No asbestos fibres detected
	Grey rubbery mastic material	
	80 x 10 x 5 mm	
107211S - 001 - 020	Interior, level 6, Hunt Collaborative tenancy, balcony, wall above door - mastic	No asbestos fibres detected
	Grey rubbery mastic material	
	15 x 10 x 4 mm	
107211S - 001 - 021	Interior, level 6, Hunt Collaborative tenancy, balcony, to wall below railing - water proofing	No asbestos fibres detected
	Orange waterproofing material	Synthetic Mineral Fibres detected
	30 x 30 x 3 mm	
107211S - 001 - 022	Interior, level 6, Orchard Talent Group tenancy, kitchen, below sink - sink pad	No asbestos fibres detected
	Black bituminous material	
	20 x 15 x 3 mm	
107211S - 001 - 023	Exterior, level 6, Orchard Talent Group tenancy, wall below handrail, lining - bituminous waterproofing	No asbestos fibres detected
	Black bituminous waterproofing material	Synthetic Mineral Fibres detected
	40 x 20 x 4 mm	Organic fibres detected
107211S - 001 - 024	Interior, level 5, south elevation riser cupboard, pipework, flange - gasket	No asbestos fibres detected
	Black gasket material	Organic fibres detected
	30 x 10 x 3 mm	
107211S - 001 - 025	Interior, level 5, air handling room, floor - water proofing	No asbestos fibres detected
	Grey waterproofing material	Synthetic Mineral Fibres detected
	40 x 40 x 4 mm	
107211S - 001 - 026	Interior, level 4, air handling room, ductwork - mastic	No asbestos fibres detected
	Grey rubbery mastic material	Organic fibres detected
	10 x 10 x 1 mm	
107211S - 001 - 027	Interior, level 4, balcony, flooring throughout - water proofing	No asbestos fibres detected
	Grey waterproofing material	Synthetic Mineral Fibres detected
	30 x 15 x 2 mm	
107211S - 001 - 028	Interior, level 4, south elevation door, to base - mastic	No asbestos fibres detected
	Grey rubbery mastic material	
	45 x 30 x 5 mm	

Asbestos Bulk Sample Analysis Report

35-55 Harrington Street (Clocktower Square), Sydney NSW 2000

Sample No	Sample Location / Description / Size	Result
107211S - 001 - 029	Interior, level 3, tea room, ceiling space, pipe penetration, metal sheet cover - bituminous material	No asbestos fibres detected
	Black bituminous material	Organic fibres detected
	30 x 25 x 2 mm	
107211S - 001 - 030	Interior, level 3, southern + western corridors, windows overlooking courtyard, window frames - mastic	No asbestos fibres detected
	Black and white semi-rubbery mastic material	
	30 x 30 x 10 mm	
107211S - 001 - 031	Exterior, level 2, courtyard, within garden beds - fibre cement sheet debris	No asbestos fibres detected
	Grey fibrous cement material	Organic fibres detected
	100 x 50 x 20 mm	
107211S - 001 - 032	Exterior, courtyard, garden beds, green coloured walls - waterproofing	No asbestos fibres detected
	Green waterproofing material	Synthetic Mineral Fibres detected
	20 x 15 x 2 mm	
107211S - 001 - 033	Interior, level 1, fan room, ductwork - mastic	No asbestos fibres detected
	Grey rubbery mastic material	
	20 x 15 x 1 mm	
107211S - 001 - 034	Interior, level 1, fire stairs, window to fan room - mastic	No asbestos fibres detected
	Grey rubbery mastic material	Synthetic Mineral Fibres detected
	50 x 30 x 4 mm	Organic fibres detected
107211S - 001 - 035	Interior, level 1, south east elevation, fire hose room, to ceiling - mastic	No asbestos fibres detected
	Black rubbery mastic material	
	25 x 10 x 2 mm	
107211S - 001 - 036	Interior, ground level, mechanical plant room, raised flooring below plant - waterproofing	No asbestos fibres detected
	Grey waterproofing material	Synthetic Mineral Fibres detected
	65 x 20 x 3 mm	
107211S - 001 - 037	Interior, ground level, loading dock, rubbish room, northern elevation wall - fireblock	No asbestos fibres detected
	Grey fireblock material	Organic fibres detected
	60 x 50 x 10 mm	
107211S - 001 - 038	Interior, ground level, loading dock, adjacent fire reel door, to circular rigid ductwork - mastic	No asbestos fibres detected
	Grey rubbery mastic material with attached yellow adhesive material	
	30 x 30 x 5 mm	
107211S - 001 - 039	Interior, ground level, loading dock, adjacent fire reel door, to lower rigid ductwork - mastic	No asbestos fibres detected
	Grey rubbery mastic material	
	15 x 10 x 4 mm	
107211S - 001 - 040	Interior, upper B1 level, adjacent carpark entrance, rigid ductwork - insulation	No asbestos fibres detected
	Silver and brown fibrous insulation material with attached yellow adhesive material	Organic fibres detected
	140 x 70 x 2 mm	Synthetic Mineral Fibres detected
107211S - 001 - 041	Interior, upper B1 level, black wall panelling, adjacent after hours exit - fibre cement sheet	No asbestos fibres detected
	Grey fibrous cement material	Organic fibres detected
	40 x 30 x 5 mm	
107211S - 001 - 042	Interior, lower B2 level, underneath fan room, stairwell, wall construction join - bituminous packer	No asbestos fibres detected
	Black bituminous material	Organic fibres detected
	50 x 20 x 5 mm	

Asbestos Bulk Sample Analysis Report

35-55 Harrington Street (Clocktower Square), Sydney NSW 2000

Sample No	Sample Location / Description / Size	Result
107211S - 001 - 043	Interior, upper B1 level, carpark entry driveway, ceiling, horizontal beam/ductwork - sprayed insulation	No asbestos fibres detected
	Grey insulation material	Synthetic Mineral Fibres detected
	120 x 100 x 15 mm	
107211S - 001 - 044	Interior, level 1, store room adjacent fan room, ceiling - plasterboard	No asbestos fibres detected
	White plaster material	Synthetic Mineral Fibres detected
	60 x 40 x 15 mm	
107211S - 001 - 045	Interior, upper B1, hot water heater room, redundant services pipe - woven wrap	No asbestos fibres detected
	Beige woven material	Synthetic Mineral Fibres detected
	40 x 40 x 4 mm	Organic fibres detected
107211S - 001 - 046	Exterior, ground level, north elevation, Sydney Symphony Orchestra, entrance awning, soffit - fibre cement sheet	No asbestos fibres detected
	Grey fibrous cement material	Organic fibres detected
	10 x 10 x 1 mm	

Only the samples submitted for analysis have been considered in presenting these results.

CERTIFICATE OF ANALYSIS 304617

Client Details

Client	Prensa Pty Ltd
Attention	Brandon Fernandes
Address	Ground Floor, 5 Burwood Road, HAWTHORN, VIC, 3122

Sample Details

Your Reference	<u>E0110 / 107211S-001</u>
Number of Samples	18 Paint
Date samples received	01/09/2022
Date completed instructions received	01/09/2022

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details

Date results requested by	08/09/2022
Date of Issue	08/09/2022
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By

Jaimie Loa-Kum-Cheung, Senior Chemist

Authorised By



Nancy Zhang, Laboratory Manager

Lead in Paint						
Our Reference	UNITS	304617-1	304617-2	304617-3	304617-4	304617-5
Your Reference		107211S-001-LCP001	107211S-001-LCP002	107211S-001-LCP003	107211S-001-LCP004	107211S-001-LCP005
Date Sampled		31/08/2022	31/08/2022	31/08/2022	31/08/2022	31/08/2022
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	06/09/2022	06/09/2022	06/09/2022	06/09/2022	06/09/2022
Date analysed	-	07/09/2022	07/09/2022	07/09/2022	07/09/2022	07/09/2022
Lead in paint	%w/w	<0.005	<0.005	0.091	0.01	0.04

Lead in Paint						
Our Reference	UNITS	304617-6	304617-7	304617-8	304617-9	304617-10
Your Reference		107211S-001-LCP006	107211S-001-LCP007	107211S-001-LCP008	107211S-001-LCP009	107211S-001-LCP010
Date Sampled		31/08/2022	31/08/2022	31/08/2022	31/08/2022	31/08/2022
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	06/09/2022	06/09/2022	06/09/2022	06/09/2022	06/09/2022
Date analysed	-	07/09/2022	07/09/2022	07/09/2022	07/09/2022	07/09/2022
Lead in paint	%w/w	<0.005	0.10	<0.005	<0.005	<0.005

Lead in Paint						
Our Reference	UNITS	304617-11	304617-12	304617-13	304617-14	304617-15
Your Reference		107211S-001-LCP011	107211S-001-LCP012	107211S-001-LCP013	107211S-001-LCP014	107211S-001-LCP015
Date Sampled		31/08/2022	31/08/2022	31/08/2022	31/08/2022	31/08/2022
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	06/09/2022	06/09/2022	06/09/2022	06/09/2022	06/09/2022
Date analysed	-	07/09/2022	07/09/2022	07/09/2022	07/09/2022	07/09/2022
Lead in paint	%w/w	0.03	0.14	0.16	0.02	0.070

Lead in Paint				
Our Reference	UNITS	304617-16	304617-17	304617-18
Your Reference		107211S-001-LCP016	107211S-001-LCP017	107211S-001-LCP018
Date Sampled		31/08/2022	31/08/2022	31/08/2022
Type of sample		Paint	Paint	Paint
Date prepared	-	06/09/2022	06/09/2022	06/09/2022
Date analysed	-	07/09/2022	07/09/2022	07/09/2022
Lead in paint	%w/w	0.085	0.04	0.005

Method ID	Methodology Summary
Metals-020/021/022	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL: Lead in Paint					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			06/09/2022	1	06/09/2022	06/09/2022		06/09/2022	[NT]
Date analysed	-			07/09/2022	1	07/09/2022	07/09/2022		07/09/2022	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	1	<0.005	<0.005	0	104	[NT]

QUALITY CONTROL: Lead in Paint					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	14	06/09/2022	06/09/2022		[NT]	[NT]
Date analysed	-			[NT]	14	07/09/2022	07/09/2022		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	14	0.02	0.01	67	[NT]	[NT]

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

Appendix C: Hazardous Building Materials Register

KEY TO ASBESTOS-CONTAINING MATERIALS PRIORITY RISK RATING:		
Priority 1 (P1)		High Priority - Requiring immediate action
Priority 2 (P2)		Medium Priority – May require action in the short term
Priority 3 (P3)		Low Priority – May require action in the medium term
Priority 4 (P4)		Very Low Priority - Requires ongoing management or longer term remedial action

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Exterior	Throughout	Window Frames	Mastic sealant	Asbestos	Similar to: 107211S-001-002	Assumed Positive	Non-friable	Low	Good	Low	40 Lm	Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Sep-27	-
Exterior, roof level	Throughout	Pipework	Mastic sealant	Asbestos	107211S-001-011	Negative	-	-	-	-	-	-	-	-	-
Exterior, roof level	Aqua cooling towers	Base of tower below vents	Mastic sealant	Asbestos	107211S-001-012	Negative	-	-	-	-	-	-	-	-	1
Exterior, roof level	Throughout	Air conditioning ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-013	Assumed Negative	-	-	-	-	-	-	-	-	-
Exterior, roof level	South west elevation	Air conditioning ductwork	Mastic sealant	Asbestos	107211S-001-013	Negative	-	-	-	-	-	-	-	-	-
Exterior, roof level	Pumps adjacent aqua tower pipework	Flange	Gasket	Asbestos	107211S-001-014	Negative	-	-	-	-	-	-	-	-	2
Exterior, roof level	Below lift motor room	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Exterior, roof level	Throughout	Floor	Waterproofing	Asbestos	107211S-001-015	Negative	-	-	-	-	-	-	-	-	3
Exterior, roof level	Adjacent fire door	Floor	Screed	Asbestos	107211S-001-016	Negative	-	-	-	-	-	-	-	-	4
Exterior, roof level	Roof	Expansion gap	Mastic sealant	Asbestos	Previously sampled: 50173-001	Negative	-	-	-	-	-	-	-	-	-
Exterior, level 6	Harrington Lawyers Tenancy, balcony	Wall above door	Mastic	Asbestos	107211S-001-020	Negative	-	-	-	-	-	-	-	-	-
Exterior, level 6	Harrington Lawyers Tenancy, balcony	Base of handrail	Waterproofing	Asbestos	107211S-001-021	Negative	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Exterior, level 6	Orchard Talent Group Tenancy, balcony	Base of perimeter wall	Bituminous waterproofing	Asbestos	107211S-001-023	Negative	-	-	-	-	-	-	-	-	-
Exterior, level 6	Orchard Talent Group Tenancy, balcony	Perimeter wall	Red waterproofing	Asbestos	Similar to: 107211S-001-021	Assumed Negative	-	-	-	-	-	-	-	-	-
Exterior, level 5	Eastern elevation, Invest Global tenancy, balcony	To base of wall	Waterproofing	Asbestos	107211S-001-005	Negative	-	-	-	-	-	-	-	-	-
Exterior, level 4	Balcony	Perimeter walls	Waterproofing	Asbestos	Similar to: 107211S-001-021	Assumed Negative	-	-	-	-	-	-	-	-	-
Exterior, level 4	Balcony	Base of perimeter walls	Bituminous material	Asbestos	Similar to: 107211S-001-023	Assumed Negative	-	-	-	-	-	-	-	-	5
Exterior, level 4	Balcony	Floor	Waterproofing	Asbestos	107211S-001-027	Negative	-	-	-	-	-	-	-	-	-
Exterior, level 4	Balcony, north elevation	Base of door	Mastic sealant	Asbestos	107211S-001-028	Negative	-	-	-	-	-	-	-	-	-
Exterior, level 2	Eastern elevation	Windows	Mastic sealant	Asbestos	107211S-001-002	Positive	Non-friable	Low	Good	Low	40 Lm	Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Sep-27	6
Exterior, level 2	Eastern elevation	Windows	Waterproofing	Asbestos	107211S-001-003	Negative	-	-	-	-	-	-	-	-	-
Exterior, level 2	Courtyard	Within garden beds	Fibre cement debris	Asbestos	107211S-001-031	Negative	-	-	-	-	-	-	-	-	7
Exterior, level 2	Courtyard	Garden beds, green walls	Waterproofing	Asbestos	107211S-001-032	Negative	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Exterior, level 2	Courtyard	Soffit to level 3 offices	Fibre cement sheeting	Asbestos	Not Sampled: Height restrictions	Assumed Positive	Non-friable	Low	Good	Low	25 m²	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Sep-27	8
Exterior, level 2	Courtyard, throughout	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-032	Assumed Negative	-	-	-	-	-	-	-	-	-
Exterior, level 1	North eastern elevation, below Clocktower, eave	Soffit	Fibre cement sheet	Asbestos	107211S-001-004	Negative	-	-	-	-	-	-	-	-	9
Exterior, ground level	Eastern elevation, entry awning	Soffit	Fibre cement sheet	Asbestos	107211S-001-001	Negative	-	-	-	-	-	-	-	-	-
Exterior, ground level	North elevation, Sydney Symphony Orchestra entrance awning	Soffit	Fibre cement sheet	Asbestos	107211S-001-046	Negative	-	-	-	-	-	-	-	-	-
Exterior, ground level	Expansion gap in floor	Floor	Mastic sealant	Asbestos	Previously sampled: 50173-44	Negative	-	-	-	-	-	-	-	-	-
Interior, level 6	Ceiling space	Air conditioning ductwork	Exterior, insulation lining	Asbestos	107211S-001-018	Negative	-	-	-	-	-	-	-	-	-
Interior, level 6	Throughout	Fire door - single	Fire door core	Asbestos	Similar to: 107211S-001-017	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 6	Unisex toilet	Window frames	Mastic sealant	Asbestos	107211S-001-019	Negative	-	-	-	-	-	-	-	-	-
Interior, level 6	Orchard Talent Group Tenancy, main foyer, ceiling space	Air conditioning ductwork	Exterior, insulation lining	Asbestos	Similar to: 107211S-001-018	Assumed Negative	-	-	-	-	-	-	-	-	10
Interior, level 6	Orchard Talent Group Tenancy, kitchen, below sink	Sink pad	Bituminous material	Asbestos	107211S-001-022	Negative	-	-	-	-	-	-	-	-	-
Interior, level 6	Orchard Talent Group Tenancy, balcony	Wall to tenancy	Mastic	Asbestos	Similar to: 107211S-001-020	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 6	Air handling room	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-025	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 6	Air handling room	Ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-026	Assumed Negative	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 6	Within ceiling space	Air handling units - heater banks	Millboard insulation	Asbestos	Not Sampled: Sealed units	Assumed Positive	Friable	Low	Good	Low	UQ	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P3	Sep-25	11
Interior, level 6	Kitchen	Floor	Vinyl floor tiles	Asbestos	Previously sampled: 50173-06	Negative	-	-	-	-	-	-	-	-	-
Interior, level 6	Fire hose cupboards	Pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-07	Negative	-	-	-	-	-	-	-	-	-
Interior, level 6	Telecom cupboards	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-08	Negative	-	-	-	-	-	-	-	-	-
Interior, level 6	Electrical cupboard	Electrical backing board	Bituminous backing board	Asbestos	Previously sampled: 50173-09	Negative	-	-	-	-	-	-	-	-	-
Interior, level 6	Air handling room	Door linings	Fibre cement sheeting	Asbestos	Previously sampled: 50173-10	Negative	-	-	-	-	-	-	-	-	12
Interior, level 6	Air handling room	Pipe work flange joints	Gasket material	Asbestos	Previously sampled: 50173-11	Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	CraneField Group tenancy, ceiling space, ductwork	Heaterbank	Millboard insulation	Asbestos	Not Sampled: Electrical hazard	Assumed Positive	Friable	Low	Good	Low	1 unit	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P3	Sep-25	-
Interior, level 5	Throughout	Fire door - single	Fire door core	Asbestos	Similar to: 107211S-001-017	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	South elevation riser cupboard, pipework	Flange	Gasket	Asbestos	107211S-001-024	Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	Air handling room	Floor	Waterproofing	Asbestos	107211S-001-025	Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	Shower room	Window frames	Mastic	Asbestos	Similar to: 107211S-001-019	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	Electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, level 5	Air handling room, south elevation	To ground	Fireblock	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	Installed in 2020, item assumed negative due to age and appearance	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 5	Air handling room	Ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-026	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	South riser cupboard	Pipe and cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-12	Negative	-	-	-	-	-	-	-	-	13
Interior, level 5	South riser cupboard	Upper pipe penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-12	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	South office kitchen room	Floor	Grey vinyl floor tiles	Asbestos	Previously sampled: 50173-13	Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	Air handling room	Door linings	Fibre cement sheeting	Asbestos	Previously sampled: 50173-14	Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	Air handling room	Pipe work flange joints	Gasket material	Asbestos	Previously sampled: 50173-15	Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	Air handling room	Ductwork joints	Mastic sealant	Asbestos	Previously sampled: 50173-16	Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	Throughout	Ductwork joints	Mastic sealant	Asbestos	Similar to previously sampled: 50173-16	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	Electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-17	Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	Telecom cupboards	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-18	Negative	-	-	-	-	-	-	-	-	-
Interior, level 5	North riser cupboard and adjacent riser	Pipe and cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-19	Negative	-	-	-	-	-	-	-	-	-
Interior, level 4	Air handling room	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-025	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 4	Electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	14
Interior, level 4	Air handling room	Ductwork	Mastic sealant	Asbestos	107211S-001-026	Negative	-	-	-	-	-	-	-	-	-
Interior, level 4	South riser cupboard	Debris on floor surface	Fibre cement sheet	Asbestos	Previously sampled: 50173-20	Negative	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 4	South riser cupboard	Pipe and cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-21	Negative	-	-	-	-	-	-	-	-	-
Interior, level 4	Air handling room	Door linings	Fibre cement sheeting	Asbestos	Previously sampled: 50173-22	Negative	-	-	-	-	-	-	-	-	-
Interior, level 4	Air handling room	Pipe work flange joints	Gasket material	Asbestos	Previously sampled: 50173-23	Negative	-	-	-	-	-	-	-	-	-
Interior, level 4	Electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-24	Negative	-	-	-	-	-	-	-	-	-
Interior, level 4	Telecom cupboards	Cable penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-24	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 4	North riser cupboard	Pipe penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-24	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 4	South west riser cupboard	Cable and pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-25	Negative	-	-	-	-	-	-	-	-	-
Interior, level 3	West Air handling room	Ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-026	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 3	Western Air handling room	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-025	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 3	Tea room, ceiling space	Pipe penetration wrap	Bituminous material	Asbestos	107211S-001-029	Negative	-	-	-	-	-	-	-	-	15
Interior, level 3	South and west corridors, windows overlooking courtyard	Window frames	Mastic	Asbestos	107211S-001-030	Negative	-	-	-	-	-	-	-	-	-
Interior, level 3	East air handling room	Ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-026	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 3	East air handling room	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-025	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 3	East electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S				
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 3	Throughout	Fire door - single	Fire door core	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	-	Manufactured 2004, item assumed negative due to age and appearance.	-	-	-
Interior, level 3	East electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-26	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 3	East electrical cupboard	Electrical backing board	Bituminous backing board	Asbestos	Similar to previously sampled: 50173-09	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 3	East air handling room	Door linings	Fibre cement sheeting	Asbestos	Previously sampled: 50173-27	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 3	North-west fire hydrant cupboard	Pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-28	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 3	West Telecom cupboard	Cable penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-28	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 3	West electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-29	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 3	Kitchen riser cupboard	Pipe penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-29	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 3	West air handling unit room	Door linings	Fibre cement sheeting	Asbestos	Previously sampled: 50173-30	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 3	West air handling unit room	Pipe work flange joints	Gasket material	Asbestos	Similar to previously sampled: 50173-23	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 2	Electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, level 2	West air handling room	Ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-026	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 2	West air handling room	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-025	Assumed Negative	-	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 2	East electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, level 2	East air handling room	Ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-026	Assumed Negative	-	-	-	-	-	-	-	-	16
Interior, level 2	East air handling room	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-025	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 2	West air handling unit room	Pipe work flange joints	Gasket material	Asbestos	Similar to previously sampled: 50173-23	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 2	West electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-31	Negative	-	-	-	-	-	-	-	-	-
Interior, level 2	Western Telecom cupboard	Cable penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-31	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 2	North-west fire hydrant cupboard	Pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-32	Negative	-	-	-	-	-	-	-	-	-
Interior, level 2	South west riser cupboard	Pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-33	Negative	-	-	-	-	-	-	-	-	-
Interior, level 2	South west riser cupboard	Loose insulation on floor surface	Insulation	Asbestos	Previously sampled: 50173-34	Negative	-	-	-	-	-	-	-	-	-
Interior, level 2	South-west kitchen	Floor	Grey vinyl floor tiles	Asbestos	Previously sampled: 50173-35	Negative	-	-	-	-	-	-	-	-	-
Interior, level 1	South east elevation, vacant tenancy, above A/C unit	Ductwork	Mastic sealant	Asbestos	107211S-001-006	Negative	-	-	-	-	-	-	-	-	-
Interior, level 1	South east elevation, vacant tenancy, above A/C unit	Wall & ceiling join	Insulation	Asbestos	107211S-001-007	Negative	-	-	-	-	-	-	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, men's, women's & disabled bathrooms	Floor	Sheet vinyl	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	17
Interior, level 1	Eastern vacant tenancy, adjacent entry	Floor coverings - blue	Vinyl floor tiles	Asbestos	Previously sampled: 50173-37	Negative	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 1	Storeroom adjacent fan room, electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, level 1	Storeroom adjacent fan room	Ceiling	Fibrous plasterboard	Asbestos	107211S-001-044	Negative	-	-	-	-	-	-	-	-	-
Interior, level 1	Fan room	Ductwork	Mastic sealant	Asbestos	107211S-001-033	Negative	-	-	-	-	-	-	-	-	-
Interior, level 1	Throughout	Fire door - single	Fire door core	Asbestos	Similar to: 107211S-001-017	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 1	South west elevation fire stairs, window to fan room	Window frame	Mastic sealant	Asbestos	107211S-001-034	Negative	-	-	-	-	-	-	-	-	-
Interior, level 1	South east elevation, fire hose room	Ceiling	Mastic sealant	Asbestos	107211S-001-035	Negative	-	-	-	-	-	-	-	-	-
Interior, level 1	Eastern elevation, adjacent lift, electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, level 1	Service corridor adjacent west elevation lifts, electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, level 1	West service corridor, electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-36	Negative	-	-	-	-	-	-	-	-	-
Interior, level 1	Telecom cupboards	Cable penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-36	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, level 1	East electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-38	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	West service corridor, electrical cupboard	Cable penetrations	Insulation	Asbestos	Previously sampled: 50173-42	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	East elevation, air con room	Electrical distribution board	Bituminous backing board	Asbestos	107211S-001-008	Negative	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, ground level	South elevation, vacant tenancy, adjacent Walking Tours	Electrical distribution board	Bituminous backing board	Asbestos	Similar to: 107211S-001-008	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	North elevation, vacant tenancy	Electrical distribution board	Bituminous backing board	Asbestos	Similar to: 107211S-001-008	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	North elevation, vacant tenancy, cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Similar to: 107211S-001-008	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy	Floor	Sheet vinyl	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy, kitchenette	Floor coverings - grey	Sheet vinyl	Asbestos	107211S-001-009	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy, adjacent kitchenette, below carpet	Floor coverings - grey	Sheet vinyl	Asbestos	107211S-001-010	Negative	-	-	-	-	-	-	-	-	18
Interior, ground level	South west elevation, Ecoo tenancy, western storage room	Safe	Insulation material - internal	Asbestos	Not Sampled: Sealed unit	Assumed Positive	Friable	Low	Good	Low	1 unit	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P3	Sep-25	-
Interior, ground level	Adjacent fire hose reel door	To circular rigid ductwork	Mastic sealant	Asbestos	107211S-001-038	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Adjacent fire hose reel door	To lower rigid ductwork	Mastic sealant	Asbestos	107211S-001-039	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Eastern elevation, electrical cupboard	Ceiling penetration	Insulation	Asbestos	Similar to: 107211S-001-007	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Eastern elevation, electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, ground level	Eastern elevation, hydraulics cupboard	Flange	Gasket	Asbestos	Similar to: 107211S-001-024	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Mechanical plant room	Raised flooring below plant	Waterproofing	Asbestos	107211S-001-036	Negative	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd					Site Name: Clocktower Square			Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, ground level	Electrical cupboard adjacent cleaners room	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, ground level	EZY Mart Tenancy, back of house	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, ground level	Loading dock, rubbish room, north elevation	Wall	Fireblock	Asbestos	107211S-001-037	Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	Loading dock, rubbish room, south elevation	Wall	Fireblock	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	-	Item installed in 2016, assumed negative due to age and appearance.	-	-	-
Interior, ground level	Loading Dock	Pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-39	Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	West service corridor, electrical cupboard	Plant room	Bituminous backing board	Asbestos	Previously sampled: 50173-40	Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	West service corridor, electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-41	Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	West service corridor, Telecom cupboard	Cable penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-41	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	South east electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-41	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	East electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-43	Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	North fire hydrant cupboard	Pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-43	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 2	Bridge meeting room, ceiling space, ductwork	Heaterbank	Millboard insulation	Asbestos	Not Sampled: Electrical hazard	Assumed Positive	Friable	Low	Good	Low	Low	1 unit	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P3	Sep-25	-
Interior, level 6 to ground level	Within ceiling space	Air handling units - heater banks	Millboard insulation	Asbestos	Not sampled: Sealed units	Assumed Positive	Friable	Low	Good	Low	Low	UQ	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P3	Sep-25	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, lower B1 level	Telecommunications MDF room	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, lower B1 level	Telecommunications MDF room	Ceiling	Fireblock	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	Item installed in 2020, assumed negative due to age and appearance.	-	-	-
Interior, lower B1 level	Gas meter room	Penetrations throughout	Fireblock	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	Item installed in 2016, assumed negative due to age and appearance.	-	-	-
Interior, lower B2 level	Under fan room, to wall	Construction join	Bituminous packer	Asbestos	107211S-001-042	Negative	-	-	-	-	-	-	-	-	-
Interior, lower B2 level	Sewerage ejector room	Penetrations throughout	Fireblock	Asbestos	Similar to: 107211S-001-037	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, lower B2 level	Lift motor room 3	Lift motor	Friction pads	Asbestos	Not Sampled: Electrical hazard	Assumed Positive	Non-friable	Low	Good	Low	1 unit	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Sep-27	19
Interior, throughout	Lifts throughout	Lift landing doors	Insulation material - internal	Asbestos	Not Sampled: Sealed unit	Assumed Negative	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, upper B1 level	Hot water heater room	Redundant service pipe	Woven material	Asbestos	107211S-001-045	Negative	-	-	-	-	-	-	-	-	-
Interior, upper B1 level	Adjacent carpark entrance	Rigid Ductwork	Insulation material - internal	Asbestos	107211S-001-040	Negative	-	-	-	-	-	-	-	-	20
Interior, upper B1 level	Adjacent after hours exit	Black wall panelling	Fibre cement sheet	Asbestos	107211S-001-041	Negative	-	-	-	-	-	-	-	-	-
Interior, upper B1 level	Carpark entrance, ceiling	Ductwork	Sprayed insulation	Asbestos	107211S-001-043	Negative	-	-	-	-	-	-	-	-	-
Interior, upper B1 level	Carpark exit, ceiling	Ductwork	Sprayed insulation	Asbestos	Similar to: 107211S-001-043	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, upper B2 level	Adjacent after hours exit	Black wall panelling	Fibre cement sheet	Asbestos	Similar to: 107211S-001-041	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, roof level	Fire stairs, adjacent fire door	Penetration	Fireblock	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	Installed in 2020, item assumed negative due to age and appearance	-	-	-

Appendix C: Hazardous Building Materials Register

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, roof level	Lift motor room	Lift motor	Friction pads	Asbestos	Not Sampled: Electrical hazard	Assumed Positive	Non-friable	Low	Good	Low	2 units	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Sep-27	21
Interior, roof level	Fire stairs	Fire door - single	Fire door core	Asbestos	107211S-001-017	Negative	-	-	-	-	-	-	-	-	-
Exterior, roof level	Throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	25 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	22
Interior, level 6	Ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	80 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 6	Ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	70 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	23
Interior, level 6	Telecommunications cupboard	Penetrations throughout	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low	3 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 6	North elevation, storage cupboard	Penetration	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 6	Hunt Collaborative Tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 6	Harrington Lawyers Tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 6	Harrington Lawyers Tenancy, kitchen	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 6	Harrington Lawyers Tenancy, kitchen	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	24
Interior, level 6	Harrington Lawyers Tenancy, kitchen	Ceiling space	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low	UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 6	Orchard Talent Group Tenancy, offices and meeting room	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	40 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 6	Orchard Talent Group Tenancy, kitchen, below sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Eastern elevation, throughout Invast Global tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	250 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	25

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 5	Eastern elevation, throughout Invest Global tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Eastern elevation, throughout Invest Global tenancy, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	20 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Eastern elevation, Invest Global tenancy, kitchen, under sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Eastern elevation, Invest Global tenancy, lunchroom, ceiling space	Roof	Sarking insulation	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	26
Interior, level 5	CraneField Group tenancy, throughout	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	100 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	CraneField Group tenancy, kitchen under sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	CraneField Group tenancy, ceiling space, throughout	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	20 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	CraneField Group tenancy, ceiling space, throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	20 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	CraneField Group tenancy, ceiling space, throughout	Roof	Sarking insulation	SMF	-	Suspected Positive	Bonded	Low	Good	Low	50 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	CraneField Group Tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Telecommunications cupboard	Ceiling penetrations	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low	2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 4	Telecommunications cupboard	Ceiling and floor penetrations	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low	4 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 4	Electrical cupboard	Ceiling and floor penetrations	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low	3 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	27
Interior, level 4	Shower room, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	8 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 4	Office area, ceiling, throughout	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	70 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 4	Office area, ceiling, throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	70 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 4	Office area, northern elevation	Ceiling space	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low	20 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 4	Office area, sporadically throughout	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	25 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 4	Office area, kitchen	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.01, throughout tenancy, ceiling	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	300 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.01, kitchen, below sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.01, throughout tenancy, ceiling space	Roof	Sarking insulation	SMF	-	Suspected Positive	Bonded	Low	Good	Low	300 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

Appendix C: Hazardous Building Materials Register

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 3	Kirribilli Suite 3.01, throughout tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	40 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.02, throughout	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	200 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.02, ceiling space, throughout	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.02	Ceiling Space	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low	UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.02, kitchenette, under sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.03	Ceiling Space	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low	UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.03, ceiling space, throughout	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.03, ceiling space, throughout	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.02, kitchen, under sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	West Air handling room	Penetrations throughout	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low	5 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	South elevation, fire hose reel	Penetrations throughout	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low	2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

Appendix C: Hazardous Building Materials Register

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 3	Tea room, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	15 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Tea room, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	15 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Tea room, below sink	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Acconia tenancy, throughout	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	200 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Acconia tenancy, kitchen behind reception	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Acconia tenancy, north west kitchenette	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Unisex toilet	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	10 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Telecommunications cupboard	Penetrations throughout	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low	4 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	South east elevation, vacant tenancy, adjacent entry doors, kitchenette, below sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	South east elevation, vacant tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	South east elevation, vacant tenancy, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 1	South east elevation, vacant tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	150 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, kitchenette under sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	100 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy	Ceiling space	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low	UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, storage room	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, storage room, ceiling	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	10 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, storage room	On ground	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	10 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	Eastern vacant tenancy, adjacent entry, within riser	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	Eastern elevation, hydraulics cupboard	Ceiling penetrations	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low	5 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 1	Service corridor adjacent west elevation lifts, electrical cupboard	Penetrations throughout	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low	2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Eastern elevation, Walking Tours tenancy, ceiling	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Eastern elevation, Walking Tours tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	10 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Eastern elevation, air con room	Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South elevation, vacant tenancy, adjacent Walking Tours	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	North elevation, vacant tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	North elevation, vacant tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	15 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	North elevation, vacant tenancy, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	10 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	20 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy, storage room	To ground	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	2 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

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Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy, kitchenette	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South west elevation, Ecoo tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	20 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South west elevation, Ecoo tenancy, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	20 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, hallway	Penetrations throughout	Pillow insulation	SMF	-	Suspected Positive	Bonded	Low	Good	Low	5 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, hallway	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	EZY Mart Tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	50 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	EZY Mart Tenancy, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	50 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, hallway from shops, ceiling	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	10 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, JLL Office	Wall penetration	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low	5 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, rubbish room	Wall penetrations	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low	15 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, throughout	Pipework	Insulation material - external	SMF	-	Suspected Positive	Bonded	Low	Good	Low	50 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

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Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, ground level	Loading dock, throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	80 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, storeroom above stairs	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	10 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Back of house, storage cupboard adjacent telecommunications cupboards	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	10 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Bridge meeting room, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Bridge meeting room, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Bridge meeting room	Ceiling Space	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low	UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, lower B1 level	Throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	100 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, lower B2 level	Throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	100 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, upper B1 level	Storeroom adjacent lifts	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	6 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, upper B1 level	Hot water heater room	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	6 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, upper B1 level	Throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	100 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

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Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, upper B2 level	Throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	100 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, roof level	Lift motor room	Light fittings	Capacitor	PCBs	-	Suspected Negative	-	-	-	-	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	-	-	-
Exterior, roof level	Throughout	Concrete flooring	Cream - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP017	Negative	-	-	-	-	-	0.04% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, roof level	Throughout	Lower level pipework	Red - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP018	Negative	-	-	-	-	-	0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, roof level	Entrance	Fire door - single	Cream - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP003	Negative	-	-	-	-	-	0.091% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, roof level	Throughout	Rigid Ductwork	Cream - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP004	Negative	-	-	-	-	-	0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, roof level	Throughout	Pipework	Red - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP005	Negative	-	-	-	-	-	0.04% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, roof level	Below lift motor room	Vent	Grey - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP006	Negative	-	-	-	-	-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, level 6	Harrington Lawyers Tenancy, balcony	Walls	Yellow - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP008	Negative	-	-	-	-	-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, level 4	Balcony	Building walls	Cream - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP009	Negative	-	-	-	-	-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, level 2	Courtyard	Columns	Grey - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP014	Negative	-	-	-	-	-	0.02% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-

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Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Exterior, ground level	Eastern elevation entrance, to column, throughout	Façade	Beige - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP001	Negative	-	-	-	-	-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior, level 5	Fire doors throughout	Door frame	Cream - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP016	Negative	-	-	-	-	-	0.085% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior, level 3	West Air handling room	Raised flooring below air handling unit	Grey - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP010	Negative	-	-	-	-	-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior, level 3	South and western corridors, windows overlooking courtyard	Window frames	White - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP011	Negative	-	-	-	-	-	0.03% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior, level 2	North elevation, fire stairs	Handrail	Blue - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP012	Positive	-	Low	Good	Low	80 Lm	0.14% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	28
Interior, level 2	Throughout, fire doors	Door frame	Blue (light) - lower coloured paint system	Lead Paint - Chip	107211S-001-LCP013	Positive	-	Low	Good	Low	8 Lm	0.16% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	29
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, storage room	Ceiling	White - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP002	Negative	-	-	-	-	-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior, ground level	North elevation, fire hose room	Door frame	Beige - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP015	Negative	-	-	-	-	-	0.070% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior, roof level	Lift motor room	Floor	Grey - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP007	Negative	-	-	-	-	-	0.1% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. As the result is on the threshold for lead-content, and given the non-homogenous nature of paint, it would be prudent to undertake further assessment if the paint is to be disturbed.	-	-	30
Throughout	-	-	-	Lead Dust	-	-	-	-	-	-	-	No suspect lead dust identified at the time of the assessment	-	-	-

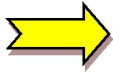
Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Exterior, roof level	South west elevation	Actron air conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	Ozone Depleting Substances	-	Positive	-	Low	Good	Low	2 units	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	-	-	-
Exterior, roof level	North elevation, to transmission sheds	Panasonic air conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	Ozone Depleting Substances	-	Positive	-	Low	Good	Low	1 unit	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	-	-	-
Exterior, roof level	Central area, to lift motor room	Air conditioning units	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Exterior, level 4	Balcony, south elevation	Hitachi air conditioning units	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Exterior, level 4	Balcony, north elevation	Air conditioning units	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Exterior, level 2	Courtyard	Mitsubishi air conditioning units	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Interior, level 1	South east elevation, vacant tenancy, adjacent entry doors	Air conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	Ozone Depleting Substances	-	Positive	-	Low	Good	Low	1 unit	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	-	-	-
Interior, ground level	Eastern elevation, air con room	Air conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	Ozone Depleting Substances	-	Positive	-	Low	Good	Low	1 unit	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy, server room, to wall	Air conditioning unit	Unknown refrigerant	Ozone Depleting Substances	-	Suspected Positive	-	Low	Good	Low	1 unit	No data was visible at the time of the assessment, confirm status of suspected ozone depleting substances identified in the assessment.	-	-	-
Interior, ground level	Loading dock, JLL Office	Hitachi air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-

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Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, ground level	Loading dock, opposite JLL Office, to column	Hitachi air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Interior, upper B1 level	Adjacent carpark exit and attendant office, to wall	Hitachi air conditioning units	Unknown refrigerant	Ozone Depleting Substances	-	Suspected Positive	-	Low	Good	Low	2 units	No data was visible at the time of the assessment, confirm status of suspected ozone depleting substances identified in the assessment.	-	-	-
Interior, roof level	Lift motor room	Air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Exterior, roof level	High level RF hazard area	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to heights.	-	-	-
Interior, level 6	Harrington Lawyers Tenancy, boardroom	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to business meeting occurring.	-	-	-
Interior, level 2	Acconia tenancy, ceiling space throughout	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to high occupancy within the area	-	-	-
Interior	Clocktower	Throughout	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to height restrictions.	-	-	-
Interior, ground level	South elevation, vacant tenancy, adjacent Walking Tours	Ceiling Space	-	-	-	-	-	-	-	-	-	No access at the time of the assessment, ceiling tiles blocked by services.	-	-	-
Interior, ground level	South west elevation, Ecoo tenancy	Below carpet	-	-	-	-	-	-	-	-	-	No access at the time of the assessment high traffic / occupied at the time of the Assessment.	-	-	-
Interior, ground level	EZY Mart Tenancy, back of house	Storage room	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to locked door	-	-	-
Interior, ground level	EZY Mart Tenancy, back of house	Fire hose reel and fire escape	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to stocked items blocking the way	-	-	-



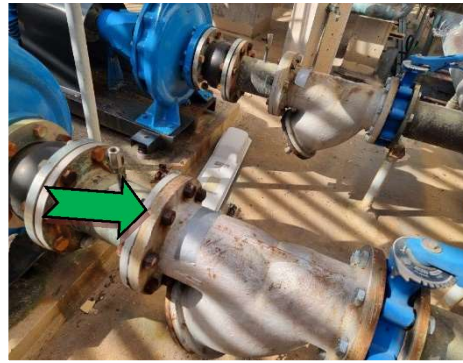
Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, ground level	Loading dock, west elevation storerooms, adjacent car spots	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to locked door	-	-	-
Interior, ground level	Back of house, telecommunications cupboards	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to cupboards being blocked.	-	-	-
Interior, upper B1 level	Riser cupboard adjacent exit and lifts	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to height restrictions	-	-	-
Interior, upper B1 level	Sprinkler valve room	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to locked door	-	-	-

Appendix D: Photographs

KEY	
	Confirmed or assumed ACM
	Confirmed or suspected other hazardous material type (SMF; PCB; ODS; LCP & LCD)
	Confirmed or assumed/suspected non-ACM or other non-hazardous material



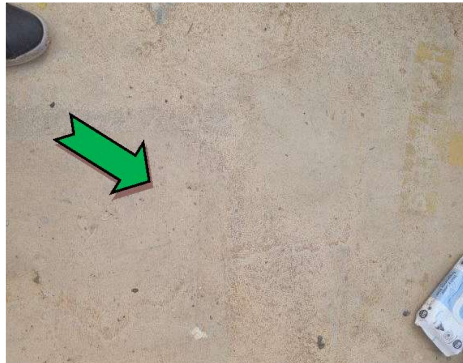
1. Exterior, roof, aqua cooling towers, base of tower, below vents – non asbestos-containing mastic sealant



2. Exterior, roof, pumps adjacent aqua cooling tower pipework, flange – non asbestos-containing gasket



3. Exterior, roof, throughout, flooring – non asbestos-containing waterproofing



4. Exterior, roof, adjacent fire door, floor – non asbestos-containing screed material



5. Exterior, level 4, balcony, base of perimeter walls – non asbestos-containing bituminous material



6. Exterior, level 2, eastern elevation, windows– asbestos-containing mastic material



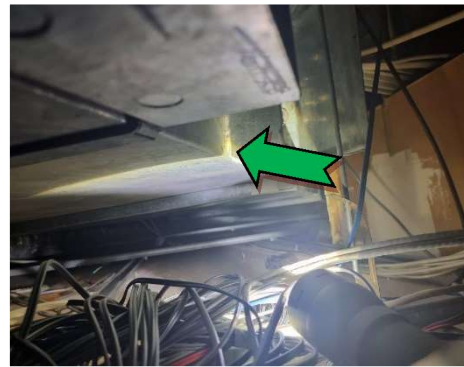
7. Exterior, level 2, courtyard, within garden beds – non asbestos-containing fibre cement debris



8. Exterior, level 2, courtyard soffit to level 3 offices – assumed asbestos-containing fibre cement sheeting



9. Exterior, level 1, north eastern elevation, below Clocktower, eave – non asbestos-containing fibre cement sheet



10. Interior, level 6, Orchard Talent Group Tenancy, main foyer, ceiling space, air conditioning ductwork – assumed non asbestos-containing insulation lining



11. Interior, level 6, within ceiling space, air handling unit, heaterbank – assumed asbestos-containing millboard insulation



12. Interior, level 6, air handling room, door lining – non asbestos-containing fibre cement sheet



13. Interior, level 5, southern riser cupboard, under pipe penetrations – non asbestos-containing mastic material



14. Interior, level 4, electrical cupboard, electrical distribution board – assumed non asbestos-containing bituminous backing board



15. Interior, level 3, tea room, ceiling space, pipe penetration wrap – non asbestos-containing bituminous material



16. Interior, level 2, eastern air handling room, ductwork – assumed non asbestos-containing mastic sealant



17. Interior, level 1, western elevation, Sydney Symphony Orchestra tenancy, bathrooms, floor – assumed non asbestos-containing sheet vinyl



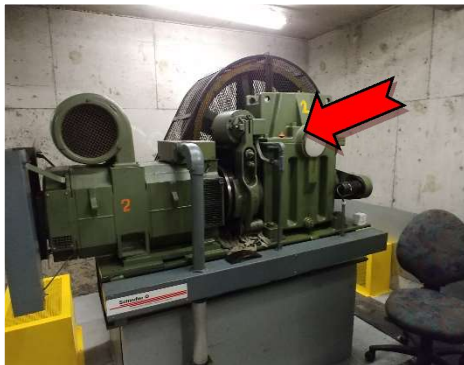
18. Interior, south west elevation, Sydney Symphony Orchestra tenancy, kitchenette – non asbestos-containing grey floor coverings



19. Interior, lower B2 level, lift motor room 3, lift motor – assumed asbestos-containing friction pads



20. Interior, upper B1 level, adjacent carpark entrance, rigid ductwork – non asbestos-containing internal insulation



21. Interior, roof level, lift motor room - assumed asbestos-containing friction pads



22. Exterior, roof level, throughout, rigid ductwork – suspected SMF-containing internal insulation material



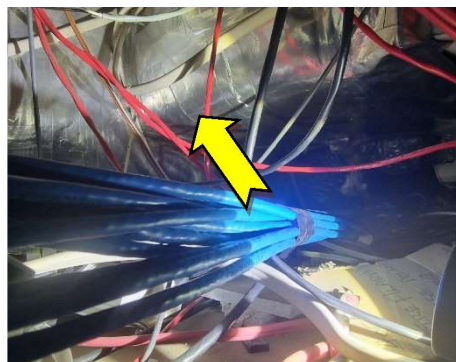
23. Interior, level 6, ceiling space, flexible ductwork – suspected SMF-containing internal insulation material



24. Interior, level 6, Harrington Lawyers tenancy, kitchen, hot water boiler – suspected SMF-containing internal insulation



25. Interior, level 5, eastern elevation, throughout Invast Global tenancy, ceiling – suspected SMF-containing compressed ceiling tiles



26. Interior, level 5, eastern elevation, Invast Global tenancy, lunchroom, ceiling space, roof – suspected SMF-containing sarking insulation



27. Interior, level 4, electrical cupboard, ceiling and floor penetrations, pillow insulation – suspected SMF-containing insulation material



28. Interior, level 2, northern elevation fire stairs, handrail – lead-containing blue upper paint system



29. Interior, level 2, throughout, fire doors, door frames – lead-containing blue (light) upper paint system



30. Interior, roof level, lift motor room, floor – non lead-containing grey upper paint system

Appendix E: Areas Not Accessed

Given the constraints of practicable access encountered during this Assessment, the following areas were not inspected. Assessments are restricted to those areas that are reasonably accessible at the time of our Assessment with respect to the following:

- Without contravention of relevant statutory requirements or codes of practice.
- Without placing the Prensa consultant and/or others at undue risk.
- Without demolition or damage to finishes and structure.
- Excluding plant and equipment that was 'in service' and operational.

Documented below are the areas where the Prensa consultant encountered access restrictions during the assessment:

Areas Not Accessed

Site specific areas unable to be accessed are referenced within **Appendix C: Hazardous Building Materials Register**

Underneath the concrete slab of all building structures at the Site.

Exposed soils surrounding the building structures of the Site.

Energised services, gas, electrical, pressurised vessel and chemical lines.

Height restricted areas above 2.7m or any area deemed inaccessible without the use of specialised access equipment.

Within cavities that cannot be accessed by the means of a manhole or inspection hatch.

Within voids or internal areas of plant, equipment, air-conditioning ducts etc.

Within service shafts, ducts etc., concealed within the building structure.

Within those areas accessible only by dismantling equipment.

Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.

All areas outside the Scope of Work.

Note: If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned in **Appendix C: Hazardous Building Materials Register**, further investigation may be required as part of a hazardous building materials management and abatement program prior to the commencement of such works.

The presence of residual asbestos insulation on steel members, concrete surfaces, pipe work, equipment and adjacent areas remaining from prior removal works cannot normally be determined without extensive removal and damage to existing insulation, fixtures and fittings at the Site.



**Specification for the
Removal of Hazardous
Building Materials
Clocktower Building**

35-55 Harrington Street, The Rocks NSW 2000

**Essence Project Management Pty Ltd
September 2022**

Client No: E0110

Job No: 107211S

Project Summary

Prensa Pty Ltd (Prensa) has provided this specification for the remediation of hazardous building materials located at Clocktower Building, 35 – 55 Harrington Street, The Rocks NSW 2000 to assist in facilitating planned demolition works.

Prensa understands that the scope of works includes the full demolition of the Site as per project plans provided by Essence Project Management Pty Ltd (Essence) (reference demolition plans: ‘Quincy Project Brief_210202_Draft_Rev 03’). As such, it is anticipated that the scope will involve the removal of hazardous building materials identified or assumed during Prensa’s recent destructive hazardous building materials assessment of the Site (refer to Prensa report: *107211S-001 Clocktower Building Hazardous Materials Report V2*, dated November 2022). This will assist Essence in providing safe thoroughfare and occupation of the building by Site personnel, contractors and visitors during demolition works and satisfy the requirements of SafeWork NSW *Code of Practice: Demolition Work*, 2019. The scope of works will include the remediation of the following ‘hazardous building materials’ that are likely to be disturbed during proposed demolition works:

- Asbestos-containing materials (ACM);
- Lead-containing paint (LCP); and
- Synthetic mineral fibre (SMF) materials.

A Class A friable licensed asbestos removal contractor (LARC) must be engaged to undertake asbestos removal works of the millboard insulation assumed to HVAC heater banks throughout the Site, with an independent Licensed Asbestos Assessor (LAA) present to conduct air monitoring during and following works. Several other non-friable ACM have been identified at the Site. As such, asbestos removal works at the Site must be undertaken by a minimum Class B (non-friable) LARC, with independent supervision by a LAA or competent hygienist recommended due to the proximity to the public. The LARC must also obtain a removal permit that shall include a five (5) day SafeWork NSW work notification. All asbestos removal works must be undertaken in accordance with the NSW Code of Practice: *How to Safely Remove Asbestos*, 2019.

Due to the identification of LCP, a contractor competent and experienced in paint abatement, such as a LARC, should be engaged to undertake the remediation of the areas found to contain elevated concentrations of LCP. LCP abatement must be conducted in accordance with AS/NZS 4361.2:2017 *Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings*.

All other hazardous building materials included in the scope of works must be removed in accordance with relevant legislation, industry standards and guidance documents detailed in **Section 2** of this specification.

Please note: This removal specification is for guidance purposes only and does not constitute the full removal control plan pertaining to logistics, timeframes or procedures to be enacted. This document highlights the requirement to undertake the remediation works in accordance with relevant regulations, codes of practice and industry standards for hazardous material removal work procedures. All appropriate remediation strategies proposed by the successful removal contractor that are suitable and in line with current legislation and codes of practices which will reduce costs, timeframes or improve safety etc., will be considered by Essence and its representatives and feedback given whether they are deemed acceptable and to be adopted. All locations and extents of hazardous

materials noted in this document are approximations and guide only, and should not be used for tendering. The LARC should confirm these prior to works.

Statement of Limitations

This document has been prepared in response to specific instructions from Essence to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards, practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by Essence and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advises that the report should only be relied upon by Essence and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. Essence therefore waives any claim against Prensa and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Recommendations for Further Study

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

Table of Contents

1	Introduction	1
2	Objective	2
3	Scope of Works	2
3.1	Risk Profile.....	2
3.1.1	ACM.....	3
3.1.2	LCP.....	3
3.1.3	SMF	3
4	Site Requirements.....	3
5	Health, Safety and Environment.....	3
6	Applicable Standards and Guidelines	4
7	Roles and Responsibilities.....	4
7.1	Principal Contractor	4
7.2	Asbestos	4
7.2.1	Licensed Asbestos Removal Contractor (LARC)	4
7.2.2	Licensed Asbestos Assessor/Hygienist.....	5
7.2.3	ACM Subcontractors	5
7.3	Lead Paint.....	5
7.3.1	Lead Paint Abatement Contractor	5
7.3.2	Occupational Hygiene Consultant (Hygienist)	6
7.3.3	LCP Subcontractors	7
7.4	SMF Materials	7
8	Methodology.....	8
8.1	Asbestos.....	8
8.1.1	Set up of Asbestos Removal Areas.....	8
8.1.2	Asbestos Removal/Remediation	8
8.1.3	Window Mastic Removal	8
8.1.4	Millboard Insulation – Heater Bank Removal	9
8.1.5	Other non-friable ACM Items.....	10
8.2	Lead-containing Paint	11
8.2.1	Set up of Paint and Dust Removal Area	11
8.2.2	Removal Process - LCP	11
8.3	SMF Materials	11
9	Hazardous Materials Personal Protective Equipment (PPE).....	12
10	Decontamination	13

11	Waste Removal	13
11.1	Asbestos Waste.....	13
11.2	Lead Paint Waste	13
12	Air Monitoring.....	14
12.1	Asbestos air monitoring.....	14
12.2	Inhalable Lead Dust Monitoring.....	15
13	Clearance Inspections	16
13.1	Asbestos Clearance	16
13.2	Lead Paint Clearance.....	16
14	Communication.....	17
15	Closure	17

List of Appendices

Appendix A: Hazardous Materials Specification Register

Appendix B: Photographs_____

Glossary of Terms

Abbreviation	Definition
ACM	Asbestos-Containing Materials
AMP	Asbestos Management Plan
ARCP	Asbestos Removal Control Plan
AS	Australian Standard
CEMP	Construction Environmental Management Plan
LAA	Licensed Asbestos Assessor
LARC	Licensed Asbestos Removal Contractor
LCP	Lead-Containing Paint
LPAC	Lead Paint Abatement Contractor
NATA	National Association of Testing Authorities
NSW EPA	New South Wales – Environment Protection Authority
PC	Principal Contractor
PPE	Personal Protective Equipment
RPE	Respiratory Protective Equipment
SMF	Synthetic Mineral Fibre Materials
QS	Quantity Surveyor

1 Introduction

This Technical Removal Specification Report has been prepared by Prensa Pty Ltd on behalf of Far East Rocks Organisation (**FEO**) (**the applicant**) in support of a State significant development application (**SSDA**) submitted to the Minister of Planning under Part 4 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**). This SSDA seeks development consent for the detailed design and construction of a new hotel with ancillary retail, through-site links, and associated works (**the proposal**) at 35-55 Harrington Street, The Rocks (**the Site**).

The Site is legally described as Lot 1 in Deposited Plan 775889. The Site comprises the following buildings:

- The ‘Clocktower building’ at 35-55 Harrington Street (to which this SSDA predominately relates); and
- The existing Rendezvous Hotel at 75 Harrington Street.

The project has been declared as a State significant development (**SSD**) pursuant to Section 4.36(2) of the EP&A Act. In accordance with Schedule 2, Clause 6 of the State Environmental Planning Policy (Planning Systems) 2021 (**Planning Systems SEPP**), the project is declared SSD for the reason that it is development on land within The Rocks Site and it has a capital investment value (**CIV**) of more than \$10 million.

This SSDA seeks approval for the redevelopment of the existing building to facilitate the change of use of an existing building to new hotel accommodation. Specifically, the proposed development involves:

- Demolition of the existing mixed use building (referred to as the ‘Clocktower’ building) and site features;
- Construction of a new eight (8) storey hotel accommodation building comprising:
 - Two (2) levels of retail and commercial land uses at the ground level and first floor level
 - Five (5) levels of hotel accommodation, providing a total of 206 hotel rooms
 - One (1) level of roof-top space
- Establishment of new publicly accessible through-site links;
- Alterations to the existing basement car park to upgrade to contemporary code compliance;
- Public domain improvements, including three (3) new public spaces, landscaping, and paving; and
- Ancillary works, including site services.

Note. The proposed new hotel accommodation to which this SSDA relates will eventually connect with the existing Rendezvous Hotel which adjoins the subject site to the south (75 Harrington Street). This future connection will be facilitated by specific refurbishment works to the existing Rendezvous Hotel, consent for which will be sought via a separate approval(s).

Note. Vehicular access to the ‘Clocktower building’ is provided via an access point at 75 Harrington Street.

This Technical Removal Specification Report addresses the specific project requirements provided in the Secretary’s Environmental Assessment Requirements (SEARs) issued by Department of Planning and Environment (DPE) on 14 December 2021 (DPE reference: SSD-32766230).

Prensa Pty Ltd (Prensa) has provided this specification to Essence for the remediation of identified, assumed and suspected hazardous building materials within Clocktower Building, 35 – 55 Harrington Street, The Rocks NSW 2000 (the Site) during proposed demolition works.

Clocktower Building will hereby be referred to as the ‘work area’.

The purpose of this document is to provide guidance for the safe removal, remediation and disposal of hazardous building materials identified or assumed at the Site.

2 Objective

The objective of this document is to provide framework and methodology to assist with the safe removal and remediation of the hazardous building materials which may be impacted upon by the planned demolition works.

The purpose of this specification is to assist Essence with the production and implementation of a safe system of work to ensure that the removal works are performed to an acceptable standard, are conducted in line with relevant guidance documentation and that precautions are taken for the duration of the works. Works are to be undertaken in accordance with relevant legislation, industry standards and guidance documents in order to protect Site occupants, contractors and visitors to the Site from exposure to airborne asbestos fibres, lead paint/dust and risks associated with other hazardous building materials.

This technical removal specification has been developed in accordance with the following applicable legislation, industry standards and guidance documents:

- *NSW Work Health and Safety Act, 2011;*
- *NSW Work Health and Safety Regulation, 2017;*
- *SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace, 2019;*
- *SafeWork NSW Code of Practice: How to Safely Remove Asbestos, 2019;*
- *SafeWork NSW Code of Practice: Demolition Work, 2019;*
- *SafeWork NSW Code of Practice: Construction Work, 2019;*
- *Australian Standard (AS) 2601-2001 The demolition of structures;*
- *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003(2005)];*
- *AS 4964-2004 Method for the qualitative identification of asbestos in bulk samples;*
- *AS 2985-2009 Workplace atmospheres - Method for sampling and gravimetric determination of respirable dust;*
- *AS 3640-2009 Workplace atmospheres - Method for sampling and gravimetric determination of inhalable dust;*
- *National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)];*
- *SafeWork Australia Guide to Handling Refractory Ceramic Fibres, 2013;*
- *AS 4361.2:2017 Guide to Hazardous Paint Management – Part 2: Lead Paint in Residential, Public and Commercial Buildings;*
- *National Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC:2015(1994)];*
- *AS 2311-2000 Guide to the Painting of Buildings;*
- *Protection of the Environment Operations Act, 1997;*
- *NSW Protection of the Environment Operations (POEO) (Waste) Regulation, 2014;*

- SafeWork Australia *Code of Practice: Managing Risks of Hazardous Chemicals in the Workplace*, 2019;
- AS ISO 31000:2018 *Risk Management –Guidelines*;
- AS 1319-1994 *Safety signs for the Occupational Environment*;
- AS/NZS 60335.1-2011 *Household and similar electrical appliances – safety – particular requirements for wet and dry vacuum cleaners, including power brush for industrial and commercial use*;
- AS 3544-1998 *Industrial vacuum cleaners for particulates hazardous to health*;
- AS 4260-1997 *High efficiency particulate air filters (HEPA) - Classification, Construction and Performance*;
- AS/NZS 1716-2012 *Respiratory Protective Devices*; and
- AS/NZS 1715-2009 *Selection, Use and Maintenance of Respiratory Protective Equipment*.

3 Scope of Works

The scope of works includes the removal of hazardous building materials that are likely to be impacted upon by anticipated refurbishment works. This specification was designed in regards to the relevant requirement of the SEARs (Waste Management and Hazards and Risk).

All hazardous materials within Clocktower Building are provided in **Appendix A: Hazardous Materials Specification Register**.

3.1 Risk Profile

To assist with the understanding of material risk, ACM and LCP have been broken down into the following risk profiles.

High Risk	ACM/LCP which are either damaged or are being exposed to continual disturbance. Due to these conditions there is an increased potential for exposure and/or transfer of the material to other parts of the building if unrestricted use of the area containing the material is allowed.
Medium Risk	ACM/LCP with a potential for disturbance due to the following conditions: • Material has been disturbed or damaged and in its current condition, while not posing an immediate risk, is unstable. • The material is accessible and can, when disturbed, present a short-term exposure risk. • The material could pose an exposure risk if workers are in close proximity.
Low Risk	ACM/LCP with a low potential for disturbance due to the following conditions: • The condition of any friable ACM is stable and has a low potential for disturbance i.e. is encased within a sealed metal unit or container. • ACM is in a non-friable and LCP is in a good condition, however further disturbance or damage is unlikely other than during maintenance or service and does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.
Negligible (Very Low) Risk	ACM is of a non-friable form and LCP/SMF is in good condition. It is unlikely that the material can be disturbed under normal circumstances. Even if it were subjected to minor disturbance the ACM/LCP/SMF poses a low health risk.

In summary, this specification includes the following key items noted during Prensa's August 2022 assessment:

3.1.1 ACM

- Low-risk, non-friable asbestos in the form of window frame mastic was identified and assumed throughout exterior window frames;
- Low-risk, friable asbestos was assumed in the form of millboard insulation to heater banks throughout A/C ductwork on all levels of the Site;
- Low-risk, friable asbestos was assumed in the form of internal insulation to a safe located within the western storage of the ECOO Opal Jewellery tenancy;
- Low-risk, non-friable asbestos was assumed in the form of friction pads to lift motor breaks within lift motors located in the lift motor rooms in the B2 level and roof; and
- Low-risk, non-friable asbestos was assumed in the form of fibre cement sheeting to the level 3 offices, soffit above the level 2 courtyard area.

3.1.2 LCP

- LCP was identified in the form of a blue upper paint system to the handrail located within the northern elevation fire stairs; and
- LCP was identified in the form of a light blue upper paint system to the door frames to fire doors located on level 2.

3.1.3 SMF

- Low-risk SMF in various forms were suspected throughout the Site including:
 - Internal insulation to rigid and flexible ductwork throughout ceiling spaces;
 - Compressed ceiling tiles to various ceilings throughout;
 - Sarking insulation and insulation batts within ceiling spaces;
 - External pipework insulation;
 - Internal insulation to hot water heaters and boilers; and
 - Pillow insulation to penetrations throughout.

4 Site Requirements

Contractors must comply with Essence requirements including Site inductions and access requirements.

These requirements are as follows:

- All contractors must undertake Site inductions, if requested;
- Contractors must sign in/out of the Site prior to commencing and on completion of works; and
- All safety and scoping documents must be provided to Essence prior to the commencement of works for Essence review, comment and approval.

5 Health, Safety and Environment

The LARC must provide a High Risk Safe Work Method Statement (SWMS), an Asbestos Removal Control Plan (ARCP), and any relevant license requirements (such as health monitoring, respirator fit-tests, height access tickets etc.) for review by Essence and its representatives prior to the commencing of works. Allowance must be made for the amendment of these plans to reflect any comments from relevant parties.

6 Applicable Standards and Guidelines

The contractor must ensure all equipment provided and all services performed under an agreement with Essence conform to all current legislation, industry standards and guidance documents detailed in **Section 2**.

7 Roles and Responsibilities

7.1 Principal Contractor

The following broadly identifies the duties of the Principal Contractor as part of the hazardous materials removal and remediation works detailed within this specification document:

- Provide safe access to the work area ensuring contractors are notified of services and isolations required and any other potential hazards;
- Notify relevant Essence personnel and contractors of works commencing at the Site, disruptions that may occur and provide a timeframe for works duration; and
- Ensure all removal contractors are appropriately licensed and have provided all required documentation prior to commencement of works.

7.2 Asbestos

7.2.1 Licensed Asbestos Removal Contractor (LARC)

The following broadly identifies the duties of the LARC as part of the proposed scope of works:

- Hold current friable asbestos removal license (Class A) for removal of any friable ACM throughout the Site;
- Hold current non-friable asbestos removal licenses (Class A or B) if removing any non-friable ACM throughout the Site;
- Develop a detailed ARCP and high risk SWMS for the asbestos removal works in consultation with the Licensed Asbestos Assessor (LAA) and Essence representatives. This is to be reviewed and endorsed by Essence's nominated LAA;
- Submit a SafeWork NSW five (5) day non-friable and friable asbestos removal notification as required for each listed item;
- Establish an asbestos work zone (i.e. installation of appropriate signage, barricades, enclosures, decontamination units, etc.);
- Ensure all necessary mechanical, electrical, gas, water or fire services are isolated following consultation with the relevant stakeholder;
- Wear appropriate PPE as detailed within SWMS including appropriate RPE such as a P3 respirator during asbestos removal along with disposable coveralls that are rated Type 5 & 6 (reference **Section 9**);
- Transport and dispose of waste in accordance with applicable state legislation, standards, guidelines and waste classification; and
- Comply with all legislative requirements and the Licensed Asbestos Assessors requirements for this project.

The LARC is responsible for the safety of their personnel and ensuring safe systems of work are employed at all times. The LARC shall be responsible for the supervision of their employees and other site inspecting personnel.

The LARC and its employees are expected to be experts in asbestos removal, with full knowledge of and compliance with, all applicable national, state, and local rules, regulations, and guidelines governing asbestos removal as well as state-of-the-art removal techniques.

The LARC must furnish all permits, labour, material, services, insurance, tools, equipment, and notifications in accordance with national, state, local and all other applicable agencies to complete removal of ACM.

7.2.2 Licensed Asbestos Assessor/Hygienist

An independent LAA (friable works) or competent hygienist (non-friable works) with a National Association of Testing Authorities (NATA) accredited laboratory for airborne asbestos fibre monitoring shall be engaged. The following provides a summary of the scope of works to be carried out by the LAA/hygienist during the remediation of the ACM:

- Develop detailed work procedures and SWMS for the hygiene works associated with the asbestos removal works in consultation with the LARC, and Essence representatives;
- Hold a current asbestos assessors license (friable works only);
- Have NATA accreditation for airborne asbestos fibre monitoring;
- Ensure control measures proposed are sufficient for removal works to be conducted;
- Undertake asbestos work area inspections prior to the commencement of works to ensure area is set up sufficiently for the planned works;
- Undertake control airborne fibre monitoring during removal works in the surrounding areas, and clearance airborne fibre monitoring following the completion of friable works; and
- Undertake a visual clearance inspection in the areas where the ACM has been remediated.

Asbestos air monitoring must be conducted in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition* [NOHSC: 3003 (2005)] and in accordance with Australian Standard (AS) *ISO/IEC 17025 – 2017 General requirements for the competence of testing and calibration laboratories*.

The LAA/hygienist has the right to stop the works if they are not being carried out in accordance with the contract, regulations and relevant codes of practices. The LAA/hygienist also has the right to request that a worker be removed from the work area and be replaced after a serious safety breach, subsequent to discussion with Essence and its representatives.

7.2.3 ACM Subcontractors

The following broadly identifies the requirements for subcontractors utilised on this project:

- All subcontractors utilised on this project must be certified or licensed to undertake nominated activities and hold current Worker Compensation and Public Liability insurances;
- Details of any subcontractors with their qualifications must be provided to Essence and its representatives prior to use on-site; and
- Provide a scope of works for the removal and replacement of items, specifying safe access requirements, materials to be utilised and finishes.

In addition to the items listed above, it will be a requirement of this project that all works are to be undertaken with due care and in accordance with the Building Code of Australia and other relevant Australia Standards, Codes of Practice, best industry practice and heritage requirements.

7.3 Lead Paint

7.3.1 Lead Paint Abatement Contractor

The lead paint abatement contractor (LPAC) must provide all labour, equipment material, supervision and sub-contracting (where applicable) for the safe removal and disposal of LCP removed within the

work area. The following broadly identifies the duties of the lead paint remediation contractor as part of the anticipated scope of works:

- Develop a detailed SWMS for LCP remediation works in consultation with the hygienist and Essence;
- Document that eating and smoking will be prohibited within work areas;
- Preferably hold current relevant asbestos removal licence or otherwise be suitably experienced with lead paint removal through training, qualification or experience or a combination of these;
- Obtain a SafeWork NSW Lead Scheduled Work permit following submission of SafeWork NSW 7 day notification and medical results if work activities to be undertaken are deemed to constitute a lead-process;
- Medical and biological monitoring for workers involved (if works classified as a lead process);
- Establish a hazardous paint remediation work zone (i.e. installation of appropriate signage, barricades and decontamination area, etc.);
- Ensure all necessary mechanical, electrical and fire services are isolated following consultation with Essence;
- Safety Data Sheets (SDS) for any products such as paint chemical strippers brought to Site;
- Appropriate PPE and RPE to be used;
- Transport and dispose of removed lead paint as Hazardous Waste in accordance with applicable state legislation, standards and guidelines; and
- Comply with all legislative and hygienist's requirements for this project.

The LPAC is responsible for the safety of their personnel and ensuring safe systems of work are employed at all times. The LPAC shall be responsible for the supervision of their employees and other Site inspecting personnel to their safety at all times.

The LPAC and its employees are expected to be experts in LCP abatement with full knowledge of and compliance with, all applicable national, state, and local rules, regulations, and guidelines governing LCP abatement.

The LPAC must prepare their own SWMS and ensure that each worker is inducted in accordance with site induction procedures, construction site requirements and Site specific requirement prior to commencement of works.

The LPAC must furnish all permits, labour, material, services, insurance, tools, equipment, and notifications in accordance with national, state, local and all other applicable agencies to complete abatement of LCP.

7.3.2 Occupational Hygiene Consultant (Hygienist)

Although it is not a statutory requirement to undertake inhalable lead dust monitoring and clearance inspections, it is recommended that during significant LCP disturbance, where lead processes are undertaken or where works are conducted adjacent sensitive receptors/locations, inhalable lead dust monitoring (control and exposure) and clearance inspections should be undertaken.

The following is a summary of the scope of works to be undertaken by the hygienist during the LCP remediation works:

- Review LCP removal control plans;
- Develop detailed work procedures and SWMS for the hygiene works associated with the LCP remediation works in consultation with the removal contractor and Essence;
- Undertake work area inspections prior to the commencement of works, to ensure area is set up sufficiently for the planned works;

- Undertake control inhalable lead dust monitoring in accordance with, *AS3640-2009, Workplace atmospheres – Method for sampling and gravimetric determination of inhalable dust*, and compare against action limits that align with the national workplace exposure standards for inhalable lead dust;
- Undertake a visual clearance inspection in the areas where LCP has been removed; and
- Prepare a clearance certificate on successful completion of LCP removal works.

The hygienist has the right to stop the works if they are not being carried out in accordance with the contract, regulations and relevant codes of practice. The hygienist also has the right to request that a worker be removed from the work area and be replaced after a serious safety breach, subsequent to discussion with Essence.

7.3.3 LCP Subcontractors

The following broadly identified the requirements for subcontractors utilised on this project:

- All subcontractors utilised on this project must be certified or licensed to undertake nominated activities and hold current Worker Compensation and Public Liability insurances;
- Submit to Essence an appropriate LCP removal control plan with associated safety documentation and detailed methodology for approval prior to the removal works;
- Details of any subcontractors with their training qualifications must be provided to Essence and its representatives prior to use on-site; and
- Provide a scope of works for the encapsulation of stripped surfaces following removal of paint, specifying materials to be utilised and finishes.

In addition to the items listed above, it will be a requirement of this project that all works are to be undertaken with due care and in accordance with the Building Code of Australia and other relevant Australia Standards, Codes of Practice, best industry practice and heritage requirements.

7.4 SMF Materials

It is recommend that during asbestos or lead removal works, the nominated contractor undertake the removal of SMF materials concurrently with asbestos removal works, if removal is proposed.

During demolition and refurbishment works and when handling large quantities of SMF, contractors must undertake the following, as stipulated in the *National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]*:

- Maintain Good Housekeeping;
- Ensure Adequate Ventilation;
- Follow the Code of Practice relating to specific guidelines to Contractors;
- Wetting down (e.g. misting) of SMF materials to be removed;
- Barricading and signage of the Work Area during removal works;
- Sealing of SMF material in an appropriate sealable bag; and
- Vacuuming of the work area with a HEPA filtered vacuum following removal works.

The following PPE / RPE should be utilised during the removal works:

- Disposable coveralls or long sleeve loose fitting clothing;
- Gloves;
- Half-face respirator; and
- Appropriate safety goggles (If works will occur above workers).

The above is relevant for all types of Synthetic Mineral Fibres, including Ceramic Based Mineral Fibres.

8 Methodology

8.1 Asbestos

All asbestos removal works must be undertaken in accordance with the requirements of the SafeWork NSW Code of Practice: *How to Safely Remove Asbestos*, 2019. It would be prudent to have a preliminary meeting between Essence, the LARC and the LAA / competent hygienist to confirm a suitable approach for the removal works.

8.1.1 Set up of Asbestos Removal Areas

- Services to be impacted upon by the works must be isolated by a licensed tradesmen approved for work on Essence sites;
- Each asbestos removal area should be clearly defined and access restricted to prevent unauthorised access. All access doors should be sealed and signposted in accordance with Australian Standard *AS1319-1994 Safety Signs for the Occupational Environment*;
- Drop sheets and zip walls and exclusion zones surrounding work areas are to be installed as required. Please note: of significant disturbance of friable ACM is to occur, an appropriate negative pressured enclosure must be erected; and
- The LAA/hygienist is to inspect the area prior to the commencement of works.

8.1.2 Asbestos Removal/Remediation

All asbestos removal works must be undertaken in accordance with the requirements of the SafeWork NSW Code of Practice: *How to Safely Remove Asbestos*, 2019. It is mandatory that no disturbance of ACM occurs until the outer boundary of the removal area containment and/or exclusion zone is fully installed and controlled conditions are established. Conditions and control measures must be checked by the LAA/hygienist (where applicable) prior to removal works proceeding.

During Site establishment and setting up activities, the buffer zone will be established designating the areas where contractors unrelated to removal works must be excluded.

Asbestos removal from the nominated areas shall not commence until mandatory procedures as specified herein have been carried out. All associated safety and protective works must be checked by the LARC and documented to the LAA/hygienist.

8.1.3 Window Mastic Removal

Asbestos-containing window mastic is assumed to be located to exterior window frames throughout the Site. Although only the inner window mastic of level 2 windows were able to be sampled due to height restrictions, all other mastic associated with the windows of all levels are to be assumed to be *asbestos-containing* mastic.

Prensa has provided two satisfactory options below for the removal of the mastic. Prensa recommends that Essence engage a suitably qualified LARC to provide further insight on the below methods to determine which is more suitable for the project.

8.1.3.1 Option 1 – Removal of Entire Window Frame

The following should be followed in regards to the removal of the non-friable window mastic:

- Control air monitoring to be undertaken during removal works to interior and exterior area's adjacent the work area;
- Appropriate asbestos removal works signage in accordance with AS 1319-1994 *Safety signs for the Occupational Environment* must be affixed to key locations surround the work area to prevent unauthorised access;

- Access should be restricted at least 10 metres surrounding the work area for personnel unrelated to asbestos removal works;
- The LARC and LAA are to utilise appropriate PPE/RPE (refer to **Section 9**);
- Window mastic should be encapsulated using a heavy-duty tape or another suitable encapsulant;
- The window frame should be removed in its entirety and the entire unit disposed of as asbestos—containing waste;
- Work area to be cleaned with an H-Class HEPA filtered vacuum cleaner, and all surfaces to be wet wiped clean prior to LAA conducting visual inspection; and
- Workers are required to follow personal decontamination procedures when entering/exiting the work area and dispose of the waste generated from the works in an appropriate manner as per the SafeWork NSW *Code of Practice: How to Safely Remove Asbestos*, 2019.

8.1.3.2 Option 2 – Removal of Mastic only

- Control air monitoring to be undertaken during removal works to interior and exterior area's adjacent the work area;
- Appropriate asbestos removal works signage in accordance with AS 1319-1994 *Safety signs for the Occupational Environment* must be affixed to key locations surround the work area to prevent unauthorised access;
- Access should be restricted at least 10 metres surrounding the work area for personnel unrelated to asbestos removal works;
- The LARC and LAA are to utilise appropriate PPE/RPE (refer to **Section 9**);
- Glass should be removed from the frame in its entirety from the window frame. The glass may be decontaminated by a combination of HEPA vacuuming and wet wiping, or removed as asbestos-containing waste;
- Mastic remaining to the window frame should be removed through manual scraping methods undertaken with the use of approved hand-tools (e.g. hand scraper, chisel, Stanley knife), in conjunction with a HEPA filtered vacuum;
- Following the scraping of the mastic the window frame should be vacuumed with a HEPA-filtered H-Class industrial vacuum cleaner and/or wiped with damp rags or wet wipes (which should be disposed of as asbestos waste);
- Work area to be cleaned with an H-Type asbestos removal approved HEPA filter vacuum cleaner, and all surfaces to be wet wiped clean prior to LAA conducting visual inspection; and
- Workers are required to follow personal decontamination procedures when entering/exiting the work area and dispose of the waste generated from the works in an appropriate manner as per the SafeWork NSW *Code of Practice: How to Safely Remove Asbestos*, 2019.

8.1.4 Millboard Insulation – Heater Bank Removal

Asbestos-containing millboard insulation was assumed to be present to heater banks within the HVAC system throughout all levels of the Site. It should be noted that during Prensa's hazardous materials assessment of the Site, this item could not be sampled due to the HVAC system being electrically operational. As such, it is recommended that Prensa re-attends the Site to sample representative heater banks at such a time where a suitable HVAC technician can safely isolate the system. If items are found to be negative for asbestos then the below does not need to be followed for removal/demolition of the item.

If the item is found to be positive for asbestos or is not sampled, then a wrap and cut friable removal method can be undertaken. This method includes:

- Control and clearance air monitoring during and following removal works;

- Appropriate asbestos removal works signage in accordance with AS 1319-1994 *Safety signs for the Occupational Environment* must be affixed to key locations surround the work area to prevent unauthorised access;
- Access restriction of at least 10 metres to work area for personnel unrelated to asbestos removal works;
- The LARC and LAA are to utilise appropriate PPE/RPE (refer to **Section 9**);
- The section of the HVAC system to be removed should be vacuumed with a HEPA-filtered H-Class industrial vacuum cleaner and/or wiped with damp rags or wet wipes (which should be disposed of as asbestos waste)
- The section of the HVAC system to be removed should be double wrapped with heavy duty polyethylene sheeting (minimum 200 µm thickness) and taped so that the asbestos is totally sealed within the polyethylene sheeting. Only the exposed metal can be cut and during the cutting process care should be taken to ensure the polyethylene sheeting is not punctured or melted;
- If the polyethylene is damaged during this process then works should cease and the sheeting should be adequately patched or an additional sheet should be wrapped around the item to prevent potential airborne asbestos fibre release;
- Once the section is cut, the entirety of the HVAC section should be suitably disposed of as asbestos-containing waste;
- Work area to be cleaned with an H-Type asbestos removal approved HEPA filter vacuum cleaner, and all surfaces to be wet wiped clean prior to LAA conducting visual inspection; and
- On completion of the removal work, workers need to follow personal decontamination procedures and dispose of the waste generated from the works in an appropriate manner as per the SafeWork NSW *Code of Practice: How to Safely Remove Asbestos*, 2019.

The above is the most preferred method for removal however, if preferable manual stripping methods of the millboard insulation can be undertaken. If this is the case then removal works should follow guidelines regarding the safe removal of friable ACM, as outlined in the SafeWork NSW *Code of Practice: How to Safely Remove Asbestos*, 2019.

8.1.5 Other non-friable ACM Items

Other non-friable ACM were assumed to be present throughout the Site in a variety of forms. It should be noted that during Prensa's hazardous materials assessment of the Site, these materials could not be sampled for various reasons as outlined in Prensa's hazardous materials report (Ref: 107211S-001 *Clocktower Building Hazardous Materials Report V2*). As such, it is recommended that Prensa returns to Site to sample each material at such a time where suitable access is facilitated. If the material is found to be negative for asbestos then the below does not need to be followed for removal/demolition of the item.

If the material is found to be positive for asbestos or is not sampled then the following should be followed by the LARC during removal works:

- Control air monitoring during removal works along the perimeter of the asbestos removal area;
- Appropriate asbestos removal works signage in accordance with AS 1319-1994 *Safety signs for the Occupational Environment* must be affixed to key locations surround the work area to prevent unauthorised access;
- Access restriction of at least 10 metres to work area for personnel unrelated to asbestos removal works;
- Remove all general waste, materials and stored goods from the work area;
- The LARC and LAA are to utilise appropriate PPE/RPE (refer to **Section 9**);

- Set-up a personal decontamination area in appropriate location and designate suitable transit and waste route, where applicable (see **Sections 10 & 11**);
- Removal works should be conducted with the use of approved hand-tools; and
- Work area to be cleaned with an H-Type asbestos removal approved HEPA filter vacuum cleaner, and all surfaces to be wet wiped clean prior to LAA conducting visual inspection.

8.2 Lead-containing Paint

All removal works should be undertaken in accordance with the requirements of AS4361.2-2017 Guide to Hazardous Paint Management – Part 2: *Lead Paint in Residential, Public and Commercial Buildings*. It would be prudent to have a preliminary meeting with Essence, the contractor and the hygienist to confirm a suitable approach for the removal works.

8.2.1 Set up of Paint and Dust Removal Area

Each removal area should be clearly defined and access restricted to prevent unauthorised access. Any doors to the area should be signposted in accordance with Australian Standard *AS1319-1994 Safety Signs for the Occupational Environment* and barricades erected. If significant disturbance of LCP is scheduled, and are considered a lead process (i.e. abrasive removal of paints with 1% lead content) application of additional controls are required under the WHS Regulation, 2017, such as those detailed in **Section 8.1** pertaining to friable asbestos as this increased the risk profile of the works.

A decontamination area must be set up at the entrance of the work area.

It would be prudent to have a preliminary meeting with Essence, LPAC and the hygienist to confirm a suitable approach for the LCP remediation, along with suitable times when general public and staff are at a minimum around the work area. Essence will consider any innovative paint removal process.

8.2.2 Removal Process - LCP

Following the set-up of the work area:

- Flaking paint shall be removed from the identified painted surfaces;
- Following removal of the paint, the surface and surrounding area should be cleaned of any residues and dusts using a combination damp wiping techniques and a HEPA filtered vacuum. At no time shall uncontrolled spray be used to clean the area due to the fact that the water will not be controlled and the remaining chemical and paint residues may inadvertently contaminate the surrounding environment;
- Visual inspection of the hazardous paint removal to be undertaken to confirm paint is removed to a reasonably practicable standard; and
- A successful clearance inspection should be conducted by the hygienist prior to the repainting or encapsulation of the painted surfaces with a lead free substitute (if building material is to remain in-situ).

8.3 SMF Materials

Caution is required when handling SMF products in order to minimise airborne SMF levels. It is recommended that the *Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006(1990)] and SafeWork Australia *Guide to Handling Refractory Ceramic Fibres*, 2013 be closely adhered to when handling such materials.

Essentially, SMF materials should be handled in such a way as to minimise dust and disturbance of the materials. Where SMF materials are installed or removed, then suitable controls and appropriate personal protection are to be provided. Consultation should be sought from an occupational hygienist/LAA with regard to appropriate procedures prior to the handling of such materials.

9 Hazardous Materials Personal Protective Equipment (PPE)

During hazardous materials abatement works, PPE must be worn by the licensed contractor, the hygienist/asbestos assessor and other personnel who are required to enter the hazardous building material removal area.

Table 1: Types of Hazardous Material PPE

PPE	Picture
Half faced disposable P2 respirator for low risk LCP and SMF remediation works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment and fit testing must be undertaken for all staff required to wear respirator.	
Half faced respirator with a P2 particulate filter cartridge to be used for non-friable asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Full faced, powered air purifying respirator with a P3 particulate filter cartridge should be used for friable asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Disposable coveralls rated Type 5/6 or equivalent e.g. Tyvek during hazardous building material remediation works.	
Appropriate glasses or goggles when dealing with hazardous building materials.	
Appropriate gloves i.e. Nitrile disposable gloves for hazardous building materials.	
Disposable booties for applicable works.	

It is important to note that the disposable coveralls, booties and gloves are one use only and **must** be disposed of as asbestos waste or hazardous waste (LCP) after each use. Respirators need to be decontaminated. Cartridges must be inspected and replaced as required, dependent upon type and duration of usage.

10 Decontamination

Personal decontamination must be undertaken each time the asbestos or LCP removal contractor leaves the work area. Personal decontamination must be undertaken in accordance with requirements of the NSW Code of Practice: *How to Safely Remove Asbestos*, 2019 for personal decontamination methods.

Prensa recommends that once a final scope of refurbishment works is determined, an appropriate decontamination procedure should be designed through consultation between the LARC, Prensa and Essence. Prensa does not consider a three (3) stage wet decontamination unit to be practicable for the above works, however an appropriate personal decontamination strategy is required to be established at the entrance/exit of the hazardous material work area.

The hazardous material abatement contractor should ensure their procedures and policies are followed when undertaking personal decontamination.

11 Waste Removal

11.1 Asbestos Waste

Asbestos waste shall be removed from the Site and disposed of in accordance with the NSW *POEO Waste Regulation*, 2014 and NSW *Waste Classification Guidelines*. Asbestos waste shall be sealed within suitably labelled 200µm thick plastic asbestos bags within the enclosure. The waste bag shall be passed through the dirty side of the decontamination unit (where applicable) where it is washed to removal any dust and debris on the outside of the bags. The asbestos bags will then be passed through the decontamination unit to the clean-side airlock where it will be placed into second asbestos waste bags of equivalent size and quality before sealing and final cleaning. Asbestos warning signs must be visible on all waste bags and plastic lined bundles. If a decontamination shower unit is not utilised, the waste bag shall be wet wiped before being placed in a secondary bag where it again is wet wiped and “goose neck” tied.

Workers involved in bagging out and in the transfer and transport of the waste bags through the work area must wear disposable overalls and a minimum of a fitted half-face respirator.

Asbestos contaminated materials unable to be cleaned must be double-wrapped in plastic for disposal at an EPA approved site. Asbestos waste bundles of plastic wrapped material should be clearly identified as being asbestos waste, i.e. labelling.

Asbestos waste shall be removed and transported to the disposal site by an EPA licensed carrier. Under no circumstances shall asbestos waste be left or stored in areas not occupied by the LARC, unless first approved by the client and the hygienist, and suitable signage and access prevention measures i.e. locked entry door are put into place. All asbestos waste shall be disposed in accordance with local authority and NSW *POEO Waste Regulation* 2014 and NSW *Waste Classification Guidelines*. Copies of EPA approved waste transport certificates must be made available upon completion of the project.

11.2 Lead Paint Waste

LCPs are classified as hazardous waste and shall be removed from the Site and disposed of in accordance with the NSW *POEO Waste Regulation*, 2014 and NSW *Waste Classification Guidelines*. Hazardous paint waste shall be sealed within suitably labelled plastic bags within the work area. The waste bags shall be washed or wet-wiped clean to removal any dust and debris on the outside of the bags. Copies of EPA approved waste transport certificates must be made available upon completion of the project.

Workers involved in bagging out and in the transfer and transport of the waste bags through the work area must wear suitable RPE and PPE in accordance with the work area specific SWMS.

LCP waste shall be removed and transported to the disposal site by an EPA licensed carrier. Under no circumstances shall LCP waste be left or stored in areas not occupied by the LRC, unless first approved by the client and the hygienist, and suitable signage and access prevention measures i.e. locked entry door are put into place.

12 Air Monitoring

12.1 Asbestos air monitoring

The LAA or competent hygienist shall provide air monitoring, site inspections, clearance inspections and certification for asbestos materials removal works to Essence.

The LAA or competent hygienist shall keep records of all enclosure inspections, air monitoring and clearance inspections undertaken. During the asbestos removal works, all records will be retained on-site with the LAA, for inspection by Essence, LARC, SafeWork NSW, or any other stakeholders.

All asbestos air monitoring must be conducted in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres* [NOHSC:3003(2005)] and all results must be analysed by a NATA, Australia accredited laboratory.

It is up to the discretion of the LAA to determine where the air monitoring equipment should be placed during the removal works. As a guide, during the removal works, air monitors should be placed at the perimeter of the work area within the building adjacent to windows, and particularly adjacent to sensitive receptors i.e. occupied areas.

The LAA must undertake airborne asbestos air monitoring surrounding the work area to ensure that control measures in place are adequate and working affectively. The control limits must be as per **Table 2** below:

Table 2: Asbestos Air Monitoring Action Levels		
Action level (fibres/ml)	Control	Action
< 0.01	No new control measures are necessary	Continue with control measures.
0.01 to ≤ 0.02	1 - Review	Review control measures.
	2 - Investigate	Investigate the cause.
	3 - Implement	Implement controls to eliminate or minimise exposure and prevent further release.
> 0.02	1 - Stop removal work	Stop removal work.
	2 - Notify regulator	Notify the regulator (SafeWork NSW) by phone followed by fax or written statement that work has ceased & the results of the air monitoring.
	3 - Investigate the cause	Conduct a thorough visual inspection of the enclosure (if used) & associated equipment in consultation with all workers involved.
	4 - Implement controls to eliminate or minimise exposure and prevent further release	Extend the isolated/barricaded area around the removal area/enclosure as far as reasonably practicable (until fibre levels are ≤ 0.01 fibres/ml), wet wipe and vacuum the surrounding area, seal any identified leaks & smoke test the enclosure until it is satisfactorily sealed.
	5 - Do not recommence removal work until further air monitoring is conducted	Do not recommence until fibre levels are ≤ 0.01 fibres/ml.

12.2 Inhalable Lead Dust Monitoring

All inhalable lead dust monitoring must be conducted in accordance with Australian Standard AS3640-2009 *“Workplace Atmospheres - Method for sampling and gravimetric determination of inhalable dusts”* and all results must be analysed by a NATA accredited laboratory.

It is up to the discretion of the hygienist to determine where the air monitoring equipment should be placed during the removal works. As a guide, during the removal works, air monitors should be placed at the perimeter of the work area within the building adjacent to windows, and particularly adjacent to sensitive receptors, i.e. occupied areas.

The relevant adopted exposure standards for lead as described within SafeWork Australia’s *Workplace Exposure Standards for Airborne Contaminants*, 2018, are outlined within **Table 3** below along with adopted action levels for areas outside of the work area:

Table 3: Exposure standard and action levels for lead within Inhalable Dust Air Monitoring		
Analyte	8hr Time-Weighted Average Exposure Standard (TWA) ¹ (mg/m ³)	Adopted Action Level (mg/m ³)
Lead (Pb)	0.05	0.03

¹ – Time Weighted Average over an 8-hour working shift, 5 days per week over a working lifetime.

13 Clearance Inspections

13.1 Asbestos Clearance

The standard for clearance inspections will be determined by visual inspection of the work areas, ensuring that the work has been completed satisfactorily and that there is no visual evidence of asbestos contamination.

Following the successful completion of the final visual clearance inspection and air monitoring, a clearance certificate will be issued by the LAA. The clearance certificate will state that:

The ACM has been removed to the appropriate legislative requirements; and

- That the area is safe for re-occupation by unprotected personnel.

Additionally, the clearance certificate must include the following:

- Description of the ACM removed, together with a unique description of the area from where they were removed from;
- Date asbestos removal works were undertaken and date clearance provided;
- Name of LAA and licence number;
- Photographs showing the item before and after removal; and
- Asbestos air monitoring certification attached.

13.2 Lead Paint Clearance

The standard for clearance inspections will be determined by visual inspection of the work areas, conducted to the standard described in 'Australian Standard (AS) 4361.2-2017 *Guide to hazardous paint management - Part 2: Lead paint in Residential, Public and commercial buildings*. Ensuring that the work has been completed satisfactorily and that there is no visual evidence of dust and debris and paint has been removed in its entirety from the underlying substrate.

Additionally, the clearance certificate will include:

- Building number, room/area;
- Details of the removal contractor;
- Description of the LCP removed;
- Details of enclosure integrity testing (where applicable);
- Date of removal works and date of completion;
- Date of clearance and details of LAA/hygienist undertaking clearance; and
- Details of any remaining LCP in the area.

The clearance certificate will indicate that the hazardous materials removal works have been completed as far as is reasonably practicable.

14 Communication

The following documentation must be communicated through to Essence and its representatives within 24 hours of receipt:

- All preliminary documentation;
- Asbestos and lead air monitoring certificates;
- Enclosure integrity and smoke test certificates;
- Clearance certification; and
- Tipping dockets and WasteLocate consignment notes.

15 Closure

At the conclusion of removal works, the following activities are required to close out the project:

- Hazardous material tipping dockets to be provided to Essence by LARC/LPAC;
- Clearance certificates noting unique locations of asbestos and lead to be provided to Essence; and
- If asbestos and lead remains on-site this should be reflected in an updated hazardous materials register for the building.

Appendix A: Hazardous Materials Specification Register

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 107211S				
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments		Control Priority	Reinspect Date	Photo No.
Exterior	Throughout	Window Frames	Mastic sealant	Asbestos	Similar to: 107211S-001-002	Assumed Positive	Non-friable	Low	Good	Low		40 Lm	Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		P4	Sep-27	-
Exterior, roof level	Throughout	Pipework	Mastic sealant	Asbestos	107211S-001-011	Negative	-	-	-	-		-	-	-	-	-	-
Exterior, roof level	Aqua cooling towers	Base of tower below vents	Mastic sealant	Asbestos	107211S-001-012	Negative	-	-	-	-		-	-	-	-	-	1
Exterior, roof level	Throughout	Air conditioning ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-013	Assumed Negative	-	-	-	-		-	-	-	-	-	-
Exterior, roof level	South west elevation	Air conditioning ductwork	Mastic sealant	Asbestos	107211S-001-013	Negative	-	-	-	-		-	-	-	-	-	-
Exterior, roof level	Pumps adjacent aqua tower pipework	Flange	Gasket	Asbestos	107211S-001-014	Negative	-	-	-	-		-	-	-	-	-	2
Exterior, roof level	Below lift motor room	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-		-	Item assumed negative due to age and appearance.		-	-	-
Exterior, roof level	Throughout	Floor	Waterproofing	Asbestos	107211S-001-015	Negative	-	-	-	-		-	-	-	-	-	3
Exterior, roof level	Adjacent fire door	Floor	Screed	Asbestos	107211S-001-016	Negative	-	-	-	-		-	-	-	-	-	4
Exterior, roof level	Roof	Expansion gap	Mastic sealant	Asbestos	Previously sampled: 50173-001	Negative	-	-	-	-		-	-	-	-	-	-
Exterior, level 6	Harrington Lawyers Tenancy, balcony	Wall above door	Mastic	Asbestos	107211S-001-020	Negative	-	-	-	-		-	-	-	-	-	-
Exterior, level 6	Harrington Lawyers Tenancy, balcony	Base of handrail	Waterproofing	Asbestos	107211S-001-021	Negative	-	-	-	-		-	-	-	-	-	-
Exterior, level 6	Orchard Talent Group Tenancy, balcony	Base of perimeter wall	Bituminous waterproofing	Asbestos	107211S-001-023	Negative	-	-	-	-		-	-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square			Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000							Client No: E0110 Job No: 1072115		
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Exterior, level 6	Orchard Talent Group Tenancy, balcony	Perimeter wall	Red waterproofing	Asbestos	Similar to: 107211S-001-021	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Exterior, level 5	Eastern elevation, Invast Global tenancy, balcony	To base of wall	Waterproofing	Asbestos	107211S-001-005	Negative	-	-	-	-	-	-	-	-	-	-
Exterior, level 4	Balcony	Perimeter walls	Waterproofing	Asbestos	Similar to: 107211S-001-021	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Exterior, level 4	Balcony	Base of perimeter walls	Bituminous material	Asbestos	Similar to: 107211S-001-023	Assumed Negative	-	-	-	-	-	-	-	-	-	5
Exterior, level 4	Balcony	Floor	Waterproofing	Asbestos	107211S-001-027	Negative	-	-	-	-	-	-	-	-	-	-
Exterior, level 4	Balcony, north elevation	Base of door	Mastic sealant	Asbestos	107211S-001-028	Negative	-	-	-	-	-	-	-	-	-	-
Exterior, level 2	Eastern elevation	Windows	Mastic sealant	Asbestos	107211S-001-002	Positive	Non-friable	Low	Good	Low	-	40 Lm	Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Sep-27	6
Exterior, level 2	Eastern elevation	Windows	Waterproofing	Asbestos	107211S-001-003	Negative	-	-	-	-	-	-	-	-	-	-
Exterior, level 2	Courtyard	Within garden beds	Fibre cement debris	Asbestos	107211S-001-031	Negative	-	-	-	-	-	-	-	-	-	7
Exterior, level 2	Courtyard	Garden beds, green walls	Waterproofing	Asbestos	107211S-001-032	Negative	-	-	-	-	-	-	-	-	-	-
Exterior, level 2	Courtyard	Soffit to level 3 offices	Fibre cement sheeting	Asbestos	Not Sampled: Height restrictions	Assumed Positive	Non-friable	Low	Good	Low	-	25 m²	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Sep-27	8
Exterior, level 2	Courtyard, throughout	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-032	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Exterior, level 1	North eastern elevation, below Clocktower, eave	Soffit	Fibre cement sheet	Asbestos	107211S-001-004	Negative	-	-	-	-	-	-	-	-	-	9

Appendix A: Hazardous Building Materials Specification Register

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square			Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000							Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments		Control Priority	Reinspect Date	Photo No.
Exterior, ground level	Eastern elevation, entry awning	Soffit	Fibre cement sheet	Asbestos	1072115-001-001	Negative	-	-	-	-	-	-	-	-	-	-	-
Exterior, ground level	North elevation, Sydney Symphony Orchestra entrance awning	Soffit	Fibre cement sheet	Asbestos	1072115-001-046	Negative	-	-	-	-	-	-	-	-	-	-	-
Exterior, ground level	Expansion gap in floor	Floor	Mastic sealant	Asbestos	Previously sampled: 50173-44	Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, level 6	Ceiling space	Air conditioning ductwork	Exterior, insulation lining	Asbestos	1072115-001-018	Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, level 6	Throughout	Fire door - single	Fire door core	Asbestos	Similar to: 1072115-001-017	Assumed Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, level 6	Unisex toilet	Window frames	Mastic sealant	Asbestos	1072115-001-019	Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, level 6	Orchard Talent Group Tenancy, main foyer, ceiling space	Air conditioning ductwork	Exterior, insulation lining	Asbestos	Similar to: 1072115-001-018	Assumed Negative	-	-	-	-	-	-	-	-	-	-	10
Interior, level 6	Orchard Talent Group Tenancy, kitchen, below sink	Sink pad	Bituminous material	Asbestos	1072115-001-022	Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, level 6	Orchard Talent Group Tenancy, balcony	Wall to tenancy	Mastic	Asbestos	Similar to: 1072115-001-020	Assumed Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, level 6	Air handling room	Floor	Waterproofing	Asbestos	Similar to: 1072115-001-025	Assumed Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, level 6	Air handling room	Ductwork	Mastic sealant	Asbestos	Similar to: 1072115-001-026	Assumed Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, level 6	Within ceiling space	Air handling units - heater banks	Millboard insulation	Asbestos	Not Sampled: Sealed units	Assumed Positive	Friable	Low	Good	Low	UQ	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.		P3	Sep-25	11	
Interior, level 6	Kitchen	Floor	Vinyl floor tiles	Asbestos	Previously sampled: 50173-06	Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, level 6	Fire hose cupboards	Pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-07	Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, level 6	Telecom cupboards	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-08	Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, level 6	Electrical cupboard	Electrical backing board	Bituminous backing board	Asbestos	Previously sampled: 50173-09	Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, level 6	Air handling room	Door linings	Fibre cement sheeting	Asbestos	Previously sampled: 50173-10	Negative	-	-	-	-	-	-	-	-	-	-	12
Interior, level 6	Air handling room	Pipe work flange joints	Gasket material	Asbestos	Previously sampled: 50173-11	Negative	-	-	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square			Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000						Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 5	Cranefield Group tenancy, ceiling space, ductwork	Heaterbank	Millboard insulation	Asbestos	Not Sampled: Electrical hazard	Assumed Positive	Friable	Low	Good	Low		1 unit	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P3	Sep-25	-
Interior, level 5	Throughout	Fire door - single	Fire door core	Asbestos	Similar to: 107211S-001-017	Assumed Negative	-	-	-	-		-	-	-	-	-
Interior, level 5	South elevation riser cupboard, pipework	Flange	Gasket	Asbestos	107211S-001-024	Negative	-	-	-	-		-	-	-	-	-
Interior, level 5	Air handling room	Floor	Waterproofing	Asbestos	107211S-001-025	Negative	-	-	-	-		-	-	-	-	-
Interior, level 5	Shower room	Window frames	Mastic	Asbestos	Similar to: 107211S-001-019	Assumed Negative	-	-	-	-		-	-	-	-	-
Interior, level 5	Electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-		-	Item assumed negative due to age and appearance.	-	-	-
Interior, level 5	Air handling room, south elevation	To ground	Fireblock	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-		-	Installed in 2020, item assumed negative due to age and appearance	-	-	-
Interior, level 5	Air handling room	Ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-026	Assumed Negative	-	-	-	-		-	-	-	-	-
Interior, level 5	South riser cupboard	Pipe and cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-12	Negative	-	-	-	-		-	-	-	-	13
Interior, level 5	South riser cupboard	Upper pipe penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-12	Assumed Negative	-	-	-	-		-	-	-	-	-
Interior, level 5	South office kitchen room	Floor	Grey vinyl floor tiles	Asbestos	Previously sampled: 50173-13	Negative	-	-	-	-		-	-	-	-	-
Interior, level 5	Air handling room	Door linings	Fibre cement sheeting	Asbestos	Previously sampled: 50173-14	Negative	-	-	-	-		-	-	-	-	-
Interior, level 5	Air handling room	Pipe work flange joints	Gasket material	Asbestos	Previously sampled: 50173-15	Negative	-	-	-	-		-	-	-	-	-
Interior, level 5	Air handling room	Ductwork joints	Mastic sealant	Asbestos	Previously sampled: 50173-16	Negative	-	-	-	-		-	-	-	-	-
Interior, level 5	Throughout	Ductwork joints	Mastic sealant	Asbestos	Similar to previously sampled: 50173-16	Assumed Negative	-	-	-	-		-	-	-	-	-
Interior, level 5	Electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-17	Negative	-	-	-	-		-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square			Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000							Client No: E0110 Job No: 107211S		
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 5	Telecom cupboards	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-18	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 5	North riser cupboard and adjacent riser	Pipe and cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-19	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 4	Air handling room	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-025	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 4	Electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	14
Interior, level 4	Air handling room	Ductwork	Mastic sealant	Asbestos	107211S-001-026	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 4	South riser cupboard	Debris on floor surface	Fibre cement sheet	Asbestos	Previously sampled: 50173-20	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 4	South riser cupboard	Pipe and cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-21	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 4	Air handling room	Door linings	Fibre cement sheeting	Asbestos	Previously sampled: 50173-22	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 4	Air handling room	Pipe work flange joints	Gasket material	Asbestos	Previously sampled: 50173-23	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 4	Electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-24	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 4	Telecom cupboards	Cable penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-24	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 4	North riser cupboard	Pipe penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-24	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 4	South west riser cupboard	Cable and pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-25	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 3	West Air handling room	Ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-026	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 3	Western Air handling room	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-025	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 3	Tea room, ceiling space	Pipe penetration wrap	Bituminous material	Asbestos	107211S-001-029	Negative	-	-	-	-	-	-	-	-	-	15
Interior, level 3	South and west corridors, windows overlooking courtyard	Window frames	Mastic	Asbestos	107211S-001-030	Negative	-	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd					Site Name: Clocktower Square					Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 107211S		
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.	
Interior, level 3	East air handling room	Ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-026	Assumed Negative	-	-	-	-	-	-	-	-	-	-	
Interior, level 3	East air handling room	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-025	Assumed Negative	-	-	-	-	-	-	-	-	-	-	
Interior, level 3	East electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-	
Interior, level 3	Throughout	Fire door - single	Fire door core	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	-	Manufactured 2004, item assumed negative due to age and appearance.	-	-	-	
Interior, level 3	East electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-26	Negative	-	-	-	-	-	-	-	-	-	-	
Interior, level 3	East electrical cupboard	Electrical backing board	Bituminous backing board	Asbestos	Similar to previously sampled: 50173-09	Assumed Negative	-	-	-	-	-	-	-	-	-	-	
Interior, level 3	East air handling room	Door linings	Fibre cement sheeting	Asbestos	Previously sampled: 50173-27	Negative	-	-	-	-	-	-	-	-	-	-	
Interior, level 3	North-west fire hydrant cupboard	Pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-28	Negative	-	-	-	-	-	-	-	-	-	-	
Interior, level 3	West Telecom cupboard	Cable penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-28	Assumed Negative	-	-	-	-	-	-	-	-	-	-	
Interior, level 3	West electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-29	Negative	-	-	-	-	-	-	-	-	-	-	
Interior, level 3	Kitchen riser cupboard	Pipe penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-29	Assumed Negative	-	-	-	-	-	-	-	-	-	-	
Interior, level 3	West air handling unit room	Door linings	Fibre cement sheeting	Asbestos	Previously sampled: 50173-30	Negative	-	-	-	-	-	-	-	-	-	-	
Interior, level 3	West air handling unit room	Pipe work flange joints	Gasket material	Asbestos	Similar to previously sampled: 50173-23	Assumed Negative	-	-	-	-	-	-	-	-	-	-	
Interior, level 2	Electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-	
Interior, level 2	West air handling room	Ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-026	Assumed Negative	-	-	-	-	-	-	-	-	-	-	
Interior, level 2	West air handling room	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-025	Assumed Negative	-	-	-	-	-	-	-	-	-	-	

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square			Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000						Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 2	East electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, level 2	East air handling room	Ductwork	Mastic sealant	Asbestos	Similar to: 107211S-001-026	Assumed Negative	-	-	-	-	-	-	-	-	-	16
Interior, level 2	East air handling room	Floor	Waterproofing	Asbestos	Similar to: 107211S-001-025	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 2	West air handling unit room	Pipe work flange joints	Gasket material	Asbestos	Similar to previously sampled: 50173-23	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 2	West electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-31	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 2	Western Telecom cupboard	Cable penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-31	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 2	North-west fire hydrant cupboard	Pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-32	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 2	South west riser cupboard	Pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-33	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 2	South west riser cupboard	Loose insulation on floor surface	Insulation	Asbestos	Previously sampled: 50173-34	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 2	South-west kitchen	Floor	Grey vinyl floor tiles	Asbestos	Previously sampled: 50173-35	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 1	South east elevation, vacant tenancy, above A/C unit	Ductwork	Mastic sealant	Asbestos	107211S-001-006	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 1	South east elevation, vacant tenancy, above A/C unit	Wall & ceiling join	Insulation	Asbestos	107211S-001-007	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, men's, women's & disabled bathrooms	Floor	Sheet vinyl	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	17
Interior, level 1	Eastern vacant tenancy, adjacent entry	Floor coverings - blue	Vinyl floor tiles	Asbestos	Previously sampled: 50173-37	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 1	Storeroom adjacent fan room, electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, level 1	Storeroom adjacent fan room	Ceiling	Fibrous plasterboard	Asbestos	107211S-001-044	Negative	-	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square			Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000						Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 1	Fan room	Ductwork	Mastic sealant	Asbestos	1072115-001-033	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 1	Throughout	Fire door - single	Fire door core	Asbestos	Similar to: 1072115-001-017	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 1	South west elevation fire stairs, window to fan room	Window frame	Mastic sealant	Asbestos	1072115-001-034	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 1	South east elevation, fire hose room	Ceiling	Mastic sealant	Asbestos	1072115-001-035	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 1	Eastern elevation, adjacent lift, electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, level 1	Service corridor adjacent west elevation lifts, electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, level 1	West service corridor, electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-36	Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 1	Telecom cupboards	Cable penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-36	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 1	East electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-38	Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	West service corridor, electrical cupboard	Cable penetrations	Insulation	Asbestos	Previously sampled: 50173-42	Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	East elevation, air con room	Electrical distribution board	Bituminous backing board	Asbestos	1072115-001-008	Negative	-	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square			Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000							Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments		Control Priority	Reinspect Date	Photo No.
Interior, ground level	South elevation, vacant tenancy, adjacent Walking Tours	Electrical distribution board	Bituminous backing board	Asbestos	Similar to: 107211S-001-008	Assumed Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, ground level	North elevation, vacant tenancy	Electrical distribution board	Bituminous backing board	Asbestos	Similar to: 107211S-001-008	Assumed Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, ground level	North elevation, vacant tenancy, cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Similar to: 107211S-001-008	Assumed Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy	Floor	Sheet vinyl	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.		-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy, kitchenette	Floor coverings - grey	Sheet vinyl	Asbestos	107211S-001-009	Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy, adjacent kitchenette, below carpet	Floor coverings - grey	Sheet vinyl	Asbestos	107211S-001-010	Negative	-	-	-	-	-	-	-	-	-	-	18
Interior, ground level	South west elevation, Ecoo tenancy, western storage room	Safe	Insulation material - internal	Asbestos	Not Sampled: Sealed unit	Assumed Positive	Friable	Low	Good	Low	-	1 unit	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.		P3	Sep-25	-
Interior, ground level	Adjacent fire hose reel door	To circular rigid ductwork	Mastic sealant	Asbestos	107211S-001-038	Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, ground level	Adjacent fire hose reel door	To lower rigid ductwork	Mastic sealant	Asbestos	107211S-001-039	Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, ground level	Eastern elevation, electrical cupboard	Ceiling penetration	Insulation	Asbestos	Similar to: 107211S-001-007	Assumed Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, ground level	Eastern elevation, electrical cupboard	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.		-	-	-
Interior, ground level	Eastern elevation, hydraulics cupboard	Flange	Gasket	Asbestos	Similar to: 107211S-001-024	Assumed Negative	-	-	-	-	-	-	-	-	-	-	-
Interior, ground level	Mechanical plant room	Raised flooring below plant	Waterproofing	Asbestos	107211S-001-036	Negative	-	-	-	-	-	-	-	-	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, ground level	Electrical cupboard adjacent cleaners room	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, ground level	EZY Mart Tenancy, back of house	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, ground level	Loading dock, rubbish room, north elevation	Wall	Fireblock	Asbestos	1072115-001-037	Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	Loading dock, rubbish room, south elevation	Wall	Fireblock	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	-	Item installed in 2016, assumed negative due to age and appearance.	-	-	-
Interior, ground level	Loading Dock	Pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-39	Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	West service corridor, electrical cupboard	Plant room	Bituminous backing board	Asbestos	Previously sampled: 50173-40	Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	West service corridor, electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-41	Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	West service corridor, Telecom cupboard	Cable penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-41	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	South east electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Similar to previously sampled: 50173-41	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	East electrical cupboard	Cable penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-43	Negative	-	-	-	-	-	-	-	-	-	-
Interior, ground level	North fire hydrant cupboard	Pipe penetrations	Mastic sealant	Asbestos	Previously sampled: 50173-43	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, level 2	Bridge meeting room, ceiling space, ductwork	Heaterbank	Millboard insulation	Asbestos	Not Sampled: Electrical hazard	Assumed Positive	Friable	Low	Good	Low	Low	1 unit	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P3	Sep-25	-
Interior, level 6 to ground level	Within ceiling space	Air handling units - heater banks	Millboard insulation	Asbestos	Not sampled: Sealed units	Assumed Positive	Friable	Low	Good	Low	Low	UQ	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P3	Sep-25	-
Interior, lower B1 level	Telecommunications MDF room	Electrical distribution board	Bituminous backing board	Asbestos	Not Sampled: Electrical hazard	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, lower B1 level	Telecommunications MDF room	Ceiling	Fireblock	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	-	Item installed in 2020, assumed negative due to age and appearance.	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, lower B1 level	Gas meter room	Penetrations throughout	Fireblock	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	-	Item installed in 2016, assumed negative due to age and appearance.	-	-	-
Interior, lower B2 level	Under fan room, to wall	Construction join	Bituminous packer	Asbestos	107211S-001-042	Negative	-	-	-	-	-	-	-	-	-	-
Interior, lower B2 level	Sewerage ejector room	Penetrations throughout	Fireblock	Asbestos	Similar to: 107211S-001-037	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, lower B2 level	Lift motor room 3	Lift motor	Friction pads	Asbestos	Not Sampled: Electrical hazard	Assumed Positive	Non-friable	Low	Good	Low	-	1 unit	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Sep-27	19
Interior, throughout	Lifts throughout	Lift landing doors	Insulation material - internal	Asbestos	Not Sampled: Sealed unit	Assumed Negative	-	-	-	-	-	-	Item assumed negative due to age and appearance.	-	-	-
Interior, upper B1 level	Hot water heater room	Redundant service pipe	Woven material	Asbestos	107211S-001-045	Negative	-	-	-	-	-	-	-	-	-	-
Interior, upper B1 level	Adjacent carpark entrance	Rigid Ductwork	Insulation material - internal	Asbestos	107211S-001-040	Negative	-	-	-	-	-	-	-	-	-	20
Interior, upper B1 level	Adjacent after hours exit	Black wall panelling	Fibre cement sheet	Asbestos	107211S-001-041	Negative	-	-	-	-	-	-	-	-	-	-
Interior, upper B1 level	Carpark entrance, ceiling	Ductwork	Sprayed insulation	Asbestos	107211S-001-043	Negative	-	-	-	-	-	-	-	-	-	-
Interior, upper B1 level	Carpark exit, ceiling	Ductwork	Sprayed insulation	Asbestos	Similar to: 107211S-001-043	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, upper B2 level	Adjacent after hours exit	Black wall panelling	Fibre cement sheet	Asbestos	Similar to: 107211S-001-041	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior, roof level	Fire stairs, adjacent fire door	Penetration	Fireblock	Asbestos	Not Sampled: Age + Appearance	Assumed Negative	-	-	-	-	-	-	Installed in 2020, item assumed negative due to age and appearance	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 107211S				
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments		Control Priority	Reinspect Date	Photo No.
Interior, roof level	Lift motor room	Lift motor	Friction pads	Asbestos	Not Sampled: Electrical hazard	Assumed Positive	Non-friable	Low	Good	Low		2 units	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		P4	Sep-27	21
Interior, roof level	Fire stairs	Fire door - single	Fire door core	Asbestos	107211S-001-017	Negative	-	-	-	-		-	-		-	-	-
Exterior, roof level	Throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		25 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	22
Interior, level 6	Ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		80 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	-
Interior, level 6	Ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		70 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	23
Interior, level 6	Telecommunications cupboard	Penetrations throughout	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low		3 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	-
Interior, level 6	North elevation, storage cupboard	Penetration	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	-
Interior, level 6	Hunt Collaborative Tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	-
Interior, level 6	Harrington Lawyers Tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	-
Interior, level 6	Harrington Lawyers Tenancy, kitchen	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	-
Interior, level 6	Harrington Lawyers Tenancy, kitchen	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	24
Interior, level 6	Harrington Lawyers Tenancy, kitchen	Ceiling space	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low		UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	-
Interior, level 6	Orchard Talent Group Tenancy, offices and meeting room	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		40 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	-
Interior, level 6	Orchard Talent Group Tenancy, kitchen, below sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	-
Interior, level 5	Eastern elevation, throughout Invast Global tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		250 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	25

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 5	Eastern elevation, throughout Invast Global tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Eastern elevation, throughout Invast Global tenancy, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		20 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Eastern elevation, Invast Global tenancy, kitchen, under sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Eastern elevation, Invast Global tenancy, lunchroom, ceiling space	Roof	Sarking insulation	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	26
Interior, level 5	Cranefield Group tenancy, throughout	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		100 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Cranefield Group tenancy, kitchen under sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Cranefield Group tenancy, ceiling space, throughout	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		20 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Cranefield Group tenancy, ceiling space, throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		20 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Cranefield Group tenancy, ceiling space, throughout	Roof	Sarking insulation	SMF	-	Suspected Positive	Bonded	Low	Good	Low		50 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Cranefield Group Tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 5	Telecommunications cupboard	Ceiling penetrations	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low		2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 4	Telecommunications cupboard	Ceiling and floor penetrations	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low		4 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 4	Electrical cupboard	Ceiling and floor penetrations	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low		3 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	27
Interior, level 4	Shower room, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		8 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 4	Office area, ceiling, throughout	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		70 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 4	Office area, ceiling, throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		70 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 4	Office area, northern elevation	Ceiling space	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low		20 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 4	Office area, sporadically throughout	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		25 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 4	Office area, kitchen	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.01, throughout tenancy, ceiling	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		300 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.01, kitchen, below sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.01, throughout tenancy, ceiling space	Roof	Sarking insulation	SMF	-	Suspected Positive	Bonded	Low	Good	Low		300 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.01, throughout tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		40 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.02, throughout	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		200 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 3	Kirribilli Suite 3.02, ceiling space, throughout	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.02	Ceiling Space	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low		UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.02, kitchenette, under sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.03	Ceiling Space	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low		UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.03, ceiling space, throughout	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.03, ceiling space, throughout	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Kirribilli Suite 3.02, kitchen, under sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	West Air handling room	Penetrations throughout	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low		5 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	South elevation, fire hose reel	Penetrations throughout	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low		2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Tea room, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		15 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Tea room, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		15 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 3	Tea room, below sink	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 2	Acconia tenancy, throughout	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		200 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Acconia tenancy, kitchen behind reception	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Acconia tenancy, north west kitchenette	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Unisex toilet	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		10 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Telecommunications cupboard	Penetrations throughout	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low		4 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	South east elevation, vacant tenancy, adjacent entry doors, kitchenette, below sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	South east elevation, vacant tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	South east elevation, vacant tenancy, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	South east elevation, vacant tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		150 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, kitchenette under sink	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		100 m ²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy	Ceiling space	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low		UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, storage room	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, storage room, ceiling	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		10 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, storage room	On ground	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		10 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	Eastern vacant tenancy, adjacent entry, within riser	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	Eastern elevation, hydraulics cupboard	Ceiling penetrations	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low		5 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 1	Service corridor adjacent west elevation lifts, electrical cupboard	Penetrations throughout	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low		2 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Eastern elevation, Walking Tours tenancy, ceiling	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Eastern elevation, Walking Tours tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		10 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Eastern elevation, air con room	Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South elevation, vacant tenancy, adjacent Walking Tours	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square			Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000						Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, ground level	North elevation, vacant tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	North elevation, vacant tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		15 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	North elevation, vacant tenancy, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		10 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		20 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy	Ceiling	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy, storage room	To ground	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low		2 m²	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy, kitchenette	Hot water boiler	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South west elevation, Ecoo tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		20 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	South west elevation, Ecoo tenancy, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		20 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, hallway	Penetrations throughout	Pillow insulation	SMF	-	Suspected Positive	Bonded	Low	Good	Low		5 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, hallway	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		30 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	EZY Mart Tenancy, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		50 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square			Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000						Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, ground level	EZY Mart Tenancy, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		50 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, hallway from shops, ceiling	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		10 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, JLL Office	Wall penetration	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low		5 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, rubbish room	Wall penetrations	Pillow insulation	SMF	-	Suspected Positive	Un-bonded	Low	Good	Low		15 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, throughout	Pipework	Insulation material - external	SMF	-	Suspected Positive	Bonded	Low	Good	Low		50 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		80 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Loading dock, storeroom above stairs	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		10 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Back of house, storage cupboard adjacent telecommunications cupboards	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		10 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Bridge meeting room, ceiling space	Flexible Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Bridge meeting room, ceiling space	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, level 2	Bridge meeting room	Ceiling Space	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low		UQ	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, lower B1 level	Throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		100 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000				Client No: E0110 Job No: 107211S				
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, lower B2 level	Throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		100 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, upper B1 level	Storeroom adjacent lifts	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		6 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, upper B1 level	Hot water heater room	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		6 units	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, upper B1 level	Throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		100 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, upper B2 level	Throughout	Rigid Ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		100 Lm	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, roof level	Lift motor room	Light fittings	Capacitor	PCBs	-	Suspected Negative	-	-	-	-		-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	-	-	-
Exterior, roof level	Throughout	Concrete flooring	Cream - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP017	Negative	-	-	-	-		-	0.04% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, roof level	Throughout	Lower level pipework	Red - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP018	Negative	-	-	-	-		-	0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, roof level	Entrance	Fire door - single	Cream - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP003	Negative	-	-	-	-		-	0.091% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, roof level	Throughout	Rigid Ductwork	Cream - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP004	Negative	-	-	-	-		-	0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, roof level	Throughout	Pipework	Red - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP005	Negative	-	-	-	-		-	0.04% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, roof level	Below lift motor room	Vent	Grey - upper coloured paint system	Lead Paint - Chip	107211S-001-LCP006	Negative	-	-	-	-		-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-

Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Exterior, level 6	Harrington Lawyers Tenancy, balcony	Walls	Yellow - upper coloured paint system	Lead Paint - Chip	1072115-001-LCP008	Negative	-	-	-	-	-	-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, level 4	Balcony	Building walls	Cream - upper coloured paint system	Lead Paint - Chip	1072115-001-LCP009	Negative	-	-	-	-	-	-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, level 2	Courtyard	Columns	Grey - upper coloured paint system	Lead Paint - Chip	1072115-001-LCP014	Negative	-	-	-	-	-	-	0.02% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior, ground level	Eastern elevation entrance, to column, throughout	Façade	Beige - upper coloured paint system	Lead Paint - Chip	1072115-001-LCP001	Negative	-	-	-	-	-	-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior, level 5	Fire doors throughout	Door frame	Cream - upper coloured paint system	Lead Paint - Chip	1072115-001-LCP016	Negative	-	-	-	-	-	-	0.085% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior, level 3	West Air handling room	Raised flooring below air handling unit	Grey - upper coloured paint system	Lead Paint - Chip	1072115-001-LCP010	Negative	-	-	-	-	-	-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior, level 3	South and western corridors, windows overlooking courtyard	Window frames	White - upper coloured paint system	Lead Paint - Chip	1072115-001-LCP011	Negative	-	-	-	-	-	-	0.03% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior, level 2	North elevation, fire stairs	Handrail	Blue - upper coloured paint system	Lead Paint - Chip	1072115-001-LCP012	Positive	-	Low	Good	Low	-	80 Lm	0.14% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	28
Interior, level 2	Throughout, fire doors	Door frame	Blue (light) - lower coloured paint system	Lead Paint - Chip	1072115-001-LCP013	Positive	-	Low	Good	Low	-	8 Lm	0.16% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	29
Interior, level 1	West elevation, Sydney Symphony Orchestra tenancy, storage room	Ceiling	White - upper coloured paint system	Lead Paint - Chip	1072115-001-LCP002	Negative	-	-	-	-	-	-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior, ground level	North elevation, fire hose room	Door frame	Beige - upper coloured paint system	Lead Paint - Chip	1072115-001-LCP015	Negative	-	-	-	-	-	-	0.070% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior, roof level	Lift motor room	Floor	Grey - upper coloured paint system	Lead Paint - Chip	1072115-001-LCP007	Negative	-	-	-	-	-	-	0.1% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. As the result is on the threshold for lead-content, and given the non-homogenous nature of paint, it would be prudent to undertake further assessment if the paint is to be disturbed.	-	-	30

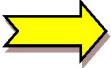
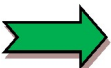
Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Throughout	-	-	-	Lead Dust	-	-	-	-	-	-	-	-	No suspect lead dust identified at the time of the assessment	-	-	-
Exterior, roof level	South west elevation	Actron air conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	Ozone Depleting Substances	-	Positive	-	Low	Good	Low		2 units	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	-	-	-
Exterior, roof level	North elevation, to transmission sheds	Panasonic air conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	Ozone Depleting Substances	-	Positive	-	Low	Good	Low		1 unit	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	-	-	-
Exterior, roof level	Central area, to lift motor room	Air conditioning units	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-		-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Exterior, level 4	Balcony, south elevation	Hitachi air conditioning units	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-		-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Exterior, level 4	Balcony, north elevation	Air conditioning units	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-		-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Exterior, level 2	Courtyard	Mitsubishi air conditioning units	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-		-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Interior, level 1	South east elevation, vacant tenancy, adjacent entry doors	Air conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	Ozone Depleting Substances	-	Positive	-	Low	Good	Low		1 unit	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	-	-	-
Interior, ground level	Eastern elevation, air con room	Air conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	Ozone Depleting Substances	-	Positive	-	Low	Good	Low		1 unit	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	-	-	-
Interior, ground level	South west elevation, Sydney Symphony Orchestra tenancy, server room, to wall	Air conditioning unit	Unknown refrigerant	Ozone Depleting Substances	-	Suspected Positive	-	Low	Good	Low		1 unit	No data was visible at the time of the assessment, confirm status of suspected ozone depleting substances identified in the assessment.	-	-	-
Interior, ground level	Loading dock, JLL Office	Hitachi air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-		-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Interior, ground level	Loading dock, opposite JLL Office, to column	Hitachi air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-		-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-

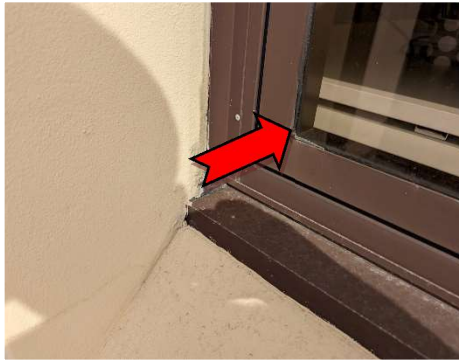
Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 1072115			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, upper B1 level	Adjacent carpark exit and attendant office, to wall	Hitachi air conditioning units	Unknown refrigerant	Ozone Depleting Substances	-	Suspected Positive	-	Low	Good	Low		2 units	No data was visible at the time of the assessment, confirm status of suspected ozone depleting substances identified in the assessment.	-	-	-
Interior, roof level	Lift motor room	Air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-		-	Hydrofluorocarbon (HFC) non ozone depleting substances	-	-	-
Exterior, roof level	High level RF hazard area	-	-	-	-	-	-	-	-	-		-	No access at the time of the assessment due to heights.	-	-	-
Interior, level 6	Harrington Lawyers Tenancy, boardroom	-	-	-	-	-	-	-	-	-		-	No access at the time of the assessment due to business meeting occurring.	-	-	-
Interior, level 2	Acconia tenancy, ceiling space throughout	-	-	-	-	-	-	-	-	-		-	No access at the time of the assessment due to high occupancy within the area	-	-	-
Interior	Clocktower	Throughout	-	-	-	-	-	-	-	-		-	No access at the time of the assessment due to height restrictions.	-	-	-
Interior, ground level	South elevation, vacant tenancy, adjacent Walking Tours	Ceiling Space	-	-	-	-	-	-	-	-		-	No access at the time of the assessment, ceiling tiles blocked by services.	-	-	-
Interior, ground level	South west elevation, Ecoo tenancy	Below carpet	-	-	-	-	-	-	-	-		-	No access at the time of the assessment high traffic / occupied at the time of the Assessment.	-	-	-
Interior, ground level	EZY Mart Tenancy, back of house	Storage room	-	-	-	-	-	-	-	-		-	No access at the time of the assessment due to locked door	-	-	-
Interior, ground level	EZY Mart Tenancy, back of house	Fire hose reel and fire escape	-	-	-	-	-	-	-	-		-	No access at the time of the assessment due to stocked items blocking the way	-	-	-
Interior, ground level	Loading dock, west elevation storerooms, adjacent car spots	-	-	-	-	-	-	-	-	-		-	No access at the time of the assessment due to locked door	-	-	-
Interior, ground level	Back of house, telecommunications cupboards	-	-	-	-	-	-	-	-	-		-	No access at the time of the assessment due to cupboards being blocked.	-	-	-



Client: Essence Project Management Pty Ltd				Site Name: Clocktower Square				Site Address: 35 - 55 Harrington Street, The Rocks NSW 2000					Client No: E0110 Job No: 107211S			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect Date	Photo No.
Interior, upper B1 level	Riser cupboard adjacent exit and lifts	-	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to height restrictions	-	-	-
Interior, upper B1 level	Sprinkler valve room	-	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to locked door	-	-	-

Appendix B: Photographs

KEY	
	Confirmed or suspected ACM
	Confirmed or suspected other hazardous material type (LCP, SMF or PCB)
	Confirmed or suspected non-ACM or other non-hazardous material



1. Exterior, level 2, eastern elevation, windows – asbestos-containing mastic material



2. Exterior, level 2, courtyard soffit to level 3 offices – assumed asbestos-containing fibre cement sheeting



3. Interior, level 6, within ceiling space, air handling unit, heaterbank – assumed asbestos-containing millboard insulation



4. Interior, lower B2 level, lift motor room 3, lift motor breaks – assumed asbestos-containing friction pads



5. Interior, roof level, lift motor room, lift motor breaks – assumed asbestos-containing friction pads



6. Interior, level 6, ceiling space, flexible ductwork – suspected SMF-containing internal insulation material



7. Interior, level 5, eastern elevation, throughout Invast Global tenancy, ceiling – suspected SMF-containing compressed ceiling tiles



8. Interior, level 2, northern elevation fire stairs, handrail – lead-containing blue upper paint system



9. Interior, level 2, throughout, fire doors, door frames – lead-containing blue (light) upper paint system