



Gruner TH

Hazardous Building Materials Survey

12 Hassall Street,
Parramatta, NSW

8 October 2021

61717/141177 (Rev 0)
JBS&G Australia Pty Ltd

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Abbreviations

Term	Definition
AC	Asbestos Cement
ACM	Asbestos Containing Material
ACD	Asbestos Containing Dust
ANZECC	Australian and New Zealand Environment Conservation Council
AMP	Asbestos Management Plan
COC	Chain of Custody
EPA NSW	Environmental Protection Authority, New South Wales
FA	Friable Asbestos
HIL	Health Investigation Levels
HSL	Health Screening Levels
JBS&G	JBS&G Australia Pty Ltd
LAA	Licensed Asbestos Assessor
LCD	Lead Containing Dust
LOR	Limit of Reporting
LP	Lead Paint
NATA	National Association of Testing Authorities, Australia
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
PCB	Polychlorinated Biphenyls
PPE	Personal Protective Equipment
SMF	Synthetic Mineral Fibre
SWA	Safe Work Australia
SWNSW	SafeWork New South Wales
WHS (WH&S)	Workplace Health and Safety

1. Introduction

1.1 Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by Gurner TH (Gurner, the client) to undertake a hazardous building materials survey (HBMS) of the structures located at 12 Hassall Street, Parramatta, NSW (the site). The site is legally identified as Lot 156 Deposited Plan (DP) 1240854 and occupies an area of approximately 2,055 m². The site location and site layout are shown on **Figure 1** and **Figure 2**, respectively.

The site is currently occupied by a two-storey commercial building previously occupied by the Parramatta Police-Citizens Youth Club (PCYC) and a standalone residence, both of which were more recently used as construction site offices/staging compounds for an adjacent development site. Based on communications with the client, the site is proposed to be demolished making way for a multi storey mixed use (ground floor retail and upper levels of residential apartments) development.

It is understood that Gurner is considering acquiring or tendering on the development rights for the site and a detailed HBMS is required as part of Gurner's development consideration/feasibility evaluation to identify potential hazardous material removal / demolition costs.

This advice presents the outcomes of the inspection undertaken by JBS&G personnel and provides recommendations on the required management and/or removal procedures of identified hazardous materials in accordance with regulations and guidance in force at the time of the inspection that would need to be undertaken prior to any redevelopment of the site.

The structures were inspected for the following hazardous materials:

- Asbestos containing materials (ACMs);
- Asbestos containing dust (ACD);
- Lead based paints (LP);
- Lead containing Dust (LCD)
- Synthetic mineral fibres (SMF); and
- Polychlorinated biphenyls (PCB).

1.2 Objectives

The objective of the HBMS was to determine the presence, quantity and condition of any hazardous materials within the buildings prior to proposed demolition works.

The HBMS and production of this report have been undertaken in accordance with the requirements of:

- *Work Health and Safety Act (2011);*
- *Work Health and Safety Regulation (2017);*
- *How to Safely Remove Asbestos Code of Practice, SafeWork NSW, (2019) (SWNSW 2019a);*
- *How to Manage and Control Asbestos in the Workplace Code of Practice, SafeWork NSW (2019) (SWNSW 2019b);*
- Australian Standard 4361.2 (1998) *Guide to Lead Paint Management - Part 2: Residential and Commercial Buildings* (AS4361.2-1998);
- Australian Standard 4361.2 (2017) *Guide to Hazardous Paint Management - Part 2: Lead Paint in Residential, Public and Commercial Buildings* (AS4361.2-2017);

- National Occupational Health and Safety Commission's *National Standard for Synthetic Mineral Fibres* [NOHSC:1004(1990)];
- National Occupational Health and Safety Commission's *National Code of Practice for the Safe Use of Synthetic Mineral Fibres*, [NOHSC:2006(1990)];
- Australian and New Zealand Environment Conservation Council's *Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors*, (ANZECC 1997); and
- NSW EPA *Waste Classification Guidelines Part 1: Classifying Waste* (NSW EPA 2014)

1.3 Hazardous Materials Survey Limitations

Whilst all reasonable care has been taken by JBS&G during the completed HBMS, this report is limited due to:

- Only safely accessible areas of the site were surveyed.
- Access restrictions to operational areas such as manufacturing plant, energised services, gas, air conditioning/heating, pressurised vessels, chemical lines etc.
- Potential materials located in areas in which they could not reasonably be envisaged or anticipated.
- Limited access to internal building components e.g. set floor, walls, ceiling cavities etc., in which case only representative areas were inspected with the hand tools available to the JBS&G consultants for destructive investigation.
- Access restrictions to areas above 3 metres or any area deemed inaccessible without the use of specialised equipment.
- Access to restrictions to areas of structures where the structural integrity for the floor and/or ceiling has been compromised.
- Service pits, confined spaces, voids, cavities within the building structure and internal areas of plant and equipment that could not be safely accessed.

It should be noted that buildings built between the 1930s - 1980s may have general occurrences of ACMs in areas which are not readily accessible with the hand tools available for the survey. These areas and materials include, inter alia:

- Fibre Cement Sheeting (FCS) used as packing to bearers and joists in the underfloor void or as boxing/shuttering to concrete formwork;
- FCS packing between window/door frames and timber studs; and
- Compressed FCS underneath tiled floor areas.

Whilst all care is taken by the consultants to uncover hidden materials, not all areas can be accessed within the allowable timeframe without more industrial (power) tools. As such, only minor destructive sampling techniques were employed to gain access. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been detected. JBS&G recommends that areas inaccessible during the survey be inspected as the demolition progresses. If suspected hazardous materials are observed, confirm the presence or absence of hazardous materials through laboratory testing.

In the event suspected hazardous materials are identified during strip out or demolition which are not included in this report, JBS&G recommends that works should cease and an assessment of the materials undertaken by a competent person for further appropriate recommendations.

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

2. Methodology

2.1 Hazardous Materials

2.1.1 Asbestos Containing Materials and Asbestos Containing Dust

Representative samples of suspected ACMs and ACDs were collected where possible and placed into a zip-lock bags. These were subsequently delivered to a NATA accredited laboratory for analysis using polarised light microscopy in conjunction with dispersion staining techniques. Similar materials to those analysed or other materials known to contain asbestos from the consultant's experience (e.g. Electrical backing boards, corrugated asbestos cement roofs and older fibre cement sheeting) or materials not accessible may also be assumed to contain asbestos as per the relevant Code of Practice.

At the time of inspection, the following details were recorded:

- Location;
- Type of material;
- Accessibility;
- Condition;
- Friability; and
- Volume/dimensions.

2.1.2 Lead Based Paint

Australian Standard AS4361.2 (2017) *Guide to Hazardous Paint Management - Part 2: Lead Paint in Residential, Public and Commercial Buildings* defines lead paints as those in which the lead content (calculated as lead metal) is in excess of 0.1 percent by weight of the dry film. This can be determined by field spot tests, laboratory testing or the use of portable X-ray fluorescence (XRF) field tests. Representative samples of suspected lead based paints were collected where possible and delivered to a NATA accredited laboratory for analysis using inductively coupled plasma optical emission spectrometry (ICP-OES).

2.1.3 Lead Containing Dust

Representative samples of accumulated or settled dust were collected and delivered to a NATA accredited laboratory for analysis via ICP-OES. A conservative assessment criteria was adopted for this investigation given the potential for human exposure and the readily disturbed and uncontained nature of accumulated or settled dust.

Concentrations of lead within accumulated or settled dust were compared against the health investigation level (HIL) for residential sites with garden/accessible soil of 300 mg/kg as outlined in National Environment Protection Measure (NEPC 2013) guidelines.

2.1.4 Polychlorinated Biphenyls

Old fluorescent light fittings and other appliances which may contain capacitors containing PCB dielectric oil are identified by inspection and evaluation with the consultant's experience of similar light fittings and appliances. Alternatively, where possible and when it was safe to do so, a representative light fitting was opened to reveal the capacitor and the make and model recorded to be compared against the ANZECC (1997) list of PCB containing capacitors.

2.1.5 Synthetic Mineral Fibres

SMF containing materials were either sampled as per the asbestos methodology or assumed to contain SMF from the consultant's experience of similar materials.

2.2 Inaccessible Areas

As per SWNSW 2019b, any areas not accessible must be recorded as such. Where hazardous materials are suspected to be contained within inaccessible areas, these shall be documented in this report and the associated Hazardous Materials Register (**Appendix A**).

3. Site Description

The HBMS was conducted on 28 September 2021 by Stuart Lumsden, one of JBS&G's experienced hazardous materials surveyors and SafeWork NSW Licensed Asbestos Assessors (LAA 001140).

The site was bound by residential properties to the north and east, Hassall Street to the south, and a commercial property to the west. The site comprised two structures, as shown on **Figure 2**, and identified as follows:

- Residence – single storey residential type structure in the western portion of the site; and
- Former PCYC – two storey commercial structure in the eastern portion of the site.

The type, location, friability, accessibility and approximate quantities of identified and suspected hazardous materials based are provided in the Hazardous Materials Register in **Appendix A**. Photographs taken during the HBMS are presented in **Appendix B**. A summary of the observations made during the HBMS is included in the following sections.

3.1 Residence

The Residence comprised a single storey structure with masonry external walls, terracotta tile roof, horsehair and plasterboard ceilings, cement rendered masonry and plasterboard internal walls, and a combination of timber and concrete floors with various floor coverings. At the time of inspection, the structure was vacant and in a derelict condition.

A summary of the significant observations made during the HBMS is as follows:

- Asbestos containing fibre cement infill panel (A-01) was identified above the external kitchen door. There was damage observed to the infill panel with debris observed on the adjacent external ground surface and internal floor of the kitchen.
- Non-asbestos containing red vinyl flooring (A-02) was identified to the northwest store room.
- Assumed asbestos containing fibre cement sheeting was identified to the south gable panelling. A sample was unable to be collected due to height safety hazards.
- Elevated lead concentrations within settled dust above the adopted site criteria (LD-01, 1700 mg/kg) was identified within the ceiling cavity. This dust was also found not to contain asbestos.
- Non-lead based cream paint (LP-01, 0.06% w/w) was identified to the external masonry walls.
- Lead based white paint (LP-02, 38% w/w) was identified to the external timber features including eaves, soffits and north kitchen door.
- Lead based brown/cream paint (LP-03, 14% w/w) was identified to the external timber windows.
- Lead based white paint (LP-04, 0.17% w/w) was identified to the internal timber features including skirting boards, architraves, windows and doors.
- Non-lead based cream paint (LP-05, 0.04% w/w) was identified to the internal cement rendered masonry walls.
- Based on the results of the representative lead paint samples collected during the HBMS, all internal and external paint systems throughout the structure, with the exception of the walls, should be assumed to comprise lead based paint.

- A hot water system was identified in the bathroom and is assumed to contain internal SMF insulation.
- Fluorescent light fittings were identified throughout and are assumed to contain PCB containing capacitors, however, a detailed inspection was not possible due to the supply of live electricity.

3.2 Former PCYC

The Former PCYC comprised a combined single and double storey commercial structure with masonry external walls, corrugated metal roofing, a combination of timber and concrete floors, cement rendered masonry internal walls, and a combination of metal, concrete, plasterboard and fibre cement ceilings.

Internally, the structure was divided into three main areas as follows:

- Southern portion – comprising the two storey portion of the structure with amenities on the ground floor and offices and store rooms on level 1;
- Northwest portion – comprising the former PCYC basketball court with a stage and store rooms; and
- Northeast portion – comprising a mixture of amenities, offices and store room.

At the time of inspection, the structure was still being utilised as construction site offices/staging compounds for an adjacent development, however, was in the process of demobilising from the structure.

A summary of the significant observations made during the HBMS is as follows:

- Non-asbestos containing fibre cement sheeting (A-03) was identified to the western eaves. Eaves were also identified to the southern and northern aspects of the structure and are assumed to be consistent throughout, however, a detailed inspection was not possible due to height safety hazards.
- Asbestos containing green vinyl floor tiles (A-04) was identified to the west store room (adjacent the stage) in the northwest portion.
- Non-asbestos containing compressed fibre cement cubicle partitions (A-05) were identified to the male toilets in the northeast portion.
- Asbestos containing fibre cement sheeting (A-06) was identified to the ceilings of the male toilets and change room in the northeast portion.
- Non-asbestos containing white vinyl floor tiles (A-07) were identified to the male change room in the northeast portion.
- Asbestos containing fibre cement sheeting (A-08) was identified to the ceilings of the offices in the northeast portion.
- Asbestos containing fibre cement sheeting (A-09) was identified to the north ceiling of the garage.
- Non-asbestos containing white vinyl floor tiles (A-10) were identified to the amenities corridor in the southern portion.
- Non-asbestos containing compressed fibre cement cubicle partitions were identified to the male showers in the southern portion.

- Assumed asbestos containing fibre cement sheeting was identified to the southern spandrel panels, however, a representative sample was unable to be collected due to height safety hazards.
- Assumed asbestos containing electrical backing boards were identified within the electrical room located under the stairs in the southern portion. A representative sample was unable to be collected due to the supply of live electricity.
- Air conditioning ducting was observed throughout the southern portion and is assumed to contain asbestos containing mastics.
- Lead based cream paint (LP-06, 0.18% w/w) was identified to the external timber windows.
- Non-lead based grey paint (LP-07, 0.07% w/w) was identified to the southern external columns.
- Lead based white paint (LP-08, 0.83% w/w) was identified to the internal cement rendered masonry walls of the basketball court. Based on observations, all internal cement rendered masonry walls throughout the structure should be assumed to comprise lead based paint.
- Non-lead based white/cream paint (LP-09, 0.07% w/w) was identified to the internal timber windows.
- Five hot water systems were identified within the structure and are assumed to contain internal SMF insulation. These hot water systems were identified in the following locations:
 - Two in the Former basketball court in the northwest portion;
 - Male change room in the northeast portion;
 - Entry foyer in the southern portion; and
 - Under the level 1 kitchen sink in the southern portion.
- Assumed SMF insulation was identified in the north ceiling cavity of the garage and is assumed to be present within the ceiling cavity throughout the northeast portion.
- Fluorescent light fittings were identified throughout and are assumed to contain PCB containing capacitors, however, a detailed inspection was not possible due to the supply of live electricity.

4. Results

4.1 Hazardous Materials

All identified hazardous materials are recorded in the Hazardous Materials Register in **Appendix A** with relevant photographs in **Appendix B**. NATA accredited laboratory analysis reports and chain of custody are provided in **Appendix C**.

4.1.1 Asbestos Containing Materials

ACM were identified by testing at an accredited NATA laboratory and/or visual inspection using the experience of the hazardous materials surveyor. A summary of the results of laboratory testing for asbestos are provided in **Table A** below.

Table A: Asbestos Results Summary Table

Sample ID	Lab ID	Sample Location	Results	Observed Condition
Residence				
A-01	21-Oc00001	External, infill panel above kitchen door – fibre cement sheeting	Chrysotile Asbestos	Poor, Non-Friable
A-02	21-Oc00002	Northwest room, floor – red vinyl	No Asbestos Detected	N/A
Former PCYC				
A-03	21-Oc00003	External, eaves – fibre cement sheeting	No Asbestos Detected	N/A
A-04	21-Oc00004	Northwest portion, northwest store room adjacent stage, floor – green vinyl tiles	Chrysotile Asbestos	Fair, Non-Friable
A-05	21-Oc00005	Northeast portion, male toilets, cubicle partition – compressed fibre cement	No Asbestos Detected	N/A
A-06	21-Oc00006	Northeast portion, male toilets and change room, ceiling – fibre cement sheeting	Chrysotile Asbestos	Good, Non-Friable
A-07	21-Oc00007	Northeast portion, male change room, floor – white vinyl tiles	No Asbestos Detected	N/A
A-08	21-Oc00008	Northeast portion, offices, ceiling – fibre cement sheeting	Chrysotile Asbestos	Good, Non-Friable
A-09	21-Oc00009	Garage, north ceiling – fibre cement sheeting	Chrysotile Asbestos	Fair, Non-Friable
A-10	21-Oc00010	South portion, amenities corridor, floor – white vinyl tiles	No Asbestos Detected	N/A
A-11	21-Oc00011	South portion, male showers, cubicle partitions – compressed fibre cement	No Asbestos Detected	N/A

4.1.2 Asbestos Containing Dust

Representative dust samples were collected throughout the site. A summary of the results of the laboratory testing for asbestos are provided in **Table B** below:

Table B: Asbestos Dust Results Summary Table

Sample ID	Lab ID	Sample Location	Results	Observed Condition
Residence				
AD-01	21-Oc00012	Ceiling cavity – settled dust	No Asbestos Detected	N/A
Former PCYC				
No settled dust samples were collected at the time of inspection				

4.1.3 Lead Containing Dust

Representative dust samples were collected throughout the site. A summary of the results of the laboratory testing for lead are provided in **Table C** below:

Table C: Lead Dust Results Summary Table

Sample ID	Lab ID	Sample Location	Results	Observed Condition
Residence				
LD-01	21-Oc00013	Ceiling cavity – settled dust	1700 mg/kg	Poor
Former PCYC				
No settled dust samples were collected at the time of inspection				

4.1.4 Lead Based Paints

Representative paint samples were collected throughout the site for laboratory testing. A summary of the results of laboratory testing for lead are provided in **Table D** below.

Table D: Lead Paint Results Summary Table

Sample ID	Lab ID	Sample Location	Results	Observed Condition
Residence				
LP-01	21-Oc00014	External walls – cream paint	Non-Lead Based Paint (0.06% w/w)	N/A
LP-02	21-Oc00015	External timber features (eaves, soffits, north kitchen door) – white paint	Lead Based Paint (38% w/w)	Poor
LP-03	21-Oc00016	External timber windows – brown/cream paint	Lead Based Paint (14% w/w)	Poor
LP-04	21-Oc00017	Internal timber features (skirting boards, architraves, doors and windows) – white paint	Lead Based Paint (0.17% w/w)	Fair
LP-05	21-Oc00018	Internal cement rendered masonry walls – cream paint	Non-Lead Based Paint (0.04% w/w)	N/A
Former PCYC				
LP-06	21-Oc00019	External timber windows – cream paint	Lead Based Paint (0.18% w/w)	Fair
LP-07	21-Oc00020	External cement rendered columns – grey paint	Non-Lead Based Paint (0.07% w/w)	N/A
LP-08	21-Oc00021	Internal cement rendered masonry walls – white paint	Lead Based Paint (0.83% w/w)	Fair
LP-09	21-Oc00022	Internal timber windows – white/cream paint	Non-Lead Based Paint (0.07% w/w)	N/A

4.1.5 Polychlorinated Biphenyls

Detailed inspection of capacitors in light fittings could not be undertaken due to the electricity supply to the fittings being active. Therefore, PCB containing capacitors are assumed to be present within the older light fittings throughout the site.

4.1.6 Synthetic Mineral Fibres

Hot water systems were identified within each structure and are assumed to contain internal SMF insulation. Additionally, assumed SMF insulation was identified within the garage's northern ceiling cavity of the Former PCYC structure, and is assumed to be present throughout the ceiling cavity of the northeast portion.

4.2 Inaccessible Areas

No areas of the site were classified as inaccessible areas at the time of inspection.

5. Conclusions and Recommendations

Based on the scope of this assessment and with reference to the limitations included in **Section 6**, the following conclusions are made with respect to the Hazardous Materials Survey completed.

5.1 Hazardous Materials

Identified and suspected hazardous materials were observed throughout the building as a result of visual identification and laboratory analysis.

This HBMS has been completed for the purposes of due diligence, however, it is understood that in the event that the client proceeds with the acquiring the development rights for the site, the identified structures will require to be demolished as part of the site's redevelopment.

The following recommendations are made for the removal of the identified hazardous materials to potentially mitigate harmful effects as a result of the proposed works program. The person with management or control of the site, must ensure so far as is reasonably practicable that the identified hazardous materials are removed prior to the commencement of demolition works.

The identified and suspected hazardous materials are presented in the Hazardous Materials Register included as **Appendix A**.

5.1.1 Asbestos Containing Materials (ACM)

Non-friable ACM has been identified at the site. Prior to the demolition of the structures it is recommended that the following work is undertaken:

- A Class A or B licensed asbestos removalist shall be engaged to remove all asbestos containing materials as identified in the Hazardous Materials Register (**Appendix A**). Removal of non-friable asbestos materials shall be undertaken in accordance with the *Work Health and Safety Act (2011)*, *Work Health and Safety Regulation (2017)* and *SWNSW 2019a*. An asbestos removal control plan is to be developed by the engaged licensed asbestos removalist prior to the removal works outlining the specific control measures necessary to minimise any risk from exposure to asbestos.
- A permit to remove non-friable asbestos application shall be submitted to SafeWork NSW by the engaged Class A or B contractor prior to works commencing. No asbestos removal works may commence until receipt of the approved non-friable asbestos removal work permit from SafeWork NSW.
- The materials should be disposed of to an appropriately licensed landfill in accordance with the *Waste Classification Guidelines Part 1: Classifying Waste (NSW EPA, 2014)*.
- While not mandatory during the removal of non-friable ACM, it is considered best practice and recommended that asbestos air monitoring is undertaken during any non-friable asbestos removal works.
- Following removal works, a clearance inspection shall be completed by a competent person or licensed asbestos assessor (LAA) to ensure that the asbestos materials identified at the site have been removed to a satisfactory standard. Following the completion of the clearance inspection, a clearance certificate shall be issued by the competent person or LAA to confirm that the ACM has been successfully removed and that the site is suitable for planned demolition works to commence.

5.1.2 Lead Containing Dust

Elevated levels of lead in dust above the adopted site criteria was identified within the Residence ceiling cavity. A suitably experienced hazardous materials removal contractor should be engaged to

remove the lead containing dust in accordance with the AS4361.2-2017 prior to the commencement of any demolition works.

5.1.3 Lead Based Paints

The lead based paints, as identified in Hazardous Materials Register (**Appendix A**) should be managed in accordance with the AS4361.2-2017. Where peeling or deteriorated they should be removed under controlled conditions by an experienced contractor prior to demolition. Stable lead based paints adhered to building fabric can be disposed as general solid waste in accordance with NSW EPA 2014 provided care is taken to minimise any potential for paint flakes to be dispersed onto ground surfaces and building and demolition waste is not proposed to be recycled.

Where building and demolition wastes are proposed to be recycled that are impacted by lead paints, the lead paints must be stripped prior to off-site disposal. The removed lead paint waste must be disposed of as restricted waste in accordance with NSW EPA 2014.

5.1.1 Polychlorinated Biphenyls

All old fluorescent light fittings throughout the site are to be treated as containing PCB capacitors unless further investigation confirms otherwise. These light fittings should be removed and disposed of as Scheduled Waste or re-inspected once safe access can be provided to confirm the presence or absence of PCB capacitors.

5.1.2 Synthetic Mineral Fibres

The identified SMF materials can be removed with the building and demolition waste with care taken not to generate fibres. Appropriate PPE is recommended including the use of P2 respirator as minimum and appropriate removal methodology as outlined in [NOHSC: 1004(1990)] and [NOHSC: 2006(1990)].

5.2 Inaccessible Areas

Areas inaccessible during the current HBMS should be inspected by a suitably qualified competent person prior to any works commencing once safe access can be provided. Suspected ACM should be sampled by a suitably qualified competent person prior to any works commencing.

5.3 Unexpected Finds

Any materials deemed to be consistent with those detailed in the Hazardous Materials Register that have not been previously identified should be assumed to have the same content and be treated accordingly.

6. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquiries.

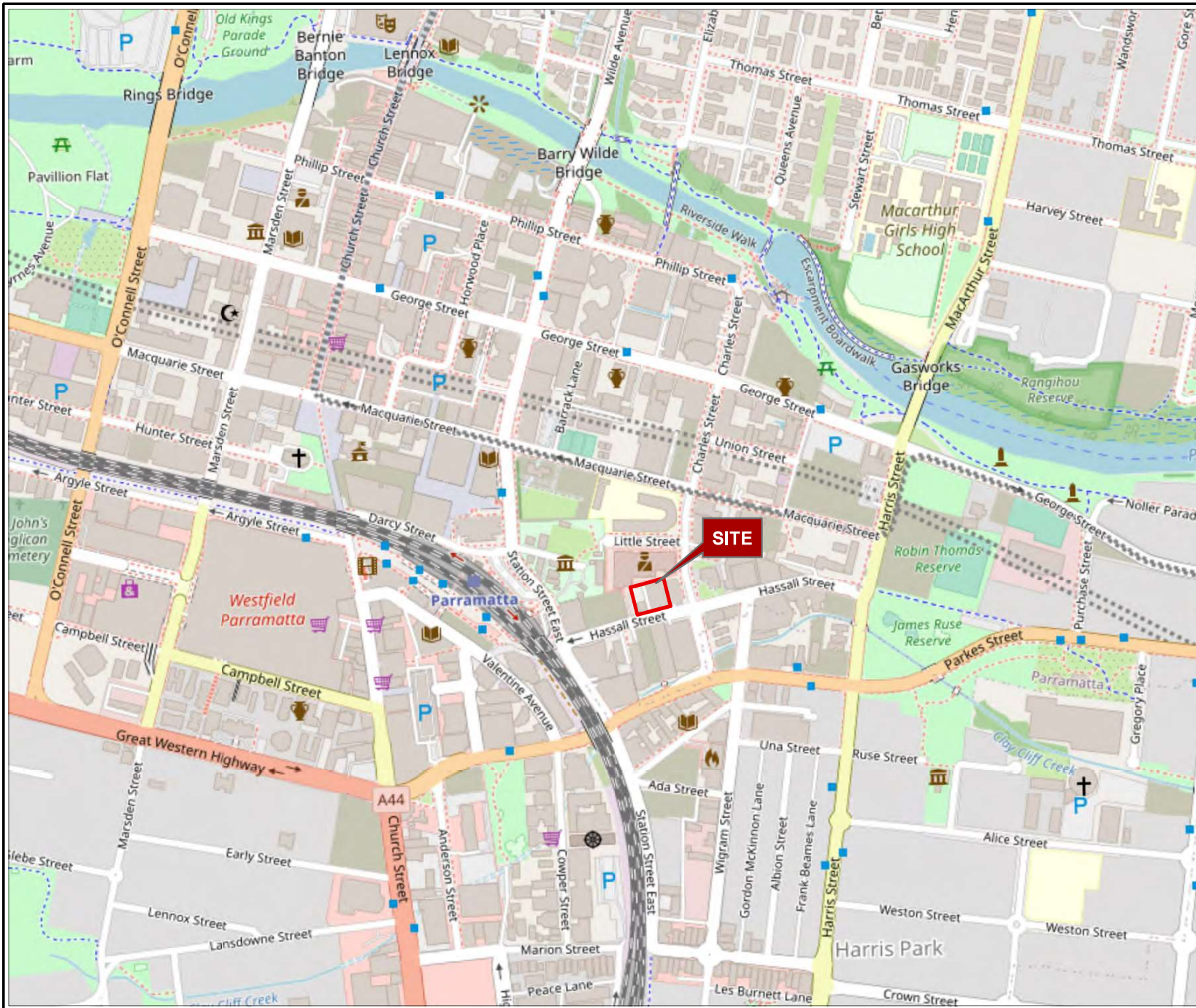
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Figures



Legend
 Approximate Site Boundary

Job No: 61717
 Client: Gurner
 Version: R01 Rev 0 Date 7/10/2021
 Drawn By: RF Checked By: GP
 Scale 1:7,500

 Coord. Sys. GDA 1994 MGA Zone 56
**12 Hassall Street
Parramatta, NSW**
SITE LOCATION

FIGURE 1



- Legend**
- Approximate Site Boundary
 - NSW Cadastre (DFSI, 2021)
 - Building Footprint



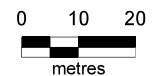
Job No: 61717

Client: Gurner

Version: R01 Rev 0 Date 7/10/2021

Drawn By: RF Checked By: GP

Scale 1:1,250



Coord. Sys. GDA 1994 MGA Zone 56

**12 Hassall Street
Parramatta, NSW**

SITE LAYOUT

FIGURE 2

Appendix A Hazardous Materials Register

Hazardous Materials Register (Rev 0)
12 Hassall Street, Parramatta, NSW
Residence

Date of Production – 8th October 2021



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
A-01	External, infill panel above kitchen door	Fibre cement sheeting	2	Yes	Non-Friable	Chrysotile Asbestos	Poor	2 m ²	Remove prior to demolition. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWNSW 2019a	28/9/2021 JBS&G SL	
As per A-01-	Kitchen, floor	Fibre cement debris	3	Yes	Non-Friable	Assumed Asbestos	Poor	< 1 m ²	Remove prior to demolition. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWNSW 2019a	28/9/2021 JBS&G SL	
-	External, south gables	Fibre cement sheeting	4	Yes	Non-Friable	Assumed Asbestos	Good	30 m ²	Remove prior to demolition. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWNSW 2019a	28/9/2021 JBS&G SL	
No Asbestos Detected (NAD)											
A-02	Northwest room, floor	Red vinyl	5	Yes	-	No asbestos detected	-	-	No further action required	28/9/2021 JBS&G SL	
AD-01	Ceiling cavity	Settled dust	-	Yes	-	No asbestos detected	-	-	No further action required	28/9/2021 JBS&G SL	
Lead Containing Dust											
LD-01	Ceiling cavity	Settled dust	6	Yes	-	1700 mg/kg	Poor	130 m ²	Remove prior to demolition by an experience hazardous materials removal contractor in accordance with AS4361.2-2017.	28/9/2021 JBS&G SL	

Hazardous Materials Register (Rev 0)
12 Hassall Street, Parramatta, NSW
Residence

Date of Production – 8th October 2021



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Lead Based Paints											
LP-02	External timber features (eaves, soffits, north kitchen door)	White paint	7	Yes	-	Lead Based Paint (38% w/w)	Poor	50 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	28/9/2021 JBS&G SL	
LP-03	External timber windows	Brown/cream paint	8	Yes	-	Lead Based Paint (14% w/w)	Poor	20 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	28/9/2021 JBS&G SL	
LP-04	Internal timber features (skirting boards, architraves, doors and windows)	White paint	9	Yes	-	Lead Based Paint (0.17% w/w)	Fair	100 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	28/9/2021 JBS&G SL	

Hazardous Materials Register (Rev 0)
12 Hassall Street, Parramatta, NSW
Residence

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JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
-	Internal & external areas	Various coloured paint systems	-	Yes	-	Assumed Lead Based Paint	Fair to poor	Unknown	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	28/9/2021 JBS&G SL	
Non-Lead Based Paints											
LP-01	External walls	Cream paint	-	Yes	-	Non-Lead Based Paint (0.06% w/w)	-	-	No further action required	28/9/2021 JBS&G SL	
LP-05	Internal cement rendered masonry walls	Cream paint	-	Yes	-	Non-Lead Based Paint (0.04% w/w)	-	-	No further action required	28/9/2021 JBS&G SL	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, OR Handle in accordance with ANZECC 1997	28/9/2021 JBS&G SL	
Synthetic Mineral Fibres (SMF)											
-	Bathroom, hot water system	Internal insulation	10	Yes	Bonded	Assumed SMF	Good	2 m ²	Remove in accordance with NOHSC:2006 (1990)	28/9/2021 JBS&G SL	

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Asbestos Containing Materials (ACM)											
A-04	Northwest portion, northwest store room adjacent stage, floor	Green vinyl tiles	12	Yes	Non-Friable	Chrysotile Asbestos	Fair	15 m ²	Remove prior to demolition. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWNSW 2019a	28/9/2021 JBS&G SL	
A-06	Northeast portion, male toilets and change room, ceiling	Fibre cement sheeting	13	Yes	Non-Friable	Chrysotile Asbestos	Good	50 m ²	Remove prior to demolition. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWNSW 2019a	28/9/2021 JBS&G SL	
A-08	Northeast portion, offices, ceiling	Fibre cement sheeting	14	Yes	Non-Friable	Chrysotile Asbestos	Good	100 m ²	Remove prior to demolition. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWNSW 2019a	28/9/2021 JBS&G SL	
A-09	Garage, north ceiling	Fibre cement sheeting	15	Yes	Non-Friable	Chrysotile Asbestos	Fair	20 m ²	Remove prior to demolition. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWNSW 2019a	28/9/2021 JBS&G SL	
-	External, south aspect, spandrel panels	Fibre cement sheeting	16	Yes	Non-Friable	Assumed Asbestos	Fair	20 m ²	Remove prior to demolition. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWNSW 2019a	28/9/2021 JBS&G SL	
-	Southern portion, electrical room	Electrical backing boards (x3)	17	Yes	Non-Friable	Assumed Asbestos	Fair	3 m ²	Remove prior to demolition. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWNSW 2019a	28/9/2021 JBS&G SL	
-	Southern portion, air conditioning ducting	Mastic	18	Yes	Non-Friable	Assumed Asbestos	Unknown	Unknown	Remove prior to demolition. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWNSW 2019a	28/9/2021 JBS&G SL	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
No Asbestos Detected (NAD)											
A-03	External, eaves	Fibre cement sheeting	-	Yes	-	No asbestos detected	-	-	No further action required	28/9/2021 JBS&G SL	
A-05	Northeast portion, male toilets, cubicle partition	Compressed fibre cement	19	Yes	-	No asbestos detected	-	-	No further action required	28/9/2021 JBS&G SL	
A-07	Northeast portion, male change room, floor	White vinyl tiles	-	Yes	-	No asbestos detected	-	-	No further action required	28/9/2021 JBS&G SL	
A-10	South portion, amenities corridor, floor	White vinyl tiles	20	Yes	-	No asbestos detected	-	-	No further action required	28/9/2021 JBS&G SL	
A-11	South portion, male showers, cubicle partitions	Compressed fibre cement	-	Yes	-	No asbestos detected	-	-	No further action required	28/9/2021 JBS&G SL	
Lead Based Paints											
LP-06	External timber windows	Cream paint	21	Yes	-	Lead Based Paint (0.18% w/w)	Fair	50 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	28/9/2021 JBS&G SL	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
LP-08	Internal cement rendered masonry walls	White paint	22	Yes	-	Lead Based Paint (0.83% w/w)	Fair	300 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	28/9/2021 JBS&G SL	
Non-Lead Based Paints											
LP-07	External cement rendered columns	Grey paint	-	Yes	-	Non-Lead Based Paint (0.07% w/w)	-	-	No further action required	28/9/2021 JBS&G SL	
LP-09	Internal timber windows	White/cream paint	-	Yes	-	Non-Lead Based Paint (0.07% w/w)	-	-	No further action required	28/9/2021 JBS&G SL	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, OR Handle in accordance with ANZECC 1997	28/9/2021 JBS&G SL	
Synthetic Mineral Fibres (SMF)											
-	Northwest portion, former basketball court, instant hot water system (x2)	Internal insulation	-	Yes	Bonded	Assumed SMF	Good	4 m ²	Remove in accordance with NOHSC:2006 (1990)	28/9/2021 JBS&G SL	
-	Northeast portion, male change rooms, hot water system	Internal insulation	23	Yes	Bonded	Assumed SMF	Good	2 m ²	Remove in accordance with NOHSC:2006 (1990)	28/9/2021 JBS&G SL	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
-	South portion, entry foyer, hot water system	Internal insulation	-	Yes	Bonded	Assumed SMF	Good	2 m ²	Remove in accordance with NOHSC:2006 (1990)	28/9/2021 JBS&G SL	
-	South portion, level 1 kitchen, hot water system	Internal insulation	-	Yes	Bonded	Assumed SMF	Good	2 m ²	Remove in accordance with NOHSC:2006 (1990)	28/9/2021 JBS&G SL	
-	Garage, north ceiling cavity	Insulation	24	Yes	Bonded	Assumed SMF	Good	20 m ²	Remove in accordance with NOHSC:2006 (1990)	28/9/2021 JBS&G SL	
-	Northeast portion, ceiling cavity	Insulation	-	Yes	Bonded	Assumed SMF	Good	150 m ²	Remove in accordance with NOHSC:2006 (1990)	28/9/2021 JBS&G SL	

Appendix B Photographs



Photo 1: Overview of the Residence



Photo 2: Residence – asbestos containing fibre cement infill panel above external kitchen door



Photo 3: Residence – asbestos containing fibre cement debris on the floor of the kitchen



Photo 4: Residence – assumed asbestos containing fibre cement sheeting to the south gable panels



Photo 5: Residence – non-asbestos containing red vinyl flooring to the northwest room



Photo 6: Residence – lead containing dust within the ceiling cavity

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Appendix B: Photographs

Client: Gurner TH

Project: Hassall St HBMS

Job No: 61717

File Name: R01 App B - Photo Log



Photo 7: Residence – lead based white paint to the timber eaves & soffits



Photo 8: Residence – lead based brown/cream paint to the external timber windows



Photo 9: Residence – lead based white paint to the internal timber skirting boards, architraves and windows



Photo 10: Residence – assumed internal SMF insulation to the hot water system in the bathroom



Photo 11: Overview of the Former PCYC



Photo 12: PCYC – asbestos containing green vinyl floor tiles to the northwest store room in the northwest portion

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Appendix B: Photographs

Client: Gurner TH

Project: Hassall St HBMS

Job No: 61717

File Name: R01 App B - Photo Log



Photo 13: PCYC – asbestos containing fibre cement sheeting to the ceiling of the male toilets in the northeast portion



Photo 14: PCYC – asbestos containing fibre cement sheeting to the offices in the northeast portion



Photo 15: PCYC – asbestos containing fibre cement sheeting to the north ceiling of the garage



Photo 16: PCYC – assumed asbestos containing fibre cement sheeting to the south spandrel panels



Photo 17: PCYC – assumed asbestos containing electrical backing boards within the south portion electrical room



Photo 18: PCYC – assumed asbestos containing mastic to the air conditioning ducting within the south portion

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Appendix B: Photographs

Client: Gurner TH

Project: Hassall St HBMS

Job No: 61717

File Name: R01 App B - Photo Log



Photo 19: PCYC – non-asbestos containing compressed fibre cement cubicle partitions to the northeast male toilets



Photo 20: PCYC – non-asbestos containing white vinyl floor tiles to the amenities corridor in the south portion



Photo 21: PCYC – lead based cream paint to the external timber windows

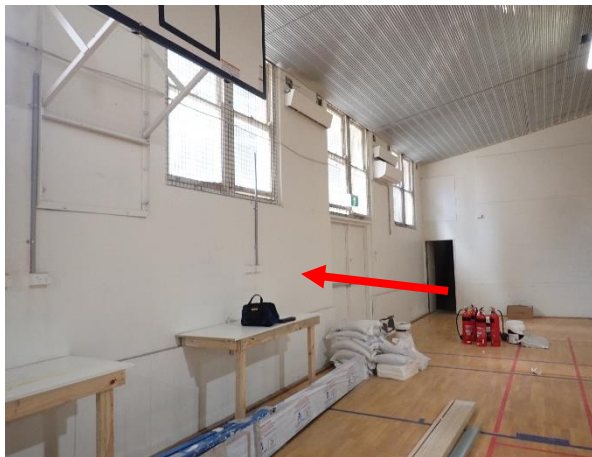


Photo 22: PCYC – lead based white paint to the internal cement rendered masonry walls



Photo 23: PCYC – assumed internal SMF insulation to the hot water system in the male change room



Photo 24: PCYC – assumed SMF insulation within the north ceiling cavity of the garage

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Appendix B: Photographs

Client: Gurner TH

Project: Hassall St HBMS

Job No: 61717

File Name: R01 App B - Photo Log

Appendix C Laboratory Analysis Reports and Chain of Custody Documentation

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