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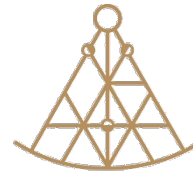
24 January 2022

Dear Kate

Thanks again for the opportunity to work with Goodman Property on this project, please find attached our report. Please contact me directly on +61 455 022 452 if you have any queries.

Yours sincerely

Steven Hains
Head of Property Risk
steven.hains@workscience.com.au



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REPORT FOR GOODMAN PROPERTY
HAZARDOUS MATERIALS ASSESSMENT

AU130 1-3 Burrows Road, Alexandria NSW 2015

Our Ref: J008683-AU130

24 JANUARY 2022

Hazardous Materials Assessment

| | |
|-------------------------|---------------------------------------|
| Document Number | J008683-AU130 |
| Site Address | 1-3 Burrows Road, Alexandria NSW 2015 |
| Date of Inspection | 9th November 2021 |
| Project Manager | Steven Hains, Head of Property Risk |
| Project Manager Contact | Steven.hains@workscience.com.au |
| Client | Goodman Property |

Quality Information

Distribution

| Issue | Revision | Issued To | Date | Prepared | Reviewed |
|-------|----------|------------------|-----------|--------------|--------------|
| Draft | 0 | Goodman Property | 17/1/2022 | Justin Field | Steven Hains |
| Final | 0 | Goodman Property | 24/1/2022 | Justin Field | Steven Hains |

Revision History

| Revision | Date | Modified | Reviewed | Amendments / Changes |
|----------|------|----------|----------|----------------------|
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Executive Summary

Work Science was engaged by Goodman (the client) to undertake a hazardous materials assessment at AU130 - 1-3 Burrows Road, Alexandria NSW 2015 (the site). The purpose of the sampling regime was to provide an overview of the hazardous materials at the site. A site inspection was undertaken on 9th November 2021 by Justin Field, Senior Consultant, Work Science.

Key Findings

| | Asbestos | Asbestos Dust | SMF | PCBs | Lead Paint | Lead Dust |
|---|----------|---------------|-----|------|------------|-----------|
| 1-3 Burrows Road, Alexandria – External | | | | | ✓ | |
| 1-3 Burrows Road, Alexandria – Unit 1 | ✓ | | ✓ | | ✓ | ✓ |
| 1-3 Burrows Road, Alexandria – Unit 2 | ✓ | | ✓ | | | |
| 1-3 Burrows Road, Alexandria – Unit 3 | ✓ | | ✓ | | | |
| 1-3 Burrows Road, Alexandria – Unit 4 | ✓ | | ✓ | | | |
| 1-3 Burrows Road, Alexandria – Unit 5 | ✓ | | ✓ | | | |
| 1-3 Burrows Road, Alexandria – Units 6 & 6A | ✓ | | ✓ | | | |
| 1-3 Burrows Road, Alexandria – Unit 7 | ✓ | | ✓ | | | |
| 1-3 Burrows Road, Alexandria – Unit 8 | ✓ | | ✓ | | | |
| 1-3 Burrows Road, Alexandria – Unit 9 | ✓ | | ✓ | | | |
| 1-3 Burrows Road, Alexandria – Unit 9A | ✓ | | ✓ | | | |

Recommendations

Work Science provides the following recommendations in relation to the assessment undertaken:

Asbestos Containing Materials

- Engage a licenced asbestos contractor to repair and/or encapsulate damaged surfaces (e.g. Various locations - Eaves, Unit 3 & Unit 4 – Telecommunications pit) on with a suitable asbestos sealant as soon as practicable. Once sealed maintain in good condition and incorporate into a HMMP. Remove by licence asbestos removal contractor if item is to be impacted by refurbishment or demolition.

- Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition.

Lead Containing Paint and Dust

- Unit 1 - All dust, dirt and sediment material with lead levels above the adopted standard (i.e. above 300mg/kg) should be removed under controlled conditions. In the interim ensure dust generation is avoided. Works in the area should be conducted in accordance with the site specific HMMP.
- Engage an appropriately experienced/trained contractor to remove areas of flaking paint and stabilize (e.g. Unit 1 – door frames, . Once stabilised, maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.
- All surfaces painted prior to 1997 should be assumed to contain lead above the current safe concentration of >0.1% w/w (AS/NZS 4361.2:2017). Conduct further testing prior to any refurbishment, remedial or demolition works on painted surfaces that is likely to generate dust or fumes.

Polychlorinated biphenyl (PCBs) oils

- Nil.

Synthetic Mineral Fibres (SMF)

- Access to exposed/damaged materials (e.g. Unit 1 – Compressed ceiling tiles, debris) should be restricted. Engage an appropriately experienced contractor to undertake remedial/removal works as soon as practicable.
- Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.

General Recommendations

- Assess areas that were inaccessible during the Assessment for hazardous materials (by a competent person prior to access or disturbance).
- If any suspect hazardous materials are found during future works, works should cease pending further investigation and any necessary sampling (by a competent occupational hygienist).
- Conduct a destructive asbestos and hazardous materials assessment prior to any demolition or refurbishment works in accordance with Part 8.6 of the *NSW Work Health and Safety Regulations 2017*.

1 Introduction

Work Science was engaged by Goodman (the client) to undertake a hazardous materials assessment at AU130 - 1-3 Burrows Road, Alexandria NSW 2015 (the site). The purpose of the sampling regime was to provide an overview of the hazardous materials at the site. A site inspection was undertaken on 9th November 2021 by Justin Field, Senior Consultant, Work Science.

2 Scope

The scope of the project was to undertake a hazardous materials assessment at AU130 - 1-3 Burrows Road, Alexandria NSW 2015. The materials within the scope of the assessment included:

- Asbestos-containing materials;
- Asbestos dust;
- Synthetic Mineral Fibre (SMF);
- Polychlorinated Biphenyls (PCBs) within fluorescent light fitting capacitors;
- Lead-containing paint; and
- Lead-containing dust.

In addition to the hazardous material re-inspection, the following items are included within the scope of this project:

- Labelling of asbestos containing materials
- Hazardous Materials Management Plans (portfolio wide and site specific for properties with P1/P2 items identified); and
- Provision of an online platform for management of hazardous materials registers and associated documentation

3 Methodology

Desktop review of existing documentation

Work Science undertook a desktop review of available records of hazardous materials audit and removal/remediation documentation available. Where relevant and provided in soft copy this information will be loaded into the Work Science online platform.

Site Inspection Process & Labelling

Work Science conducted a visual inspection of the site to identify locations where asbestos and hazardous materials were used within the building construction. Inspection areas were limited to those where access was made available by the Client. Any areas unable to be accessed were noted as such within the Register, including the likelihood of presence of hazardous materials in these areas.

During the site inspection process, Work Science applied warning labels to materials previously identified or presumed to contain asbestos (so far as reasonably practicable).

Any P1 items identified were notified to the Head of Work Health & Safety (Kate Kungl) immediately via phone with a follow up email with relevant details. No P1 items were identified during the assessment.

Sampling and Laboratory Analysis

Samples of suspected asbestos containing materials were collected and analysed in a NATA-accredited laboratory by polarised light microscopy. Where determined by a risk assessment, visually similar materials were presumed the same to reduce the number of samples required for analysis. All samples were collected in accordance with the *Code of Practice: How to Manage and Control Asbestos in the Workplace* (SafeWork Australia, July 2020).

Materials suspected on containing SMF were visually assessed only – no samples were taken.

Suspected PCB-containing capacitors were compared to the *ANZECC Identification of PCB-containing capacitors Information Booklet (1997)* where safe access was available. Where dismantling of lights/equipment was not safely accessible, the probability of PCB-containing capacitors were based on a visual assessment of age/appearance.

Where appropriate, lead chip samples were taken to assess the presence of lead-containing paint. Samples of accumulated dust (sample requirements minimum 2g sample weight) were also collected where deemed necessary. Analysis was undertaken by a NATA accredited laboratory and in accordance with the requirements of *AS 4361.2-2017 Guide to Lead Paint Management, Part 2: Residential and Commercial Buildings*.

Reporting

The final Hazardous Materials Report contains a Register of the specific locations, condition, extent, friability, and risk assessment of the asbestos and hazardous materials identified. The report also includes photographs of identified hazardous materials as well as recommendations for any remedial works required or any ongoing management requirements, as well as a list of areas unable to be safely accessed. Laboratory reports (where applicable) are also inserted within the report. A copy will be provided to Goodman in draft for review prior to finalisation. Final reports will be available on the Work Science online platform.

A Hazardous Materials Management Plan (HMMP) will also be developed providing specific information about organisational responsibilities for managing asbestos and hazardous materials on the property, including emergency procedures for accidental disturbances of asbestos and/or hazardous materials. A portfolio HMMP will be developed, with site specific HMMP's for sites with identified P1/P2 items.

4 Legislation

The Assessment was undertaken in accordance with the following:

- NSW Work Health and Safety Regulations 2017
- Safe Work Australia – How to manage and control asbestos in the workplace (July 2020)
- AS 4964-2004 *Method for the qualitative identification of asbestos in bulk samples*.
- AS 4361.2:2017 *Guide to hazardous paint management Part 2: Residential, public and commercial buildings*.
- ANZECC: *Identification of PCB-containing capacitors*, 1997.
- NSW EPA Polychlorinated Biphenyl (PCB) Chemical Control Order 1997

5 Project Team

- Steven Hains, Head of Property Risk, qualified and seasoned property risk and compliance expert. Steve led the project and performed the role of project director (including quality control, client liaison and escalation point as required).
- Justin Field, Senior Consultant. Justin has over 4 years' extensive experience in all realms of Asbestos Consultancy. Justin's areas of expertise include asbestos and hazardous building materials audits, air monitoring and clearance inspections, asbestos in soils and asbestos awareness training.

6 Inaccessible Areas

All reasonable efforts were made to identify reasonably accessible materials. However, some materials and surfaces may be concealed which were not accessible during the inspection.

The following specific inaccessible or restricted areas were noted during the Assessment:

- Restricted access beneath floor coverings throughout the site, access would have caused damage to the site.
- Restricted access within ceiling voids due to height restrictions and due to the risk posed in accessing potentially asbestos contaminated areas in a working site.
- Ceiling spaces were viewed from access hatches and/or suspended ceiling tiles when present in representative locations. Refer to register.
- Sub-Station was locked at time of inspection.

In addition to the areas noted above, general areas not included within the assessment include, but are not limited to:

- Areas which may damage the building fabric, fixtures, decoration or fittings.
- Areas only accessible by demolishing or dismantling building structure or plant.
- Within live plant or electrics.
- Confined spaces.
- Areas behind locked doors.
- Under the concrete slab or subsurface of the site.
- Areas only accessible using specialised equipment, mechanical tools or machinery.
- Areas in excess of 3 metres or requiring height access equipment.

- Concealed service voids such as shafts, tunnels, conduits and ducts.

Areas not accessed are deemed to contain hazardous materials until such a time that access can be gained and the presence, or otherwise, of hazardous materials can be confirmed.

If you have any questions or require any further assistance, please do not hesitate to contact the undersigned.



Steven Hains

Head of Property Risk

0455 022 452

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Appendix A – Hazardous Materials Register (including photographs)


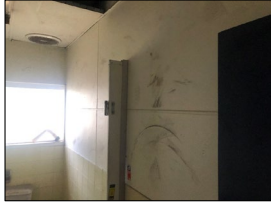


| |
|---------------------------------------|
| Hazardous Materials Register |
| 1-3 Burrows Road, Alexandria NSW 2015 |
| AU130 Burrows Industrial Estate |

| | |
|--------------|--------------|
| Survey Date | 9/11/2021 |
| Inspected by | Justin Field |





| | |
|--------------|------|
| Building Age | 1970 |
|--------------|------|






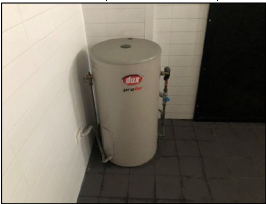
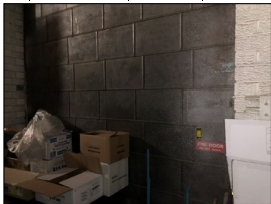

| Location | Item/Feature | Hazard | Sample Status | Sample Number | Photo Number | Friability | Condition | Disturbance Potential | Risk Status | Approx. Quantity | Labelled | Control Priority | Recommendations | Comments |
|---|--|------------|---------------------|---------------------------------|--------------|-------------|-----------|-----------------------|-------------|------------------|----------|------------------|--|-------------------|
| Main Switch Room - Interior - Ground Level - (Located on Burrows Road to rear of Unit 3) | | | | | | | | | | | | | | |
| Throughout Electrical Distribution Board | Compressed Bituminous Backing Panel | Asbestos | Presumed Negative | Not Sampled - Modern Appearance | - | - | - | - | - | 5 Units | No | - | - | Modern appearance |
| Fire Pump Room - Interior - Ground Level - (Located on Burrows Road to the rear of Unit 5) | | | | | | | | | | | | | | |
| Central | Diesel Pump Motor - Gasket | Asbestos | Presumed Positive | Not Sampled - Live Plant | - | Non Friable | Good | Low | Low | 1 Unit | Yes | P4 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | - |
| Central | Woven Material - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 2m | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| All Areas - Throughout | Roof Lining - Sarking Insulation | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 20m2 | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Carpark - Exterior - Ground Level | | | | | | | | | | | | | | |
| All Areas - Throughout | Metal Work - Bollards & Guard Rails - Yellow | Lead Paint | Positive (5.2% w/w) | J008683-AU130-LP-003 | - | - | Fair | Low | Low | ~ 1000m | - | - | Engage an appropriately experienced/trained contractor to remove areas of flaking paint and stabilise. Once stabilised, maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment. | - |

| Location | Item/Feature | Hazard | Sample Status | Sample Number | Photo Number | Friability | Condition | Disturbance Potential | Risk Status | Approx. Quantity | Labelled | Control Priority | Recommendations | Comments |
|---|--|------------|---|-------------------------|--------------|---|-----------|-----------------------|--|------------------|----------|------------------|---|----------|
| Unit 1 - Interior - Ground Level | | | | | | | | | | | | | | |
| Southeastern Toilet - Central | Cubicle Partition - Compressed Cement Sheeting | Asbestos | Positive | NAA - 81127-AU130-21 | - | Non Friable | Good | Low | Low | ~ 1m2 | Yes | P4 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | - |
| Southeastern Toilet - Central | Wall - Fibre Cement Sheeting | Asbestos | Positive | NAA - 81127-AU130-22 | 2 | Non Friable | Good | Low | Low | ~ 8m2 | Yes | P4 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | - |
| Office Area - Central | Hot Water Heater - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | 1 Unit | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| All Areas - Throughout | Ceiling - Compressed Ceiling Tiles | SMF | Presumed Positive | - | - | Bonded | Poor | Low | Low | ~ 350m2 | - | - | Access to exposed/damaged materials should be restricted. Engage an appropriately experienced contractor to undertake remedial/removal works as soon as practicable. | - |
| Ceiling Space - Throughout | Flexible Ductwork Insulation - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 100m | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Office Area - Southwest - On Ground | Debris - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Poor | Low | Low | ~ 4m2 | - | - | Access to exposed/damaged materials should be restricted. Engage an appropriately experienced contractor to undertake remedial/removal works as soon as practicable. | - |
| Office Area - Throughout - Above Suspended Ceiling Tiles | Ceiling - Horsehair Plaster | SMF | Presumed Positive | - | - | Bonded | Poor | Low | Low | ~ 350m2 | - | - | Access to exposed/damaged materials should be restricted. Engage an appropriately experienced contractor to undertake remedial/removal works as soon as practicable. | - |
| All Areas - Throughout | Doors & Door Frames - Paint Systems - Blue | Lead Paint | Positive (0.16% w/w) | J008683-01-AU130-LP-001 | 4 | - | Fair | Low | Low | ~ 25m2 | - | - | Engage an appropriately experienced/trained contractor to remove areas of flaking paint and stabilise. Once stabilised, maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment. | - |
| All Areas - Throughout | Walls - Paint Systems - White | Lead Paint | Negative (0.03% w/w) | J008683-01-AU130-LP-002 | - | - | - | - | - | - | - | - | - | - |
| All Areas - Throughout | Timber Skirtings - Upper & Lower Paint Systems - White on Blue | Lead Paint | Negative (0.01% w/w) | J153365-01-AU130-LP-001 | - | - | - | - | - | - | - | - | - | - |
| Office Area - Northwest Corner | On Ground - Debris | Lead Dust | Positive (7700 mg/kg) | J008683-01-AU130-LD-001 | 3 | - | Poor | Medium | High | ~ 4m2 | - | - | All dust, dirt and sediment material with lead levels above the adopted standard (i.e. above 300mg/kg) should be removed under controlled conditions. In the interim ensure dust generation is avoided. Works in the area should be conducted in accordance with the site specific HMMP. | - |
| Office Area - Southeast Corner On Ground | On Ground - Debris | Lead Dust | Positive (1600 mg/kg) | J008683-01-AU130-LD-002 | - | - | Poor | Medium | High | ~ 4m2 | - | - | All dust, dirt and sediment material with lead levels above the adopted standard (i.e. above 300mg/kg) should be removed under controlled conditions. In the interim ensure dust generation is avoided. Works in the area should be conducted in accordance with the site specific HMMP. | - |
| All Areas - Various Throughout | High Level Surfaces - Debris | Lead Dust | Positive (4400 mg/kg) | J153365-01-AU130-LD-001 | - | - | Poor | Medium | High | ~ 100m2 | - | - | All dust, dirt and sediment material with lead levels above the adopted standard (i.e. above 300mg/kg) should be removed under controlled conditions. In the interim ensure dust generation is avoided. Works in the area should be conducted in accordance with the site specific HMMP. | - |
|  | | |  | | |  | | |  | | | | | |
| Photo 1: All Areas - Throughout - Eaves - Fibre Cement Sheeting | | | Photo 2: Southeastern Toilet - Central - Wall - Fibre Cement Sheeting | | | Photo 3: Office Area - Northwest Corner - Debris - Lead Dust - Positive lead containing dust (7700 mg/kg) | | | Photo 4: All Areas - Throughout - Doors & Door Frames - Positive lead containing paint (0.16% w/w) | | | | | |

| Location | Item/Feature | Hazard | Sample Status | Sample Number | Photo Number | Friability | Condition | Disturbance Potential | Risk Status | Approx. Quantity | Labelled | Control Priority | Recommendations | Comments |
|--|---|------------|-----------------------|----------------------------------|--------------|-------------|-----------|-----------------------|-------------|------------------|----------|------------------|--|--|
| Unit 3 - Exterior - Ground Level | | | | | | | | | | | | | | |
| South | Telecommunication Pit Moulded Fibre Cement Sheeting | Asbestos | Presumed Positive | Similar to: NAA - 81127-AU130-23 | - | Non Friable | Fair | Low | Low | 1 Unit | Yes | P3 | Engage a licenced asbestos contractor to repair and/or encapsulate damaged surfaces on this item with a suitable asbestos sealant as soon as practicable. Once sealed maintain in good condition and incorporate into a HMMP. Remove by licenced asbestos removal contractor if item is to be impacted by refurbishment or demolition. | Not sighted at time of 2021 inspection. Presumed removed. Work Science was not involved in the removal process. No removal documentation was provided. |
| External Footpath Central | Expansion Joint - Mastic | Asbestos | Presumed Negative | Similar to: NAA - 81127-AU130-15 | - | Non Friable | - | - | - | - | - | - | - | - |
| All Areas - Throughout | Walls - Paint Systems - Cream | Lead Paint | Negative (<0.01% w/w) | J008683-01-AU130 LP-002 | - | - | - | - | - | - | - | - | - | - |
| Unit 3 - Interior - Ground Level | | | | | | | | | | | | | | |
| Warehouse - Various Throughout | Expansion Joint - Mastic | Asbestos | Negative | NAA - 81127-AU130-15 | - | Non Friable | - | - | - | - | - | - | - | - |
| Office Corridor - Throughout | Floor Covering - Vinyl Tiles & Adhesive | Asbestos | Negative | NAA - 81127-AU130-18 | - | Non Friable | - | - | - | - | - | - | - | - |
| Eastern Fire Tunnel | Fire Door - Fire Door Core | Asbestos | Negative | NAA - 81127-AU130-16 | - | Friable | - | - | - | - | - | - | - | - |
| Warehouse - Throughout | Roof Lining - Sarking Insulation | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 3000m2 | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Office Area - Ceiling Space - Throughout | Ductwork Insulation - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 20m | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Warehouse - West | Hot Water Heater - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | 1 Unit | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Room West of Toilets - West | Ductwork Insulation - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 3m | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Kitchen - Above Sink | Hot Water Heater - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | 1 Unit | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Unit 3 - Interior - Level One | | | | | | | | | | | | | | |
| Toilets - Throughout | Cubicle Partition - Compressed Cement Sheeting | Asbestos | Negative | NAA - 81127-AU130-17 | - | Non Friable | - | - | - | - | - | - | - | - |
| Kitchen - Above Sink | Hot Water Heater - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | 1 Unit | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Office Area - Throughout | Ceiling - Compressed Ceiling Tiles | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 100m2 | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |

| Location | Item/Feature | Hazard | Sample Status | Sample Number | Photo Number | Friability | Condition | Disturbance Potential | Risk Status | Approx. Quantity | Labelled | Control Priority | Recommendations | Comments | | | | | |
|--|---|------------|------------------------|---------------------------------|--|-------------|-----------|-----------------------|-------------|--|----------|------------------|--|---|--|--|--|--|--|
| Unit 4 - Interior - All Levels | | | | | | | | | | | | | | | | | | | |
| Office Area - Throughout | Ceiling - Compressed Ceiling Tiles | SMF | Presumed Positive | - | 8 | Bonded | Good | Low | Low | ~ 100m2 | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - | | | | | |
| Office Area - Ceiling Space - Throughout | Flexible Ductwork Insulation - Insulation Material | SMF | Presumed Positive | - | 9 | Bonded | Good | Low | Low | ~ 50m | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - | | | | | |
| Stairwell - Throughout | Timber Handrail - Paint Systems - White | Lead Paint | Negative (<0.005% w/w) | J153365-01-AU130-LP-002 | - | - | - | - | - | - | - | - | - | - | | | | | |
| Unit 4 - Exterior - Ground Level | | | | | | | | | | | | | | | | | | | |
| All Areas - Throughout | Eaves - Fibre Cement Sheeting | Asbestos | Presumed Positive | Not Sampled - Height Restricted | 6 | Non Friable | Fair | Low | Low | ~ 20m2 | Yes | P3 | Engage a licenced asbestos contractor to repair and/or encapsulate damaged surfaces on this item with a suitable asbestos sealant as soon as practicable. Once sealed maintain in good condition and incorporate into a HMMP. Remove by licenced asbestos removal contractor if item is to be impacted by refurbishment or demolition. | Minor damage to Southeast side of Eave. | | | | | |
| Southwest | Telecommunication Pit Moulded Fibre Cement Sheeting | Asbestos | Positive | NAA - 81127-AU130-14 | 7 | Non Friable | Fair | Low | Low | 1 Unit | Yes | P3 | Engage a licenced asbestos contractor to repair and/or encapsulate damaged surfaces on this item with a suitable asbestos sealant as soon as practicable. Once sealed maintain in good condition and incorporate into a HMMP. Remove by licenced asbestos removal contractor if item is to be impacted by refurbishment or demolition. | - | | | | | |
| Unit 4 - Interior - Ground Level | | | | | | | | | | | | | | | | | | | |
| Warehouse - North Electrical Distribution Board | Compressed Bituminous Backing Panel | Asbestos | Presumed Negative | Not Sampled - Metal | - | - | - | - | - | 1 Unit | No | - | - | - | | | | | |
| Warehouse - Throughout | Roof Lining - Sarking Insulation | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 2500m2 | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - | | | | | |
| Warehouse - West | Hot Water Heater - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | 1 Unit | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - | | | | | |
|  | | | | |  | | | | |  | | | | |  | | | | |
| Photo 6: All Areas - Throughout - Eaves - Fibre Cement Sheeting | | | | | Photo 7: Southwest - Telecommunication Pit - Moulded Fibre Cement Sheeting | | | | | Photo 8: Office Area - Throughout - Ceiling - Compressed Ceiling Tiles | | | | | Photo 9: Office Area - Ceiling Space - Throughout - Flexible Ductwork Insulation - Insulation Material | | | | |

| Location | Item/Feature | Hazard | Sample Status | Sample Number | Photo Number | Friability | Condition | Disturbance Potential | Risk Status | Approx. Quantity | Labelled | Control Priority | Recommendations | Comments |
|--|--|----------|-------------------|----------------------------------|--------------|-------------|-----------|-----------------------|-------------|------------------|----------|------------------|--|---|
| Unit 5 - Exterior - Ground Level | | | | | | | | | | | | | | |
| All Areas - Throughout | Eaves - Fibre Cement Sheeting | Asbestos | Presumed Positive | Similar to: NAA - 81127-AU130-23 | - | Non Friable | Good | Low | Low | ~ 40m2 | Yes | P4 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | - |
| Unit 5 - Interior - Ground Level | | | | | | | | | | | | | | |
| Warehouse - Throughout | Roof Lining - Sarking Insulation | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 2500m2 | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Units 6 & 6A - Interior - All Levels | | | | | | | | | | | | | | |
| Office Area - Ceiling Space - Throughout | Flexible Ductwork Insulation - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 50m | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Units 6 & 6A - Exterior - Ground Level | | | | | | | | | | | | | | |
| All Areas - Throughout | Eaves - Fibre Cement Sheeting | Asbestos | Presumed Positive | Not sampled - Height Restricted | 10 | Non Friable | Good | Low | Low | ~ 40m2 | Yes | P4 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | Original sample was insufficient. Sample reference: NAA - 81127-AU130-13. Refer to Noel Arnold & Associates Bulk Sample Analysis Report "SG0089-81127-AU130 3 Burrows Rd, Alexandria 2010-06-21 Sample Analysis Report.xls". Presume positive, similar to other eave samples taken from various units. |
| Units 6 & 6A - Interior - Ground Level | | | | | | | | | | | | | | |
| Meeting Room - Throughout | Wall - Fibre Cement Sheeting | Asbestos | Negative | NAA - 81127-AU130-12 | - | Non Friable | - | - | - | - | No | - | - | - |
| Warehouse - North | Fire Door - Fire Door Core | Asbestos | Presumed Positive | Not Sampled - Encased Material | 11 | Friable | Good | Low | Low | 1 Unit | Yes | P3 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | - |
| Warehouse - Laundry - Throughout | Ceiling - Fibre Cement Sheeting | Asbestos | Negative | J153365-01-AU130-004 | - | Non Friable | - | - | - | - | No | - | - | Item is Masonite |
| Warehouse - Staff Room & Office Area - Throughout | Ceiling - Fibre Cement Sheeting | Asbestos | Presumed Positive | Not Sampled - Presumed Removed | - | Non Friable | - | - | - | - | No | - | - | Not sighted at time of 2021 inspection. Presumed removed. Work Science was not involved in the removal process. No removal documentation was provided. |
| Kitchen - Above Sink | Hot Water Heater - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | 1 Unit | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Male Change Room - Northwest | Hot Water Heater - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | 1 Unit | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Warehouse - Throughout | Roof Lining - Sarking Insulation | SMF | Presumed Positive | - | 12 | Bonded | Good | Low | Low | ~ 3000m2 | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Units 6 & 6A - Interior - Level One | | | | | | | | | | | | | | |
| Office Area - Ceiling Space - Throughout | Flexible Ductwork Insulation - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 50m | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Photo 10: All Areas - Throughout - Eaves - Fibre Cement Sheeting</p> </div> <div style="text-align: center;">  <p>Photo 11: Warehouse - North - Fire Door - Fire Door Core</p> </div> <div style="text-align: center;">  <p>Photo 12: Warehouse - Throughout - Roof Lining - Sarking Insulation</p> </div> </div> | | | | | | | | | | | | | | |

| Location | Item/Feature | Hazard | Sample Status | Sample Number | Photo Number | Friability | Condition | Disturbance Potential | Risk Status | Approx. Quantity | Labelled | Control Priority | Recommendations | Comments |
|--|--|-------------------------------------|-------------------|--|---------------------|-------------|-----------------------|--|-------------|------------------|----------|------------------|--|--|
| Unit 7 - Interior - Ground Level | | | | | | | | | | | | | | |
| Fire Pump Room - Northwest | Pipework Flange Joint - Gasket | Asbestos | Negative | J15336501-AU130-006 | - | Non Friable | - | - | - | - | - | - | - | - |
| Fire Pump Room - Southeast | Pipework Flange Joint - Gasket | Asbestos | Negative | J15336501-AU130-005 | - | Non Friable | - | - | - | - | - | - | - | - |
| Toilets - Throughout | Ceiling - Fibre Cement Sheeting | Asbestos | Presumed Negative | Not Sampled - Gyprock | - | Non Friable | - | - | - | - | - | - | - | - |
| Warehouse - South | Fire Door - Fire Door Core | Asbestos | Positive | NAA - 81127-AU130-09 | 14 | Friable | Good | Low | Low | 1 Unit | Yes | P3 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | - |
| Warehouse - South | Electrical Distribution Board | Compressed Bituminous Backing Panel | Asbestos | Presumed Negative | Not Sampled - Metal | - | Non Friable | - | - | - | - | - | - | Metal |
| Warehouse - Southeast | Floor Covering - Vinyl Tiles - White | Asbestos | Positive | NAA - 81127-AU130-08b | - | Non Friable | Not able to determine | Low | Low | Throughout | No | P4 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | Not sighted at time of 2021 inspection. Presumed removed. Work Science was not involved in the removal process. No removal documentation was provided. |
| Warehouse - Southeast | Floor Covering - Vinyl Tiles - Grey | Asbestos | Negative | NAA - 81127-AU130-08a | - | Non Friable | - | - | - | - | - | - | - | - |
| Warehouse - Southeast | Floor Covering - Adhesive | Asbestos | Negative | NAA - 81127-AU130-08c | - | Non Friable | - | - | - | - | - | - | - | - |
| Warehouse - Throughout | Expansion Joint - Mastic | Asbestos | Negative | NAA - 81127-AU130-10 | - | Non Friable | - | - | - | - | - | - | - | - |
| Warehouse - Throughout | Roof Lining - Sarking Insulation | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 1000m2 | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Toilets - South | Hot Water Heater - Insulation Material | SMF | Presumed Positive | - | 13 | Bonded | Good | Low | Low | 1 Unit | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Lunch Room - Throughout | Ceiling - Compressed Ceiling Tiles | SMF | Presumed Positive | - | 15 | Bonded | Poor | Low | Low | ~ 10m2 | - | - | Access to exposed/damaged materials should be restricted. Engage an appropriately experienced contractor to undertake remedial/removal works as soon as practicable. | - |
|  | | | |  | | | |  | | | | | | |
| Photo 13: Toilets - South - Hot Water Heater - Insulation Material | | | | Photo 14: Warehouse - South - Fire Door - Fire Door Core | | | | Photo 15: Lunch Room - Throughout - Ceiling - Compressed Ceiling Tiles | | | | | | |

| Location | Item/Feature | Hazard | Sample Status | Sample Number | Photo Number | Friability | Condition | Disturbance Potential | Risk Status | Approx. Quantity | Labelled | Control Priority | Recommendations | Comments |
|--|--|----------|-------------------|---|--------------|-------------|-----------------------|-----------------------|-------------|------------------|----------|------------------|--|--|
| Unit 9 - Exterior - Ground Level | | | | | | | | | | | | | | |
| Throughout | Expansion Joint - Mastic | Asbestos | Positive | NAA - 81127-AU130-07 | - | Non Friable | Not able to determine | Low | Low | ~ 100m | No | P4 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | Not sighted at time of 2021 inspection. Presumed removed. Work Science was not involved in the removal process. No removal documentation was provided. |
| Unit 9 - Interior - Ground Level | | | | | | | | | | | | | | |
| Warehouse - Central Electrical Distribution Board | Compressed Bituminous Backing Panel | Asbestos | Negative | Not Sampled - Metal | - | Non Friable | - | - | - | - | - | - | - | - |
| Warehouse - Adjacent Flupak Area Electrical Distribution Board | Compressed Bituminous Backing Panel | Asbestos | Presumed Positive | Not Sampled - Live | - | Non Friable | Not able to determine | Low | Low | 1 unit | No | P4 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | Not sighted at time of 2021 inspection. Presumed removed. Work Science was not involved in the removal process. No removal documentation was provided. |
| Warehouse - Adjacent Hot Room | Boiler - Gasket | Asbestos | Presumed Positive | Not Sampled - Internal | - | Friable | Not able to determine | Low | Low | Throughout | No | P3 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | Not sighted at time of 2021 inspection. Presumed removed. Work Science was not involved in the removal process. No removal documentation was provided. |
| Warehouse - Adjacent Hot Room | Boiler - Woven Rope | Asbestos | Presumed Positive | Not Sampled - Internal | - | Friable | Not able to determine | Low | Low | Throughout | No | P3 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | Not sighted at time of 2021 inspection. Presumed removed. Work Science was not involved in the removal process. No removal documentation was provided. |
| Changing Rooms - Throughout | Cubicle Partition - Compressed Cement Sheeting | Asbestos | Positive | NAA - 81127-AU130-06 | 17 | Non Friable | Good | Low | Low | ~ 8m2 | Yes | P4 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | - |
| Toilets - Throughout | Cubicle Partition - Compressed Cement Sheeting | Asbestos | Positive | Similar to: NAA - 81127-AU130-06 | - | Non Friable | Good | Low | Low | ~ 8m2 | Yes | P4 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | - |
| Macerator Room - East Electrical Distribution Board | Compressed Bituminous Backing Panel | Asbestos | Presumed Positive | Not Sampled - Live Electrical Hazard | 18 | Non Friable | Good | Low | Low | 1 Unit | Yes | P4 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | - |
| Warehouse - Throughout | Expansion Joint - Mastic | Asbestos | Presumed Negative | Similar to: NAA - 81127-AU130-05 | - | Non Friable | - | - | - | - | - | - | - | - |
| Staff Room - Above Sink | Hot Water Heater - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | 1 Unit | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Warehouse - Throughout | Roof Lining - Sarking Insulation | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 3000m2 | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
|  | | | |  | | | | | | | | | | |
| Photo 17. Changing Rooms - Throughout - Cubicle Partition - Compressed Cement Sheeting | | | | Photo 18. Macerator Room - East - Electrical Distribution Board - Compressed Bituminous Backing Panel | | | | | | | | | | |

| Location | Item/Feature | Hazard | Sample Status | Sample Number | Photo Number | Friability | Condition | Disturbance Potential | Risk Status | Approx. Quantity | Labelled | Control Priority | Recommendations | Comments |
|--|---|------------|------------------------|---------------------------------|--------------|-------------|-----------|-----------------------|-------------|------------------|----------|------------------|--|--|
| Unit 9a - Exterior - Ground Level | | | | | | | | | | | | | | |
| Southwest & Southeast | Eaves - Fibre Cement Sheeting | Asbestos | Presumed Positive | Not Sampled - Height Restricted | - | Non Friable | Good | Low | Low | ~ 30m2 | Yes | P4 | Maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition. | - |
| Unit 9a - Interior - Ground Level | | | | | | | | | | | | | | |
| Office Area - Throughout | Ceiling - Compressed Ceiling Tiles | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 200m2 | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Office area - Ceiling Space - Throughout | Ductwork Insulation - Insulation Material | SMF | Presumed Positive | - | - | Bonded | Good | Low | Low | ~ 30m | - | - | Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition. | - |
| Stairwell - Throughout | Timber Work - Paint Systems - White | Lead Paint | Negative (<0.005% w/w) | J153265-01-AU130 LP-003 | - | - | - | - | - | - | - | - | - | White paint to vertical wooden strips. |

Appendix B – NATA Accredited Laboratory Results

NB – reports from previous surveys may be extracted from other reports as provided by Goodman

Report Date: Wednesday, 15/01/2020

Our ref: C109035:J165006-01 - AU130

Kate Kungl
Goodman Property Services (Aust) Pty Ltd
Level 17, 60 Castlereagh Street
SYDNEY NSW 2000

Dear Kate,

Re: Asbestos Identification Analysis - Burrow Estate (AU130) - Units 2-3, 1-3 Burrows Road, Alexandria NSW 2015

This letter presents the results of asbestos fibre identification analysis performed on 3 samples collected by Julie Sullivan of Greencap on Friday, 03 January 2020. The samples were collected from Burrow Estate (AU130) - Units 2-3, 1-3 Burrows Road, Alexandria NSW 2015.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory by the method of Australian Standard AS4964-2004 and supplementary work instruction in house method LAB04 Asbestos Identification by PLM. Any and all services carried out by Greencap for the Client are subject to the Terms and Conditions listed on the Greencap website at <https://www.greencap.com.au/terms-conditions> and are governed by our statements of limitation available at <https://www.greencap.com.au/statements-limitation>.

The analysis was completed on Wednesday, 15 January 2020.

The samples will be kept for three months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table. Accreditation covers testing activities only, sampling activity is outside the scope of ISO 17025 accreditation. Results relate only to the items tested and are for the sole use by the client.

Should you require further information please contact our project manager Julie Sullivan.

Yours sincerely,

Greencap



Amanda Chui : Approved Identifier



Amanda Chui : Approved Signatory



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Accreditation No. 5450, Site No. 3402 Sydney Laboratory.
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/National standards.



Report Date: Wednesday, 15/01/2020

Our ref: C109035:J165006-01 - AU130

| Site Location: | | Burrow Estate (AU130) - Units 2-3, 1-3 Burrows Road, Alexandria NSW 2015 | |
|----------------|--------------------------|---|--|
| | Sample ID | Sample Location/Description/Weight or Size | Analysis Result |
| 1 | J165006-01 - AU130 - 001 | Burrows Estate AU130 - Interior - Unit 2 - West Wall - Floor Covering Off white-painted black-brown resinous fibrous sheet material ~ 56 x 15 x 6 mm | No Asbestos Detected Organic Fibres |
| 2 | J165006-01 - AU130 - 002 | Burrows Estate AU130 - Interior - Unit 3 - South Wall - Floor Covering Dusty unpainted Black-brown resinous fibrous sheet material ~ 55 x 30 x 10 mm | No Asbestos Detected Organic Fibres |
| 3 | J165006-01 - AU130 - 003 | Burrows Estate AU130 - Interior - Unit 3 - South Wall - Floor Covering -Fibreboard Dusty unpainted black-brown resinous fibrous sheet material ~ 530 x 300 x 30 mm | No Asbestos Detected Organic Fibres |

* Shaded row with bolded text indicates sample contains a positive Analysis Result for asbestos.
If Synthetic Mineral Fibre and Organic Fibre are not stated in Analysis Results, it implies not detected.

AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018



GRENCAP
Going Further in Managing Risk

Greencap Pty Ltd
ABN: 76 006 318 010
Level 2 / 11 Khartoum Road
North Ryde NSW 2113
Australia
T: 02 9889 1800

Report Date: Wednesday, 29/08/2018

Our ref: C109035:J153365-01 - AU130

Kate Kungl
Goodman Property Services (Aust) Pty Ltd.
Level 17, Castlereagh Street
SYDNEY NSW 2000

Dear Kate,

Re: Asbestos Identification Analysis - Burrows Industrial Estate, 1-3 Burrows Rd, Alexandria NSW 2015

This letter presents the results of asbestos fibre identification analysis performed on 6 samples collected by Nick Finka of Greencap on Monday, 13 August 2018. The samples were collected from Burrows Industrial Estate, 1-3 Burrows Rd, Alexandria NSW 2015.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory by the method of Australian Standard AS4964-2004 and supplementary work instruction in house method LAB04 Asbestos Identification by PLM. Any and all services carried out by Greencap for the Client are subject to the Terms and Conditions listed on the Greencap website at www.greencap.com.au/about-greencap/terms-and-conditions and are governed by our statements of limitation available at www.greencap.com.au/about-greencap/statements-of-limitation.

The analysis was completed on Tuesday, 28 August 2018.

The samples will be kept for three months and then disposed of, unless otherwise directed. The results of the asbestos identification analysis are presented in the appended table. Results relate only to the items tested and are for the sole use by the client.

Should you require further information please contact our project manager James Stewart.

Yours sincerely,
Greencap

Lulu Scott : Approved Identifier

Lulu Scott : Approved Signatory



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J153365-01-AU130 Burrows Industrial Estate ID 20180813

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AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018



Sydney Laboratory
Sample Analysis Results

GREENCAP
Going Further in Managing Risk

Report Date: Wednesday, 29/08/2018

Our ref: C109035:J153365-01 - AU130

| Site Location: | | Burrows Industrial Estate, 1-3 Burrows Rd, Alexandria NSW 2015 | |
|-------------------------------|---|--|--|
| Sample ID | Sample Location/Description/Weight or Size | Analysis Result | |
| 1 J153365-01 - AU130 - 001 | Unit 1 - Exterior - Ground Level - Northern Electrical Cupboard - Debris - Dust Brown non-homogenous dust on gel tape, including loose organic fibres ~ 100 x 50 x <1 mm | No Asbestos Detected Note 1 & 2 Organic Fibres | |
| 2 J153365-01 - AU130 - 002 | Unit 2 - Exterior - Ground Level - Hydrant Pump Room - Centre - Pipework Flange Joint - Gasket - Black Red-painted black rubbery organic fibrous sheet material ~ 50 x 5 x 5 mm | No Asbestos Detected Organic Fibres | |
| 3 J153365-01 - AU130 - 003 | Unit 3 - Exterior - Ground Level - Footpath - Centre - Expansion Joint - Bituminous Material Black-brown bituminous, organic fibrous mastic material ~ 40 x 20 x 8 mm | No Asbestos Detected Organic Fibres | |
| 4 J153365-01 - AU130 - 004 | Unit 6 & 6A - Interior - Ground Level - Warehouse, Laundry - Throughout - Ceiling - Fibre Cement Sheeting Off white-painted gold-brown fibre-cement sheet material ~ 20 x 12 x 3 mm | No Asbestos Detected Organic Fibres | |
| 5 J153365-01 - AU130 - 005 | Unit 7 - Interior - Ground Level - Fire Pump Room - Southeast - Pipework Flange Joint - Gasket - Black Black organic fibre-impregnated rubbery sheet material ~ 50 x 6 x 3 mm | No Asbestos Detected Organic Fibres | |
| 6 J153365-01 - AU130 - 006 | Unit 7 - Interior - Ground Level - Fire Pump Room - Northwest - Pipework Flange Joint - Gasket - Black Black organic fibre-impregnated rubbery sheet material ~ 35 x 8 x 3 mm | No Asbestos Detected Organic Fibres | |

NOTE 1 Due to the nature of the gel lift sample quantifying asbestos content using a reporting limit of 0.1g/kg (0.01%) is not possible.

NOTE 2 Trace analysis has been performed and the above result can be interpreted that the sample contains no detectable 'respirable' asbestos fibres (AS4964-2004 Clause 9.5).

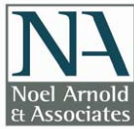
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J153365-01-AU130 Burrows Industrial Estate ID 20180813

Page 2 of 2

AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018



**Risk
Management
Services**

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www.noel-arnold.com.au

19 August 2010

Our ref: SG0089:81127-AU130

Graham Pinney - General Manager Building Services
Goodman International
Level 10, 60 Castlereagh Street
SYDNEY NSW 2000

Dear Graham,

Re: Asbestos Identification Analysis - 3 Burrows Road, Alexandria NSW

This letter presents the results of asbestos fibre identification analysis performed on 23 samples collected by Andreas Brohl of Noel Arnold & Associates Pty Ltd on Monday, 21 July 2010. The samples were collected from 3 Burrows Road, Alexandria NSW.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Brisbane Laboratory in accordance with Noel Arnold and Associates Pty Ltd Test Method NALAB 302 "Asbestos Identification Analysis" and following the guidelines of Australian Standard AS4964-2004.

The samples will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact Andreas Brohl.

Yours sincerely

NOEL ARNOLD & ASSOCIATES PTY LTD

Susan Simmonds: Approved Identifier

Susan Simmonds: Approved Signatory



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■ Melbourne ■ Sydney ■ Canberra ■ Brisbane

Practical Solutions

SG0089:81127-AU130 3 Burrows Rd, Alexandria 2010-06-21 Sample Analysis Report.xls

1 of 3

AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018

19/08/2010

Brisbane Laboratory
Sample Analysis Results



| Site Location: | | 3 Burrows Road, Alexandria NSW | |
|-------------------------|---|---|--|
| Sample ID | Sample Location/Description/Weight or Size | Analysis Result | |
| 1 81127-AU130 01 | Unit 10, Office Building, First Floor, Female Toilet, cubicle wall - Compressed fibre cement Pastel blue painted grey fibre cement material 3 x 4 x 1 mm | Chrysotile (white asbestos) | |
| 2 81127-AU130 02 | Unit 10, Office Building, Ground Floor, Male Toilet, cubicle wall - Compressed fibre cement Unpainted compressed fibre cement material 3 x 2 x 1 mm | Chrysotile (white asbestos) | |
| 3 81127-AU130 03 | Unit 10, External, South, Service pit - Compressed fibre cement Unpainted compressed grey fibre cement material 49 x 25 x 6 mm | Chrysotile (white asbestos) Amosite (brown asbestos) | |
| 4 81127-AU130 04 | Unit 10, Warehouse, Toilets, Cubicle wall - Compressed fibre cement Cream painted grey fibre cement material 5 x 2 x 1 mm | Chrysotile (white asbestos) | |
| 5 81127-AU130 05 | Unit 8, Warehouse, Construction joints - Black mastic material Black flexible bitumastic material 21 x 7 x 2 mm | No Asbestos Detected | |
| 6 81127-AU130 06 | Unit 9, Change Rooms, Cubicle wall - Compressed fibre cement Cream painted compressed grey fibre cement material 6 x 4 x 2 mm | Chrysotile (white asbestos) | |
| 7 81127-AU130 07 | Unit 9, External, Wall, Construction joints - Black mastic material Black brown brittle and rubbery mastic material 71 x 41 x 4 mm | Chrysotile (white asbestos) | |
| 8 81127-AU130 08 | Unit 7, Warehouse, Southeast, Floor - Vinyl tiles A: Grey brittle vinyl material; B: Off white brittle vinyl material; C: Amber adhesive attached to underside of sample 08-B A: 74 x 51 x 2 mm; B: 95 x 42 x 2 mm | A: No Asbestos Detected ^{Note1} B: Chrysotile (white asbestos) C: No Asbestos Detected | |
| 9 81127-AU130 09 | Unit 7, Warehouse, West, Fire door - Fire door core Orange painted grey low density board material 36 x 19 x 3 mm | Chrysotile (white asbestos) Amosite (brown asbestos) | |
| 10 81127-AU130 10 | Unit 7, Warehouse, Walls, construction Joints - Black mastic material Cream painted black flexible mastic material 14 x 6 x 2mm | No Asbestos Detected ^{Note1} | |
| 11 81127-AU130 11 | Unit 6, Male toilet, Cubicle walls - Fibre cement sheeting White painted grey fibre cement material 6 x 2 x 1mm | Chrysotile (white asbestos) | |
| 12 81127-AU130 12 | Unit 6, Warehouse area, Meeting Room, Walls - Fibre cement sheeting Cream painted grey fibre cement material 4 x 2 x 1 mm | No Asbestos Detected | |

SG0089:81127-AU130 3 Burrows Rd, Alexandria 2010-06-21 Sample Analysis Report.xls

2 of 3

AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018

19/08/2010

Brisbane Laboratory
Sample Analysis Results



| Site Location: | | 3 Burrows Road, Alexandria NSW | |
|-------------------------|---|---|--|
| Sample ID | Sample Location/Description/Weight or Size | Analysis Result | |
| 13 81127-AU130 13 | Unit 6A, External, Eaves - Fibre cement sheeting - | INSUFFICIENT SAMPLE | |
| 14 81127-AU130 14 | Unit 4, External, North, Floor, Service Pit White painted grey fibre cement material 5 x 4 x 1 mm | Chrysotile (white asbestos) Amosite (brown asbestos) | |
| 15 81127-AU130 15 | Unit 3, Warehouse, Floor throughout, construction joints - Black mastic material Black flexible mastic material 15 x 4 x 2 mm | No Asbestos Detected ^{Note1} | |
| 16 81127-AU130 16 | Unit 3, Warehouse, Southern fire tunnel, Door - Fire door core A: Cream vermiculite type material; B: Beige cellulose backing attached to sample 16-0A 14 x 6 x 3 mm | A: No Asbestos Detected B: No Asbestos Detected | |
| 17 81127-AU130 17 | Unit 3, Level , Toilet, Partition wall - Fibre cement sheeting White painted grey fibre cement material 4 x 2 x 1 mm | No Asbestos Detected | |
| 18 81127-AU130 18 | Unit 3, Ground, Office, Corridor, Floor - Vinyl tiles A: Grey-blue-white pattern brittle vinyl material; B: Clear adhesive attached to sample 18-A 74 x 21 x 2 mm | No Asbestos Detected ^{Note1} B: No Asbestos Detected | |
| 19 81127-AU130 19 | Unit 1, External, Northern wall, Electrical cupboard, Fragments - Fibre cement sheeting Unpainted grey compressed fibre cement material 44 x 26 x 3 mm | Chrysotile (white asbestos) Amosite (brown asbestos) Crocidolite (blue asbestos) | |
| 20 81127-AU130 20 | Unit 1, External, Northern wall, Electrical cupboard - Electrical backing board Brown-black compressed fibrous board material 2 x 1 x 1 mm | Chrysotile (white asbestos) | |
| 21 81127-AU130 21 | Unit 1, Southern Toilet, Cubicle wall - Fibre cement sheeting White painted grey fibre cement material 3 x 3 x 1 mm | Chrysotile (white asbestos) | |
| 22 81127-AU130 22 | Unit 1, Southern Toilet, Walls - Fibre cement sheeting White painted grey fibre cement material 9 x 4 x 2 mm | Chrysotile (white asbestos) | |
| 23 81127-AU130 23 | Unit 1, External, Eaves - Fibre cement sheeting White painted grey fibre cement material 7 x 3 x 2 mm | Chrysotile (white asbestos) | |

* Shaded row with bolded text indicates a positive result for asbestos.

NOTE 1 Confirmation by another analytical technique advised due to the nature of the sample. Please be advised Note 1 is a NATA required disclaimer for resin impregnated samples where asbestos fibres are not visible by Polarised Light Microscopy.

Work Science Pty Ltd
 Suite 36, 301 Castlereagh Street
 Sydney
 NSW 2000



NATA Accredited
Accreditation Number 1261
Site Number 1254

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

Attention: Justin Field

Report 843329-S
 Project name PO BOX 112 DARLINGHURST NSW 1300
 Project ID J008683-AU130
 Received Date Nov 15, 2021

| Client Sample ID | | | J008683-AU130-LP-001 | J008683-AU130-LP-002 | J008683-AU130-LP-003 |
|---------------------|------|------|----------------------|----------------------|----------------------|
| Sample Matrix | | | Paint | Paint | Paint |
| Eurofins Sample No. | | | S21-No53693 | S21-No53694 | S21-No53695 |
| Date Sampled | | | Oct 29, 2021 | Oct 29, 2021 | Oct 29, 2021 |
| Test/Reference | LOR | Unit | | | |
| Lead (% w/w) | 0.01 | % | < 0.01 | < 0.01 | 5.2 |

Sample History

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

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

Description

Lead (% w/w)

Testing Site

Melbourne

Extracted

Nov 23, 2021

Holding Time

6 Months

- Method: LTM-MET-3040 Metals by ICP-MS

| | | | | | |
|---|--|-------------------|--------|----------------------|----------------------|
| Company Name: | Work Science Pty Ltd | Order No.: | | Received: | Nov 15, 2021 1:52 PM |
| Address: | Suite 36, 301 Castlereagh Street Sydney NSW 2000 | Report #: | 843329 | Due: | Nov 22, 2021 |
| Project Name: | PO BOX 112 DARLINGHURST NSW 1300 | Phone: | | Priority: | 5 Day |
| Project ID: | J008683-AU130 | Fax: | | Contact Name: | Steven Hains |
| Eurofins Analytical Services Manager : Sophie Bush | | | | | |

| Sample Detail | | | | | | Lead (% w/w) |
|--|----------------------|--------------|---------------|--------|-------------|-----------------|
| Melbourne Laboratory - NATA # 1261 Site # 1254 | | | | | | |
| Sydney Laboratory - NATA # 1261 Site # 18217 | | | | | | X |
| Brisbane Laboratory - NATA # 1261 Site # 20794 | | | | | | |
| Mayfield Laboratory - NATA # 1261 Site # 25079 | | | | | | |
| Perth Laboratory - NATA # 2377 Site # 2370 | | | | | | |
| External Laboratory | | | | | | |
| No | Sample ID | Sample Date | Sampling Time | Matrix | LAB ID | |
| 1 | J008683-AU130-LP-001 | Oct 29, 2021 | 11:00AM | Paint | S21-No53693 | X |
| 2 | J008683-AU130-LP-002 | Oct 29, 2021 | 11:00AM | Paint | S21-No53694 | X |
| 3 | J008683-AU130-LP-003 | Oct 29, 2021 | 11:00AM | Paint | S21-No53695 | X |
| Test Counts | | | | | | 3 |

Internal Quality Control Review and Glossary

General

- Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follows guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013 and are included in this QC report where applicable. Additional QC data may be available on request.
- All soil/sediment/solid results are reported on a dry basis, unless otherwise stated.
- All biota/food results are reported on a wet weight basis on the edible portion, unless otherwise stated.
- Actual LORs are matrix dependant. Quoted LORs may be raised where sample extracts are diluted due to interferences.
- Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds.
- SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
- Samples were analysed on an 'as received' basis.
- Information identified on this report with blue colour, indicates data provided by customer, that may have an impact on the results.
- This report replaces any interim results previously issued.

Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether the holding time is 7 days however for all other VOCs such as BTEX or C6-10 TRH then the holding time is 14 days.

Units

mg/kg: milligrams per kilogram

mg/L: milligrams per litre

ug/L: micrograms per litre

ppm: Parts per million

ppb: Parts per billion

%: Percentage

org/100mL: Organisms per 100 millilitres

NTU: Nephelometric Turbidity Units

MPN/100mL: Most Probable Number of organisms per 100 millilitres

Terms

| | |
|-------------------------|--|
| Dry | Where a moisture has been determined on a solid sample the result is expressed on a dry basis. |
| LOR | Limit of Reporting. |
| SPIKE | Addition of the analyte to the sample and reported as percentage recovery. |
| RPD | Relative Percent Difference between two Duplicate pieces of analysis. |
| LCS | Laboratory Control Sample - reported as percent recovery. |
| CRM | Certified Reference Material - reported as percent recovery. |
| Method Blank | In the case of solid samples these are performed on laboratory certified clean sands and in the case of water samples these are performed on de-ionised water. |
| Surr - Surrogate | The addition of a like compound to the analyte target and reported as percentage recovery. |
| Duplicate | A second piece of analysis from the same sample and reported in the same units as the result to show comparison. |
| USEPA | United States Environmental Protection Agency |
| APHA | American Public Health Association |
| TCLP | Toxicity Characteristic Leaching Procedure |
| COC | Chain of Custody |
| SRA | Sample Receipt Advice |
| QSM | US Department of Defense Quality Systems Manual Version |
| CP | Client Parent - QC was performed on samples pertaining to this report |
| NCP | Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within. |
| TEQ | Toxic Equivalency Quotient |
| WA DWER | Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA |

QC - Acceptance Criteria

The acceptance criteria should be used as a guide only and may be different when site specific Sampling Analysis and Quality Plan (SAQP) have been implemented

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR : No Limit

Results between 10-20 times the LOR : RPD must lie between 0-50%

Results >20 times the LOR : RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% Phenols & 50-150% PFASs..

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM where no positive PFAS results have been reported have been reviewed and no data was affected.

QC Data General Comments

- Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
- Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
- pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
- Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery the term "INT" appears against that analyte.
- For Matrix Spikes and LCS results a dash "-" in the report means that the specific analyte was not added to the QC sample.
- Duplicate RPDs are calculated from raw analytical data thus it is possible to have two sets of data.

Comments**Sample Integrity**

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

Authorised by:

Harry Bacalis Analytical Services Manager
Emily Rosenberg Senior Analyst-Metal (VIC)



Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

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

Eurofins shall not be liable for loss, cost, damages or expenses incurred by the client, or any other person or company, resulting from the use of any information or interpretation given in this report. In no case shall Eurofins be liable for consequential damages including, but not limited to, lost profits, damages for failure to meet deadlines and lost production arising from this report. This document shall not be reproduced except in full and relates only to the items tested. Unless indicated otherwise, the tests were performed on the samples as received.

AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018



Envirolab Services Pty Ltd
 ABN 37 112 535 645
 12 Ashley St Chatswood NSW 2067
 ph 02 9910 6200 fax 02 9910 6201
 customerservice@envirolab.com.au
 www.envirolab.com.au

CERTIFICATE OF ANALYSIS 198705**Client Details**

| | |
|------------------|--|
| Client | Greencap Pty Ltd |
| Attention | Nick Finka |
| Address | Level 2, 11 Khartoum Rd, North Ryde, NSW, 2113 |

Sample Details

| | |
|---|------------------------|
| Your Reference | C109035:J153365 |
| Number of Samples | 3 PAINT, 1 DUST |
| Date samples received | 17/08/2018 |
| Date completed instructions received | 17/08/2018 |

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 | 24/08/2018 |
| Date of Issue | 21/08/2018 |
| 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

Leon Ow, Chemist
 Long Pham, Team Leader, Metals

Authorised By

Jacinta Hurst, Laboratory Manager

Envirolab Reference: 198705
 Revision No: R00



Page | 1 of 8

AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018

Client Reference: C109035:J153365

| Lead in Paint | | | | |
|----------------|-------|-------------------------|-------------------------|-------------------------|
| Our Reference | | 198705-1 | 198705-2 | 198705-3 |
| Your Reference | UNITS | J153365-01-AU130-LP-001 | J153365-01-AU130-LP-002 | J153365-01-AU130-LP-003 |
| Type of sample | | PAINT | PAINT | PAINT |
| Date prepared | - | 20/08/2018 | 20/08/2018 | 20/08/2018 |
| Date analysed | - | 20/08/2018 | 20/08/2018 | 20/08/2018 |
| Lead in paint | %w/w | 0.01 | <0.005 | <0.005 |

Envirolab Reference: 198705
 Revision No: R00

Page | 2 of 8

AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018

Client Reference: C109035:J153365

| Lead (dust) | | |
|----------------|-------|-----------------------------|
| Our Reference | | 198705-4 |
| Your Reference | UNITS | J153365-01- AU130-LD-001 |
| Type of sample | | DUST |
| Date prepared | - | 20/08/2018 |
| Date analysed | - | 20/08/2018 |
| Lead | mg/kg | 4,400 |

Envirolab Reference: 198705
Revision No: R00

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AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018

Client Reference: C109035:J153365

| Method ID | Methodology Summary |
|------------|--|
| Metals-004 | Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS. |
| Metals-020 | Determination of various metals by ICP-AES. |

Envirolab Reference: 198705
Revision No: R00

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AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018

Client Reference: C109035:J153365

| Test Description | QUALITY CONTROL: Lead in Paint | | | | # | Duplicate | | | Spike Recovery % | |
|------------------|--------------------------------|-------|------------|------------|------|-----------|------|------|------------------|------|
| | Units | PQL | Method | Blank | | Base | Dup. | RPD | LCS-2 | [NT] |
| Date prepared | - | | | 20/08/2018 | [NT] | [NT] | [NT] | [NT] | 20/08/2018 | [NT] |
| Date analysed | - | | | 20/08/2018 | [NT] | [NT] | [NT] | [NT] | 20/08/2018 | [NT] |
| Lead in paint | %w/w | 0.005 | Metals-004 | <0.005 | [NT] | [NT] | [NT] | [NT] | 115 | [NT] |

Envirolab Reference: 198705
 Revision No: R00

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AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018

Client Reference: C109035:J153365

| Test Description | QUALITY CONTROL: Lead (dust) | | | Blank | # | Duplicate | | | Spike Recovery % | |
|------------------|------------------------------|-----|------------|------------|------|-----------|------|------|------------------|------|
| | Units | PQL | Method | | | Base | Dup. | RPD | LCS-1 | [NT] |
| Date prepared | - | | | 20/08/2018 | [NT] | [NT] | [NT] | [NT] | 20/08/2018 | [NT] |
| Date analysed | - | | | 20/08/2018 | [NT] | [NT] | [NT] | [NT] | 20/08/2018 | [NT] |
| Lead | mg/kg | 1 | Metals-020 | <1 | [NT] | [NT] | [NT] | [NT] | 111 | [NT] |

Envirolab Reference: 198705
 Revision No: R00

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AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018

Client Reference: C109035:J153365

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. | |

Envirolab Reference: 198705
Revision No: R00

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AU130 BURROWS INDUSTRIAL ESTATE 13-08-2018

Client Reference: C109035:J153365

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: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-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.

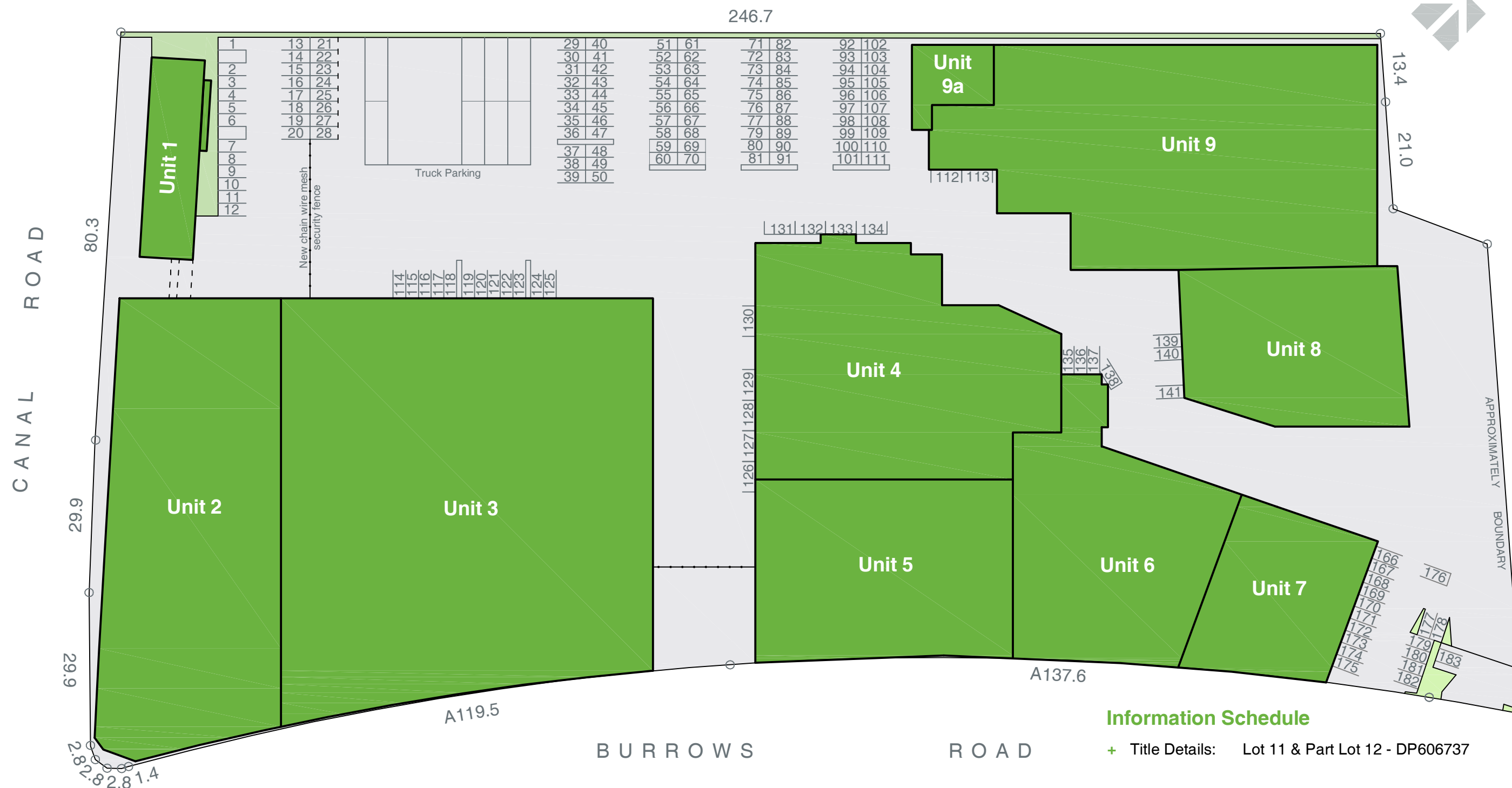
Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Envirolab Reference: 198705
Revision No: R00

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Appendix C – Estate Plans



Information Schedule

- + Title Details: Lot 11 & Part Lot 12 - DP606737
- + Land Area:

| | |
|-------------------------|-----------------|
| Lot 11 | 3.272 Ha |
| Part Lot 12 | Approx 0.168 Ha |
| Total Land Area: | 4.081 Ha |

Australia | New Zealand

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Site plan

1-3 BURROWS ROAD
ALEXANDRIA, NSW

Date: 21/03/2018

Ref: 50547CLA - C



Scale: 1: 800 at A3

Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies. All land information taken from the Deposited Plan. Boundaries haven't been defined.



Appendix D – Risk Assessment Factors and Ratings

The presence of hazardous materials does not necessarily constitute an exposure risk. However, where materials have been damaged or easily disturbed an exposure risk may be posed. To assess the potential health risk posed by hazardous materials, Work Science adopts the following risk assessment approach.

| Risk Factor | Risk | Description |
|------------------------------|----------------------|--|
| Friability | Non-Friable Asbestos | Non-friable means any ACM that is not friable, typically comprising asbestos fibres reinforced with a stable non-asbestos matrix or impregnated within a bonding component. Examples of non-friable ACMs include fibro cement products, vinyl tiles, electrical backing boards, compressed gaskets, and mastic material to ductwork and wall expansion joints. |
| | Friable Asbestos | Friable means any ACM that can be crumbled, pulverised or reduced to a powder by hand pressure when dry. Examples of friable ACMs include sprayed limpet insulation, pipe work lagging, woven rope or gaskets, millboard paper and some fire door cores. |
| Condition | Good | Material is generally in good condition, with no or very little damage or deterioration. |
| | Moderate | Material has suffered some minor damage e.g. in the form of broken edges, cracking or surface deterioration. |
| | Poor | Material has been significantly damaged, or its condition has deteriorated, usually resulting in associated dust/debris. |
| Disturbance Potential | Low | Materials is usually inaccessible or unlikely to be disturbed by occupants or during maintenance works. |
| | Moderate | Materials that are accessible and may be disturbed by maintenance works, however normal occupant activities pose a low risk of disturbance. |
| | High | Materials that are likely to be disturbed during maintenance works or their accessibility poses a risk to occupants based upon activities in the area. |

Based on the above factors an overall Risk Rating is allocated:

| Priority Risk Rating | Description | Action timeframe |
|----------------------|---|---------------------------|
| 1 | High risk, restrict access | Immediate action required |
| | The asbestos containing material is generally friable, in poor condition with associated dust/debris and is easily accessible or disturbed. As such, the material poses a high health risk and immediate action is required. Access restrictions to the area should be immediately applied. Consideration should be given to conduct airborne asbestos monitoring and commence planning for remediation works conducted using a licensed asbestos removal contractor. | |
| 2 | Moderate risk, implement controls | <6 Months |
| | Whilst not posing an immediate risk the material is generally damaged and reasonably accessible. Control measures (i.e. restrict access, sealing, enclosing) are recommended to be implemented and remediation works are likely to be required in the short term. | |
| 3 | Low risk, manage in-situ | 1-5 years |
| | Friable asbestos materials are in good condition and have a low disturbance potential. Non-friable asbestos materials may have minor damage but do not pose a risk unless grossly disturbed. In general, the asbestos are considered to pose a low health risk whilst undisturbed. | |
| 4 | Very low risk, manage in-situ | ≤5 years |
| | The non-friable and other hazardous materials are in good condition and are considered unlikely to be disturbed under normal circumstances. The materials should be routinely inspected to monitor any changes to their condition or disturbance potential. | |

Appendix E – Clearance Certificates & Reports

LEAD CLEARANCE CERTIFICATE

January 2020
J165006:AU130

Goodman Property Services
AU130
Burrows Industrial Estate, Units 2 & 3
1-3 Burrows Road, Alexandria NSW

C109035: SX

Lead Clearance Certificate

| 1. Client Details | |
|---|---|
| Client: | Goodman Property Services Level 17, 60 Castlereagh Street, Sydney NSW |
| Client Contact: | Kate Kungl – WHS Manager, Australia |
| Certificate Date: | Saturday, 24 August 2019 |
| Greencap Reference: | C109035: J165006-AU130 Burrows Industrial Estate, Units 2 & 3 1-3 Burrows Road, Alexandria |
| 2. Removal Scope of Works (SOW) Details | |
| Site Address: | AU130 – 1-3 Burrows Road, Alexandria NSW |
| Specific Location: | Burrows Industrial Estate, Units 2 & 3 1-3 Burrows Road, Alexandria |
| Extent: | low level and accessible lead containing debris and dust from AU130 1-3 Burrows Industrial Estate: Units 2 & 3 only |
| Lead Removal Scope of Works (SOW): | <p>Unit 2:</p> <ul style="list-style-type: none"> -Perimeter Walls- clean 2 metres in height and lower (white paint line) on walls, 1 meter out from walls on floor. -Columns: clean 2 metres in height and lower on walls, 1 meter out from walls on floor. -Includes all accessible equipment/pipes/switches etc. affixed to these surfaces (where practicable). <p>Unit 3:</p> <ul style="list-style-type: none"> -Perimeter Walls- clean 2 metres in height and lower on walls, 1 meter out from walls on floor. -Columns: clean 2 metres in height and lower on walls, 1 meter out from walls on floor. -Includes all accessible equipment/pipes/switches etc. affixed to these surfaces (as far as reasonably practicable). -Clean HVAC area on level 2, including pipes (as practicable see photos 12-16 Scope of Work) -Clean beams as per photo 11 -Clean office floors as shown in photos 9-10 |
| Date Of Removal Scope of Works (SOW) Work: | Friday, 27 December 2019 and Thursday, 2 January 2020 |
| Lead Removal Contractor: | GBAR Pty Ltd, an appropriately experienced lead removal contractor(NSW), conducted the cleanup work. |
| Removal Scope of Works (SOW) Method: | The area was vacant at the time of the works. |

A containment area was established using 200 µm thick plastic, with caution signage placed at entrance to the area.

Lead dust was removed under controlled conditions using hand tools, H-Class HEPA-filtered vacuum cleaner & cloth wiping techniques.

Lead waste was placed in Lead-labelled 200 µm thick plastic waste bags for removal from site to a licenced landfill.

3. Inspection Details

| | |
|------------------------------|--|
| Inspection Date: | Thursday, 2 January 2020 |
| Visual Inspection: | <p>A visual clearance inspection was undertaken by Julie Sullivan, of Greencap after the completion of the cleanup.</p> <p>All surfaces, per Scope of Works were inspected for dust and confirmed as being free of visible dust (Refer to Appendix A, photographs).</p> <p>No dismantlement of plant or equipment was conducted, nor were the internals of plant and vessels accessed for this inspection.</p> <p>At the time of inspection there was no visible dust remaining within the cleanup work areas and the immediate surrounding areas as a result of the lead cleanup.</p> <p>The visual clearance inspection conducted was to the standard specified in 5.6 of AS 4362.1:1998 Guide to lead paint management Part 2: Residential and Commercial Buildings but is by its nature not intended or able to certify that removal of all lead dust from the site has occurred.</p> <p>Accordingly, Greencap does not guarantee that this visual clearance inspection has confirmed, warranted or certified the location, identification and/or the removal of all lead dust either identified by Greencap or others in any report previously provided and/or which is or may be present on the site inspected.</p> |
| Swab Sampling Report: | <p>Greencap undertook swab sampling of surfaces using ‘Ghost Wipes’ to assist the assessment of the effectiveness of cleaning techniques. Swabs were collected on a representative section (10 cm x 10 cm) of two (2) surfaces of the clean up area.</p> <p>Surface swab samples were sent to an external laboratory for analysis via ICP-EAP. The external laboratory (Envirolab) is accredited by the National Association of Testing Authorities (NATA), Australia for this analysis. Results will be compared to clearance levels specified in AS 4874-2000.</p> |

Table 1: Lead Dust Analysis Results and Recommendations

| Location | Sample No. | Lead Dust Result (µg/swab) | Lead Dust Result (mg/m ²) | Adopted Standard* | Control Recommendation |
|--|------------------|----------------------------|---------------------------------------|---------------------|--|
| Unit 3 Removal Area – On top of panel | J165006-01 (LD1) | 7 µg/swab | 0.7 mg/m ² | 5 mg/m ² | Maintain good housekeeping practices. Avoid accumulations of dust. |
| Unit 2 Removal Area – On floor within 1 meter zone | J165006-02 (LD2) | 27 µg/swab | 2.7 mg/m ² | 5 mg/m ² | Maintain good housekeeping practices. Avoid accumulations of dust. |

In Summary:

Please refer to **Appendix B** for swab sampling report–J165006-233872-R00. **The results of the visual clearance inspection, and swab sampling indicate the above-mentioned lead dust have been removed to the standard specified in AS 4874-2000 and the area can now be re-occupied.**

Lead-materials remaining in-situ:

Please note:
 High level surfaces including ceiling beams areas are considered as a low risk item to the public.
 The remaining areas of the site’s buildings may contain lead; please refer to the site’s Hazardous Materials Register.
 The site’s Hazardous Materials Register will be updated with the details of these works.

4. Limitations

This Lead Clearance Certificate relates only to the lead dust and cleanup work described above on the day of the inspection only.

Reference should be made to the site Hazardous Materials Register for information regarding lead-containing materials which remain in-situ or may be present in inaccessible areas.

Greencap was not engaged to revise the previous hazmat audit findings nor prepare any scope of works or safe work method statements for this lead dust removal work. The removal contractor was engaged directly by the client and scope of work agreed up previously with the client.

Regards







Julie Sullivan CIH®
 Team Leader
 Hazmat - NSW







Lead Clearance Certificate





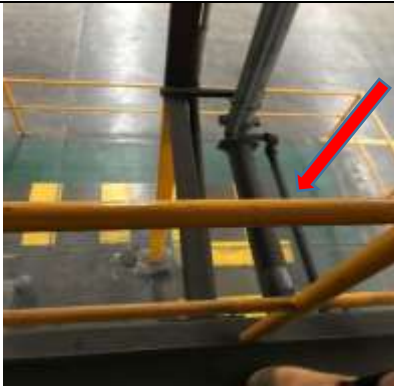




Goodman Property Services





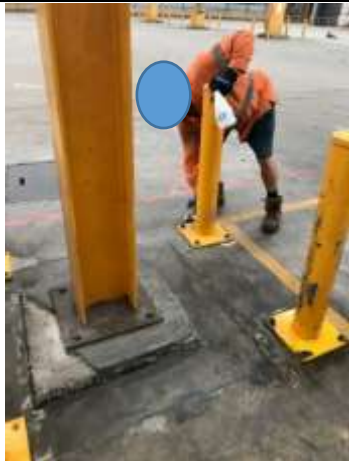

AU130 – 1-3 Burrows Road, Alexandria NSW

Appendix A: Photograph

| Location | Photo | Photo |
|--|--|---|
|  |  |  |
| <p>Photo 1: Unit 2 Exterior</p> | <p>Photo 2 Unit 2-Showing white paint line-clean this level and below, 1 metre out on floor-before clean</p> | <p>Photo 3 Unit 2-Showing white paint line-clean this level and below, 1 metre out on floor-after clean</p> |
|  |  |  |
| <p>Photo 4 Post clean</p> | <p>Photo 5: Unit 2 Showing typical column with typical interferences-clean 2 meters and below, 1 metre out on floor-before clean</p> | <p>Photo 6: Unit 2 Showing typical column with typical interferences-clean 2 meters and below, 1 metre out on floor-after clean</p> |

| Location | Photo | Photo |
|---|--|---|
|  |  |  |
| <p>Photo 7: Unit 2 Showing typical column with typical interferences -after clean</p> | <p>Photo 8: Unit 2 1 metre out on floor-after clean</p> | <p>Photo 9: Unit 2 Location of swab LD2</p> |
|  |  |  |
| <p>Photo 10: Unit 3 Exterior</p> | <p>Photo 11: Unit 3 Showing typical columns and perimeter walls with typical interferences-clean 2 meters and below, 1 metre out on floor-before clean</p> | <p>Photo 12: Unit 3 Showing typical columns and perimeter walls with typical interferences-clean 2 meters and below, 1 metre out on floor-after clean</p> |

| Location | Photo | Photo |
|---|--|---|
|  |  |  |
| <p>Photo 13: Unit 3 Showing typical column -clean 2 meters and below, 1 metre out on floor</p> | <p>Photo 15: Unit 3 Showing typical interferences- surfaces clean 2 m and below-after clean</p> | <p>Photo 16: Unit 3 Office floor - clean 2 rooms per site visit-floor, window ledges only-before clean</p> |
|  |  |  |
| <p>Photo 17: Unit 3 Office floor - clean 2 rooms per site visit-floor, window ledges only-after clean</p> | <p>Photo 18: Unit 3 Level 1 - topside of beam/pipes before clean</p> | <p>Photo 19: Unit 3 Level 1 - topside of beam/pipes after clean</p> |
|  |  |  |
| <p>Photo 17: Unit 3 Upper levels: typical equipment requiring surface cleaning- as far as reasonably practicable-before clean</p> | <p>Photo 18: Unit 3 Upper levels: typical equipment requiring surface cleaning- as far as reasonably practicable-after clean</p> | <p>Photo 19: Unit 3 Upper levels: typical equipment requiring surface cleaning- as far as reasonably practicable-before clean</p> |

| Location | Photo | Photo |
|--|---|--|
|  |  |  |
| <p>Photo 20: Unit 3 Upper levels: typical equipment requiring surface cleaning- as far as reasonably practicable-after clean</p> | <p>Photo 21: Unit 3 Upper levels: typical equipment requiring surface cleaning- as far as reasonably practicable-before clean</p> | <p>Photo 22: Unit 3 Upper levels: typical equipment requiring surface cleaning- as far as reasonably practicable-after clean</p> |
|  |  |  |
| <p>Photo 23-Unit 3 perimeters after clean</p> | <p>Photo 24-Unit 3 columns after clean</p> | <p>Photo 23-Unit 3 LD1 sample</p> |

Lead Clearance Certificate
Goodman Property Services
AU130 – 1-3 Burrows Road, Alexandria NSW

Appendix B: External Laboratory Report



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12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 233872

Client Details

| | |
|------------------|--|
| Client | Greencap Pty Ltd |
| Attention | Julie Sullivan |
| Address | Level 2, 11 Khartoum Rd, North Ryde, NSW, 2113 |

Sample Details

| | |
|---|-----------------------|
| Your Reference | <u>J165006</u> |
| Number of Samples | 2 Swab |
| Date samples received | 03/01/2020 |
| Date completed instructions received | 03/01/2020 |

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 | 07/01/2020 |
| Date of Issue | 06/01/2020 |
| 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, Metals Supervisor

Authorised By

Nancy Zhang, Laboratory Manager

| Lead in swab | | | |
|----------------|---------|------------|------------|
| Our Reference | | 233872-1 | 233872-2 |
| Your Reference | UNITS | LD#1 | LD#2 |
| Type of sample | | Swab | Swab |
| Date prepared | - | 06/01/2020 | 06/01/2020 |
| Date analysed | - | 06/01/2020 | 06/01/2020 |
| Lead in Swabs | µg/swab | 7 | 27 |

| Method ID | Methodology Summary |
|-------------------|--|
| Metals-005 | Digestion of Dust wipes/swabs and /or miscellaneous samples for Metals determination by ICP-AES/MS and/or CV-AAS |

Client Reference: J165006

| QUALITY CONTROL: Lead in swab | | | | Duplicate | | | | Spike Recovery % | | |
|-------------------------------|---------|-----|------------|------------|------|------|------|------------------|------------|------|
| Test Description | Units | PQL | Method | Blank | # | Base | Dup. | RPD | LCS-1 | [NT] |
| Date prepared | - | | | 06/01/2020 | [NT] | [NT] | [NT] | [NT] | 06/01/2020 | [NT] |
| Date analysed | - | | | 06/01/2020 | [NT] | [NT] | [NT] | [NT] | 06/01/2020 | [NT] |
| Lead in Swabs | µg/swab | 1 | Metals-005 | <1 | [NT] | [NT] | [NT] | [NT] | 106 | [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. |
| <p>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.</p> | |

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.

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 F – Statement of Limitations

All and any Services proposed by Work Science to the Client are subject to the Terms and Conditions provided. No variation to these terms is agreed unless agreed in writing by Work Science.

The Services were carried out in accordance with the current and relevant industry standards of testing, interpretation and analysis. The Services were carried out in accordance with Commonwealth, State, Territory or Government legislation, regulations and/or guidelines. The Client will be deemed to have accepted these Terms when the Client provides approval to proceed or when the Company commences the Services at the request of the Client.

The Services were carried out for the Specific Purpose outlined in the Proposal. To the fullest extent permitted by law, Work Science, its related bodies corporate, its officers, consultants, employees and agents assume no liability, and will not be liable to any person, or in relation to, any losses, damages, costs or expenses, and whether arising in contract, tort including negligence, under statute, in equity or otherwise, arising out of, or in connection with, any matter outside the Specific Purpose.

The Client acknowledged and agreed that investigations were reliant on information provided to Work Science by the Client or other third parties. Work Science made no representation or warranty regarding advice based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Work Science have any liability for, or in relation to, any information/documentation supplied or prepared by any third party, including any third party recommended by Work Science. The Client releases and indemnifies Work Science from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Work Science by the Client, its employees or other third parties.

The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purposes outlined in the Agreement, and only those third parties who have been authorized in writing by Work Science. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorized in writing by Work Science. Any person relying upon this Report beyond its exclusive use and Specific Purpose, and without the express written consent of Work Science, does so entirely at their own risk and without recourse to Work Science for any loss, liability or damage. To the extent permitted by law, Work Science assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. Except as specifically agreed by Work Science in writing, it does not authorize the use of this Report by any third party. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.

The conclusions, or data referred to in this Report, should not be used as part of a specification for a project without review and written agreement by Work Science. This Report has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Work Science does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site it investigated.

This Report should be read in whole and should not be copied in part or altered. The Report as a whole sets out the findings of the investigations. No responsibility is accepted by Work Science for use of parts of the Report in the absence (or out of context) of the balance of the Report.

The Client acknowledges and agrees that the Services relate only to the identification of hazardous materials as specified in the Proposal. Items not mentioned within the proposal are specifically excluded from the scope of the investigation.

The Client acknowledges and agrees that the sampling methodology and level of intrusiveness is as specified in the Proposal. Unless specifically mentioned within the Proposal, the investigation is largely visual with limited sampling conducted. Items of similar appearance may be assumed to have similar composition. The Client acknowledges and agrees that without substantial demolition of the building(s), it may not be possible for the Company to detect every source of hazardous materials in the building(s).

Latent Conditions/Inaccessible Areas

It is acknowledged and agreed by the Client that it is possible that hazardous building materials, which may be concealed within inaccessible areas/voids, and behind equipment/fittings may not be identified during the investigation undertaken by the Company. Such inaccessible areas fall into a number of categories – reference should be made to the Report for details of areas unable to be accessed.

Obligation of the Client

Prior to the commencement of Services, the Client must provide all documents and information known to the Client that relate to the identity, locations or quantity, of any suspected hazardous building materials on or within the building or site, or have previously existed. Where no information is provided, the Company will assume that the Client is not aware of or in possession of any information relating to existing or historic hazardous materials on site. The Client represents and warrants that the Client has informed the Company of any hazardous material which it knows or has reason to believe exists on the site.

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