CBRE PTY LTD

42 BOOREA ST, LIDCOMBE, NSW 2141

HAZARDOUS BUILDING MATERIALS REPORT

JUNE 2021

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42 Boorea St, Lidcombe, NSW 2141
Hazardous Building Materials Report

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Approved by:	Neil Kumar	09/06/2021	

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GLOSSARY

ACRONYM	DEFINITION
A	Amosite Asbestos (brown Asbestos)
AC	Asbestos cement (Asbestos-containing fibrous cement material)
ACM	Asbestos containing material
AS 1216	Standards Association of Australia, Classification and Class Labels for Dangerous Goods
AS 1319	Standards Association of Australia, Rules for the Design and Use of Safety Signs for the Occupational Environment
AS 1715	Standards Association of Australia, Selection, Use and Maintenance of Respiratory Protective Devices
AS 1716	Standards Association of Australia, Respiratory Protective Devices
ASCC	Australian Safety & Compensation Council
C	Crocidolite Asbestos (blue Asbestos)
CH	Chrysotile Asbestos (white Asbestos)
DECC	Department of Environment and Climate Change (now NSW EPA)
EPA	Environment Protection Authority
Fibres/mL	Countable fibres per millilitre of air sampled
FC	Fibre cement (usually sheeting)
L/min	Litres per minute of air
NAD	No Asbestos Detected
NATA	National Association of Testing Authorities, Australia
NOHSC	National Occupational Health and Safety Commission
PAM	Presumed Asbestos material
PCB	Polychlorinated biphenyls
PPE	Personal protective equipment
RPE	Respiratory protective equipment
SMF	Synthetic Mineral Fibre
WH&S	Workplace health and safety

EXECUTIVE SUMMARY

WSP Australia Pty Limited (WSP) was engaged by CBRE Pty Ltd (the Client) to conduct a Hazardous Building Materials Survey of the nominated building located at 42 Boorea St, Lidcombe, NSW 2141. The assessment was undertaken by Christopher Virtue (Occupational Hygiene Consultant) on the 1st June 2021.

The scope of services for this inspection comprised a detailed visual inspection of all accessible areas within the nominated Building. Representative samples were collected from materials suspected of containing asbestos, lead based paint and lead in dust. Visual identification was undertaken for Synthetic Mineral Fibres (SMF) and Polychlorinated Biphenyls (PCBs). All data generated from the survey was used to create a hazardous building material register (Appendix C). A summary of the hazardous building materials inspection findings is shown in **Table E.1** and a summary of inaccessible areas is shown in **Table E.2.**

Table E.1 Summary of hazardous materials identified at the time of inspection

HAZARDOUS MATERIAL	FOUND
Friable Asbestos Containing Materials (ACM)	Yes (Presumed)
Non-friable ACM	Yes
Lead-based Paints	Yes
Lead in Dust	No
Synthetic Mineral Fibre (SMF)	Yes (Presumed)
Capacitors with Polychlorinated Biphenyls (PCBs)	Yes (Presumed)

Table E.2 Summary of inaccessible areas at time of inspection

INACCESSIBLE AREAS	DETAILS
Above 3 meters in height	Not fully accessed in line with company OHS policies
Within confined spaces	Not fully accessed in line with company OHS policies
Electrical equipment	All electrical equipment, internal and external, was unable to be assessed due to electrical hazards.
Other areas	Only buildings within scope were inspected as listed in **Table 1.1**. For other specific inaccessible areas, please refer to hazardous building materials registers (Appendix C).

Details of all hazardous building materials identified are presented within the register in Appendix C.

To assist in the management of possible hazardous building materials being identified on site and to ensure compliance with relevant regulations, it is recommended that a separate Hazardous Building Materials Management Plan be prepared, which should include information regarding:

- Roles and responsibilities
- Prohibitions
- Management plan and register reviews
- Labelling
- Demolition and refurbishment works
- Asbestos removal works
- Lead paint removal works
- Incidents and emergencies
- Record keeping

1 INTRODUCTION

WSP Australia Pty Limited (WSP) was engaged by CBRE Pty Ltd (the Client) to conduct a Hazardous Building Materials Survey of the nominated building located at 42 Boorea St, Lidcombe, NSW 2141. The assessment was undertaken by Christopher Virtue (Occupational Hygiene Consultant) on the 1st June 2021.

The term hazardous building materials for the purpose of this report refers to the following:

- Asbestos Containing Materials (ACM);
- Lead based Paints and Lead Containing Dust;
- Synthetic Mineral Fibre (SMF) materials;
- Light fittings and accessible electrics that may contain Polychlorinated biphenyls (PCB) capacitors.

This report presents the findings for the buildings surveyed during this assessment as listed in **Table 1.1** below.

Table 1.1 Building in scope

BUILDING NAME
42 Boorea St, Lidcombe, NSW 2141

A complete list of the in-situ and suspected hazardous materials identified during the inspection, including details about the condition and the risk posed by each situation and a risk matrix, has been provided in the hazardous building materials register including photographs and certificates of analysis that form the deliverable component of the project. These are attached as Appendices A to E.

No one section or part of a section of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including the asbestos materials register and sample results

1.1 LEGISLATIVE REQUIREMENTS

The inspection works and production of this report have been undertaken in accordance with the requirements of the following documents:

- Work Health and Safety Act 2011 (Commonwealth)
- Work Health and Safety Act 2011 (NSW)
- Work Health and Safety Regulation 2017 (NSW)
- How to Manage and Control Asbestos in the Workplace: NSW Code of Practice 2019.
- How to Safely Remove Asbestos: NSW Code of Practice 2019.
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)]
- ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
- AS 1319:1994, Safety Signs for the Occupational Environment
- AS/NZS 1715:2009, Selection, Use and Maintenance of Respiratory Protective Equipment
- AS/NZS 1716:2012, Respiratory Protective Devices
- AS 2601:2001, The Demolition of Structures
- AS/NZS 4361.1:2017, Guide to Hazardous Paint Management, Part 1: Lead and other hazardous metallic pigments in industrial applications
- AS/NZS 4361.2:2017, Guide to Hazardous Paint Management, Part 2: Lead paint in residential, public and commercial buildings
- National Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC:2015 (1994)].
- AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011
- NOHSC (1989b). Guidance Note on the Membrane Filter Method for the Estimation of Airborne Synthetic Mineral Fibres. [NOHSC:3006 (1989)] June 1989
- National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)].
- National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOSHC:2006 (1990)].
- AS 3640:2009, Workplace Atmospheres - Methods for Sampling and Gravimetric Determination of Inhalable Dust
- Protection of the Environment Operations Act 1997 (NSW).

1.2 SCOPE OF SERVICES

The objectives of the hazardous building material inspection were to:

- Conduct a non-intrusive inspection to the nominated building located at 42 Boorea St, Lidcombe, NSW 2141 to identify hazardous building materials
- Confirm the type, location, friability, disturbance potential and labelling status of hazardous building materials identified;
- Sampling of representative materials suspected of containing asbestos and lead;
- Suspected Lead containing paints collected during the inspection were sent to Envirolab NATA accredited laboratories for analysis.
- Suspected Asbestos containing materials collected during the inspection were sent to WSP's NATA accredited laboratories for analysis.
- Prepare a Hazardous Building Materials Register (**Appendix C)**, including asbestos containing materials;
- Provide a semi-quantitative risk assessment of the hazardous building materials identified and;
- Provide recommendations on the ongoing control measure strategies prior to refurbishment or demolition works.

2 SURVEY METHODOLOGY

2.1 SITE INSPECTION

The identification of hazardous building materials involves a combination of visual inspection of the accessible areas of the building/structure and the collection of representative samples of the suspect materials for the purpose of analytical confirmation. Where identical suspect materials are detected at different locations, visual confirmation only may have been made rather than additional sample collection.

Access was made only where safe access by solid floors, decking, walkways, protected catwalks or ladders was available. Minimal to no disturbance of any equipment was undertaken as part of the survey as all plant, electrical installations, pipe-work and associated equipment were considered live at the time of the survey.

Access through the building and structures on the site was made by systematic walkthrough, with the order of the items listed in the Asbestos Register reflective of the order of the inspection.

2.2 IDENTIFICATION OF MATERIAL

2.2.1 ASBESTOS CONTAINING MATERIALS (ACM)

Representative samples of materials suspected to contain asbestos were collected and analysed at WSP Australia's NATA Accredited Laboratory. The identification of asbestos fibres is based on using Polarised Light Microscopy supplemented with Dispersion Staining techniques. This is detailed in Australian Standard 4964-2004 'Method for the qualitative identification of asbestos in bulk samples'. Asbestos samples were only collected for analysis where the safety of personnel would not be compromised. Sampling was conducted in accordance with the WSP Australia's in house survey guide, SafeWork NSW's Code of Practice, 'How to Manage and Control Asbestos in the Workplace' and the United Kingdom Health & Safety Executive publication, 'HSG 264: Asbestos: The survey guide'. he scope and limitations of this report and considering the age of the building, no ACM samples were required to be collected.

2.2.2 LEAD-BASED PAINT SYSTEMS

Representative samples of paint suspected to be lead based were collected and analysed at Envirolab Services NATA Accredited Laboratory. Laboratory analysis of lead based paints is used to achieve a reportable weight by weight percentage of lead throughout the paint layers and is reported against AS/NZS 4361.2:2017, Guide to Hazardous Paint Management, Part 2: Lead paint in residential, public and commercial buildings lead containing paint system level of 0.1 per cent (w/w) of the dried film.

The analysis of the physical samples is achieved by digestion of the sample for determination of lead content by one of two methods, atomic absorption spectroscopy (AAS) or inductively coupled plasma emission spectrometry (ICP-AES). Collection of lead based paint samples was only conducted where the safety of personnel would not be compromised. Sampling was conducted in accordance with the WSP Australia's in house survey guide and AS/NZS 4361.2:2017, Guide to Hazardous Paint Management, Part 2: Lead paint in residential, public and commercial buildings.

Sampling methodology will consider the various paint coats and record these layers accordingly, these observations will be referred to alongside the analytical sample results to acknowledge that lead paint layers of varying lead content will affect the analytically observed lead weight concentration recorded from the sample. To this end, where multiple lead paint layers have been visually recorded but analytically determined lead percentage of the collective paint layers is below actionable limits, the paint undercoats may still be determined as hazardous due to its dilution in the sample by the non-lead topcoats. Sampling methodology may also consist of the use of a lead paint chemical colorimetric test

reagent that can provide an instantaneous result of lead presence within specific layers. This testing will however be used in conjunction with a physical sample to determine the lead concentration as above.

2.2.3 LEAD CONTAINING DUST

Within the scope and limitations of this report and considering the age of the building, no lead dust samples were required to be collected.

2.2.4 SYNTHETIC MINERAL FIBRES (SMF) MATERIALS

If representative samples of materials suspected to contain asbestos were collected and analysed at WSP Australia's in-house NATA Accredited Laboratory, SMF can also be identified. The identification of SMF fibres is based on using Polarised Light Microscopy supplemented with Dispersion Staining techniques. Alternatively, our experienced surveyor visually identified and recorded the presence of synthetic mineral fibre products onsite.

2.2.5 POLYCHLORINATED BIPHENYLS (PCBS)

Where access was available, and power was isolated representative examples of each major type of fluorescent light fittings were examined to determine which lights were fitted with PCB containing ballast capacitors. The details of the brand, model of each capacitor and capacity were recorded and checked against with the ANZECC database of known PCB capacitors and PCB free capacitors.

The Australian and New Zealand Environment Conservation Council 'Polychlorinated Biphenyls Management Plan, November 1996' outlines the National Strategy for the management of PCBs.

The document defines PCB materials and wastes as follows:

Table 2.1 PCB Concentration Classification

PCB CONCENTRATION	WASTE CLASSIFACTION
<2 mg/kg	PCB free
2 mg/kg to <50 mg/kg	Non-scheduled PCB material or waste
>50 mg/kg	Scheduled PCB material or waste
>100,000 (10%)	Concentrated PCB material

3 SITE DESCRIPTION

3.1 SITE LOCATION

The site is located at 42 Boorea St, Lidcombe, NSW 2141 and the assessment includes the following buildings;

Table 3.1 Building in scope

BUILDING NAME	BUILDING DESCRIPTION
42 Boorea St, Lidcombe NSW 2141	All units were of identical construction consisting of: - Two storey, pebblecrete external walls with pitched metal roof. - Interior administration areas consisted of combination of plaster, concrete and fibre cement walls, carpet and concrete flooring, ceiling tiles and plaster ceilings. - Interior warehouse areas consist of sarked roofing, pebblecrete, concrete and brick walls, concrete and vinyl floor tile floors. Mezzanine levels consisted of fibre cement and plaster walls, metal.

3.2 SITE DESCRIPTION

The survey was restricted to buildings nominated by CBRE Pty Ltd and included in Table 3.1 above.

3.3 SURVEY RESTRICTIONS

The inspection was limited to the building/areas listed above. The survey was not fully intrusive and therefore, confined spaces were not accessible. Only limited access was possible to the ceiling spaces and electrical equipment.

INACCESSIBLE AREAS	DETAILS
Above 3 meters in height	Not fully accessed in line with company OHS policies
Within confined spaces	Not fully accessed in line with company OHS policies
Electrical equipment	All electrical equipment, internal and external, was unable to be assessed due to electrical hazards.
Wall Cavities	Not fully accessed in line with non-destructive assessment as per scope of works.
Other areas	Only buildings within scope were inspected as listed in **Table 3.1**. For other specific inaccessible areas, please refer to hazardous building materials registers (Appendix A)

4 HAZARDOUS MATERIALS RISK ASSESSMENT

To assess the health risk posed by the presence of ACMs, SMF, lead based paint, PCBs and ODSs, the following factors must be considered:

4.1 ACM & SMF RISK ASSESSMENT FACTORS

These factors include:

- Condition of the material. This is described as being either good (not been damaged or have not deteriorated), medium (minor deterioration or damage) or poor (materials which have been extensively damaged, or their condition has deteriorated over time);
- Proximity of air plenums and direct air stream;
- Friability of the material (ease with which the material can be crumbled) listed as either friable or non-friable;
- Requirement for access for building or maintenance operations and accessibility (low, medium or high);
- Likelihood of disturbance of the material;
- Exposed surface areas and;
- Environmental conditions.

These aspects are in turn judged upon; (i) potential for fibre generation; and, (ii) the potential for exposure. When these factors have indicated that there is a possibility of exposure to airborne fibres, appropriate recommendations for repair, maintenance or abatement of the asbestos containing materials are made.

4.2 LEAD BASED PAINT RISK ASSESSMENT FACTORS

Risk assessment factors include:

- Concentration of lead in paint;
- Condition of the paint.
- Deterioration/damage (peeling, flaking);
- Proximity of air plenums, direct air stream and sensitive receptors such as foodstuffs;
- Ease with which the paint can be disturbed/removed;
- Requirement for access for building or maintenance operations and accessibility (low, medium or high); and
- Magnitude of exposed surface areas.

These aspects are in turn judged upon the potential for exposure. When these factors have indicated that there is a possibility of exposure to lead-based paint/dust, appropriate recommendations for the repair, maintenance, abatement and removal of the paint are made.

4.3 POLYCHLORINATED BIPHENYLS (PCBS) RISK ASSESSMENT FACTORS

Risk assessment factors include:

- The manufacture age and location of the capacitor;
- The condition of the capacitor (visible leaks/spills of fluid);
- Potential of exposure to the PCBs from contact with capacitors;
- Ease with which the capacitors can be accessed and;
- The requirement for access to light fittings for building or maintenance operations and accessibility (low, medium or high).

As above, these aspects are in turn judged upon the potential for exposure. When risk factors have indicated a possibility of exposure to PCBs, appropriate recommendations for the removal and disposal of the capacitors are made.

5 FINDINGS AND RECOMMENDATIONS

The findings of the assessment are presented in **Appendix C: Hazardous Buildings Materials Register**, including the details of inaccessible areas, the hazardous materials identified, extent of hazardous materials and the risk assessment for each hazardous material finding. Recommendations for each finding are also included in the register.

Non-Friable asbestos presumed to be present:

— Electrical backing boards, resinous boards, fuses, mastic at 42 Boorea Street within the warehouse area and external docks. The electrical backing boards should remain in their current condition if to remain in-situ and should be removed by a licensed contractor under controlled conditions prior to demolition or refurbishment works.

Friable asbestos presumed to be present:

- Potentially within the insulation of pump(s) and related equipment in the Pump Room. This occurrence can be left in situ provided it is not disturbed.

Lead containing paints identified were observed to be in good condition during the assessment to workshop internal walls, structural beams and roller doors. This condition must be maintained if to stay in-situ.

Suspected SMF materials in the form of laserlite infill panels and SMF sarking should be maintained in its current condition if to remain in-situ.

Documents included and referenced in the findings are:

— **Hazardous Buildings Materials Register**

— **Representative Photographs**

— **Certificates of Analysis**

Please note this hazardous building materials survey is not a destructive or pre-demolition type survey. Prior to demolition or invasive works, a pre-demolition hazardous materials survey must be undertaken.

5.1 RECOMMENDATIONS

The findings of the assessment are presented in **Appendix C: Hazardous Buildings Materials Results**, including recommendations for each finding in the register.

CBRE Pty Ltd should seek to action any recommendations in the registers including preventative maintenance to keep hazardous materials in a good sealed condition.

A site Hazardous Materials Management Plan should be implemented to assist with ongoing management, of hazardous materials including; labelling, maintenance, disturbance works procedures and abatement strategies and procedures.

6 GENERAL MANAGEMENT GUIDELINES

6.1 HAZARDOUS BUILDING MATERIALS MANAGEMENT PLAN

To assist in the management of ACM and to ensure compliance with relevant regulations, it is recommended that a separate Hazardous Materials Management Plan be prepared, which should include information regarding:

- Roles and responsibilities
- Prohibitions
- Management plan and register reviews
- Labelling
- Demolition and refurbishment works
- Remediation works
- Incidents and emergencies
- Record keepings

6.2 ASBESTOS GENERAL MANAGEMENT GUIDELINES

- Friable asbestos presumed to be present potentially within the insulation of pump(s) and related equipment in the Pump Room. This occurrence can be left in situ provided it is not disturbed.
- Non-friable asbestos in the form of visually identified electrical distribution boards, resinous boards, fuses, mastic were identified.
- All ACM in an in-tact condition may remain in-situ provided they are not drilled, ground or otherwise disturbed. If generated, broken pieces are to be removed as soon as practicable. As part of good ongoing management, we recommend regular inspections of ACM left in-situ to check the condition of these materials.
- Any areas of the workplace that contain ACM including plant, equipment and components should be signposted with appropriate warning signs to ensure that asbestos is not unknowingly disturbed without the correct precautions being taken. These signs should be placed at all the main entrances to the work areas where asbestos is present and should conform with *Australian Standard 1319-1994 Safety Signs for the Occupational Environment*.
- This document should be held as an Asbestos Register of the areas inspected and updated every 5 years or earlier where ACM have been disturbed or a risk assessment indicates the need for re-assessment. All occupiers of the workplace are to be provided with a copy of this register and all updates to it.
- In order to comply with the *Work Health and Safety Regulations 2017 (NSW)*, implement Asbestos management plan. A suitably qualified and experienced consultant, such as WSP, can advise and assist in developing an asbestos management plan.
- Prior to renovation or demolition works a refurbishment/demolition asbestos building materials survey should be undertaken by a suitable qualified and experience consultancy, such as WSP. A Refurbishment and/or Demolition Survey is required under the *WHS Code of Practice: Demolition Work (2016)* and *AS2601 (2001): The Demolition of Structures*.

- Prior to the commencement of any specific asbestos removal works, a site and material specific asbestos removal control plan must be developed by a competent person such as a licenced asbestos assessor or licensed asbestos removal contractor.
- All persons engaged in asbestos removal work should wear appropriate PPE including respiratory protective equipment (RPE) conforming with the requirements of AS/NZS 1716:2012, *Respiratory Protective Devices* and AS/NZS 1715:2009, *Selection, Use and Maintenance of Respiratory Protective Equipment*. Protective disposable coveralls must be chosen that provide particle-tight protection (Type 5) and limited splash-tight protection (Type 6). Disposable coveralls should not have external pockets or Velcro fastenings.
- All work should be carried out in accordance with SafeWork NSW How to Safely Remove Asbestos, Code of Practice 2019 and the NSW WHS Regulation 2017 made under NSW WHS Act 2011. Handling and disposal of asbestos waste material should be carried out in accordance with the relevant guidelines.
- All fibre air monitoring shall be carried out by a competent person or licenced asbestos assessor with NATA accreditation in accordance with National Occupational Health and Safety Commission (NOHSC), Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003(2005)], NOHSC, Australia.
- Personal decontamination must be undertaken each time workers leave the asbestos work area and at the completion of the asbestos removal work. Personal decontamination should be undertaken within the nominated decontamination area. The extent of decontamination required is dependent upon the type of asbestos being removed. If friable asbestos is being removed, then a three-stage wet decontamination unit shall be required. If it is noted that non-friable ACM is being removed this may be undertaken in a nominated dry decontamination area. Refer to SafeWork NSW How to Safely Remove Asbestos, Code of Practice 2019 and NSW WHS Regulation 2017 made under the NSW WHS Act 2011 for personal decontamination methods.
- A clearance inspection of the work area shall be undertaken at the completion of the works by a licenced asbestos assessor such as WSP Australia in accordance with SafeWork NSW How to Safely Remove Asbestos, Code of Practice 2019.

6.3 GENERAL LEAD PAINT MANAGEMENT

All lead paint removal/stabilisation must be undertaken in accordance with AS/NZS 4361.2:2017, *Guide to Hazardous Paint Management, Part 2: Lead paint in residential, public and commercial buildings*. It should be noted that this document does not replace AS/NZS 4361.2:2017. Rather it provides general advice to assist with the creation of a site-specific document to facilitate the safe removal/stabilisation of lead paint works.

This document provides general guidance for the removal of lead based paint systems via various methods commonly employed such as the use of a chemical strippers and the stabilisation of flaking lead based paints via scraping and wet sanding. Reference is made to a particular brand name of chemical stripper; however, this advice does not replace information provided by the manufacturer and one should always refer to the products guidance and relevant Australian legislation, standards, MSDS and guidance material.

In addition, it provides guidance for decontamination procedures. Disposal requirements and provisions for lead air monitoring and clearance inspections.

As a matter of priority, appropriate environmental management and Work, Health and Safety procedures should be put in place for the remediation works to protect the works, site staff, general public and the environment. All lead containing paints identified during this assessment were identified to be in good condition and can be left in situ. The current good condition of these lead containing paints should be maintained and regularly inspected.

6.3.1 LEAD PAINT CLEARANCE

- Following the completion of the lead based paint removal works the occupational hygiene consultant will be required to undertake a thorough visual inspection of the work area and transit route.
- If removal works are not to the satisfaction of the occupational hygiene consultant, removal contractors will be required to re-enter the work area and rectify any issues arising from the inspection.
- AS/NZS 4361.2:2017 states that following the completion of works and the appropriate clean-up of the area, samples of dust can be collected and sent for analysis to determine if there has been a significant impact on the property and surrounding area from works undertaken and if the building is safe to reoccupy. Clearance dust samples can be collected and compared with the surface dust loading levels detailed below in table 6.1:

6.4 GENERAL SMF MANAGEMENT GUIDELINES

All SMF removal should be done in accordance with the National Occupational Health and Safety Commission *National Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC: 2006 (1990)]. Some of the practices recommended are as follows:

- The work area should be designated by using barricade tape and signs where workable. Persons not involved in the removal should not be within 3 metres of the designated area.
- Waste shall be placed in plastic bags or other containers which prevent fibre and/or dust emission, and disposed of in accordance with local waste disposal authority requirements.
- PPE including goggles, half-face P2 respirator, gloves, long sleeve and loose fitting clothing should be worn.

6.5 GENERAL PCB MANAGEMENT GUIDELINES

Older fluorescent light fittings which are assumed to contain PCBs were identified during the survey.

Material containing less than 50 g of PCBs at a concentration of 50 mg/kg or greater should be disposed of as scheduled PCB waste at the end of its useful life.

- Waste containing less than 50 g of PCBs at a concentration of 50 mg/kg or greater shall be disposed of as scheduled PCB waste.
- Material containing PCBs at a concentration greater than 2 mg/kg and up to 50 mg/kg shall, at the end of its useful life, be disposed of by a method approved by the agency in accordance with the guidance notes appended to this plan.

APPENDIX A

STATEMENT OF LIMITATIONS

Limitation Statement: Hazardous Materials Assessment

This Report is provided by WSP Australia Pty Limited (*WSP*) for CBRE pty Ltd (*Client*) in response to specific instructions from the Client and in accordance with WSP's proposal dated 25th May 2021 and agreement with the Client dated 26th May 2021 (*Agreement*).

PERMITTED PURPOSE

This Report is provided by WSP for the purpose described in the Agreement and no responsibility is accepted by WSP for the use of the Report in whole or in part, for any other purpose (*Permitted Purpose*).

QUALIFICATIONS AND ASSUMPTIONS

The services undertaken by WSP in preparing this Report were limited to those specifically detailed in the Report and are subject to the scope, qualifications, assumptions and limitations set out in the Report or otherwise communicated to the Client.

Except as otherwise stated in the Report and to the extent that statements, opinions, facts, conclusion and / or recommendations in the Report (*Conclusions*) are based in whole or in part on information provided by the Client and other parties identified in the report (*Information*), those Conclusions are based on assumptions by WSP of the reliability, adequacy, accuracy and completeness of the Information and have not been verified. WSP accepts no responsibility for the Information.

Where the survey identifies that hazardous materials are on site, the Conclusions are indicative of the presence of hazardous materials and cannot be regarded as absolute without further extensive sampling, outside the scope of the services set out in the Agreement. Its conditions, including the extent and visibility of hazardous materials, can change with time. On all sites, varying degrees of non-uniformity of conditions are encountered and the presence of hazardous materials which are not visually apparent at the time of inspection, are not likely to be detected. No monitoring, common testing or sampling technique provides results that are totally representative of the presence or non-presence of hazardous materials at the Site. Site conditions, including subsurface conditions can change with time due to natural and anthropogenic causes. .

Only material that was physically accessible at the time of inspection was sampled. Consequently, not all hazardous material may have been located at the Site. The survey identifying hazardous materials on site should be reviewed prior to demolition or refurbishment as a more detailed destructive survey may be required prior to demolition or refurbishment works. Care should be taken during normal site works, refurbishment or demolition works when entering previously inaccessible areas. If suspect material is encountered, works should cease in the area until samples have been collected and analysed by competent personnel.

It is impossible to locate all hazardous materials during an inspection. This is due to such factors as (without limitation):

- Time, budget and constraints requested by the Client;
- Access restrictions;
- The need to avoid causing physical damage to fixtures or structures on the Site;
- The need to minimise hazardous materials exposures to building occupants;
- The need to minimise inconvenience when the Site is in use (e.g. occupied) whilst an inspection is being conducted; and / or
- The availability of relevant building / plant construction plans.

Hazardous materials that could be routinely encountered in the normal day-to-day activities occurring on the Site, have been identified and assessed, however there is no guarantee that the Site is free of hazardous materials, since future activities may reveal hazardous materials in areas inaccessible or unknown to WSP.

Within the limitations referred to above, the preparation of this Report has been undertaken and performed in a professional manner in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by reputable consultants. No other warranty, expressed or implied, is made.

WSP has prepared the Report without regard to any special interest of any person other than the Client when undertaking the services described in the Agreement or in preparing the Report.

Limitation Statement: Hazardous Materials Assessment

USE AND RELIANCE

This Report should be read in its entirety and must not be copied, distributed or referred to in part only. The Report must not be reproduced without the written approval of WSP. WSP will not be responsible for interpretations or conclusions drawn. This Report (or sections of the Report) should not be used as part of a specification for a project or for incorporation into any other document without the prior agreement of WSP.

WSP is not (and will not be) obliged to provide an update of this Report to include any event, circumstance, revised Information or any matter coming to WSP's attention after the date of this Report. The passage of time; manifestations of latent conditions; or the impact of future events (including (without limitation) changes in policy, legislation, guidelines, scientific knowledge; and changes in interpretation of policy by statutory authorities); may require further investigation or subsequent re-evaluation of the Conclusions.

This Report can only be relied upon for the Permitted Purpose and may not be relied upon for any other purpose. The Report does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise. It is the responsibility of the Client to accept (if the Client so chooses) the Conclusions and implement any recommendations in an appropriate, suitable and timely manner. WSP does not (and will not) accept liability arising out of or in connection with any health or safety risks associated with hazardous materials.

In the absence of express written consent of WSP, no responsibility is accepted by WSP for the use of the Report in whole or in part by any party other than the Client for any purpose whatsoever. Without the express written consent of WSP, any use which a third party makes of this Report or any reliance on (or decisions to be made) based on this Report is at the sole risk of those third parties without recourse to WSP. Third parties should make their own enquiries, rely on the results of their own site inspections, and / or obtain independent advice in relation to any matter dealt with or conclusions expressed in the Report.

DISCLAIMER

No warranty, undertaking or guarantee whether expressed or implied, is made with respect to the data reported or the conclusions drawn. To the fullest extent permitted at law, WSP, its related bodies corporate and its officers, employees and agents assumes no responsibility and will not be liable to any third party for, or in relation to any losses, damages or expenses (including any indirect, consequential or punitive losses or damages or any amounts for loss of profit, loss of revenue, loss of opportunity to earn profit, loss of production, loss of contract, increased operational costs, loss of business opportunity, site depredation costs, business interruption or economic loss) of any kind whatsoever, suffered or incurred by a third party.

APPENDIX B

RISK MATRIX

Table 1 Definitions

CODE	ITEM	DEFINITION
U	Unknown	No access to assess friability or condition
N/A	Not Applicable / Practicable	Not Applicable / Practicable
FRIABILITY (ASBESTOS AND SMF)		
F	Friable	Material that; (A) is in a powder form or that can be crumbled, pulverised or reduced to powder by hand pressure when dry, and (B) contains asbestos.
NF	Non-friable	Material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound.

Note: Friability only applies to asbestos and SMF

Table 2 Condition and Disturbance Assessment

CONDITION		
1	Unknown	No access to assess condition
2	Poor	Obvious damage or deterioration, extensive dust and contamination
3	Moderate	Major damage throughout, no debris or dust, not sealed or encapsulated
4	Fair	Minor damage or deterioration, not sealed or encapsulated
5	Good	No obvious damage or deterioration, secured in place, sealed and encapsulated
DISTURBANCE POTENTIAL		
A	Public	Public access areas
B	Certain	Disturbance very likely to occur during typical occupancy of the building and during maintenance works
C	High	Disturbance may occur during typical occupancy of the building and is likely during maintenance works
D	Medium	Disturbance unlikely during typical occupancy of the building however may occur during maintenance works
E	Low	Disturbance unlikely during typical occupation of the building

Table 3 Risk Assessment Chart

MATERIAL CONDITION		PROBABILITY OF DISTURBANCE				
		Public	Certain	Likely	Possible	Unlikely
		A	B	C	D	E
Unknown	1	1	2	4	7	11
Poor	2	3	5	8	12	16
Moderate	3	6	9	13	17	20
Fair	4	10	14	18	21	23
Good	5	15	19	22	24	25

LEGEND: 1-6 HIGH RISK 7-15 MEDIUM RISK 16-25 LOW RISK

APPENDIX C

HAZARDOUS BUILDING MATERIALS REGISTER

Property Address: 42 Boorea St Lidcombe
Consultant: Ned Price
Survey Date: 01/06/2021

MATERIAL IDENTIFICATION										RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Building	**Level**	**Primary Location**	**Secondary Location**	**Material**	**Application**	**Sample Number**	**Result**	**Size**	**Photo Number**	**Friability (F, NF)**	**Condition (1-5)**	**Disturbance Potential (A-E)**	**Risk Rating (L, M, H)**	**Consultant Comments**	**Remediation Comments**	**Remediation Date**
Asbestos Containing Materials																
Main Bld	G	Interior	Main warehouse, north-western elevation	Grey Vinyl floor tiling	Floor covering	WSP - 130027	No Asbestos Detected	100m2	1	NF	4	D	NA	No further action required		
Main Bld	G	Interior	Main warehouse, concrete slab throughout	Bituminous Material	Slab expansion joint	WSP - 130029	No Asbestos Detected	20m2	2	NF	5	D	NA	No further action required		
Main Bld	G	Inteior	South-western warehouse adjacent central corridor, ground floor male toilet	Fibre cement sheet	Wall lining	WSP - 130031	No Asbestos Detected	15m2	-	NF	4	D	NA	No further action required		
Main Bld	G	Interior	Main warehouse, eastern wall northern end	Resinous board	Electrical distribution board	Visual Identification	**Presumed positive**	3m2	5	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	1	Interior	Main warehouse, central section west wall mezzanine	Electrical distribution board and fuses	Electrical distribution cabinet bank	Visual Identification	**Presumed positive**	25m2	8	nf	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	G	Interior	Main warehouse, corridor connecting main office area and north-eastern offices	Electrical distribution boards and fuses	Electrical cupboards	Visual Identification	**Presumed Positive**	5m2	3	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	G	Internal	Main warehouse, north east offices/store	Electical distribution board	Electrical cupboards	Visual Identification	**Presumed positive**	3 units	same as 3	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		

Property Address: 42 Boorea St Lidcombe
Consultant: Ned Price
Survey Date: 01/06/2021

MATERIAL IDENTIFICATION										RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date
Main Bld	G	Internal	Main warehouse, north east offices/store	Electrical distribution board	Crane cupboard	Visual Identification	**Presumed positive**	2m2	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	G	Internal	Main warehouse, north east offices/store	Mastic	AirConditioning ducting joints	Visual Identification	**Presumed Positive**	5m2	4	NF	5	E	L	No access at the time of inspection. Confirm status prior to demolition or refurbishment works. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	1	Internal	Main warehouse, north east offices/store, server room	Vinyl floor tiling	Floor covering	Visual Identification	Presumed Negative	20m2	-	NF	5	E	L	Presumed negative based off age and appearance		
MainBld	1	Internal	Main warehouse, north east offices/store	Electrical distribution board	Electrical cupboards	Visual Identification	**Presumed positive**	4 units	same as 3	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main bld	G	Internal	Main warehouse, eastern wall central elevation	Electrical distribution board	Electrical cupboards	Visual Identification	**Presumed positive**	3 units	same as 5	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	G	Internal	Southern warehouse adjacent main warehouse	Electrical distribution boards	Electrical cupboards	Visual Identification	**Presumed Positive**	3 units	same as 5	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		

Property Address: 42 Boorea St Lidcombe
Consultant: Ned Price
Survey Date: 01/06/2021

MATERIAL IDENTIFICATION										RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date
Main Bld	G	Internal	South East mezzanine/meal area adjacent corridor	Electrical Distribution boards	Electrical cupboards	Visual Identification	**Presumed Positive**	1m2	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	1	Internal	South East mezzanine/meal area adjacent corridor	Mezzanine Vinyl flooring	Floor covering	Visual Identification	Presumed Negative	20m2	-	NF	5	E	NA	Presumed negative based off age and appearance		
Main Bld	G	Internal	South Eastern warehouse, electrical switch room	Electrical distribution banks x 4	Switchroom electrical cupboards	Visual Identification	**Presumed positive**	30m2	9	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	G	Internal	South Eastern warehouse, electrical switch room	Electrical distribution boards x 2	Switchroom electrical backing boards	Visual Identification	**Presumed positive**	2m2	9	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	G	Internal	South East Warehouse, store room adjacent electrical switch room	Vinyl floor tile	Floor covering to northern store	Presumed same as WSP - 130018	Presumed Negative	20m2	-	NF	5	E	NA	Presumed negative based on WSP - 130018 results		
Main Bld	G	Internal	South East Warehouse, pump room	Insulation	Pipe lagging	Visual Identification	**Presumed Positive**	10m2	10	F	5	E	L	Internal lagging inaccessible during assessment due to live services. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.		

Property Address: 42 Boorea St Lidcombe
Consultant: Ned Price
Survey Date: 01/06/2021

MATERIAL IDENTIFICATION										RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date
Main Bld	G	Internal	South East Warehouse	Electrical Distribution Board	Orange electrical cupboard	Visual Identification	**Presumed positive**	1m2	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	G	Internal	South-western warehouse adjacent central corridor	Electrical Distribution Board	Electrical cupboard x2	Visual Identification	**Presumed positive**	1m2	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	G	Internal	Northern Main office, kitchen	Vinyl floor sheeting	floor covering to kitchen	Visual Identification	Presumed Negative	10m2	-	NF	5	E	NA	Presumed negative based off age and appearance. Confirm status prior to demolition or refurbishment works.		
Main Bld	G	Interior	Northern Main offices, eastern locker rooms	Fibre cement Sheet	Wall lining	WSP - 130034	No Asbestos Detected	30m2	-	NF	5	D	NA	No further action required		
Main Bld	G	Interior	Northern offices, central Electrical storeroom	Vinyl floor tiling	Floor covering	WSP - 130035	No Asbestos Detected	2m2	7	NF	5	D	NA	No further action required		
Main Bld	G	Internal	Northern Main offices, eastern locker rooms	Electrical distribution board	Electrical cupboard adjacent male toilets	Visual Identification	**Presumed positive**	1m2	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	G	Internal	Northern Main offices	Electrical distribution board	Electrical cupboard adjacent male toilets	Visual Identification	**Presumed Positive**	1m2	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	1	Internal	Northern Main offices	Vinyl flooring	Kitchen floor covering	Visual Identification	Presumed Negative	10m2	-	NF	5	E	NA	Presumed negative based off age and appearance. Confirm status prior to demolition or refurbishment works.		

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Survey Date: 01/06/2021

MATERIAL IDENTIFICATION										RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date
Main Bld	1	Internal	Northern Main offices	Electrical distribution board	Electrical cupboard	Visual Identification	**Presumed positive**	1m2	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
North west detached building 'Dock 3'	G	Internal	Warehouse	Electrical distribution board	Electrical cupboard	Visual Identification	**Presumed positive**	1m2	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
North west detached building 'Dock 3'	G	Internal	Warehouse	Vinyl flooring	Floor cover west office	Visual Identification	Presumed Negative	10m2	-	NF	5	E	NA	Presumed negative based off age and appearance. Confirm status prior to demolition or refurbishment works.		
North west detached building 'Dock 3'	G	Internal	Warehouse	Electrical distribution board	West electrical cupboard x 1	Visual Identification	**Presumed positive**	2m2	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) or Class B (non-friable) licensed asbestos removal contractor.		
Main Bld	B	External	Western dock	Electrical distribution board	Electrical cupboard	Visual Identification	**Presumed Positive**	1m2	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.		
Dock 1	G	External	Western dock, support beam	Electrical Distribution board	Electrical cupboard	Visual Identification	**Presumed positive**	1m2	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.		

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MATERIAL IDENTIFICATION										RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date
Dock 1	G	Internal	Warehouse	Electrical Distribution board	Electrical cupboard	Visual Identification	**Presumed positive**	1m3	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.		
Dock 1	G	Internal	Western dock, Toilets	Mastic	Air Conditioning ducting joints	Visual Identification	**Presumed positive**	<1m2	-	NF	5	E	L	Internal components inaccessible during assessment.		
Dock 2	G	Internal	Warehouse	Electrical Distribution board	Electrical cupboard	Visual Identification	**Presumed positive**	1m2	-	NF	5	E	L	Inaccessible due to electrical hazard. Confirm status prior to demolition or refurbishment works. Maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.		
Lead Containing Materials																
Main Bld	G	Interior	Main warehouse	Green paint system	Structural beam paint	WSP - 130026	0.079 %w/w	50m2	11	NA	5	E	NA	Result <0.079% lead. < / = 0.1% lead content, "lead-free" paint as described in AS 4361.2:2017 Guide to hazardous paint management		
Main Bld	G	Interior	Main warehouse	White Paint system	Structural beam paint	WSP - 130028	0.079 %w/w	40m2	-	NA	5	E	NA	Result <0.079% lead. < / = 0.1% lead content, "lead-free" paint as described in AS 4361.2:2017 Guide to hazardous paint management		
Main Bld	G	Interior	Main warehouse - Eastern storeroom	Yellow paint system	Paint to Guard rails	WSP - 130030	<0.005 %w/w	2m2	-	NA	4	E	NA	Result <0.005% lead. < / = 0.1% lead content, "lead-free" paint as described in AS 4361.2:2017 Guide to hazardous paint management		
Main Bld	G	Interior	South-western warehouse adjacent central corridor, male toilet	Green paint system	Paint to mens toilet door	WSP - 130032	<0.005 %w/w	2m2	-	NA	5	E	NA	Result <0.005% lead. < / = 0.1% lead content, "lead-free" paint as described in AS 4361.2:2017 Guide to hazardous paint management		
Main Bld	G	Interior	South-western warehouse adjacent central corridor	Grey/Blue paint system	Paint to doors throughout	WSP - 130033	<0.005 %w/w	20m2	-	NA	5	E	NA	Result <0.005% lead. < / = 0.1% lead content, "lead-free" paint as described in AS 4361.2:2017 Guide to hazardous paint management		
Shed 5	G	Interior	South elevation	Green paint system	Structural beam paint	WSP - 130036	**Positive - 0.18 %w/w**	50m2	11	NA	5	E	L	Result 0.18% lead. Remove flaking sections and repaint as soon as reasonably practicable in accordance with AS 4361.2:2017 Guide to hazardous paint management		
Main Bld	G	Exterior	South loading dock - adjacent dock office	Yellow paint system	Paint to Guard rails	WSP - 130038	<0.005 %w/w	2m2	12	NA	4	E	NA	Result <0.005% lead. < / = 0.1% lead content, "lead-free" paint as described in AS 4361.2:2017 Guide to hazardous paint management		

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MATERIAL IDENTIFICATION										RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Building	**Level**	**Primary Location**	**Secondary Location**	**Material**	**Application**	**Sample Number**	**Result**	**Size**	**Photo Number**	**Friability (F, NF)**	**Condition (1-5)**	**Disturbance Potential (A-E)**	**Risk Rating (L, M, H)**	**Consultant Comments**	**Remediation Comments**	**Remediation Date**
Dock 2	G	Internal	Warehouse	Green paint system	Structural beam paint	Presumed same as WSP - 130026	Presumed Negative	50m2	-	NA	5	E	L	Result <0.079% lead. < / = 0.1% lead content, "lead-free" paint as described in AS 4361.2:2017 Guide to hazardous paint management		
Dock 2	G	Internal	Warehouse	Red paint system	Fire suppression system paint	Visual Identification	**Presumed Positive**	30m2	-	NA	5	E	L	Inaccessible due to height restrictions, presumed positive. Remove flaking sections and repaint as soon as reasonably practicable in accordance with AS 4361.2:2017 Guide to hazardous paint management		
Main Bld	G	Interior	Throughout all warehouses	Red paint system	Fire suppression system paint	Visual Identification	**Presumed Positive**	NQ	-	NA	5	E	L	Inaccessible due to height restrictions, presumed positive. Remove flaking sections and repaint as soon as reasonably practicable in accordance with AS 4361.2:2017 Guide to hazardous paint management		
Syntehtic Mineral Fibre (SMF) Materials																
Main Bld	G	Internal	Main warehouse, eastern wall, central elevation	SMF	Wall insulation	Visual Identification	**Presumed Positive**	200m2	6	NA	5	E	L	Handle in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibre Products [NOHSC: 2006 (1990)].		
Dock 3	G	Internal	Warehouse	SMF	Wall sarking	Visual Identification	**Presumed Postive**	40m2	-	NA	5	E	L	Handle in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibre Products [NOHSC: 2006 (1990)].		
Main Bld	B	External	Western dock	SMF	Roof sarking	Visual Identification	**Presumed Positive**	100m2	-	NA	5	E	L	Handle in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibre Products [NOHSC: 2006 (1990)].		
Dock 1	G	Internal	Warehouse	SMF	AC flexi ducting	Visual Identification	**Presumed Positive**	5m2	-	NA	5	E	L	Handle in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibre Products [NOHSC: 2006 (1990)].		
Dock 2	G	Internal	Warehouse	SMF	Sarking	Visual Identification	**Presumed Positive**	100m2	-	NA	5	E	L	Handle in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibre Products [NOHSC: 2006 (1990)].		
Main Bld	G	Interior	Main Warehouse	SMF	Sarking	Visual Identification	**Presumed Positive**	800m2	8	NA	5	E	L	Handle in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibre Products [NOHSC: 2006 (1990)].		
Main Bld	G	Interior	Main Warehouse	SMF	Laser Light panels	Visual Identification	**Presumed Positive**	20m2	-	NA	5	E	L	Handle in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibre Products [NOHSC: 2006 (1990)].		
PolyChlorinated Biphenyls (PCB) Materials																
Main Bld	G	Internal	South East mezzanine/meal area	PCB's	Light fittings	Visual Identification	**Presumed Positive**	2 units	-	NA	5	E	L	PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Confirm or remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003		

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MATERIAL IDENTIFICATION										RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date
Dock 4	G	Internal	Warehouse	PCB's	Light fittings	Visual Identification	**Presumed Positive**	1 unit	-	NA	5	E	L	PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Confirm or remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003		
Dock 4	G	External	Warehouse	PCB's	Light fittings	Visual Identification	**Presumed Positive**	1 unit	-	NA	5	E	L	PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Confirm or remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003		
Main Bld	G	Internal	South East mezzanine/meal area	PCB's	Light fittings	Visual Identification	**Presumed Positive**	2 units	-	NA	5	E	L	PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Confirm or remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003		

APPENDIX D

CERTIFICATES OF ANALYSIS

Certificate of Analysis

WSP Australia Pty Limited

Level 27, 680 George Street Sydney
PO Box 20967, World Square
Telephone +61 2 9272 1407
Email ANZLab@wsp.com

ABN 80 078 004 798

ACCREDITED FOR TECHNICAL COMPETENCE

Accredited for compliance with ISO/IEC: 17025 - Testing (No. 17199)
NCSI Certified Quality System ISO 9001

LOCATION:	**42 Boorea St, Lidcombe NSW**	**CERTIFICATE NO:**	**SYD-PS125187-0001-142853**
CLIENT:	CBRE Group	DATE\S SAMPLED:	1/06/2021
CLIENT ADDRESS:	Level 34, 8 Exhibition Street, Melbourne VIC 3000	DATE RECEIVED:	3/06/2021
TELEPHONE:	0432 052 082	DATE ANALYSED:	3/06/2021
EMAIL:	alastair.cardno@cbre.com.au	ORDER NUMBER:	N/A
CONTACT:	Alastair Cardno	SAMPLED BY:	Ned Price

TEST METHOD: Qualitative identification of asbestos fibres in bulk and soil samples at WSP Corporate Laboratories by polarised light microscopy, including dispersion staining, in accordance with AS4964 (2004) Method for the qualitative identification of asbestos in bulk samples and WSP's Laboratory Procedure (LP3 - Identification of Asbestos Fibres). Trace analysis carried out on all non-homogenous samples.

Lab No	Sample ID	Location	Description	Dimensions	Identification Type
001	WSP - 130027	Main Building, Warehouse, Grey vinyl floor tiling	Vinyl	55 g	OF, NAD
001A			Adhesive		OF
002	WSP - 130029	Main Building, Warehouse, Slab expansion joint	Bituminous Membrane	3 g	NAD
003	WSP - 130031	Main Building, South eastern warehouse, Mens Toilet wall lining	Fibre Cement Sheet	1 g	OF, NAD
004	WSP - 130034	Main Building, Lower office area, Mens lockers, Southern wall lining	Fibre Cement Sheet	1 g	OF, NAD
005	WSP - 130035	Main Building, Lower Office area, electrical store room flooring.	Vinyl	44 g	OF, NAD
005A			Adhesive		OF

LEGEND:

NAD	-	No Asbestos Detected
CH	-	Chrysotile Asbestos Detected
A	-	Amosite Asbestos Detected
C	-	Crocidolite Asbestos Detected
UMF	-	Unknown Mineral Fibres Detected
SMF	-	Synthetic Mineral Fibres Detected
OF	-	Organic Fibres Detected
[1]	-	No asbestos detected at the reporting limit of 0.1 g/kg
[2]	-	Identification not possible due to adhering materials
[3]	-	Identification not possible due to degradation of fibres

Hand picked refers to small discrete amounts of asbestos distributed unevenly in a large body of non asbestos material.

Notes:
If no asbestos is detected in vinyl tiles, mastics, sealants, epoxy resins and ore samples then confirmation by another independent analytical technique is advised due to the nature of the samples.
The results contained within this report relate only to the sample(s) submitted for testing. Sampling is not covered by the scope of accreditation. Samples analysed on an 'As Received' basis. WSP accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons, or data supplied by external persons.

Approved Identifier

Name: Melanie Reed

Approved Signatory

Name: Sneha Shakya

AUTHORISATION DATE

Thursday, 3 June 2021

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CERTIFICATE OF ANALYSIS 270593

Client Details

Client	WSP Australia Pty Limited
Attention	Chris Virtue
Address	GPO Box 5394, Sydney, NSW, 2001

Sample Details

Your Reference	**42 Boorea St, Lidcombe**
Number of Samples	7 Paint
Date samples received	02/06/2021
Date completed instructions received	02/06/2021

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	03/06/2021
Date of Issue	02/06/2021

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
Hannah Nguyen, Senior Chemist

Authorised By

Nancy Zhang, Laboratory Manager

Lead in Paint						
Our Reference		270593-1	270593-2	270593-3	270593-4	270593-5
Your Reference	UNITS	WSP-130026	WSP-130028	WSP-130030	WSP-130032	WSP-130033
Date Sampled		01/06/2021	01/06/2021	01/06/2021	01/06/2021	01/06/2021
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	02/06/2021	02/06/2021	02/06/2021	02/06/2021	02/06/2021
Date analysed	-	02/06/2021	02/06/2021	02/06/2021	02/06/2021	02/06/2021
Lead in paint	%w/w	0.079	0.079	<0.005	<0.005	<0.005

Lead in Paint			
Our Reference		270593-6	270593-7
Your Reference	UNITS	WSP-130036	WSP-130037
Date Sampled		01/06/2021	01/06/2021
Type of sample		Paint	Paint
Date prepared	-	02/06/2021	02/06/2021
Date analysed	-	02/06/2021	02/06/2021
Lead in paint	%w/w	0.18	<0.005

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

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			02/06/2021	[NT]	[NT]	[NT]	[NT]	02/06/2021	[NT]
Date analysed	-			02/06/2021	[NT]	[NT]	[NT]	[NT]	02/06/2021	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	[NT]	[NT]	[NT]	[NT]	98	[NT]

Result Definitions

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

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

The recommended maximums for analytes in urine are taken from “2018 TLVs and BEIs”, as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.

Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2

Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

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

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

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

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

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 E

PHOTOGRAPHS

Photographs – 42 Boorea St Lidcombe

Photo 1: Internal, Main warehouse, vinyl floor tiling.

Photo 2: Internal, Main warehouse, slab expansion joint.

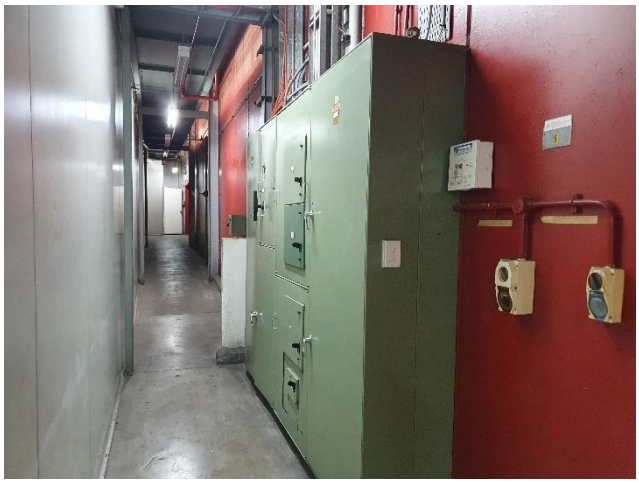

Photo 3: Internal, Main building, south east elevation, electrical cupboards.

Photo 4: Main building, East office/store, ac ducting joints presumed positive for asbestos.

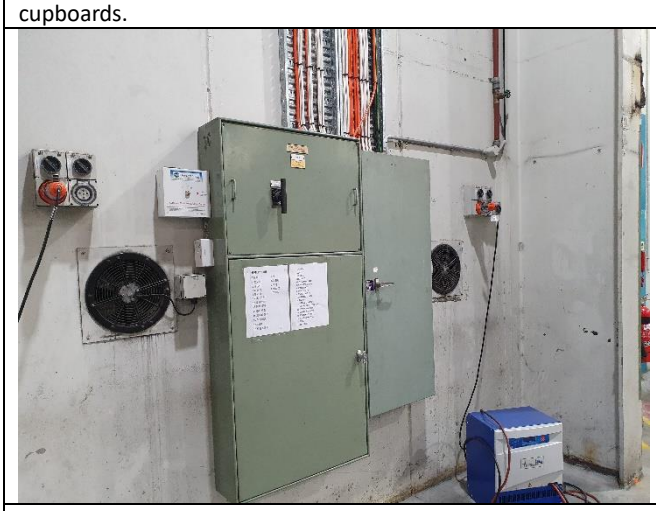

Photo 5: Main warehouse, electrical distribution board

Photo 6: Eastern customs area, SMF wall insulation

	
Photo 7: Main reception area, electrical storeroom, vinyl floor tiles	**Photo 8:** Central ware house, West wall mezzanine, electrical distribution cabinet bank
	
Photo 9: South east warehouse, electrical room room, electrical distribution banks	**Photo 10:** South east warehouse, pumproom piping
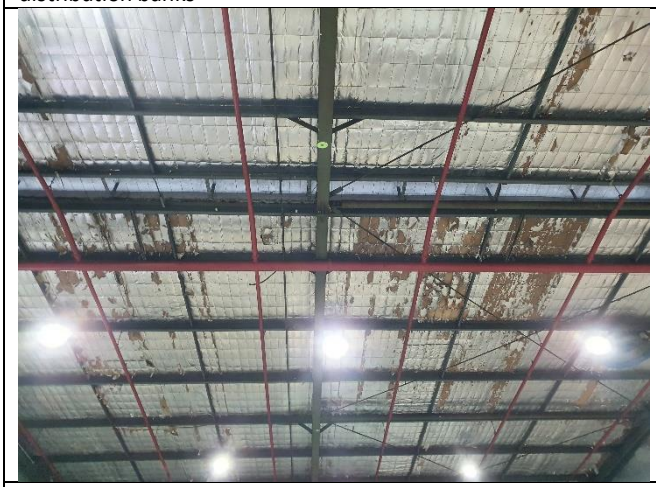	
Photo 11: Representative photo of ceiling sarking, green support beams and red fire suppression system to docks.	**Photo 12:** South loading dock, adjacent dock office, yellow painted guard rails.