Hazardous Materials Survey

Prepared for:	CYRE Projects
Prepared by:	Alex Tam Snr Occupational Hygienist Trinitas Group
Site	59-67 Karne St, Narwee NSW 2209
Address:	59 Karne Street North, Narwee NSW 2209
Date:	Monday, 7 November 2022

TRINITAS GROUP
ABN 12 161 759 708
Level 3, 24 Hunter St, PARRAMATTA NSW 2150
Ph: 1800 4 TRINITAS
Email: admin@trinitasgroup.com.au
Web: www.trinitasgroup.com.au

Please note there are limitations associated with this report due to a range of factors, including, but not limited to the scope of works, survey methodology and inaccessible areas. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.

Refer to the Statement of Limitations for further details. Refer to the Areas Not Accessed for further details.

Document Distribution

Version	Format	Issued to	Date
1	Electronic Copy	Marlon Zunac	15/11/2022

Document Status

Version	Report Prepared by:		Report Authorised by:	
	Name	Alex Tam	Name	Denny Bolatti
1	Signature		Signature	
	Date:	07/11/2022	Date:	15/11/2022

Contents

Summary of Findings

The following table provides a summary of identified hazardous materials during the building inspection:

Building Name	High Risk Asbestos Items	Medium Risk Asbestos Items	Low Risk Asbestos Items	Lead in Paint	Lead in Dust	SMF	PCB	ODS
67 Karne Street free-standing building	0	5	9	1	0	0	0	0
67 Garage	0	0	3	0	0	0	0	0
65 Karne Street free-standing building	0	0	1	3	0	0	0	0
65 Garage	0	0	0	0	0	1	0	0
67 Shed	0	0	0	0	0	0	0	0
TOTAL	**0**	**5**	**13**	**4**	**0**	**1**	**0**	**0**

Areas Not Accessed

Area/Item	Not Accessed	Comments
Building facade fixing brackets	All	
Lift shaft and lift cabin fittings	N/A	
Height restricted areas of site and ceiling where safe lifting platforms were not provided	All	
Inaccessible culverts and floor trenches or tunnels	All	
Waterproof membranes	All	
Inside mechanical equipment	All	
Behind ceramic wall tiles	All	
Fire door cores	All	
Within air conditioning re-heat boxes	All	
Within electrical switchboard cupboard or backing	All	
Gaskets, mastics & sealants to pipework, ductwork, mechanical equipment & construction/expansion joints	All	
Within internal walls partitioning	All	
Inaccessible ceiling spaces	All	
Under carpeted floor coverings	All	
Wall cavities	All	

It is possible that hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during the survey. It is noted that hazardous material may be contained within or behind those areas identified in the above table. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

Scope of Works & Methodology

Scope

The scope of works for the project was as follows:

- Inspect representative and accessible areas of the site to identify hazardous materials:
- Identify the types of asbestos containing material and their condition.
- Assess the risks posed by the hazardous materials.
- Compile a hazardous material register for the site.
- Take photographs of suspected hazardous materials.
- Recommend control measures and actions necessary to manage hazardous materials related risks
- Collect samples of suspected asbestos-containing materials, asbestos dust, lead paint and lead dust

Methodology

Asbestos

This component of the assessment was carried out in accordance with the guidelines documented in SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019). Samples of suspected asbestos- containing materials were collected during the survey and were analysed in a NATA-accredited laboratory for the presence of asbestos by Polarised Light Microscopy.

Synthetic Mineral Fibres (SMF)

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

Lead Paint

Representative painted surfaces were sampled for the presence of lead paint. The sampling program was representative of the various types of paints found within the site, concentrating on areas where lead based paints may have been used (eg. Exterior gloss paints, window and door architraves, skirting boards etc). The objective of lead paint identification in this survey is to highlight the presence of lead-based paints within the building, not to specifically identify every source of lead-based paint.

Polychlorinated Biphenyls (PCBs)

Where safely accessible, specifications of capacitors incorporated in light fittings and ceiling fans were noted and cross- referenced with the ANZECC Identification of PCB-containing Capacitors information booklet – 1997. Due to the inherent hazard in accessing electrical components, or other reasons such as height restrictions, some fittings may not have been able to be safely accessed. In these instances, comment is made on the likelihood of PCB-containing materials based upon the age and appearance of the fittings.

Ozone Depleting Substances (ODSs)

Representative items of air conditioning and chiller plant suspected of containing ozone-depleting substances (ODSs) were noted and cross referenced with known ozone-depleting gases published by the United Nations Environment Program.

Recommendations

These recommendations should be followed whenever any hazardous materials are identified, irrespective of the level of risk.

Asbestos

In accordance with the WHS Regulations (2017) and SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019) we make the following recommendations:

- Record the following information in the site's asbestos register:
  - details of the type, condition, accessibility and location of all asbestos-containing material at the site;
  - measures taken control the asbestos-containing material;
  - details of any risk assessment carried out prior to these measures being taken;
  - records of any other work done on the asbestos-containing material;
  - records of any communication and/or consultation relation to asbestos-containing material at the site.
- Ensure a copy of the asbestos register is on site, kept up to date and made readily accessible to the employees, contractors, subcontractors, persons removing asbestos-containing material, persons engaged to do work that may disturb asbestos- containing material and any other person who may be exposed to the asbestos-containing material.
- Review the asbestos register and risk assessments every 12 months, or earlier if:
  - a risk assessment indicates the need for reassessment;
  - there is evidence any risk assessment is no longer valid;
  - there is evidence that any control measures are ineffective;
  - changes to work practices and systems of work are introduced;
  - there is a change to the condition of the asbestos-containing material; or
  - any asbestos-containing material has been disturbed, removed, enclosed or sealed
  - A visual inspection should be undertaken as part of any review of asbestos register. Risk assessments should be undertaken in by a competent person, such as a asbestos containing material specialist.
- Develop and maintain an asbestos management plan that contains the following information:
  - the asbestos register;
  - details of any maintenance or service work on asbestos-containing material;
  - mechanisms for providing the employees, contractors, subcontractors, persons removing asbestos-containing material, persons engaged to do work that may disturb asbestos-containing material and any other person who may be exposed to the asbestos-containing material with the asbestos register;
  - decisions about management options (ie to maintain the asbestos-containing material or replace it) and reasons for those decisions;
  - a timetable for action, including priorities, dates for risk assessment review, etc;
  - monitoring arrangements;
  - responsibilities of all persons involved;
  - training arrangements;
  - procedure for reviewing and updating the asbestos management pan and asbestos register; and
  - safe work methods.
  - The asbestos management plan should be reviewed whenever the asbestos register is reviewed.
- Provide Asbestos Awareness training to staff and site personnel in accordance with the requirements SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019) Part 6.3.
- Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of *SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019). Part 3.3.*

- Areas highlighted as areas of 'no access' should be presumed to contain asbestos containing material. Appropriate management planning should be implemented in order to control access to and maintenance activities in these areas, until such a time as they can be inspected and the presence or absence of asbestos containing material can be confirmed.
- Ensure all asbestos-containing materials remaining in-situ are labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019) *Part 2.5.*

Synthetic Mineral Fibres (SMF)

- Synthetic Mineral Fibre (SMF) materials should be removed under controlled conditions prior to demolition /refurbishment works, in accordance with the requirements of the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].

Lead Paint

- All identified lead-based paint systems should be maintained in good condition. Any works on lead-based paint systems likely to create dust, fumes or mist should be undertaken in accordance with AS 4361.2-1998 Guide to Lead Paint Management Part 2: Residential and Commercial Buildings.

Polychlorinated Biphenyls (PCBs)

- Capacitors and electrical components identified as containing Polychlorinated Biphenyls (PCBs) should be de-energised by a licensed electrician and removed under controlled conditions and disposed of in accordance with environmental protection guidelines prior to refurbishment or demolition works.

Ozone Depleting Substances (ODSs)

- Confirm that the contractor conducting works involving refrigerants holds a refrigerant trading authorisation with the Australian Refrigeration Council (ARC) and a refrigerant handling licence under the Ozone and Synthetic Gas Management Regulations 1995.
- Ensure that the air-conditioning contractor engaged to conduct maintenance and repair work involving refrigerants conducts the appropriate recovery and recycling of refrigerants.
- Ozone depleting refrigerants should be decanted by a suitably licensed contractor in accordance with the Australia & New Zealand Refrigerant Handling Code of Practice 2007, Part 1 – Self-Contained Low Charged Systems prior to the de- commissioning of the equipment.
- Ensure that future purchases of air-conditioning plant include refrigerants with non-ozone depleting potential.
- Prior to demolition/refurbishment works undertake a destructive hazardous materials survey of the premises as per the requirements of AS 2601: 2001 The Demolition of Structures, Part 1.6.1.
- It is imperative that demolition or refurbishment works cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered.

Asbestos Risk Assessment Factors

To assess the health risk posed by the presence of asbestos-containing material, all relevant factors must be considered. These factors include:

- Evidence of physical damage;
- Evidence of water damage;
- Proximity of air plenums and direct air stream;
- Friability of asbestos material;
- Requirement for access for building operations;
- Requirement for access for maintenance operations;
- Likelihood of disturbance of the asbestos material;
- Accessibility;
- Exposed surface areas; and
- Environmental conditions

These aspects are in turn judged upon: (i) potential for fibre generation, and, (ii) the potential for exposure.

Condition
The condition of the asbestos products identified during the survey is usually reported as either being good or poor.

- Good: - refers to asbestos materials, which have not been damaged or have not deteriorated.
- Fair: - refers to the asbestos material having suffered minor cracking or de-surfacing.
- Poor: - describes asbestos materials which have been damaged or their condition has deteriorated over time.

Friability
The friability of asbestos products describes the ease of which the material can be crumbled, and hence to release fibres.

- Friable asbestos: - (e.g. limpet beam insulation, pipe lagging) can be easily crumbled and is more hazardous than non-friable asbestos products.
- Non-Friable asbestos: - commonly known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a stable non-asbestos matrix. Examples of non-friable asbestos products include asbestos cement materials (sheeting, pipes etc), asbestos containing vinyl floor tiles and electrical backing boards.

Accessibility/Disturbance Potential
Asbestos products can be classified as having low, medium or high accessibility/disturbance potential.

- Low accessibility describes asbestos products that cannot be easily disturbed, such as materials in building voids, set ceilings, etc.
- Medium accessibility describes asbestos products that are visible but normal access is impeded, such as materials behind cladding material or are present in a ceiling space or are height restricted
- High accessibility asbestos products can be easily accessed or damaged due to their close proximity to personnel, e.g. asbestos cement walls or down pipes.

Risk Status
The risk factors described above are used to rank the health risk posed by the presence of asbestos-containing materials.

- A low-risk ranking describes asbestos materials that pose a low health risk to personnel, employees and the general public providing they stay in a stable condition, for example asbestos materials that are in good condition and have low accessibility.
- A medium risk ranking applies to materials that pose an increased risk to people in the area.
- Asbestos materials that possess a high-risk ranking pose a high health risk to personnel or the public in the area of the material. Materials with a high-risk ranking will also possess a Priority 1 recommendation to manage the asbestos and reduce the risk.

The following priority rating system is adopted to assist in the programming and budgeting of the control of asbestos risk identified at the site.

Priority 1 (P1): Organise Remedial Works Immediately
An area has asbestos containing materials, which are either damaged or are being exposed to continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other parts with continued unrestricted use of this area. Representative asbestos fibre monitoring should be conducted in the building area during normal building operation where recommended. Prompt abatement of the asbestos hazard is recommended. As an interim, restrict access.

Priority 2 (P2): Organise Remedial Works Within 3 months
An area has asbestos containing materials with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
- The material is accessible and can when disturbed, present a short-term exposure risk.
- Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling system,

Appropriate abatement measures should be taken as soon as practicable. A negligible health risk exists if materials remain undisturbed under the control of an asbestos management plan.

Priority 3 (P3): No Remedial Works Required
An area has asbestos-containing materials, where:

- The condition of the friable asbestos material is now stable and has low potential of being disturbed or
- The material is currently in a non-friable condition, may have slight damage but do not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Negligible health risks are present if materials are left undisturbed under the control of an asbestos management plan. Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

Priority 4 (P4): No Remedial Works Required
The asbestos material is in a non-friable form and in good condition. It is most unlikely that the material can be disturbed under normal circumstances and can be safety subjected to normal traffic. Even if it were subjected to minor disturbance the material poses a negligible health risk. These materials should be left, and their condition monitored during subsequent reviews. As with any asbestos materials, these materials must be removed prior to renovations that may impact on the materials.

Asbestos Management Requirements

Introduction
Asbestos is the fibrous form of mineral silicates belonging to the serpentine and amphibole groups with the most common types being crocidolite (blue asbestos), amosite (brown or grey asbestos) and chrysotile (white asbestos).

Asbestos is a hazardous material that poses a risk to health by inhalation if the asbestos fibres become airborne and people are exposed to these airborne fibres. Exposure to asbestos fibres is known to cause mesothelioma, asbestosis and lung cancer.

Asbestos and asbestos-containing materials were used extensively in Australian buildings and structures, plant and equipment and in ships, trains and motor vehicles during the 1950s, 1960s and 1970s, and some uses, including some friction materials and gaskets, were only discontinued on 31 December 2003.

Asbestos materials in a bonded form do not present an immediate health risk if they remain undisturbed and in good condition. It is the inhalation of fibres from friable forms of asbestos, or dusts generated by disturbing bonded materials, that may lead to the risk of asbestos related disease.

Asbestos Management Plan (AMP)
An AMP (including an asbestos register) should be developed for the site as per Part 4.1 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019). See the Recommendation section of this report for details of what should be included in the AMP.

Updates to Register, AMP and Risk Assessments
The asbestos register and the AMP should be reviewed (via visual inspection by a competent person) and updated at least every 5 years for non-friable ACM and every 12 months for friable ACM where a risk assessment indicates the need for a reassessment or if any ACMs have been removed or updated as per Parts 3.2 and 4.2 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019).

Risk assessments should be reviewed regularly, particularly when there is evidence that the risk assessment is no longer valid, control measures are shown to be ineffective or there is a significant change planned for the workplace or work practices or procedures relevant to the risk assessment; or there is a change in ACM condition or ACMs have since been enclosed, encapsulated or removed.

Labelling
All confirmed or presumed ACMs (or their enclosures) should be labelled to identify the material as *asbestos-containing* or *presumed asbestos-containing* and to warn that the items should not be disturbed as per Part 2.5 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019).

Training
Staff and site personnel must be provided with *Asbestos Awareness* training in accordance with Part 6.3 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019).

Training should inform staff how to work safely alongside asbestos by instructing them of:

- The health risks associated with asbestos.
- Their roles and responsibilities under the AMP.
- Procedures for managing asbestos on-site.
- The correct use of control measures and safe work methods to minimise the risks from asbestos. Training records must be kept.

Refurbishment / Demolition Requirements
This audit is limited by the Scope of Works and Methodology outlined within this report.

Generally, a new audit or revised audit is required prior to any planned refurbishment, alteration, demotion or upgrade works that may disturb ACMs at the site in accordance with Australia Standard AS 2601: The Demolition of Structures

Removal of Asbestos Materials
If the asbestos management plan calls for the removal of asbestos, the Work Health and Safety Regulation 2017 (NSW) requires that this be done in accordance with *SafeWork NSW, Code of Practice: How to Safely Remove Asbestos (2019).*

Ensure that a risk assessment is performed by a competent person prior to the asbestos removal and that the asbestos removalist considers this risk assessment when developing their asbestos removal control plan.

Asbestos removal licences are required for non-friable and friable asbestos removal work. Friable asbestos removal work also requires a WorkCover permit.

Consultation and Communication related to Asbestos Removal
When asbestos-containing materials are to be removed from, there must be full consultation, information sharing and involvement by everyone in the workplace at each step of the asbestos-containing material removal process and records should be kept.

Provision of Information to the Asbestos Removalist

Before any removal work commences, the asbestos removalist must be provided with a copy of the asbestos register and work specifications for the asbestos-containing materials removal.

Air Monitoring

Air monitoring may need to be performed when asbestos-containing materials are being removed to ensure control measures are effective. Air monitoring is required for all indoor removals of friable asbestos-containing materials and for all outdoor removals of friable asbestos-containing materials where there might be a risk to other people.

The need for air monitoring should be determined by a competent person who is independent from the person responsible for the removal work.

If air monitoring is required, the competent person shall develop a documented air-monitoring program, which includes the requirements for clearance monitoring.

Asbestos removal must not commence until the air monitoring has commenced.

The results of air monitoring shall be provided to all relevant parties as soon as possible.

In accordance with Section 261 of the Work Health & Safety Regulations (2017), any air monitoring must be analysed in a NATA-Accredited laboratory in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC: 3003 (2005)].

Clearance to Reoccupy an Asbestos Work Area

Before clearance is granted for an asbestos work area to be re-occupied, there must be a thorough clearance inspection. The clearance inspection must be conducted by a competent person who is independent from the person responsible for the removal work.

Following the final clearance inspection, a clearance certificate must be issued by this competent person.
Any protective barriers between the asbestos work area and public areas must remain intact until completion of all asbestos removal work and successful completion of the clearance inspection.

Disposal of Asbestos Waste

The handling and storage of asbestos waste at a worksite is regulated solely by WorkCover NSW. The storage at other than worksites, transport and disposal of asbestos waste are regulated by the NSW Department of Environment, Climate Change and Water (DECCW).

At the asbestos removal site, asbestos waste must be collected and disposed of in an asbestos waste bag, a drum, a bin or asbestos waste skip. If the asbestos waste cannot be disposed of immediately, it should be stored in a solid waste drum, bin or skip, sealed, and secured at the completion of each day's work.

All asbestos waste must be removed from the workplace by a competent person. When transported, bonded asbestos must be securely packaged at all times and friable asbestos must be kept in sealed containers. All asbestos waste must be transported in a covered, leak-proof vehicle.

The asbestos waste may only be disposed of at a landfill site licensed by the DECCW to accept asbestos waste. This landfill site must receive prior notification by the asbestos remover of the intention to dispose of asbestos waste at this site. The landfill site must issue a certificate of disposal and the asbestos remover must provide the Facilities Manager with a copy of this certificate. It is the Facilities Manager's responsibility to ensure a copy of the certificate of disposal is placed within the relevant site's asbestos register.

Hazardous Materials Management Requirements

Synthetic Mineral Fibre (SMF)
Synthetic Mineral Fibre (SMF) is a man-made insulation material used extensively in industrial, commercial and residential sites as fire rating, reinforcement in construction materials and as acoustic and thermal insulators. Types of SMF materials include fibreglass, rockwool, ceramic fibres and continuous glass filaments.

There are two basic forms of Synthetic Mineral Fibre (SMF) insulation, bonded and un-bonded.

- Bonded SMF is where adhesives, binders or cements have been applied to the SMF before delivery and the SMF product has a specific shape.
- Un-bonded SMF has no adhesives, binders or cements and the SMF is loose material packed into a package.

Exposure to SMF can result in short-term skin, eye and respiratory irritation. SMF is also classified as a possible human carcinogen with a possible increase in risk in lung cancer from long-term exposure.

The use of and the safe removal of SMF materials should be conducted in accordance with the National Code of Practice for the safe use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].

Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyls (PCBs) are a toxic organochlorine used as insulating fluids in electrical equipment such as transformers, capacitors and fluorescent light ballasts that were largely banned from importation in Australia in the 1970s.

PCBs are listed as a probable human carcinogen and should be managed in accordance with the ANZECC Polychlorinated Biphenyls Management Plan, 2003. The handling and disposal of PCBs must be performed in accordance with applicable state and commonwealth environmental protection laws as scheduled PCB waste.

The following Personal Protective Equipment (PPE) should be worn when handling items containing or suspected to contain PCBs - nitrile gloves, eye protection, and disposable overalls. The PPE should be worn when removing capacitors from light fittings in case PCBs leak from the capacitor housing.

Lead Paint

Lead paint, as defined by the Australian Standard AS4361.2: 1998 Guide to Lead Paint Management; Part 2: Residential and Commercial Buildings, is that which contains in excess of 0.1% Lead by weight.

Lead carbonate (white lead) was once the main white pigment in paints for houses and public buildings. Paint with lead pigment was manufactured up until the late 1960's, and in 1969 the National Health and Medical Research Council's Uniform Paint Standard was amended to restrict lead content in domestic paint.

Lead in any form is toxic to humans when ingested or inhaled, with repeated transmission of particles cumulating in lead poisoning. Lead paint is assessed based on two potential routes of exposure. Firstly by the likelihood of inhalation or ingestion by people working in the vicinity of the paint and secondly by the condition of the paint. Paint that is flaking or in poor condition is more likely to be ingested than paint that is in a good, stable condition.

Any work relating to lead paint should be conducted in accordance with the National Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC: 2015 (1994)].

Ozone Depleting Substances (ODSs)

Ozone Depleting Substances (ODSs) are those substances which deplete the earth's ozone layer and have been widely used in a range of commercial and industrial applications. All bulk imports of these substances (except HCFCs and methyl bromide) are banned into Australia under an international agreement known as the Montreal Protocol.

Hydrochlorofluorocarbons (HCFC) are refrigerants of low ozone depleting potential that are commonly used in air-conditioning plant, chillers and condensers. HCFCs are subject to Australian Government controls on import and manufacture as part of a phase out quota system in accordance with the Montreal Protocol and the Commonwealth Ozone Protection & Synthetic Greenhouse Gas Management Act 1989. Imports of these substances will be fully banned by 2020 with only very limited supplies then available until 2030 to service remaining HCFC-dependant equipment.

Maintenance contractors working with these gases should have procedures in place to safely work with, store, handle and dispose of materials correctly.

Statement of Limitations

This report has been prepared in accordance with the agreement between the client and Trinitas Group. Within the limitations of the agreed upon scope of services, this work 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 members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report is solely for the use of the client and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Trinitas Group.

This report relates only to the identification of hazardous materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

'The following should also be noted:
While the survey has attempted to locate hazardous materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect hazardous materials were collected for analysis. Other hazardous materials of similar appearance are assumed to have a similar content.

Not all suspected hazardous materials were sampled. Only those hazardous materials that were physically accessible could be located and identified. Therefore, it is possible that hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

- Locations behind locked doors.
- In set ceilings or wall cavities.
- Those areas accessible only by dismantling equipment or performing minor localised demolition works.
- Service shafts, ducts etc., concealed within the building structure.
- Energised services, gas, electrical, pressurised vessel and chemical lines
- Voids or internal areas of machinery, plant, equipment, air conditioning ducts etc.
- Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works.
- Height restricted areas.
- Areas deemed unsafe or hazardous at time of audit

In addition to areas that were not accessible, the possible presence of hazardous containing materials may not have been assessed because it was not considered practicable as:

- It would require unnecessary dismantling of equipment; and/or
- It was considered disruptive to the normal operations of the building; and/or
- It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
- The hazardous materials containing material was not considered to represent a significant exposure risk; and/or
- The time taken to determine the presence of the hazardous materials containing material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every hazardous material has been detected.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors.

This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works, or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only

Hazardous Materials Register

Client Name:	CYRE Projects	**Property Number:**	NA	**Survey Date:**	07/11/2022
Site Name:	59-67 Karne St, Narwee NSW 2209	**Building Age:**	N/A	**Inspected By:**	Alex Tam
Site Address:	59 Karne Street North, Narwee NSW 2209	**Construction Type:**	Cladding	**Building Size (m2):**	150
Building Name:	67 Karne Street free-standing building	**Roof Type:**	Tile	**No. Levels:**	1

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
1	Interior	Ground Floor	Northern bedroom, living area and lobby - internal walls	Asbestos	Plaster-like material	01ASB	Negative	221107-093107								
2	Interior	Ground Floor	Northern bedroom, living area and lobby - ceilings	Asbestos	Plaster-like material	Similar to 01ASB	Presumed Negative	221107-093712								
3	Interior	Ground Floor	Living area - sun room	Asbestos	FC sheeting	02ASB	Positive	221107-093754	12m2	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
4	Interior	Ground Floor	All elevation of the building - flooring	Asbestos	Timber	NA	Negative	221107-094049								
5	Interior	Ground Floor	Bathroom - walls (behind tiles)	Asbestos	FC sheeting	04ASB	Positive	221107-094420	12m2	Poor	Non-Friable	Low	Medium	No	P2	P2 - Organise remidiation works in the next few months & manage any remaining materials as part of an AMP

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
6	Interior	Ground Floor	Kitchen - splashback	Asbestos	FC sheeting	03ASB	Negative	221107-094153								
7	Interior	Ground Floor	Kitchen - ceiling	Asbestos	Plaster-like material	Similar to 01ASB	Presumed Negative	221107-094933								
8	Interior	Ground Floor	Kitchen - cupboard ceiling	Asbestos	FC sheeting	Similar to 04ASB	Presumed Positive	221107-095042		Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
9	Interior	Ground Floor	Kitchen - walls (behind splashback)	Asbestos	FC sheeting	Similar to 04ASB	Presumed Positive	221107-095147		Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
10	Interior	Ground Floor	Kitchen - flooring	Asbestos	Vinyl tiles, backing material and adhesive	05ASB	Negative	221107-095248								
11	Interior	Ground Floor	Dining area and southern bedrooms - internal walls and ceilings	Asbestos	Plaster-like material	Similar to 01ASB	Presumed Negative	221107-095513								
12	Interior	Ground Floor	Rear entrance - internal walls and ceiling	Asbestos	FC sheeting	Similar to 03ASB	Presumed Negative	221107-095625								
13	Exterior	Ground Floor	Laundry and toilet - internal walls and ceilings	Asbestos	FC sheeting	Similar to 06ASB	Presumed Positive	221107-095647		Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
14	Interior and Exterior	Ground Floor	Bathroom - internal walls and ceilings	Asbestos	FC sheeting	06ASB	Positive	221107-095828	75m2	Poor	Non-Friable	Low	Medium	No	P2	P2 - Organise remidiation works in the next few months & manage any remaining materials as part of an AMP
15	Exterior	Ground Floor	Northern elevation of building - hot water system	Asbestos	Internal insulation	Nil - unknown label	Presumed Positive	221107-100413	1 unit	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
16	Exterior	Ground Floor	Laundry - internal walls and ceiling	Asbestos	FC sheeting	Similar to 06ASB	Presumed Positive	221107-100520	50m2	Poor	Non-Friable	Low	Medium	No	P2	P2 - Organise remidiation works in the next few months & manage any remaining materials as part of an AMP

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
17	Exterior	Ground Floor	Toilet - internal walls and ceiling	Asbestos	FC sheeting	Similar to 08ASB	Presumed Positive	221107-100527	55m2	Poor	Non-Friable	Low	Medium	No	P2	P2 - Organise remidiation works in the next few months & manage any remaining materials as part of an AMP
18	Exterior	Ground Floor	All elevation of the building - walls	Asbestos	FC sheeting	07ASB	Positive	221107-100910	250m2	Poor	Non-Friable	Low	Medium	No	P2	P2 - Organise remidiation works in the next few months & manage any remaining materials as part of an AMP
19	Exterior	Ground Floor	All elevation of the building - eaves	Asbestos	FC sheeting	Similar to 07	Presumed Positive	221107-100836	70m2	Fair	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
20	Interior	Ground Floor	All elevation of the building - packer	Asbestos	FC sheeting	08ASB	Positive	221107-100951	Through out	Fair	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
21	Exterior	Ground Floor	All elevation of the building - eaves	Asbestos	FC sheeting	Similar to 07ASB	Presumed Positive	221107-101245	Through out	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
22	Exterior	Ground Floor	All elevation of the building - walls and downpipes	Lead in Paint	Lower colour paint system	01LE	Positive	221107-101426	Through out	Fair						Lead Dust - Remove lead dust with HEPA vacuum and wet wipe. Seal porous materials with a sealer/PVA glue
23	Exterior	Ground Floor	All elevation of the building - windows frames	Lead in Paint	Lower colour paint system	02LE	Negative	221107-101517								
24	Interior	Ground Floor	All elevation of the floor - walls	Lead in Paint	Lower colour paint system	03LE	Negative	221107-101755								
25	Interior	Ground Floor	All elevation of the building - doors and doors frames	Lead in Paint	Lower colour paint system	04LE	Negative	221107-101956								
26	Interior	Ground Floor	Laundry - electrical power switch	Asbestos	Internal insulation	Nil - encapsulated	Presumed Positive	221107-102641	1 unit	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
27	Interior	Ground Floor	All elevation of the building - roof cavity	Lead in Dust	Settled dust	05LE	Negative	221107-103541								
28	Exterior	Ground Floor	All elevation of the building - windows frames sealant	Asbestos	Mastic-like material	10ASB	Negative	221107-104044								

Client Name:	CYRE Projects	**Property Number:**	NA	**Survey Date:**	07/11/2022
Site Name:	59-67 Karne St, Narwee NSW 2209	**Building Age:**	N/A	**Inspected By:**	Alex Tam
Site Address:	59 Karne Street North, Narwee NSW 2209	**Construction Type:**	Cladding	**Building Size (m2):**	35
Building Name:	67 Garage	**Roof Type:**	Super 6	**No. Levels:**	1

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
1	Exterior	Ground Floor	All elevation of the garage - gable	Asbestos	FC sheeting	Similar to 09ASB	Presumed Positive	221107-103727		Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
2	Interior and Exterior	Ground Floor	All elevation of the garage - walls	Asbestos	FC sheeting	Similar to 09ASB	Presumed Positive	221107-103808		Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
3	Exterior	Ground Floor	All elevation of garage - roof and verge	Asbestos	FC sheeting	09ASB	Presumed Positive	221107-120202		Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP

Client Name:	CYRE Projects	**Property Number:**	NA	**Survey Date:**	07/11/2022
Site Name:	59-67 Karne St, Narwee NSW 2209	**Building Age:**	N/A	**Inspected By:**	Alex Tam
Site Address:	59 Karne Street North, Narwee NSW 2209	**Construction Type:**	Cladding	**Building Size (m2):**	130
Building Name:	65 Karne Street free-standing building	**Roof Type:**	Metal	**No. Levels:**	1

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
1	Interior	Ground Floor	Laundry and toilet - internal walls and ceilings	Asbestos	FC sheeting	11ASB	Negative	221107-133927								
2	Interior	Ground Floor	Kitchen - Eastern wall	Asbestos	FC sheeting	Similar to 01ASB	Negative	221107-134217								
3	Interior	Ground Floor	Dining area and living area - internal walls and ceiling	Asbestos	Plaster-like material	Similar to 01ASB	Presumed Negative	221107-134817								
4	Interior	Ground Floor	Bathroom - walls (behind tiles)	Asbestos	FC sheeting	12ASB	Negative	221107-134830								
5	Interior	Ground Floor	Western bedroom - internal walls	Asbestos	Plaster-like material	Similar to 01ASB	Presumed Negative	221107-135200								
6	Interior	Ground Floor	Southern bedroom - internal walls	Asbestos	Plaster-like material	Similar to 01ASB	Presumed Negative	221107-135213								
7	Interior	Ground Floor	Bedrooms and lobby - ceilings	Asbestos	Plaster-like material	Similar to 01ASB	Presumed Negative	221107-135250								
8	Exterior	Ground Floor	All elevation of the building - walls and eaves	Asbestos	FC sheeting	13ASB	Positive	221107-140141	275m2	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
9	Exterior	Ground Floor	All elevation of the building - windows frames sealant	Asbestos	Mastic-like material	14ASB	Negative	221107-140154								
10	Exterior	Ground Floor	All elevation of the building - walls	Lead in Paint	Lower colour paint system	09LE	Positive	221107-140655	Through out	Fair	Non-Friable	Low	Low	No	P4	Lead Dust - Remove lead dust with HEPA vacuum and wet wipe. Seal porous materials with a sealer/PVA glue
11	Exterior	Ground Floor	All elevation of the building - roof	Lead in Paint	Lower colour paint system	06LE	Positive	221107-141046	Through out	Good	Non-Friable	Low	Low	No	P4	Lead Dust - Remove lead dust with HEPA vacuum and wet wipe. Seal porous materials with a sealer/PVA glue
12	Interior	Roof	Roof cavity - settled dust	Lead in Dust	Settled dust	07LE	Negative	221107-142113								
13	Interior	Ground Floor	All elevation of the floor - walls and ceilings	Lead in Paint	Lower colour paint system	08LE	Negative	221107-142549								
14	Interior	Ground Floor	All elevation of the floor - walls and ceilings	Lead in Paint	Lower colour paint system	08LE	Presumed Positive		Through out	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP

Client Name:	CYRE Projects	**Property Number:**	NA	**Survey Date:**	07/11/2022
Site Name:	59-67 Karne St, Narwee NSW 2209	**Building Age:**	N/A	**Inspected By:**	Alex Tam
Site Address:	59 Karne Street North, Narwee NSW 2209	**Construction Type:**	Brick	**Building Size (m2):**	65
Building Name:	65 Garage	**Roof Type:**	Metal	**No. Levels:**	1

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
1	Interior	Ground Floor	All elevation of the roof - sarking	SMF	sarking	NA	Positive	221107-104243	Through out	Good						SMF - Maintain in good condition. Remove under controlled conditions prior to demolition or refurbishment
2	Interior and Exterior	Ground Floor	All elevation of the building - walls	Asbestos	Brick	NA	Negative	221107-104314								
3	Interior	Ground Floor	Western elevation of the building - gable	Asbestos	Metal	NA	Negative	221107-104334								

Client Name:	CYRE Projects	**Property Number:**	NA	**Survey Date:**	07/11/2022
Site Name:	59-67 Karne St, Narwee NSW 2209	**Building Age:**	N/A	**Inspected By:**	Alex Tam
Site Address:	59 Karne Street North, Narwee NSW 2209	**Construction Type:**	Metal	**Building Size (m2):**	9
Building Name:	67 Shed	**Roof Type:**	Metal	**No. Levels:**	1

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
nil asbestos identified.																

Positive Photos

Photo No: 221107-093754
Result: Asbestos - Positive
Location-Level: Interior - Ground Floor
Room-Location: Living area - sun room
Feature-Material: FC sheeting
Item No - Risk Rating: 3 - Low

Photo No: 221107-094420
Result: Asbestos - Positive
Location-Level: Interior - Ground Floor
Room-Location: Bathroom - walls (behind tiles)
Feature-Material: FC sheeting
Item No - Risk Rating: 5 - Medium

Photo No: 221107-095042
Result: Asbestos - Presumed Positive
Location-Level: Interior - Ground Floor
Room-Location: Kitchen - cupboard ceiling
Feature-Material: FC sheeting
Item No - Risk Rating: 8 - Low

Photo No: 221107-095147
Result: Asbestos - Presumed Positive
Location-Level: Interior - Ground Floor
Room-Location: Kitchen - walls (behind splashback)
Feature-Material: FC sheeting
Item No - Risk Rating: 9 - Low

Photo No: 221107-095647
Result: Asbestos - Presumed Positive
Location-Level: Exterior - Ground Floor
Room-Location: Laundry and toilet - internal walls and ceilings
Feature-Material: FC sheeting
Item No - Risk Rating: 13 - Low

Photo No: 221107-095828
Result: Asbestos - Positive
Location-Level: Interior and Exterior - Ground Floor
Room-Location: Bathroom - internal walls and ceilings
Feature-Material: FC sheeting
Item No - Risk Rating: 14 - Medium

Photo No: 221107-100413
Result: Asbestos - Presumed Positive
Location-Level: Exterior - Ground Floor
Room-Location: Northern elevation of building - hot water system
Feature-Material: Internal insulation
Item No - Risk Rating: 15 - Low

Photo No: 221107-100520
Result: Asbestos - Presumed Positive
Location-Level: Exterior - Ground Floor
Room-Location: Laundry - internal walls and ceiling
Feature-Material: FC sheeting
Item No - Risk Rating: 16 - Medium

Photo No: 221107-100527
Result: Asbestos - Presumed Positive
Location-Level: Exterior - Ground Floor
Room-Location: Toilet - internal walls and ceiling
Feature-Material: FC sheeting
Item No - Risk Rating: 17 - Medium

Photo No: 221107-100910
Result: Asbestos - Positive
Location-Level: Exterior - Ground Floor
Room-Location: All elevation of the building - walls
Feature-Material: FC sheeting
Item No - Risk Rating: 18 - Medium

Photo No: 221107-100836
Result: Asbestos - Presumed Positive
Location-Level: Exterior - Ground Floor
Room-Location: All elevation of the building - eaves
Feature-Material: FC sheeting
Item No - Risk Rating: 19 - Low

Photo No: 221107-100951
Result: Asbestos - Positive
Location-Level: Interior - Ground Floor
Room-Location: All elevation of the building - packer
Feature-Material: FC sheeting
Item No - Risk Rating: 20 - Low

Photo No: 221107-101245
Result: Asbestos - Presumed Positive
Location-Level: Exterior - Ground Floor
Room-Location: All elevation of the building - eaves
Feature-Material: FC sheeting
Item No - Risk Rating: 21 - Low

Photo No: 221107-101426
Result: Lead in Paint - Positive
Location-Level: Exterior - Ground Floor
Room-Location: All elevation of the building - walls and downpipes
Feature-Material: Lower colour paint system
Item No - Risk Rating: 22 -

Photo No: 221107-102641
Result: Asbestos - Presumed Positive
Location-Level: Interior - Ground Floor
Room-Location: Laundry - electrical power switch
Feature-Material: Internal insulation
Item No - Risk Rating: 26 - Low

Photo No: 221107-103727
Result: Asbestos - Presumed Positive
Location-Level: Exterior - Ground Floor
Room-Location: All elevation of the garage - gable
Feature-Material: FC sheeting
Item No - Risk Rating: 1 - Low

Photo No: 221107-103808
Result: Asbestos - Presumed Positive
Location-Level: Interior and Exterior - Ground Floor
Room-Location: All elevation of the garage - walls
Feature-Material: FC sheeting
Item No - Risk Rating: 2 - Low

Photo No: 221107-120202
Result: Asbestos - Presumed Positive
Location-Level: Exterior - Ground Floor
Room-Location: All elevation of garage - roof and verge
Feature-Material: FC sheeting
Item No - Risk Rating: 3 - Low

Photo No: 221107-140141
Result: Asbestos - Positive
Location-Level: Exterior - Ground Floor
Room-Location: All elevation of the building - walls and eaves
Feature-Material: FC sheeting
Item No - Risk Rating: 8 - Low

Photo No: 221107-140655
Result: Lead in Paint - Positive
Location-Level: Exterior - Ground Floor
Room-Location: All elevation of the building - walls
Feature-Material: Lower colour paint system
Item No - Risk Rating: 10 - Low

Photo No: 221107-141046
Result: Lead in Paint - Positive
Location-Level: Exterior - Ground Floor
Room-Location: All elevation of the building - roof
Feature-Material: Lower colour paint system
Item No - Risk Rating: 11 - Low

Photo No: 221107-104243
Result: SMF - Positive
Location-Level: Interior - Ground Floor
Room-Location: All elevation of the roof - sarking
Feature-Material: sarking
Item No - Risk Rating: 1 -

Negative Photos

Photo No: 221107-093107
Result: Asbestos - Negative
Location-Level: Interior - Ground Floor
Room-Location: Northern bedroom, living area and lobby - internal walls
Feature-Material: Plaster-like material

Photo No: 221107-093712
Result: Asbestos - Presumed Negative
Location-Level: Interior - Ground Floor
Room-Location: Northern bedroom, living area and lobby - ceilings
Feature-Material: Plaster-like material

Photo No: 221107-094049
Result: Asbestos - Negative
Location-Level: Interior - Ground Floor
Room-Location: All elevation of the building - flooring
Feature-Material: Timber

Photo No: 221107-094153
Result: Asbestos - Negative
Location-Level: Interior - Ground Floor
Room-Location: Kitchen - splashback
Feature-Material: FC sheeting

Photo No: 221107-094933
Result: Asbestos - Presumed Negative
Location-Level: Interior - Ground Floor
Room-Location: Kitchen - ceiling
Feature-Material: Plaster-like material

Photo No: 221107-095248
Result: Asbestos - Negative
Location-Level: Interior - Ground Floor
Room-Location: Kitchen - flooring
Feature-Material: Vinyl tiles, backing material and adhesive

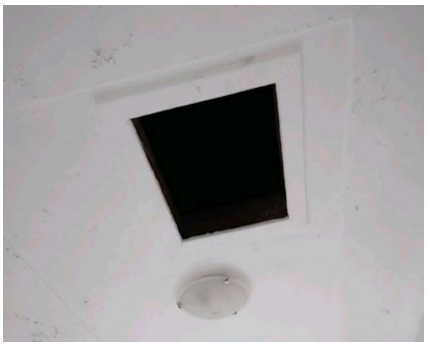
 Photo No: 221107-095513 Result: Asbestos - Presumed Negative Location-Level: Interior - Ground Floor Room-Location: Dining area and southern bedrooms - internal walls and ceilings Feature-Material: Plaster-like material	 Photo No: 221107-095625 Result: Asbestos - Presumed Negative Location-Level: Interior - Ground Floor Room-Location: Rear entrance - internal walls and ceiling Feature-Material: FC sheeting
 Photo No: 221107-101517 Result: Lead in Paint - Negative Location-Level: Exterior - Ground Floor Room-Location: All elevation of the building - windows frames Feature-Material: Lower colour paint system	 Photo No: 221107-101755 Result: Lead in Paint - Negative Location-Level: Interior - Ground Floor Room-Location: All elevation of the floor - walls Feature-Material: Lower colour paint system
 Photo No: 221107-101956 Result: Lead in Paint - Negative Location-Level: Interior - Ground Floor Room-Location: All elevation of the building - doors and doors frames Feature-Material: Lower colour paint system	 Photo No: 221107-103541 Result: Lead in Dust - Negative Location-Level: Interior - Ground Floor Room-Location: All elevation of the building - roof cavity Feature-Material: Settled dust

Photo No: 221107-104044
Result: Asbestos - Negative
Location-Level: Exterior - Ground Floor
Room-Location: All elevation of the building - windows frames sealant
Feature-Material: Mastic-like material

Photo No: 221107-133927
Result: Asbestos - Negative
Location-Level: Interior - Ground Floor
Room-Location: Laundry and toilet - internal walls and ceilings
Feature-Material: FC sheeting

Photo No: 221107-134217
Result: Asbestos - Negative
Location-Level: Interior - Ground Floor
Room-Location: Kitchen - Eastern wall
Feature-Material: FC sheeting

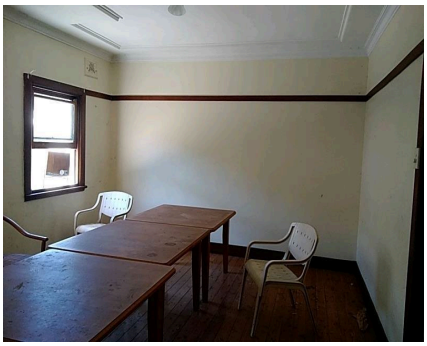


Photo No: 221107-134817
Result: Asbestos - Presumed Negative
Location-Level: Interior - Ground Floor
Room-Location: Dining area and living area - internal walls and ceiling
Feature-Material: Plaster-like material

Photo No: 221107-134830
Result: Asbestos - Negative
Location-Level: Interior - Ground Floor
Room-Location: Bathroom - walls (behind tiles)
Feature-Material: FC sheeting

Photo No: 221107-135200
Result: Asbestos - Presumed Negative
Location-Level: Interior - Ground Floor
Room-Location: Western bedroom - internal walls
Feature-Material: Plaster-like material

Photo No: 221107-135213
Result: Asbestos - Presumed Negative
Location-Level: Interior - Ground Floor
Room-Location: Southern bedroom - internal walls
Feature-Material: Plaster-like material

Photo No: 221107-135250
Result: Asbestos - Presumed Negative
Location-Level: Interior - Ground Floor
Room-Location: Bedrooms and lobby - ceilings
Feature-Material: Plaster-like material

Photo No: 221107-140154
Result: Asbestos - Negative
Location-Level: Exterior - Ground Floor
Room-Location: All elevation of the building - windows frames sealant
Feature-Material: Mastic-like material

Photo No: 221107-142113
Result: Lead in Dust - Negative
Location-Level: Interior - Roof
Room-Location: Roof cavity - settled dust
Feature-Material: Settled dust

Photo No: 221107-142549
Result: Lead in Paint - Negative
Location-Level: Interior - Ground Floor
Room-Location: All elevation of the floor - walls and ceilings
Feature-Material: Lower colour paint system

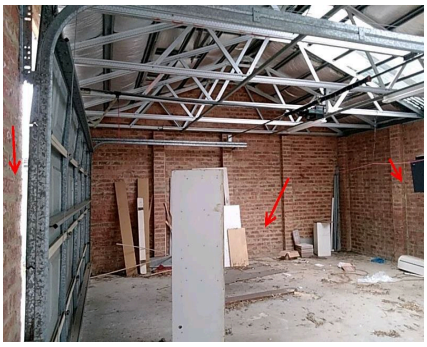


Photo No: 221107-104314
Result: Asbestos - Negative
Location-Level: Interior and Exterior - Ground Floor
Room-Location: All elevation of the building - walls
Feature-Material: Brick

Photo No: 221107-104334
Result: Asbestos - Negative
Location-Level: Interior - Ground Floor
Room-Location: Western elevation of the building - gable
Feature-Material: Metal

How to Contact Us

Mail	Trinitas Group
	PO Box 1376 Parramatta NSW 2124
Email	admin@trinitasgroup.com.au
Address	Level 3, 24 Hunter Street, Parramatta NSW 2150
Website	www.trinitasgroup.com.au
Telephone	1800 4 TRINITAS
Facsimile	02 8016 0875

Trinitas Group Pty Ltd
ABN 12 161 759 708

AUSTRALIAN SAFER ENVIRONMENT & TECHNOLOGY PTY LTD
ABN 36 088 095 112

Our ref: ASET105969 / 109149 / 1 - 9
Your ref: 59-67 Karne Street Narwee NSW 2209

15 November 2022

Trinitas Group
Level 3 24 Hunter Street
Parramatta NSW 2150

Attn: Mr Denny Bolatti

Dear Denny

Lead Analysis
This report presents the results of nine samples forwarded by Trinitas Group on 10 November 2022, for analysis for lead content.

1.Introduction: Nine samples forwarded were analysed for the presence of lead by SAL.

2. Methods: The analytical procedures used by the External laboratory have been developed from established internationally recognized procedures. Their laboratory in house method ID is A8 (Lead - Total in Paint/Dust determined by APHA 3111B (Flame AAS).

3. Results :

Sample No. 1. ASET105969 / 109149 / 1. 01LE – Lower colour paint system.
Lead Content = 0.14%

Sample No. 2. ASET105969 / 109149 / 2. 02LE – Lower colour paint system.
Lead Content = 0.07%

Sample No. 3. ASET105969 / 109149 / 3. 03LE – Lower colour paint system.
Lead Content = 0.06%

Sample No. 4. ASET105969 / 109149 / 4. 04LE – Lower colour paint system.
Lead Content = 0.01%

Sample No. 5. ASET105969 / 109149 / 5. 05LE – Settled Dust.
Lead Content = 380 mg/kg

Sample No. 6. ASET105969 / 109149 / 6. 06LE – Lower colour paint system.
Lead Content = 6.5%

Sample No. 7. ASET105969 / 109149 / 7. 07LE – Settled Dust.
Lead Content = 50 mg/kg

Sample No. 8. ASET105969 / 109149 / 8. 08LE – Lower colour paint system.
Lead Content = <0.01%

Sample No. 9. ASET105969 / 109149 / 9. 09LE – Lower colour paint system.
Lead Content = 12.9%

Reported by,

Mahen De Silva. BSc, MSc, Grad Dip (Occ Hyg)
Occupational Hygienist

AUSTRALIAN SAFER ENVIRONMENT & TECHNOLOGY PTY LTD

ABN 36 088 095 112

Our ref : ASET105970 / 109150 / 1 – 14
Your ref : 59-67 Karne Street Narwee NSW 2209
NATA Accreditation No: 14484

11 November 2022

Trinitas Group
Level 3, 24 Hunter Street
Parramatta NSW 2150

Attn: Mr Denny Bolatti

Accredited for compliance with ISO/IEC 17025 - Testing.

Dear Denny

Asbestos Identification
This report presents the results of fourteen samples, forwarded by Trinitas Group on 10 November 2022, for analysis for asbestos.

1.Introduction: Fourteen samples forwarded were examined and analysed for the presence of asbestos on 10 November 2022.

2. Methods: The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining method **(Australian Standard AS 4964 - 2004 and Safer Environment Method 1 as the supplementary work instruction) (Qualitative Analysis only).**

3. Results :

Sample No. 1. ASET105970 / 109150 / 1. 01ASB-Plaster-like material.
Approx dimensions 2.0 cm x 1.5 cm x 0.3 cm
The sample consisted of fragments and powder of soft plaster material containing organic fibres.
No asbestos detected.

Sample No. 2. ASET105970 / 109150 / 2. 02ASB-FC sheeting.
Approx dimensions 1.3 cm x 1.2 cm x 0.2 cm
The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.
Chrysotile asbestos detected.

Sample No. 3. ASET105970 / 109150 / 3. 03ASB-FC sheeting.
Approx dimensions 10.5 cm x 4.0 cm x 0.2 cm
The sample consisted of a fragment of a hard fibrous material containing organic fibres.
No asbestos detected.

Sample No. 4. ASET105970 / 109150 / 4. 04ASB-FC sheeting.
Approx dimensions 0.5 cm x 0.4 cm x 0.2 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos and Amosite asbestos detected.

Sample No. 5. ASET105970 / 109150 / 5. 05ASB-Vinyl tiles, backing material and adhesive.
Approx dimensions 6.5 cm x 4.6 cm x 0.3 cm
The sample consisted of fragments of vinyl floor tile* having mastic like adhesive material.
No asbestos detected (*An independent confirmatory analytical technique is advised due to the nature of the sample).

Sample No. 6. ASET105970 / 109150 / 6. 06ASB-FC sheeting.
Approx dimensions 9.0 cm x 7.5 cm x 0.5 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos and Amosite asbestos detected.

Sample No. 7. ASET105970 / 109150 / 7. 07ASB-FC sheeting.
Approx dimensions 8.0 cm x 5.5 cm x 0.5 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos and Amosite asbestos detected.

Sample No. 8. ASET105970 / 109150 / 8. 08ASB-FC sheeting.
Approx dimensions 1.3 cm x 1.0 cm x 0.5 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos detected.

Sample No. 9. ASET105970 / 109150 / 9. 09ASB-FC sheeting.
Approx dimensions 3.8 cm x 2.0 cm x 0.5 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos, Amosite asbestos and Crocidolite asbestos detected.

Sample No. 10. ASET105970 / 109150 / 10. 10ASB-Mastic-like material.
Approx dimensions 3.5 cm x 1.2 cm x 0.8 cm
The sample consisted of fragments of soft mastic like material.
No asbestos detected.

Sample No. 11. ASET105970 / 109150 / 11. 11ASB-FC sheeting.
Approx dimensions 1.1 cm x 0.7 cm x 0.4 cm
The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.
No asbestos detected.

Sample No. 12. ASET105970 / 109150 / 12. 12ASB-FC sheeting.
Approx dimensions 1.5 cm x 1.0 cm x 0.3 cm
The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.
No asbestos detected.

Sample No. 13. ASET105970 / 109150 / 13. 13ASB-FC sheeting.
Approx dimensions 1.1 cm x 1.0 cm x 0.2 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos detected.

Sample No. 14. ASET105970 / 109150 / 14. 14ASB-Mastic-like material.
Approx dimensions 2.4 cm x 1.3 cm x 1.0 cm
The sample consisted of fragments of soft mastic like material.
No asbestos detected.

Reported by,

Mahen De Silva. BSc, MSc, Grad Dip (Occ Hyg)
Occupational Hygienist / Approved Identifier.
Approved Signatory

Accredited for compliance with ISO/IEC 17025 - Testing.

The results contained in this report relate only to the sample/s submitted for testing. Australian Safer Environment & Technology accepts no responsibility for whether or not the submitted sample/s is/are representative. Results indicating "No asbestos detected" indicates a reporting limit specified in AS4964-2004 which is 0.1g/ Kg (0.01%). Any amounts detected at assumed lower level than that would be reported, however those assumed lower levels may be treated as "No asbestos detected" as specified and recommended by A4964-2004. Trace / respirable level asbestos will be reported only when detected.