Bank Street Park
Blackwattle Bay / Tjerruing

SSD-53386706

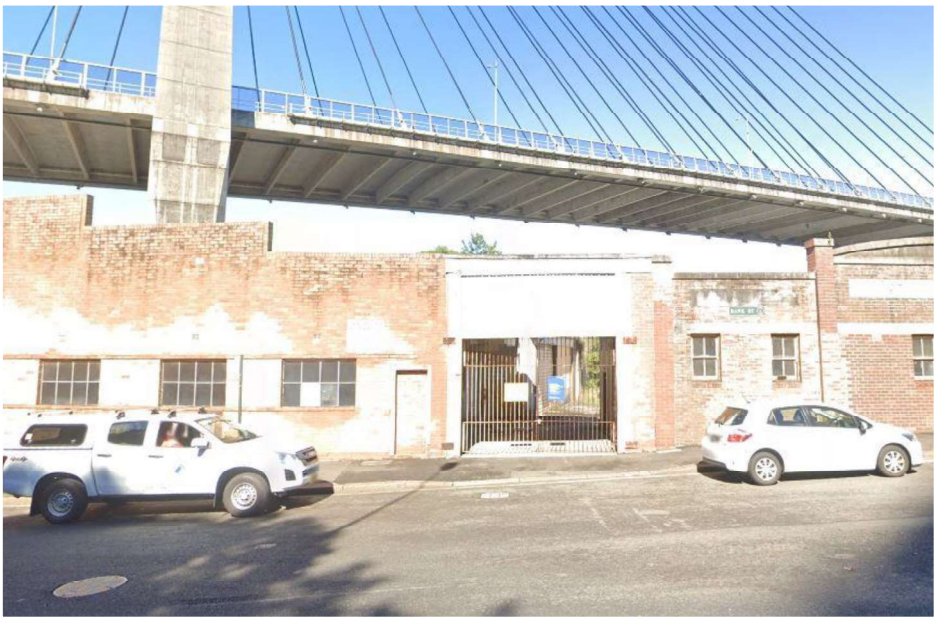
Appendix AV

Hazardous Building Materials Survey Report (Presna)

December 2023

prensa

property › environment › safety ›



Hazardous Building Materials Re-assessment V2

1-3 Bank Street, Pyrmont NSW 2009

Infrastructure NSW
April 2022

Client No: I0102
Job No: 94657S

Executive Summary

Prensa Pty Ltd (Prensa) was engaged by Infrastructure NSW to conduct a Hazardous Building Materials Re-assessment (Assessment) of 1-3 Bank Street, Pyrmont NSW 2009 (the Site).

The objective of this Assessment was to identify and re-assess the exposure risk posed by previously identified hazardous building materials which are considered accessible during normal occupation of the building.

The scope of the Assessment included the safely and reasonably accessible interior and exterior areas of the Site. Additionally, a limited inspection of P1 and P2 items was undertaken in April 2022 following inclement weather, at the request of Vida Lam of Infrastructure NSW.

The following hazardous building materials were identified or assumed at the time of the Assessment:

Property	Asbestos-containing Materials		Synthetic Mineral Fibre	Poly-chlorinated Biphenyls	Lead-containing Paint	Ozone Depleting Substances
	Non-friable	Friable				
1-3 Bank Street	✓	✓	✓	✓	✓	-

The following significant key findings are noted:

- High risk, friable asbestos in the form of dust and debris was identified within Building A (including warehouse) and Building C, likely associated with historic deterioration and weathering of the asbestos-containing corrugated sheet roof;
- Medium risk, friable asbestos in the form of pipe lagging was assumed to be present within the Building A warehouse, located above the far east wall, at height;
- Medium risk, friable asbestos in the form of window caulking was identified within the Building A, east hallway to window frames;
- Low risk, friable asbestos was identified in the form of paper backed sheet vinyl within Building D, kitchen, beneath the sink;
- Medium risk, non-friable asbestos in the form of bituminous adhesive or “blackjack” was identified within the Building A warehouse in various locations, to both floor surfaces and to the lower portion of the walls; and
- A significant number of other asbestos-containing materials, lead-containing paints and polychlorinated biphenyls, in varying conditions and risk ratings, were identified or assumed to be present throughout the Site.

Recommendations

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

- Immediately restrict access and isolate Building A and C, this area should remain restricted until such time as remediation works are commissioned. No entry should be permitted into this area unless persons entering this area are authorised by Infrastructure NSW (such as asbestos removal contractors) and should only do so once a risk assessment has been completed and appropriate controls have been implemented. A safe access procedure has been developed for the Site (reference: *103344S 1-3 Bank Street Safe Access Procedure*), this must be followed by contractors

wishing to enter the Site, and should only be used for low disturbance works such as scoping walkthroughs;

- Due to the extent of identified hazardous materials, Prensa recommends that the Site in its entirety is not re-occupied until an appropriate remediation project has been completed. Contamination extent throughout the Site should be clearly defined, with management systems for identified hazardous materials implemented and understood by Site occupants.
- When asbestos removal works are required, the person that commissions the works must ensure that this is undertaken by an appropriately licensed asbestos contractor, under relevant controlled asbestos removal conditions and in conjunction with a hygienist or licensed asbestos assessor (where applicable).
- Any hazardous building materials which may be disturbed should be removed by an appropriately licensed contractor prior to the commencement of the works.
- A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works. Any hazardous building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance.
- During demolition/refurbishment works, if any materials that are not referenced in this report and are assumed to be hazardous are encountered, then works must cease and a hygienist/asbestos assessor should be notified to determine whether the material contains asbestos.

A number of other recommendations have been made in the body of this report which addresses the ongoing management of hazardous building materials at this site.

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

Statement of Limitations

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

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

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

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

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

Sampling Risks

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

Given that a representative sampling program has been adopted, not all materials suspected of containing asbestos/hazardous materials were sampled and analysed. It is noted that some asbestos/hazardous materials may have been suspected to contain asbestos/hazardous materials based on their similar appearance to previously sampled materials.

Therefore, it is possible that asbestos/hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

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

Reliance on Information Provided by Others

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

Future Works

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

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List of Appendices

1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Infrastructure NSW to conduct a Hazardous Building Materials Re-assessment (Assessment) of 1-3 Bank Street, Pyrmont NSW 2009 (the Site). Prensa conducted the Assessment over two (2) separate attendances in June and September 2021 at the request of Kathy Pasalich of Infrastructure NSW. Additionally, a limited inspection of P1 and P2 items was undertaken in April 2022 following inclement weather, at the request of Vida Lam of Infrastructure NSW.

2 Objective

The objective of this Assessment was to identify and re-assess the exposure risk posed by previously identified hazardous building materials which are considered accessible during normal occupation of the building in accordance with the NSW *Work Health and Safety Regulation,* 2017.

3 Scope of Works

The scope of the Assessment included the safely and reasonably accessible interior and exterior areas of the Site.

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

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

Asbestos-containing dust (ACD) was sampled during the April 2022 inspection.

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

4 Site Description

The Site consists of four (4) buildings. Details of the buildings contained within this Site are provided in **Table 1** below.

Table 1: Site Information

Site Address	1-3 Bank Street, Pyrmont NSW 2009		
Age (Circa):	1960's	**External walls:**	Brick and corrugated cement sheeting
Approximate area:	1,500 m^2	**Internal walls:**	Plasterboard, timber, fibre cement sheeting, concrete and brick
Levels:	2	**Ceiling:**	Plasterboard, timber, fibre cement sheeting and metal
Roof type:	Corrugated cement sheeting	**Floor and coverings:**	Concrete, timber, vinyl sheeting and carpet

5 Methodology

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

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

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

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

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

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

Lead-containing Paint – Representative painted surfaces were tested in locations for the presence of lead using the qualitative *LeadCheck* paint swab method. This method can detect lead in paint at concentrations of 0.5% and above, and may indicate lead in some paint films as low as 0.2%. In accordance with AS 4361.2:2017 *Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings*, any paint containing >0.1% w/w lead is classified as lead containing (with results expressed as percentage weight for weight). As such, the *LeadCheck* paint swab method provides a good indication of positive results but a less clear indication of negative results. It does however provide the client with a cheaper and less intrusive testing method that can give a good indication of lead paint content when disturbance of the painted surface is not scheduled.

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

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

Where inconclusive data was obtained via the *LeadCheck* method, paint chips of representative painted surfaces were collected and submitted laboratory analysis to quantitatively determine the

content of lead in the sampled paints. In accordance with AS 4361.2:2017 *Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings*, suspected paint samples can be collected by removing paint chips and testing at a NATA accredited laboratory.

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

6 Findings

6.1 Document Review

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

The most recent hazardous materials register for the Site is understood to have been prepared by Prensa (reference Prensa report*: 54835 1 Bank St Hazmat Register*). The register identified the following key findings:

- Non-friable asbestos in the form of fibre cement sheet was identified throughout the Site in the form of roof coverings, eaves, awnings and wall linings. These materials were generally found to be in good condition and appropriately labelled as containing asbestos; and
- Non-friable asbestos in the form of fibre cement debris was identified in the hallway of Building A and on the ground surface in the grounds of the Site. This material was found to be in a poor condition with a medium risk of disturbance potential. This material was subsequently removed with a clearance certificate issued to Sydney Harbour Foreshore Authority (site managers at the time).

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

6.2 Analytical Results

6.2.1 Asbestos Bulk Sample Analysis

A total of 15 samples suspected to contain asbestos were collected during the 2021 Assessment and submitted to Prensa's NATA accredited laboratory for analysis. An additional seven (7) samples suspected to contain asbestos were collected during the 2022 site visit. The asbestos bulk sample analysis reports are provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Reports** of this Assessment report. In summary, 13 samples were reported to contain asbestos.

6.2.2 Lead Containing Paint Analysis

A total of nine (9) samples suspected to contain lead in the form of paint were collected and submitted to Eurofins Environmental Testing (Eurofins), which is NATA accredited to conduct lead analysis in paint. The Eurofins sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Reports** of this Assessment report. In summary, 7 samples were reported to contain lead above the respective criteria for lead content in paint.

6.3 Assessment Findings

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

The following significant key findings are noted:

6.3.1 Asbestos containing Materials

- High risk, friable asbestos in the form of dust and debris was identified and assumed to be present within Building A (including warehouse) and Building C likely associated with historic deterioration and weathering of the asbestos-containing corrugated sheet roof;
- Medium risk, friable asbestos in the form of pipe lagging was assumed to be present within the Building A warehouse, located above the far east wall, at height;
- Medium risk, friable asbestos in the form of window caulking was identified within the Building A, east hallway to window frames;
- Low risk, friable asbestos was identified in the form of paper backed sheet vinyl within the Building D, kitchen;
- Medium risk, non-friable asbestos in the form of bituminous adhesive or "blackjack" was identified within the Building A warehouse in various locations, to both floor surfaces and to the lower portion of the walls;
- A significant number of other low risk, non-friable ACM were identified or assumed during the Assessment.

6.3.2 Synthetic Mineral Fibre Materials

SMF in the form of insulation material was suspected to be present above the ceiling panels to the east side of Building A.

6.3.3 Polychlorinated Biphenyls

Capacitors within fluorescent light fittings could not be accessed at the time of the inspection as electrical isolation could not be confirmed. However, based on the age and style of the light fittings, it is considered likely that the capacitors within both single and double fluorescent light fittings contain PCB insulating oils.

6.3.4 Lead-containing Paint

Extensive LCP was identified throughout the Site in various coloured paints. Paint was observed to be in varying conditions and in some areas significant deterioration was identified.

6.3.5 Ozone Depleting Substances

No ODS-containing air conditioning units were identified or suspected during the Assessment.

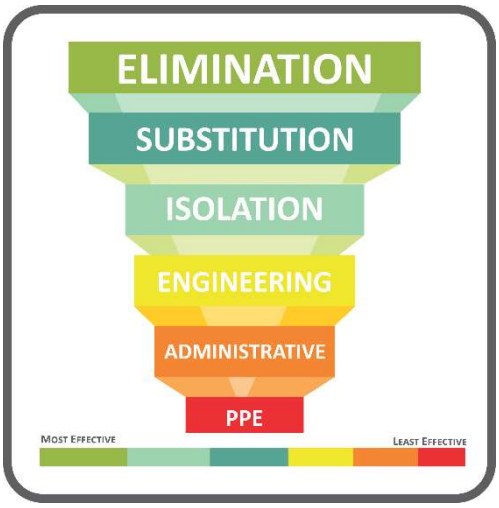
Refer to **Appendix C: Hazardous Building Materials Register** for the details of these findings.

6.4 Areas not Accessed

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

7 Management Options

As per state legislation, materials assumed to be asbestos-containing must be identified and recorded in a register. Furthermore, a risk assessment must be conducted of each hazardous building material and appropriate control measures implemented. The control measures have been determined based on reducing the risk of exposure, so far as is reasonably practicable. The control measures, which were determined by a competent person and/or hygienist, need to reflect the hierarchy of control outlined in specific state legislation and is as follows:



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

To manage the hazardous building materials, a combination of the above techniques may be required.

8 Site Specific Recommendations

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

8.1 Asbestos containing Materials

- Immediately restrict access and isolate Building A and C, this area should remain restricted until such time as remediation works are commissioned. No entry should be permitted into this area unless persons entering this area are authorised by Infrastructure NSW (such as asbestos removal contractors) and should only do so once a risk assessment has been completed and appropriate controls have been implemented. A safe access procedure has been developed for the Site (reference: *103344S 1-3 Bank Street Safe Access Procedure*), this must be followed by contractors wishing to enter the Site to undertake works;
- Due to the extent of identified hazardous materials, Prensa recommends that the Site in its entirety is not re-occupied until an appropriate remediation project has been completed. Contamination extent throughout the Site should be clearly defined, with management systems for identified hazardous materials implemented and understood by Site occupants.
- When asbestos removal works are required, the person that commissions the works must ensure that this is undertaken by an appropriately licensed asbestos contractor. The asbestos removal works must be conducted under controlled asbestos removal working conditions.
- When non-friable asbestos removal works are to be conducted within or adjacent to a highly sensitive area or public location, Prensa recommends that a hygienist who is independent of the

asbestos contractor should be engaged to undertake airborne asbestos fibre monitoring along the boundary of the works and within the work area on completion of the works.

- Where friable asbestos removal works are to be conducted a licensed asbestos assessor who is independent of the asbestos contractor must be engaged to:
  - Inspect the asbestos removal work area prior to commencement of the works;
  - Undertake asbestos fibre air monitoring before and during friable removal works in the surrounding areas and clearance asbestos fibre air monitoring at the conclusion of the asbestos removal work; and
  - Complete a visual inspection of the asbestos removal area and the area immediately surrounding it and ensure these are free from visible asbestos contamination.
- The licensed asbestos assessor must provide a Clearance Certificate that documents the visual clearance inspection and the satisfactory completion of the asbestos removal works. The Clearance Certificate should state that all visible asbestos dust and debris resulting from the asbestos removal process has been removed from the removal area(s) and from areas adjacent to the removal work area(s).
- Most ACM were found not to be appropriately labelled. ACM on-site should be labelled in accordance with Regulation 424 of the NSW *Work Health and Safety Regulation,* 2017 and AS 1319-1994 *Safety signs for the occupational environment* to warn of the dangers of disturbing these materials.
- An Asbestos Management Plan (AMP) should be created and maintained for all ACM that remain at the Site to assist the site controller with the management of these materials. The AMP must ensure that suitable control measures are implemented to prevent site personnel and others from being exposed to airborne asbestos fibre.
- Schedule periodic reassessment of ACM remaining on-site to monitor their aging/deterioration so that the site controller can be alerted if any ACM require encapsulation or removal – in accordance with NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace,* 2019.
- A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works. Any hazardous building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance - as per NSW *Code of Practice: Demolition Work,* 2019.
- During demolition/refurbishment works, if any materials that are not referenced in this report and are suspected to be asbestos-containing are encountered, then works must cease and a hygienist/asbestos assessor should be notified to determine whether the material contains asbestos.

8.2 Synthetic Mineral Fibre Materials

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

8.3 Polychlorinated Biphenyls

- Electrical fittings suspected of containing PCB oil capacitors should be treated as containing PCB oils until such time as evidence suggest otherwise e.g. further assessed.

- Electrical fittings that contain or are suspected to contain PCB oil-containing capacitors should be removed as hazardous/regulated waste under controlled working conditions prior to any demolition/ refurbishment works in accordance with the *Polychlorinated Biphenyls Management Plan, Revised Edition April* 2003.

8.4 Lead containing Paint

- Any works that are likely to disturb LCP surfaces should be conducted in accordance with the requirements of AS 4361.2:2017 *Guide to Hazardous Paint Management – Part 2: Lead Paint in Residential, Public and Commercial Buildings*;
- Advise all relevant site personnel and site contractors of the results of the LCP and the safe work procedures required and/or work practices to be avoided in the areas of confirmed LCP;
- The safest method of dealing with LCP is to replace or remove the items in their entirety that have LCP on them and replace them with new items that do not contain lead. The advantage of this method is the reduction in labour requirements to remove the lead paint and this also reduces the risk to workers of exposure to lead dust or fumes. If the removal of the LCP or coatings is the preferred or required option this may generate significant amounts of potential hazardous waste. This waste must be removed, collected and disposed of by an appropriately licensed contractor under controlled conditions that minimises the release to air, water and soil. Lead waste must be disposed of as hazardous waste at an approved waste facility;
- Any remediation works that may generate dust or fumes (i.e. sanding, burning) must be performed under controlled conditions by a suitably resourced and experienced hazardous material/waste abatement contractor (e.g. a Class A licensed asbestos removal contractor); and
- LCP removal work conditions may include:
    - Clear separation of the removal area from other areas;
    - Controlled air flow within the work area;
    - Wet removal techniques employed;
    - Use of HEPA vacuum cleaner;
    - Management of lead paint/dust and waste;
    - Wet decontamination facilities;
    - Prohibitions on eating, drinking, smoking and gum within the work area;
    - Use of appropriate PPE; and
    - Lead dust removal clearance requirements.

Appendix A: Risk Assessment Factors and Priority Ratings

Risk Assessment Factors

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

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

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

Condition

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

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

Friability

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

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

Disturbance Potential

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

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

Health Risk Status

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

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

ACM Priority Rating System for Control Recommendations

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

- Level of health risk posed by the asbestos containing material;
- Potential commercial implications of the finding; and
- Ease of remediation.

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

P1

High Risk Requiring **Immediate** Action

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

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

P2

Medium Risk Requiring Action in **Short Term**

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

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

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

P3

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

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

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

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

P4

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

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

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

Appendix B: NATA Endorsed Laboratory Sample Analysis Reports

Appendix C: Hazardous Building Materials Register

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

Prensa Pty Ltd.
Level 1, 71 Longueville Road
Lane Cove NSW 2066
Ph.: (02) 8968 2500

Client: Infrastructure NSW **Site Name: Building A, 1-3 Bank Street, Pyrmont NSW 2009** **Client No: I0102 Job No: 94657S**

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Exterior	Whole building	Roof sheeting	Corrugated cement sheeting	Asbestos	Previously sampled: 50325-146-07	Positive	Non-friable	Low	Fair	Low	560m^2	Sections of the roof are damaged. Encapsulate exposed sections, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	1
Exterior	Roof	Guttering	Moulded fibre cement	Asbestos	Previously sampled: 50325-146-09	Positive	Non-friable	Low	Fair	Low	40m	Encapsulate exposed sections, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	Roof - north-west elevation	Gutter flashing	Moulded fibre cement	Asbestos	Previously sampled: 50325-146-08	Positive	Non-friable	Low	Fair	Low	26m	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	Driveway	Awning	Corrugated fibre cement sheeting	Asbestos	Similar to previously sampled: 50325-146-07	Assumed Positive	Non-friable	Low	Fair	Low	35m^2	Encapsulate exposed sections, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	Driveway awning	Barge capping	Moulded fibre cement	Asbestos	Similar to previously sampled: 50325-146-10	Assumed Positive	Non-friable	Low	Fair	Low	8m	Encapsulate exposed sections, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	North-west elevation	Barge capping	Moulded fibre cement	Asbestos	Previously sampled: 50325-146-10	Positive	Non-friable	Low	Fair	Low	40m	Encapsulate exposed sections, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	North elevation	Eaves	Fibre cement sheeting	Asbestos	Previously sampled: 50325-146-04	Negative	-	-	-	-	-	-	-	-	-
Exterior	North elevation	Infill panels - high level	Fibre cement sheeting	Asbestos	Previously sampled: 50325-146-05	Negative	-	-	-	-	-	-	-	-	-
Exterior	North elevation	Down pipe	Moulded fibre cement	Asbestos	Previously sampled: 50325-146-06	Positive	Non-friable	Low	Poor	Low	4m	Encapsulate exposed sections, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	North-west side - on ground	Debris	Moulded fibre cement	Asbestos	Similar to previously sampled: 50325-146-09	-	-	-	-	-	-	Removed by GBAR Australia Pty Ltd on 6th May 2016. Refer to Prensa report: *54835 1 Bank ACC 090516* .	-	-	-
Exterior	Loading dock	Bulkhead	Fibre cement sheeting	Asbestos	Previously sampled: 50325-146-11	Positive	Non-friable	Low	Poor	Low	15m^2	Encapsulate exposed sections, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-

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Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Exterior	Loading dock	Beading	Moulded fibre cement	Asbestos	Previously sampled: 50325-146-12	Positive	Non-friable	Low	Fair	Low	9m	Encapsulate exposed sections, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Exterior	Loading dock - on ground - below bulkhead	Debris	Fibre cement sheeting	Asbestos	Similar to previously sampled: 50325-146-11	Assumed Positive	-	-	-	-	-	Removed by GBAR Australia Pty Ltd on the 6th May 2016. Refer to Prensa report *54835 1 Bank ACC 090516* .	-	-	-
Exterior	Driveway - on ground	Debris	Fibre cement sheeting	Asbestos	103344S-001-007	Negative	-	-	-	-	-	-	-	-	-
Interior	Warehouse - central - partition wall	Infill panels - high level	Fibre cement sheeting	Asbestos	Previously sampled: 50325-146-13	Positive	Non-friable	Low	Good	Low	12m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Interior	Warehouse - south-east sections	Coating to underside of roof	Bituminous membrane	Asbestos	Previously sampled: 50325-146-14	Negative	-	-	-	-	-	-	-	-	-
Interior	Warehouse - on ground	Debris	Corrugated fibre cement sheeting	Asbestos	Similar to previously sampled: 50325-146-07	Assumed Positive	-	-	-	-	-	Removed by GBAR Australia Pty Ltd on the 6th May 2016. Refer to Prensa report *54835 1 Bank ACC 090516* .	-	-	-
Interior	East elevation, hallway	Ceiling	Fibre cement sheeting	Asbestos	Previously sampled: 50325-146-15	Positive	Non-friable	Low	Poor	Low	10m^2	Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P3	Sep-24	-
Interior	East elevation, hallway, on ground	Debris	Fibre cement sheeting	Asbestos	Similar to previously sampled: 50325-146-15	Assumed Positive	-	-	-	-	-	Removed by GBAR Australia Pty Ltd on the 6th May 2016. Refer to Prensa report *54835 1 Bank ACC 090516* .	-	-	-
Interior	East elevation, hallway	On ground	Dust	Asbestos	103344S-001-003	Positive	Friable	High	Poor	High	4m^2	Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to removing access restrictions by a Class A (friable) licensed asbestos removal contractor.	P1	Jul-22	-
Interior	East side, throughout	On ground	Dust	Asbestos	Similar to: 10334S-001-003	Assumed Positive	Friable	High	Poor	High	150m^2	Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to removing access restrictions by a Class A (friable) licensed asbestos removal contractor.	P1	Jul-22	-
Interior	East elevation, hallway, on ground	Debris	Fibre cement sheeting	Asbestos	Similar to, previously sampled: 50325-146-07	Assumed Positive	Non-friable	High	Poor	High	<1m^2	Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to removing access restrictions by a Class A (friable) licensed asbestos removal contractor.	P2	Sep-22	-

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Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Interior	East - central area - north wall	Infill panels	Fibre cement sheeting	Asbestos	Previously sampled: 50325-146-16	Positive	Non-friable	Low	Good	Low	2m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Interior	East - central area - north wall - bulkhead to beam	Infill panels	Fibre cement sheeting	Asbestos	Previously sampled, same as: 50325-146-11	Assumed Positive	Non-friable	Low	Good	Low	5m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Interior	East elevation	Switchboard (council mains)	Bituminous backing board	Asbestos	Not sampled: electrical hazard	Assumed Positive	Non-friable	Low	Good	Low	5 units	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Interior	Warehouse - central - north wall	Infill panels - low level	Fibre cement sheeting	Asbestos	Previously sampled: 51783-017-001	Positive	Non-friable	Low	Good	Low	8m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Interior	Warehouse - east elevation - mezzanine level	Steampipe at height	Lagging	Asbestos	Not sampled: height restriction	Assumed Positive	Friable	Low	Fair	Medium	10m	Confirm Status, label as containing asbestos and encapsulate exposed sections 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.	P2	Sep-22	-
Interior	Warehouse - east side	Upper wall lining	Fibre cement sheeting	Asbestos	Similar to previously sampled: 51783-017-001	Assumed Positive	Non-friable	Low	Good	Low	10m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Interior	Warehouse - throughout	To floor surface	Dust	Asbestos	103344S-001-001 & 002	Positive	Friable	High	Poor	High	350m^2	Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to removing access restrictions by a Class A (friable) licensed asbestos removal contractor.	P1	Jul-22	2
Interior	Warehouse - throughout	To floor surface	Debris	Asbestos	Similar to previously sampled: 50325-146-07	Assumed Positive	Non-friable	High	Poor	Medium	140m^2	Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to removing access restrictions by a Class A (friable) licensed asbestos removal contractor.	P2	Sep-22	-
Interior	Warehouse - south elevation	Bituminous residues to wall surfaces	Adhesive	Asbestos	97657S-002-001	Positive	Non-friable	Medium	Fair	Medium	20m^2	Restrict access and isolate area. As grinding is the likely removal methodology for this material, remove under controlled friable asbestos removal conditions prior to removing access restrictions by a Class A (friable) licensed asbestos removal contractor.	P2	Sep-22	-
Interior	Warehouse - south west room	Bituminous residues to floor surfaces	Adhesive	Asbestos	Similar to: 97657S-002-001	Positive	Non-friable	Medium	Fair	Medium	20m^2	Restrict access and isolate area. As grinding is the likely removal methodology for this material, remove under controlled friable asbestos removal conditions prior to removing access restrictions by a Class A (friable) licensed asbestos removal contractor.	P2	Sep-22	3
Interior	Warehouse - east elevation	Switchboard	White plastic backing board	Asbestos	97657S-002-002	Negative	-	-	-	-	-	-	-	-	-

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Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Interior	East hallway	Window frames	Window caulking	Asbestos	94657S-001-006	Positive	Friable	Medium	Poor	Medium	2m	Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P2	Sep-22	-
Interior	East side of building	Ceiling	Fibre cement sheeting	Asbestos	94657S-001-007	Positive	Non-friable	Low	Good	Low	100m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Interior	East side of building, south side	On ground	Insulation debris	Asbestos	103344S-001-004	Negative	-	-	-	-	-	-	-	-	-
Interior	Switchroom - to top of east electrical distribution board	Redundant fuses	Insulation material - internal	Asbestos	94657S-001-008	Negative	-	-	-	-	-	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	-	-	-
Interior	Switchroom - west elevation, behind door	Infill panel	Fibre cement sheeting	Asbestos	Similar to: 94657S-001-007	Assumed Positive	Non-friable	Fair	Medium	Low	3m^2	Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Sep-26	-
Interior	Switchroom	Various - electrical components	Insulation material - internal	Asbestos	Not sampled: electrical hazard	Assumed Positive	Friable	Low	Good	Low	Unknown	Electrical components could not be sampled at the time of the Assessment as electrical isolation was not confirmed. As such, if these components are to be removed a competent hygienist should be engaged to undertake sampling to confirm status	-	-	-
Interior	Adjacent column	Metal ceiling panel	Insulation material - internal	SMF	-	Suspected Positive	Non-friable	Low	Good	Low	2m^2	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior	East side of building, adjacent central column	Ceiling panel	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	<1m^2	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Exterior	East side of building	Fluorescent light fittings - double tube	Capacitor	PCBs	-	Suspected Positive	-	Low	Good	Low	2 units	PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.	-	-	-
Exterior	East side of building	Fluorescent light fittings - single tube	Capacitor	PCBs	-	Suspected Positive	-	Low	Good	Low	3 units	PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.	-	-	-
Interior	Throughout	Fluorescent light fittings - double tube	Capacitor	PCBs	-	Suspected Positive	-	Low	Good	Low	20 units	PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.	-	-	-
Exterior	East side of building	Window frames	Cream upper coloured paint system	Lead Paint - Swab	Swab 001	Positive	-	Medium	Fair	Medium	5m^2	>0.5% lead content. Remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-

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Client: Infrastructure NSW **Site Name: Building A, 1-3 Bank Street, Pyrmont NSW 2009** **Client No: I0102 Job No: 94657S**

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Exterior	East side of building, adjacent downpipe	East wall	Cream upper coloured paint system	Lead Paint - Swab	Swab 002	Positive	-	Medium	Fair	Medium	8m^2	>0.5% lead content. Remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Exterior	East side of building, adjacent downpipe	Paint chip debris	Cream upper coloured paint system	Lead Paint - Swab	Similar to Swab 002	Suspected Positive	-	Medium	Poor	Medium	<1m2	>0.5% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Exterior	East side of building, adjacent downpipe	Metal gate	Cream upper coloured paint system	Lead Paint - Swab	Swab 003	Positive	-	High	Poor	High	2m^2	>0.5% lead content. Remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Exterior	East side of building	Down pipe	Cream upper coloured paint system	Lead Paint - Swab	Similar to: Swab 003	Suspected Positive	-	Medium	Fair	Medium	2m^2	>0.5% lead content. Remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Interior	Warehouse - throughout	Walls	White - upper coloured paint system	Lead Paint - Swab	Swab 004	Suspected Positive	-	Medium	Fair	Medium	1000 m^2	>0.5% lead content. Remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	5
Interior	Warehouse - throughout	Walls	Beige - lower coloured paint system	Lead Paint - Swab	Swab 004	Positive	-	Low	Fair	Low	1000 m^2	>0.5% lead content. Remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Exterior	East side of building	Sliding door	White upper coloured paint system	Lead Paint - Chip	94657S-001-LCP009	Positive	-	High	Poor	High	5m^2	0.68% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Exterior	East side of building	North wall	White - upper coloured paint system	Lead Paint - Chip	Similar to: 94657S-001-LCP009	Suspected Positive	-	Medium	Poor	Medium	30m^2	0.68% lead content. Remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Exterior	East side of building	Paint chip debris	White - upper coloured paint system	Lead Paint - Chip	Similar to: 94657S-001-LCP009	Suspected Positive	-	Medium	Poor	Medium	<1m2	>0.5% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Interior	North room	North wall	White upper coloured paint system	Lead Paint - Chip	94657S-001-LCP008	Positive		Low	Good	Low	28m^2	0.74% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
-	-	-	-	Ozone Depleting Substances	-	-	-	-	-	-	-	No suspect ODS containing items identified at the time of the assessment.	-	-	-
Interior	Mezzanine level	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to height restrictions and safety concerns.	-	-	-
Interior	East side, throughout, roof space	-	-	-	-	-	-	-	-	-	-	No access to roof space during the 2021 Assessment as no access hatch was identified. Asbestos dust contamination in roof space is suspected. Further investigation is required when access can be facilitated.	-	-	-

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Client: Infrastructure NSW | **Site Name: Building B, 1-3 Bank Street, Pyrmont NSW 2009** | **Client No: I0102 Job No: 94657S**

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Exterior	Roof	Roof sheeting	Corrugated fibre cement sheeting	Asbestos	Not sampled: height restrictions	Assumed Positive	Non-friable	Low	Good	Low	115m^2	Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Sep-26	-
Exterior	Roof	Gutter flashing	Moulded fibre cement	Asbestos	Not sampled: height restrictions	Assumed Positive	Non-friable	Low	Fair	Low	14m	Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	Roof - east elevation	Guttering	Moulded fibre cement	Asbestos	Not sampled: height restrictions	Assumed Positive	Non-friable	Low	Good	Low	14m	Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Sep-26	-
Exterior	Roof - east elevation	Gutter flashing	Moulded fibre cement	Asbestos	Not sampled: height restrictions	Assumed Positive	Non-friable	Low	Good	Low	14m	Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Sep-26	-
Exterior	Roof - south east elevation	Down pipe	Moulded fibre cement	Asbestos	Not sampled: height restrictions	Assumed Positive	Non-friable	Low	Poor	Low	1m	No access at the time of the 2021 Assessment. Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P3	Sep-24	-
Level 1	Adjacent to fire place - floor	Infill panels	Compressed cement sheeting	Asbestos	Previously sampled: 50325-146-26	Negative	-	-	-	-	-	-	-	-	-
Level 1	Bathroom - floor	Infill panels	Compressed cement sheeting	Asbestos	Previously sampled: 50325-146-27	Negative	-	-	-	-	-	-	-	-	-
Level 1	Bathroom	Walls	Compressed cement sheeting	Asbestos	Similar to previously sampled: 50325-146-27	Assumed Negative	-	-	-	-	-	-	-	-	-
Level 1	Bathroom	West wall panel	Compressed cement sheeting	Asbestos	94657S-001-004	Negative	-	-	-	-	-	-	-	-	-
Level 1	Fire place	Door seal	Woven material	Asbestos	94657S-001-002	Negative	-	-	-	-	-	-	-	-	-
Level 1	Kitchen	Oven	Cable sheathing	Asbestos	94657S-001-003	Negative	-	-	-	-	-	-	-	-	-
Mezzanine	Stairwell landing	Floor	Compressed cement sheeting	Asbestos	Similar to, previously sampled: 50325-146-26 & 27	Assumed Negative	-	-	-	-	-	-	-	-	-

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Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Ground level	Adjacent fridge	Redundant panels	Compressed cement sheeting	Asbestos	Multiple samples: 94657S-001-009 to 013	Assumed Positive	-	Low	Fair	Low	5m^2	Non-homogenous fibre cement sheet panels observed. As 4 out of 5 samples have been reported positive, all fibre cement sheeting debris should be assumed to be positive. Encapsulate exposed sections, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Ground level	Below stairs	Redundant panels	Compressed cement sheeting	Asbestos	Similar to: 94657S-001-007	Assumed Positive	-	Low	Fair	Low	3m^2	Encapsulate exposed sections, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Ground level	"Tappet Clearance Engine"	Sprocket join gasket	Bituminous material	Asbestos	94657S-001-005	Negative	-	-	-	-	-	-	-	-	-
-	-	-	-	SMF	-	-	-	-	-	-	-	No suspect SMF containing items identified at the time of the assessment.	-	-	-
Ground level	Throughout - to ceiling	Fluorescent light fitting - double tube	Capacitor	PCBs	-	Suspected Positive	-	-	-	-	8 units	PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.	-	-	-
Level 1	-	East wall	White - upper coloured paint system	Lead Paint - Chip	94657S-001-LCP007	Positive	-	Low	Good	Low	36m^2	0.12% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Level 1	Throughout	Walls	White - upper coloured paint system	Lead Paint - Chip	Similar to: 94657S-001-LCP007	Suspected Positive	-	Low	Good	Low	80m^2	0.12% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Ground level	Throughout	Walls	White - upper coloured paint system	Lead Paint - Chip	Similar to: 94657S-001-LCP007	Suspected Positive	-	Low	Good	Low	100m^2	0.12% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Ground level	Throughout	Doors and window frames	Green - upper coloured paint system	Lead Paint - Chip	Similar to: 94657S-001-LCP003	Suspected Positive	-	Low	Good	Low	10m^2	11% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
-	-	-	-	Ozone Depleting Substances	-	-	-	-	-	-	-	No suspect ODS containing items identified at the time of the assessment.	-	-	-
Interior	Throughout, roof space	-	-	-	-	-	-	-	-	-	-	No access to roof space during the 2021 Assessment as no access hatch was identified. Asbestos dust contamination in roof space is suspected. Further investigation is required when access can be facilitated.	-	-	-

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Client: Infrastructure NSW **Site Name: Building C, 1-3 Bank Street, Pyrmont NSW 2009** **Client No: I0102 Job No: 94657S**

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Exterior	Roof	Roof sheeting	Corrugated cement sheeting	Asbestos	Similar to previously sampled: 50325-146-02	Assumed Positive	Non-friable	Low	Good	Low	130m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Exterior	Roof	Gutter flashing	Moulded fibre cement	Asbestos	Not sampled: height restrictions	Assumed Positive	Non-friable	Low	Good	Low	18m	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	Roof	Guttering	Moulded fibre cement	Asbestos	Not sampled: height restrictions	Assumed Positive	Non-friable	Low	Good	Low	18m	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	North elevation	Infill panels	Corrugated cement sheeting	Asbestos	Previously sampled: 50325-146-02	Positive	Non-friable	Low	Fair	Low	20m^2	Encapsulate exposed sections, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	North elevation	Walls	Fibre cement sheeting	Asbestos	Previously sampled: 50325-146-03	Positive	Non-friable	Low	Fair	Low	8m^2	Encapsulate exposed sections, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	West elevation	Upper walls	Corrugated cement sheeting	Asbestos	Similar to previously sampled: 50325-146-02	Assumed Positive	Non-friable	Low	Fair	Low	20m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	East elevation, to wall	Switchboard	White plastic backing board	Asbestos	Similar to: 94657S-002-002	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior	Throughout	To floor surface	Dust	Asbestos	103344S-001-005 & 006	Positive	Friable	High	Poor	High	120m^2	Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to removing access restrictions by a Class A (friable) licensed asbestos removal contractor.	P1	Jul-22	-
Interior	North elevation - lower section	Walls	Corrugated cement sheeting	Asbestos	Similar to previously sampled: 50325-146-02	Assumed Positive	Non-friable	Low	Good	Low	15m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Interior	Kitchen	Sink pad	Bituminous membrane	Asbestos	Previously sampled: 51783-017-003	Positive	Non-friable	Low	Good	Low	1m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Interior	Adjacent sliding door	On ground - debris	Moulded fibre cement	Asbestos	-	Assumed Positive	-	-	-	-	-	Removed at time of 2021 assessment due to presence of a small quantity of material.	-	-	-

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Client: Infrastructure NSW **Site Name: Building C, 1-3 Bank Street, Pyrmont NSW 2009** **Client No: I0102 Job No: 94657S**

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
-	-	-	-	SMF	-	-	-	-	-	-	-	No suspect SMF containing items identified at the time of the assessment.	-	-	-
Interior	Throughout - to ceiling	Fluorescent light fitting - double tube	Capacitor	PCBs	-	Suspected Positive	-	-	-	-	4 units	PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.	-	-	-
Interior	To base of east wall	Paint chip debris	Pink - coloured paint system	Lead Paint - Chip	Similar to: 94657S-001-LCP004	Suspected Negative	-	-	-	-	-	0.09% lead content, not lead containing paint as described in AS 4361.2:2017 Guide to lead paint management. Further sampling should be completed prior to remediation works or if painted surfaces are to be subject to machine sanding/buffing or heat stripping to determine that the result is representative of the entire paint system.	-	-	-
Interior	-	South wall	Blue - upper coloured paint system	Lead Paint - Chip	94657S-001-LCP005	Negative	-	-	-	-	-	0.10% lead content, not lead containing paint as described in AS 4361.2:2017 Guide to lead paint management.	-	-	-
Exterior	-	East wall	Cream - upper coloured paint system	Lead Paint - Chip	94657S-001-LCP006	Positive	-	Medium	Poor	Medium	$20m^2$	0.42% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Exterior	To base of east wall	Paint chip debris	Blue - coloured paint system	Lead Paint - Chip	Similar to: 94657S-001-LCP005	Suspected Negative	-	-	-	-	-	0.10% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to lead paint management.	-	-	-
Interior	-	North-east wall	Pink - upper coloured paint system	Lead Paint - Chip	94657S-001-LCP004	Negative	-	-	-	-	-	0.09% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Further sampling should be completed prior to remediation works or if painted surfaces are to be subject to machine sanding/buffing or heat stripping to determine that the result is representative of the entire paint system.	-	-	-
-	-	-	-	Ozone Depleting Substances	-	-	-	-	-	-	-	No suspect ODS containing items identified at the time of the assessment.	-	-	-
Interior	Mezzanine level	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due hoarding obstructing access.	-	-	-
Interior	South-west side	Below vegetation	-	-	-	-	-	-	-	-	-	Limited access to floor due to overgrown vegetation.	-	-	-

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Client: Infrastructure NSW **Site Name: Building D, 1-3 Bank Street, Pyrmont NSW 2009** **Client No: I0102 Job No: 94657S**

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Exterior	Roof	Roof sheeting	Corrugated cement sheeting	Asbestos	Previously sampled: 50325-146-17	Positive	Non-friable	Low	Fair	Low	160m^2	Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	Roof	Gutter flashing	Moulded fibre cement	Asbestos	Previously sampled: 50325-146-22	Positive	Non-friable	Low	Fair	Low	20m	Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	Roof	Guttering	Moulded fibre cement	Asbestos	Previously sampled: 50325-146-18	Positive	Non-friable	Low	Good	Low	20m	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Exterior	South-west elevation	Eaves	Fibre cement sheeting	Asbestos	Previously sampled: 50325-146-21	Positive	Non-friable	Low	Poor	Low	21m^2	Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P3	Sep-24	4
Exterior	South-west elevation, adjacent door	Down pipe	Moulded fibre cement	Asbestos	Similar to previously sampled: 50325-146-06	Assumed Positive	Non-friable	Low	Good	Low	4m	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Exterior	South and west sides	Window frames	Window caulking	Asbestos	Previously sampled: 50325-146-20	Negative	-	-	-	-	-	-	-	-	-
Exterior	South-east awning	Barge capping	Moulded fibre cement	Asbestos	Not sampled: height restrictions	Assumed Positive	Non-friable	Low	Good	Low	4m	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Exterior	South-east awning	Infill panels	Fibre cement sheeting	Asbestos	Not sampled: height restrictions	Assumed Positive	Non-friable	Low	Fair	Low	9m^2	Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	East elevation - Bank Street side	Window frames	Window caulking	Asbestos	Previously sampled: 50325-146-01	Negative	-	-	-	-	-	-	-	-	-
Exterior	Driveway	Awning	Corrugated fibre cement sheeting	Asbestos	Similar to previously sampled: 50325-146-07	Assumed Positive	Non-friable	Low	Fair	Low	35m^2	Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P3	Sep-24	-
Exterior	Driveway	Barge capping to awning	Moulded fibre cement	Asbestos	Similar to previously sampled: 50325-146-10	Assumed Positive	Non-friable	Low	Fair	Low	8m	Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P3	Sep-24	-

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Client: Infrastructure NSW **Site Name: Building D, 1-3 Bank Street, Pyrmont NSW 2009** **Client No: I0102 Job No: 94657S**

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Exterior	North-west elevation	Down pipe	Moulded fibre cement	Asbestos	Previously sampled: 50325-146-06	Positive	Non-friable	Low	Good	Low	4m	Not identified in Prensa's 2021 assessment. Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Interior	Throughout	Ceiling	Fibre cement sheeting	Asbestos	Previously sampled: 50325-146-25	Positive	Non-friable	Low	Good	Low	160m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Interior	Kitchen - east side	Walls	Fibre cement sheeting	Asbestos	Previously sampled: 50325-146-23	Positive	Non-friable	Low	Good	Low	15m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class B licensed asbestos removal contractor.	P4	Sep-26	-
Interior	Kitchen	Floor coverings (black and white)	Vinyl Sheet	Asbestos	Previously sampled: 50325-146-24	Negative	-	-	-	-	-	-	-	-	-
Interior	Kitchen, beneath sink	Floor coverings - yellow	Sheet vinyl	Asbestos	94657S-001-001A	Positive	Friable	Low	Good	Low	2m^2	Label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A licensed asbestos removal contractor.	P3	Sep-24	-
Interior	Kitchen, beneath sink	Beneath yellow sheet vinyl	Adhesive	Asbestos	94657S-001-001B	Negative	-	-	-	-	-	-	-	-	-
-	-	-	-	SMF	-	-	-	-	-	-	-	No suspect SMF containing items identified at the time of the assessment.	-	-	-
Interior	Throughout - to ceiling	Fluorescent light fitting - double tube	Capacitor	PCBs	-	Suspected Positive	-	-	-	-	4 units	PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.	-	-	-
Exterior	South-east elevation	South window frame	White - upper coloured paint system	Lead Paint - Chip	94657S-001-LCP002	Positive	-	Low	Good	Low	1m^2	5.8% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Exterior	South-west elevation	Central window frame	Green - upper coloured paint system	Lead Paint - Chip	94657S-001-LCP003	Positive	-	Low	Good	Low	1m^2	11% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
Exterior	Throughout	Doors and window frames	Green - upper coloured paint system	Lead Paint - Chip	Similar to: 94657S-001-LCP003	Suspected Positive	-	Low	Good	Low	1m^2	Suspected 11% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	6
Interior	Bedroom adjacent kitchen	East wall	Yellow - upper coloured paint system	Lead Paint - Chip	94657S-001-LCP001	Positive	-	Low	Good	Low	9m^2	0.25% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-

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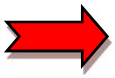
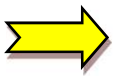
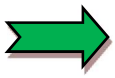
Client: Infrastructure NSW **Site Name: Building D, 1-3 Bank Street, Pyrmont NSW 2009** **Client No: I0102 Job No: 94657S**

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Interior	Throughout	Walls	Yellow - upper coloured paint system	Lead Paint - Chip	Similar to: 94657S-001-LCP001	Suspected Positive	-	Low	Good	Low	40m^2	Suspected 0.25% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.	-	-	-
-	-	-	-	Ozone Depleting Substances	-	-	-	-	-	-	-	No suspect ODS containing items identified at the time of the assessment.	-	-	-
Interior	Throughout, roof space	-	-	-	-	-	-	-	-	-	-	No access to roof space during the 2021 Assessment as no access hatch was identified. Asbestos dust contamination in roof space is suspected. Further investigation is required when access can be facilitated.	-	-	-

Appendix D: Photographs

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

1. Building A warehouse – asbestos-containing corrugated fibre cement sheeting.

2. Building A warehouse – assumed asbestos-containing dust throughout.

3. Building A warehouse – asbestos-containing bituminous adhesive residues.

4. Building D, south-west elevation, eaves – damaged asbestos-containing fibre cement sheeting.

5. Building A, walls – lead-containing white upper paint system.

6. Building D, window frames – lead-containing green upper paint system.

Appendix E: Areas Not Accessed

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

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

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

Areas Not Accessed
The mezzanine level within Building A was unable to be accessed due to height restrictions and safety concerns.
The mezzanine level within Building C due to obstructed access via hoarding.
To floor beneath overgrown vegetation to the south-west side of Building C.
The roof space within Building A (east side), B & C as no access hatch was identified. Please note it is likely these spaces are contaminated with asbestos-containing dust.
Underneath the concrete slab of all building structures at the Site.
Exposed soils surrounding the building structures of the Site.
Energised services, gas, electrical, pressurised vessel and chemical lines.
Height restricted areas above 2.7m or any area deemed inaccessible without the use of specialised access equipment.
Within cavities that cannot be accessed by the means of a manhole or inspection hatch.
Within voids or internal areas of plant, equipment, air-conditioning ducts etc.
Within service shafts, ducts etc., concealed within the building structure.
Within those areas accessible only by dismantling equipment.
Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.
All areas outside the Scope of Work.

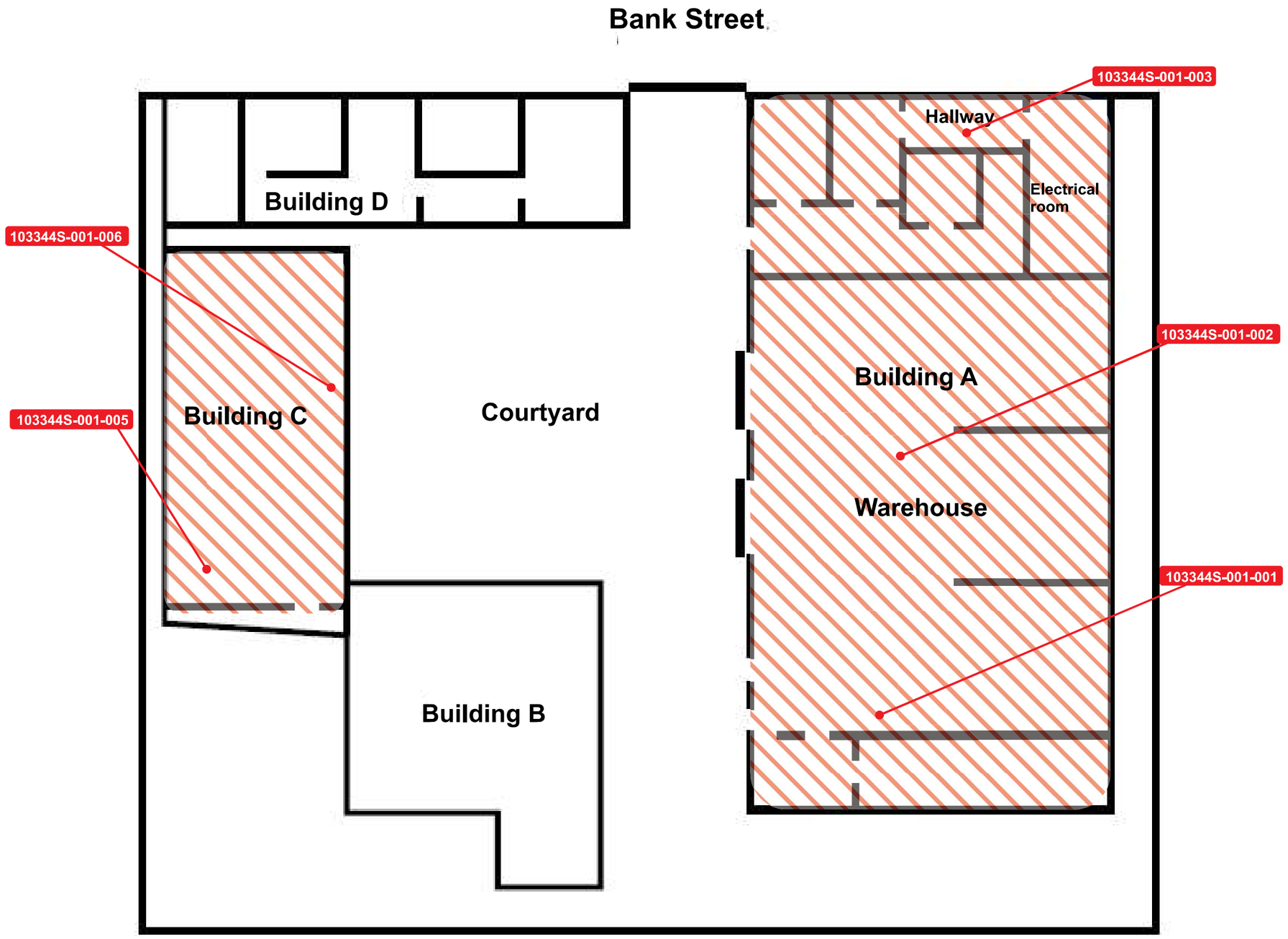
Note: If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned in **Appendix C: Hazardous Building Materials Register,** further investigation may be required as part of a hazardous building materials management and abatement program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

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

Appendix F: Building Site Plan

1-3 Bank Street, Pyrmont

Asbestos-containing Dust



Not to scale - All locations are approximate

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Client No:	I0102	Job No:	103344S

Client: Infrastructure NSW

Project: 1-3 Bank St, Pyrmont Hazmat

Address: 1-3 Bank Street, Pyrmont NSW 2009

Legend:

103344S-001-001 Asbestos-containing Dust Sample

Asbestos Dust Contaminated Area

Site Plan:

N

File Name:			Version:
103344S 1-3 Bank St Figure			1
Drawn By:	**Checked By:**	**Date:**	**Figure number:**
LXS	LXS	13/04/2022	1