Non-Destructive Hazardous Materials (HAZMAT) Assessment

28 – 32 Bourke Road, Alexandria, NSW 2015

Prepared for: RFA Pty Ltd

EP2460.001_v1 | 22 December 2021

22 December 2021
Ref: EP2640.001_v1

Johnstaff Projects Pty Ltd
Level 12, 70 Pitt Street,
Sydney, NSW, 2000

Attention: Tom Bitmead

Non-Destructive Hazardous Materials (HAZMAT) Assessment
28 – 32 Bourke Road, Alexandria, NSW 2015

INTRODUCTION

Johnstaff Projects Pty Ltd (Johnstaff) engaged EP Risk Management Pty Ltd (EP Risk) to undertake a Non-Destructive Hazardous Materials (HAZMAT) Assessment (the Assessment) of the property located at 28 – 32 Bourke Road, Alexandria, NSW 2015 (the Site) as part of the Leppington Central Redevelopment Project (the Project).

The Site is legally described as Lots 1, 2 and 3 in Deposited Plan (DP) 324707 and covers a total area of approximately 2,800 m². The Site is currently zoned as B7 – Business Park, under the Sydney Local Environmental Plan (LEP) (2012). The location of the Site is provided **Attachment 1 – Figure 1.**

It is understood that Johnstaff required the Assessment for due diligence purposes prior to potential acquisition of the site. The presence (including laboratory analysis), location, extent, accessibility, type and condition of the HAZMAT are detailed within this report, refer to **Attachment 3 – HAZMAT Survey Summary Tables (Register).**

REGULATORY FRAMEWORK

- Work Health and Safety Act 2011 (NSW)
- Work Health and Safety Regulation 2017 (NSW)
- SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace 2019
- SafeWork NSW Code of Practice: How to Safely Remove Asbestos 2019
- AS/NZS 4361.2–2017 Guide to Hazardous Paint Management – Part 2: Lead Paint in Residential, Public and Commercial Buildings
- The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)]
- *Ozone Protection and Synthetic Greenhouse Gas Management Amendment* Regulation 2012

METHODOLOGY

The purpose of the assessment was to identify, as far as reasonably practicable, Asbestos Containing material (ACM), Synthetic Mineral Fibre (SMF), Polychlorinated Biphenyl (PCB), Lead Containing Paint (LCP), Lead Containing Dust (LCD) and ozone depleting substances (ODS) present in building structures at the Site prior to demolition of those structures for future development.

Risk Assessment Approach

The risk assessment process considers the following for the HAZMAT:

1. Material Type (ACM/SMF/PCB/LCP/LCD/ODS).
2. Location (accessibility to sensitive receptors).
3. Extent (quantity of the material).
4. Condition (surface treatment, encased, intact or damaged).
5. Potential for disturbance (based on the factors listed above).

A description of the terminology used in the Risk Assessment is presented in **Table 1** below.

Table 1 – Terminology of Risk Assessment

Category	Terminology	Description
Condition	**Good**	Minor or no damage.
	Average	Some areas of damage or deterioration.
	Poor	Extensive damage or deterioration.
Sealed	**Yes**	Material coated, sealed or encapsulated.
	No	Partially coated, sealed or encapsulated.
Friability	**Friable**	Material easily crumbled or pulverized by hand pressure.
	Bonded	Fibres bound within a matrix and not friable.
Potential for Disturbance	**Low**	Little activity due to location, height or enclosure (e.g., monthly access).
	Moderate	Moderate activity due to location, height or enclosure (e.g., weekly access).
	High	Daily activity due to location, height or enclosure (e.g., daily access).
Risk of Exposure	**Low**	Low or negligible risk to occupants due to low material status or access.
	Moderate	Moderate risk to occupants due to deterioration of materials and moderate access.

Table 1 – Terminology of Risk Assessment		
Category	**Terminology**	**Description**
	High	High risk due to friable or uncontained materials and high activity.

RESULTS

Review of Existing Documentation

It is understood that no HAZMAT related documentation currently exists for this property. Therefore, no review of existing documentation has been undertaken.

HAZMAT Inspection

An experienced Occupational Hygienist from EP Risk attended EP Risk attended the Site on **01 December 2021** to undertake a visual assessment and collection of representative samples from structures suspected to contain hazardous materials.

The findings of the assessment and recommendations for each finding are presented in **Attachment 3 – Register.**

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

CONCLUSION

Johnstaff engaged EP Risk Management to undertake a HAZMAT Assessment of the property located at 28 – 32 Bourke Road, Alexandria, NSW 2015 (the Site). It is understood that Johnstaff required the Assessment for due diligence purposes prior to potential acquisition of the site. The presence (including laboratory analysis), location, extent, accessibility, type and condition of the identified hazardous materials are detailed within **Attachment 3 – Register.**

RECOMMENDATIONS

Based on the findings of the Assessment, it is recommended the following control measures be adopted as part of the management of the hazardous building materials at the Site.

Asbestos-containing Materials

- At the time of the assessment the following items were identified or suspected of contain unbonded / friable asbestos:
    - Two (2) Electrical Distribution Board (EDB) fuses located in the west warehouse, West office enclosed western alleyway.

- Two (2) Electrical Distribution Board (EDB) fuses located in the west warehouse, West office enclosed western alleyway mezzanine.
- One (1) fire door located in the east warehouse, northeast elevation.

The identified and suspected friable asbestos-containing material must be removed by a Class A (friable) asbestos removal contractor prior to demolition/refurbishment works. Asbestos fibre air monitoring must also be undertaken for the duration of the removal works.

- Where more than 10m^2 of non-friable (bonded) asbestos is to be removed, a Class B (non-friable) licensed asbestos removal contractor must be engaged to undertake the removal.
- ACM electrical backing boards identified on-site can be removed without a Class B asbestos removal licence in accordance with the SafeWork NSW Code of Practice *How to Safely Remove Asbestos* 2019, based on the quantity being <10 m^2 of bonded asbestos.
- If the identified and/or presumed ACM is to remain on-site for the foreseeable future ensure that exposed sections are encapsulated, labelled as containing asbestos and maintained in a good condition (i.e. painting).
- During demolition/refurbishment works for any materials encountered and suspected of containing asbestos, but not referenced in this report, works must cease, and an occupational hygienist should be notified to assess whether the material contains asbestos.

Synthetic Mineral Fibres

- In accordance with The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)], removal of bonded SMF materials should be conducted such that there is minimal physical abrasion, including from cutting. If there is a risk of physical abrasion occurring, such as in circumstances where heat or other causes have made the bonded SMF attach itself to the substrate then removal should be performed as for unbonded SMF. Unbonded SMF should be thoroughly wetted prior to removal. Dry removal may be necessary when there are electrical and heat considerations, in which case increased respiratory protection may be necessary when working in enclosed or poorly ventilated spaces or where the SMF insulation has undergone physical damage.

Lead-Containing Paint

- Any works that are likely to disturb the identified LCP surfaces should be conducted in accordance with the requirements of AS/NZS 4361.2–2017 Guide to Hazardous Paint Management – Part 2: Lead Paint in Residential, Public and Commercial Buildings.
- Any remediation works that may generate dust or fumes (i.e., sanding, burning, demolition) must be performed under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A licensed asbestos removal contractor.

- The safest process to remediate LCP is to remove the painted items entirely, with the aim of minimal dust or paint-flake production. This allows the items to be disposed of as regular building or demolition unsegregated waste in accordance with the NSW Environment Protection Authority (EPA) *Waste Classification Guidelines* 2014 Part 1 – *Classifying Waste*. This provides the advantage of a reduction in labour requirements to remove the lead paint and also reduces the risk to workers from exposure to lead-containing dust or fumes.
- It is not recommended to remove the paint prior to demolition as this would be classified as a 'lead process'. Waste produced by this method must be removed, collected, and disposed of by an appropriately licensed contractor under controlled conditions that minimise release to air, water and soil. Lead waste produced via this method must be disposed of as hazardous waste at an approved waste facility.

Lead-Containing Dust

- Lead-containing dust identified within the garage and large storage shed, should be removed by an appropriately licensed removal contractor prior to the commencement of the main demolition works. To reduce costs and time, this may be undertaken in conjunction with the asbestos removal works for other areas of the Site.

Polychlorinated Biphenyls

- Should electrical fittings not inspected as part of this assessment be encountered and suspected of containing PCB oil containing capacitors, they should be treated as containing PCB oils until such time as evidence suggests otherwise e.g., further assessed/sampled/tested.
- 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 the demolition or refurbishment works.

Ozone Depleting Substances

- If the ozone depleting substances identified on-site require removal, they should be appropriately decanted and disposed of by a licensed contractor in accordance with the *Ozone Protection and Synthetic Greenhouse Gas Management Amendment* Regulation 2012.
- It is important to note that, if a system which utilises ODS-refrigerants is in good working order, there is no need to transition to an alternative refrigerant/system (until 2029).

CLOSURE

The report(s) and/or information produced by EP Risk should not be reproduced and/or presented/reviewed except in full. Please feel free to contact the undersigned on 0451 220 058 should you have any queries.

Yours sincerely,

Anthony El-Helou
Occupational Hygienist
EP Risk Management Pty Ltd
ABN 81 147 147 591

ATTACHMENTS

Attachment 1 – Figure 1
Attachment 2 – Photolog
Attachment 3 – HAZMAT Survey Summary Tables
Attachment 4 – NATA Accredited Laboratory Certificate of Analysis
Attachment 5 – Areas Not Accessed

QUALITY CONTROL

Version	Author	Date	Reviewer	Date	Quality Review	Date
v.1	A. El-Helou	20/12/2021	L. Munnichs	22.12.2021	S. Kelly	21/12/2021

DOCUMENT CONTROL

Version	Date	Reference	Submitted to
v.1	*22.12.2021*	*EP2640.001_Johnstaff _ Alexandria _HAZMAT_v1*	*Johnstaff Projects Pty Ltd*

LIMITATIONS

This Non-Destructive Hazardous Materials (HAZMAT) Assessment was conducted on the behalf of Stevens Group for the purpose/s stated in the **Objective**.

EP Risk has prepared this document in good faith but is unable to provide certification outside of areas over which EP Risk had some control or were reasonably able to check. The report also relies upon information provided by third parties. EP Risk has undertaken all practical steps to confirm the reliability of the information provided by third parties and do not accept any liability for false or misleading information provided by these parties.

It is not possible in a Non-Destructive Hazardous Materials (HAZMAT) Assessment to present all data, which could be of interest to all readers of this report. Readers are referred to any referenced investigation reports for further data.

Users of this document should satisfy themselves concerning its application to, and where necessary seek expert advice in respect to, their situation.

All work conducted, and reports produced by EP Risk are based on a specific scope and have been prepared for Stevens Group and therefore cannot be relied upon by any other third parties unless agreed in writing by EP Risk.

The report(s) and/or information produced by EP Risk should not be reproduced and/or presented/reviewed except in full.

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

Therefore, it is possible that asbestos 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 ACM 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.

Attachment 1 – Figure 1

EP RISK

www.eprisk.com.au

Hazardous Materials Assessment
28-32 Bourke Road, Alexandria

Figure 1 - Site Layout and Locations

Job No: EP2460.002
Date: 20/12/2021
Drawing Ref: Figure 1
Version No: v1

N

0 10 20 m

Approximate Scale Only

Coordinate System: MGA 56
Drawn by: AE Checked by: TC
Scale of regional map not shown
Source: Near Maps

APPROVED COMPANY ISO 9001 Quality Management Systems QMS Certification Services
APPROVED COMPANY AS/NZS 4801 Occupational Health & Safety Management Systems QMS Certification Services
APPROVED COMPANY ISO 14001 Environmental Management Systems QMS Certification Services

22 December 2021
Ref: EP2640.001_v1

Attachment 2 – Photolog

PHOTO 1

Assigned To West Warehouse, West Office Enclosed Western Alleyway, West Wall, EDB Fuses.

Assumed asbestos containing.

PHOTO 2

Assigned To West Warehouse, West Office Enclosed Alleyway, Floor Throughout, Debris.

EP2460.003_ASB_001: Chrysotile asbestos detected.

PHOTO 3

Assigned To West Warehouse, West West Office Enclosed Western Alleyway Mezzanine, Central Location, EDB, Resinous Board.

Assumed asbestos containing.

PHOTO 4

Assigned To West Warehouse, West West Office Enclosed Western Alleyway Mezzanine, Central Location, EDB, Rope Insulation.

EP2460.003_ASB.002: Chrysotile asbestos detected.

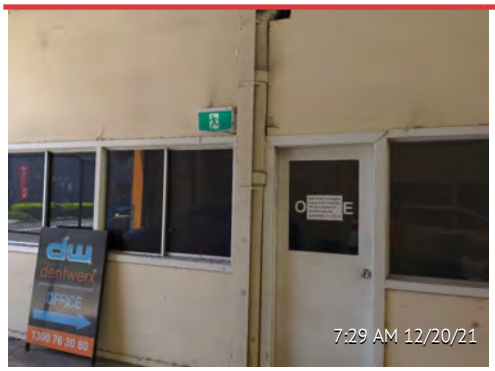

PHOTO 5

Assigned To West Warehouse, West Elevation Office Exterior Façade, Downpipe, Moulded Fibre Cement.

EP2640.003_ASB.003: Chrysotile asbestos detected.

PHOTO 6

Assigned To West Warehouse, East Elevation Office Exterior Façade, Downpipe, Moulded Fibre Cement.

Assumed to contain asbestos.

PHOTO 7

Assigned To West Warehouse, West Elevation, Wall, EDB, Fuses.

Assumed to contain asbestos.

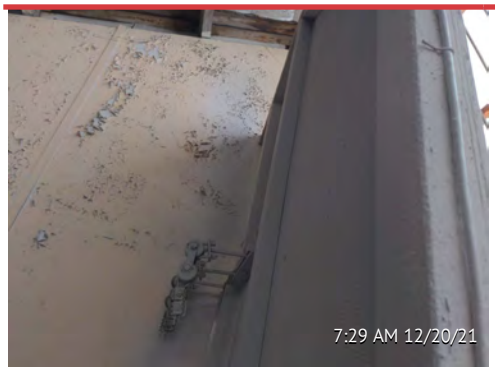

PHOTO 8

Assigned To West Warehouse, South Mezzanine, Exterior West And North Wall Lining, Fibre Cement Sheeting.

EP2640.003_ASB.004: Chrysotile asbestos detected.

PHOTO 9

Assigned To West Warehouse, West Warehouse, South Mezzanine, Above Entry Door, Infill Panel Fibre Cement Sheeting.

Assumed asbestos containing.

PHONE 10

Assigned To West Warehouse, South Mezzanine, Stairway, Infill Panel Lining, Fibre Cement Sheeting.

Assumed to contain asbestos.

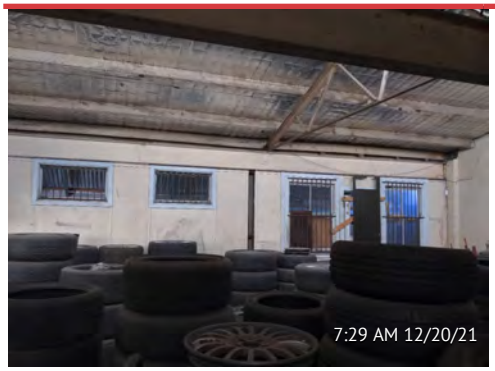

PHOTO 11

Assigned To West Warehouse, South Mezzanine, Main Room, Walls, Wall Lining, Fibre Cement Sheeting.

Assumed to containing asbestos.

PHOTO 12

Assigned To West Warehouse, South Mezzanine, Main Room, South East Wall, Cupboard Lining, Fibre Cement Sheeting.

Assumed to contain asbestos.

PHOTO 13

Assigned To West Warehouse, South Mezzanine, Main Room, West Wall, Downpipe And Gutter Box, Moulded Fibre Cement.

EP2640.003_ASB.005: Chrysotile and amosite asbestos detected.

PHOTO 14

Assigned To West Warehouse, South Mezzanine, Main Room, Infill Panels Around Downpipe And Gutter Box, Fibre Cement Sheeting.

Assumed asbestos containing.

PHOTO 15

Assigned To West Warehouse, South Elevation, Crane, Break Pads.

Assumed asbestos containing.

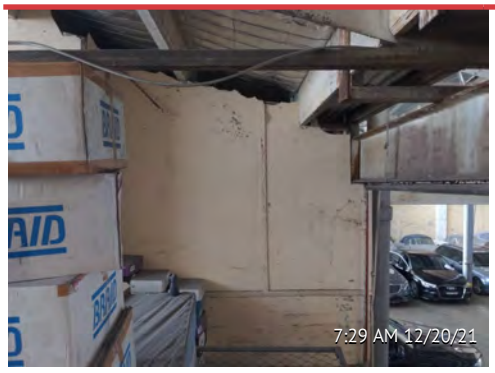

PHOTO 16

Assigned To West Warehouse, Bathroom Below Central Mezzanine, Downpipe, Moulded Fibre Cement.

Assumed asbestos containing.

PHOTO 17

Assigned To Central Mezzanine, Wall Lining, Fibre Cement Sheeting.

EP2640.003_ASB.006: Chrysotile and amosite Asbestos detected.

PHOTO 18

Assigned To West Warehouse, Central Mezzanine, Floor Throughout, Debris, Fibre Cement Sheeting.

EP2640.003_ASB.007: Chrysotile asbestos detected

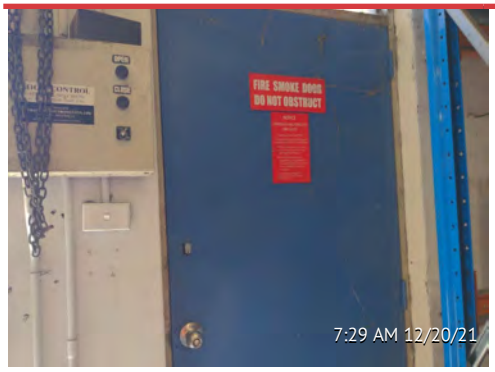

PHOTO 19

Assigned To East Warehouse, North East Elevation, Fire Door.

Assumed asbestos containing.

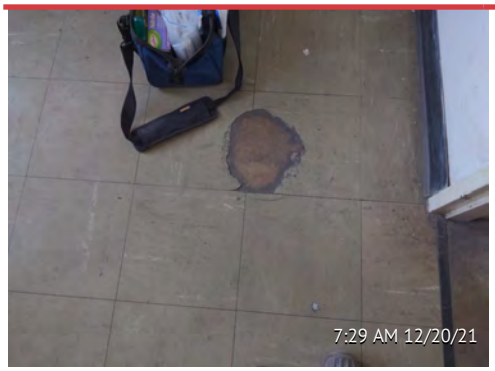

PHOTO 20

Assigned To East Elevation, South East Mezzanine Lunch Room, Throughout, Floor, Vinyl Tile Green.

EP2640.003_ASB.008: Chrysotile asbestos detected.

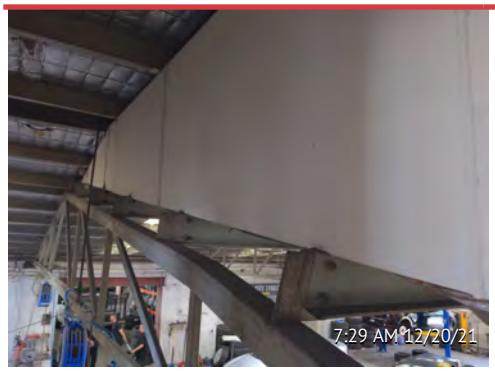

PHOTO 21

Assigned To East Warehouse, Southeast Mezzanine Exterior, North Of Stairway, Wall Lining, Fibre Cement Sheet.

EP2640.003_ASB.009: Chrysotile asbestos detected.

PHOTO 22

Assigned To Central Extent Courtyard, West Elevation, Window, Putty.

Assumed asbestos containing.

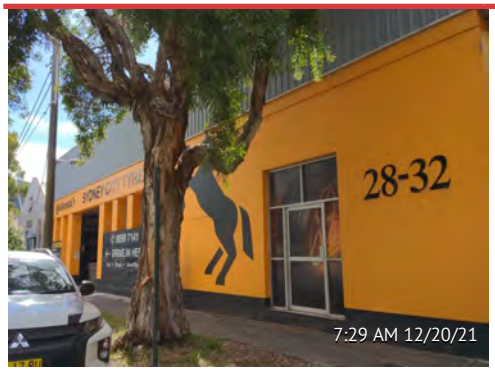

PHOTO 23

Assigned To Exterior, Throughout, Orange Paint

EP2540.003_LCP.001: lead containing paint.

PHOTO 24

Assigned To West Warehouse, West Office Exterior, Door And Door Frame, White Paint.

EP2640.003_LCP.009: Lead containing paint.

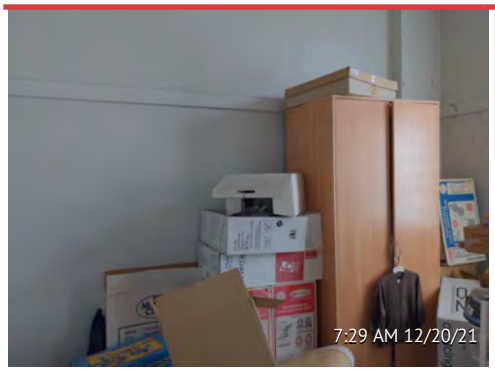

PHOTO 25

Assigned To West Warehouse, West Office Building, North Office Storage Room, Walls Throughout, White Paint.

EP2640.003_LCP.005: Lead containing paint.

PHOTO 26

Assigned To West Warehouse, West Office, Enclosed Western Alleyway, Walls, Beige Paint.

EP2640.003_LCP.006: Lead containing paint.

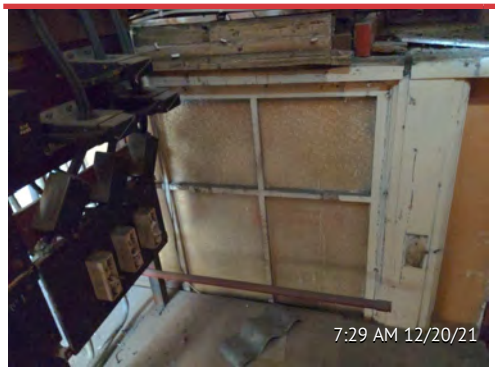

PHOTO 27

Assigned To West Warehouse, West Office, Enclosed Western Alleyway Mezzanine, North Wall, Redundant Window, Beige Paint.

Assumed lead containing paint.

PHOTO 28

Assigned To West Warehouse, Throughout, Walls, Beige Paint.

EP2640.003_LCP.008: Lead containing paint

PHOTO 29

Assigned To West Warehouse, Throughout, Walls, White Paint.

EP2640.003_LCP.010: Lead containing paint.

PHOTO 30

Assigned To West Warehouse, Bellow Southern Mezzanine, Ceiling, White Paint.

Assumed lead containing.

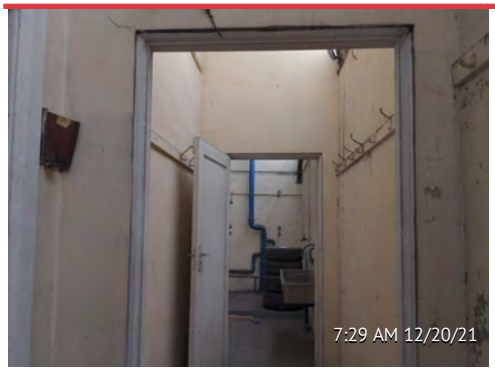

PHOTO 31

Assigned To West Warehouse, South Mezzanine, Entry Door And Door Frame, White Paint.

Assumed lead containing paint.

PHOTO 32

Assigned To South Mezzanine Hallway, Walls, Beige Paint.

Assumed lead containing paint.

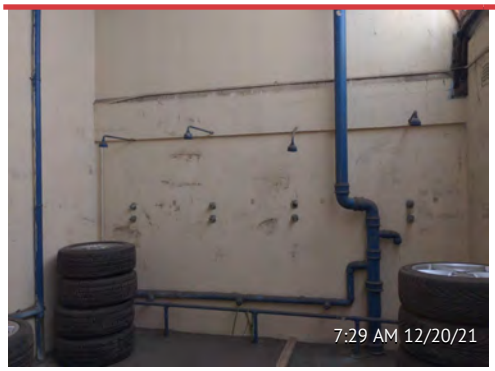

PHOTO 33

Assigned To West Warehouse, South Mezzanine Showers, Walls, Beige Paint.

Assumed lead containing paint.

PHOTO 34

Assigned To West Warehouse, South Mezzanine Main Room, Walls, Beige Paint.

Assumed lead containing paint.

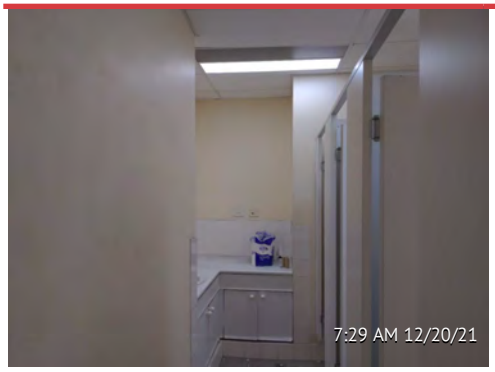

PHOTO 35

Assigned To West Warehouse, Bathroom Below Central Mezzanine, Walls Beige Paint.

Assumed lead containing paint.

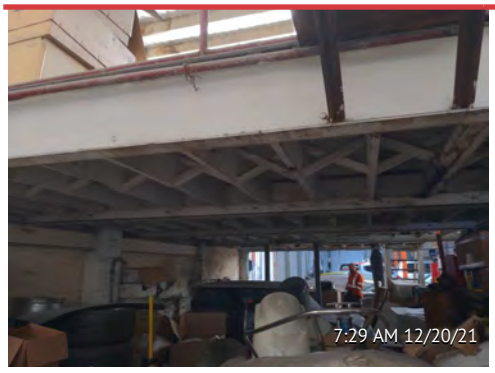

PHOTO 36

Assigned To West Warehouse, Below Central Mezzanine, Ceiling, White Paint.

Assumed lead containing paint.

PHOTO 37

Assigned To West Warehouse, Central Mezzanine, Walls, Beige Paint

Assumed lead containing paint.

PHOTO 38

Assigned To West Warehouse, East Office Building, Main Area, Walls, Beige Paint.

Assumed lead containing paint.

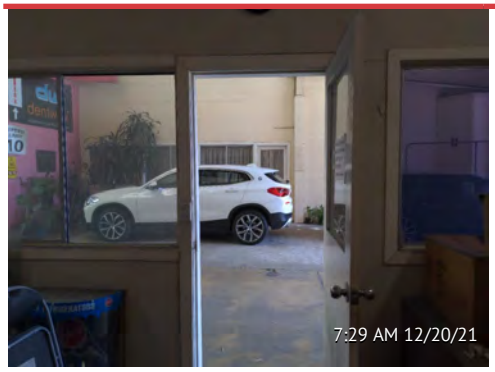

PHOTO 39

Assigned To West Warehouse, East Office Building, Main Area, Door And Door Frame, White Paint.

Assumed lead containing paint.

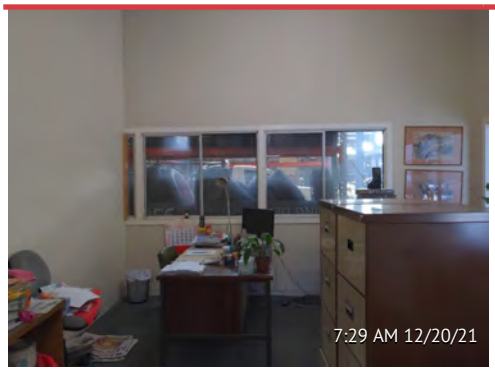

PHOTO 40

Assigned To East Office Building, Main Area, Skirting, White Paint.

Assumed lead containing paint.

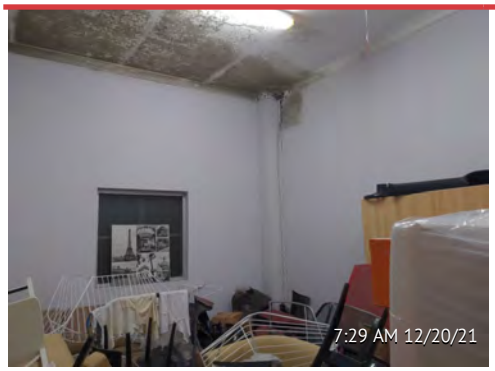

PHOTO 41

Assigned To West Warehouse, East Office Building North Office, Walls, Purple Paint.

EP2640.003_LCP.012: Lead containing paint.

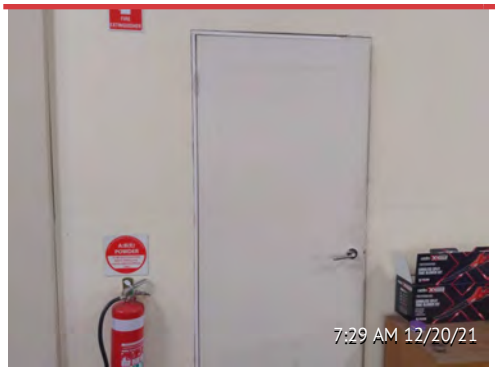

PHOTO 42

Assigned To West Warehouse, East Office Building, North Office, Door And Door Frame, White Paint.

Assumed lead containing paint.

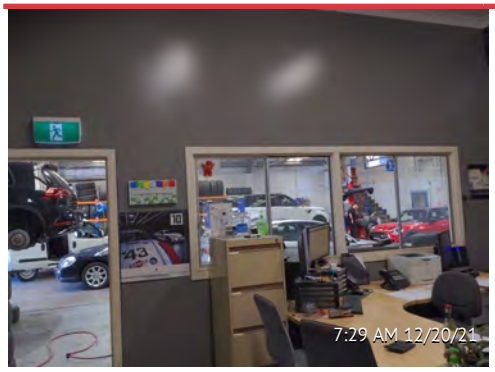

PHOTO 43

Assigned To West Warehouse, East Office Building, South East Office, Door And Door Frame, Beige Paint.

Lead containing paint.

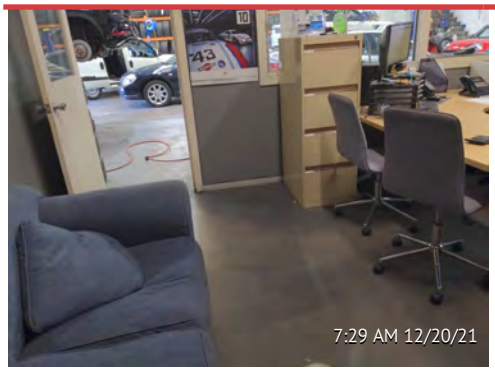

PHOTO 44

Assigned To West Warehouse, East Office Building, South East Office, Window Frame, Beige Paint.

Assumed lead containing paint.

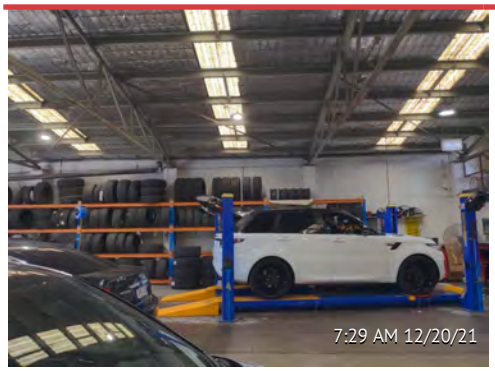

PHOTO 45

Assigned To East Warehouse, Throughout, Walls, White Paint.

EP2540.003_LCP.014: Lead containing paint.

PHOTO 46

Assigned To East Warehouse West Office Exterior, Window Frames, Beige Paint.

Assumed lead containing paint.

PHOTO 47

Assigned To East Warehouse Southeast Mezzanine, Exterior Walls, Beige Paint.

Assumed lead containing paint.

PHOTO 48

Assigned To East Warehouse Male Bathroom, Door And Door Frames, Blue Paint.

EP2640.003_LCP.015: Lead containing paint.

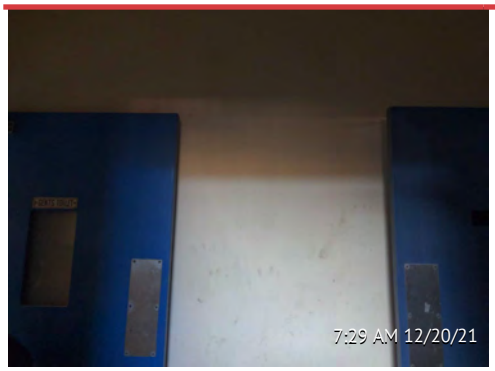

PHOTO 49

Assigned To East Warehouse, Male Bathroom Hallway, Door And Door Frame, Blue Paint.

Assumed lead containing paint.

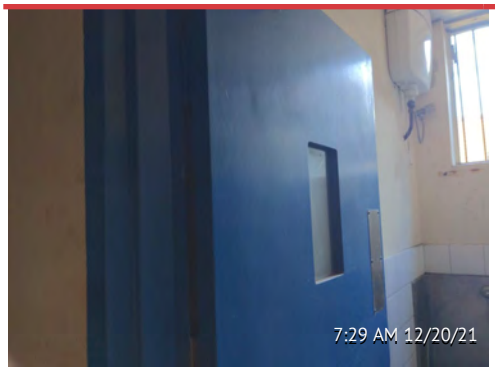

PHOTO 50

Assigned To East Warehouse, Male Bathroom Showers, Door And Door Frame, Blue Paint.

Assumed lead containing paint.

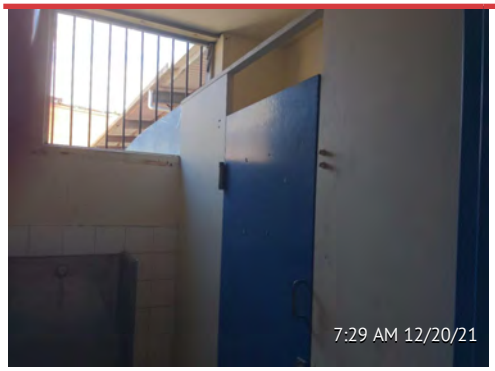

PHOTO 51

Assigned To East Warehouse, Male Bathroom Toilet, Door, Doorframe And Partition Walls, Blue Paint.

Assumed lead containing paint.

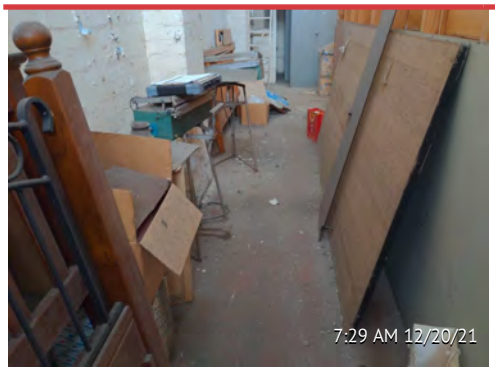

PHOTO 52

Assigned To West Warehouse, West Office Enclosed Western Alleyway, Floor, Accumulated Dust

Lead containing dust.

PHOTO 53

Assigned To West Warehouse, West Office Enclosed Western Alleyway Mezzanine, Floor, Accumulated Dust

Lead containing dust.

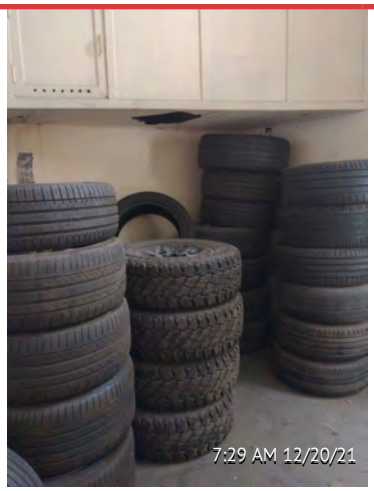

PHOTO 54

Assigned To West Warehouse, South Mezzanine, Main Room Floor, Accumulated Dust.

Lead containing dust.

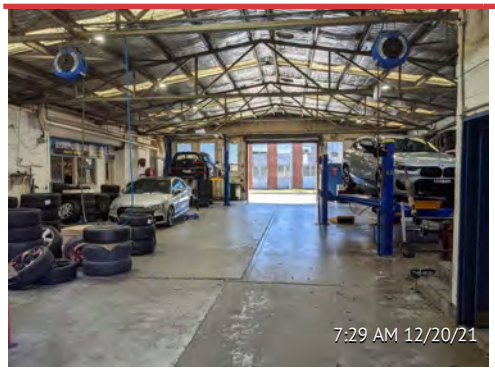

PHOTO 55

Assigned To East Warehouse, Adjacent Office Entry Door Floor, Accumulated Dust.

Lead containing paint.

PHOTO 56

Assigned To Interior, Throughout, Ceiling Space - Underside of Roof, Sarking Insulation.

Assumed SMF containing.

PHOTO 57

Assigned To West Warehouse, South Mezzanine Shower's, South Wall Water Pipe, Hessian Lagging.

Assumed SMF containing.

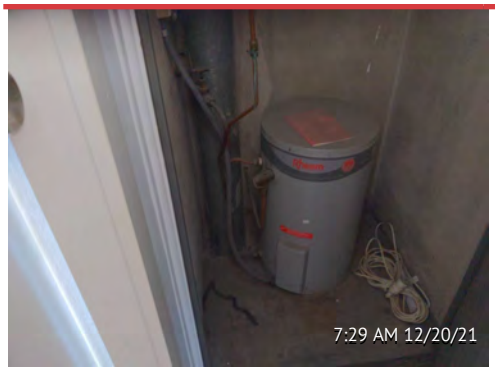

PHOTO 58

Assigned To East Warehouse, Southeast Mezzanine Lunch Room, West Cupboard, Hot Water Heater.

Assumed SMF containing.

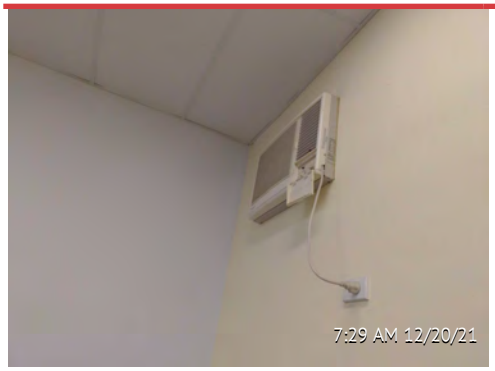

PHOTO 59

Assigned To West Warehouse, West Office Building, South Storage, South Elevation Wall, Air Conditioning Unit.

Suspected R22 refrigerant.

PHOTO 60

Assigned To West Warehouse, East Office Building, Main Office, Ceiling Lining.

Suspected mould.

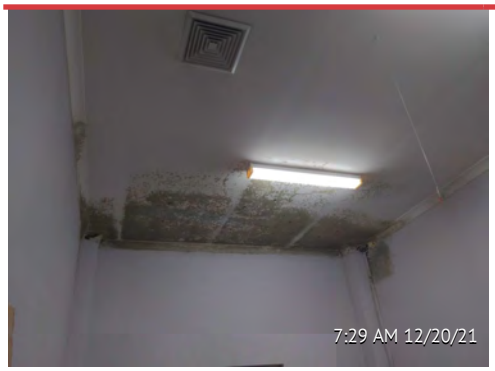

PHOTO 61

Assigned To West Warehouse, East Office Building, North Office, Ceiling Lining.

Suspected mould.

22 December 2021
Ref: EP2640.001_v1

Attachment 3 – HAZMAT Survey Summary Tables

22 December 2021
Ref: EP2640.001_v1

Attachment 4 – NATA Accredited Laboratory Certificate of Analysis

Client: Johnstaff Projects Pty Ltd
Address: 28 – 32 Bourke Road, Alexandria, NSW 2015

Surveyor: Anthony El-Helou

Survey Date: 1/12/2021
Resurvey Due: 1/12/2026

Hazardous Materials (HAZMAT) Register

EP2460.001 - Johnstaff_Bourke Rd _HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment										Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
Asbestos-containing Materials ('ACM')																			
1	Interior west warehouse	West office enclosed western alleyway	West wall	EDB	Fuses	Asbestos	Not sampled due to electrical hazard	Assumed to contain asbestos	2	Unit(s)	Unbonded / Friable	Nil	Good	Low	Low	Low	No	A Class A (friable) licensed asbestos removal contractor must be engaged to remove this item under controlled friable asbestos removal conditions prior to refurbishment or demolition works.	1
2	Interior west warehouse	West office enclosed western alleyway	Floor throughout	Debris (fragments)	Fibre cement sheeting	Asbestos	EP2460.003_ASB.001 (NATA Lab ID: 21-De17483)	Chrysotile asbestos detected	Throughout	-	Bonded / Non-friable	Nil	Poor	Med	High	High	No	Bonded (non-friable) fibre cement sheeting fragments have been visually identified throughout the west office enclosed alleyway floor. Minimum Class B (non-friable) licensed asbestos removal contractor must be engaged to remove greater than 10m² of bonded material under controlled non-friable asbestos removal conditions .	2
3	Interior west warehouse	West office enclosed western alleyway mezzanine	Central location	EDB	Resinous board	Asbestos	Not sampled due to electrical hazard	Assumed to contain asbestos	2	Unit(s)	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	3
4	Interior west warehouse	West office enclosed western alleyway mezzanine	Central location	EDB	Rope Insulation	Asbestos	EP2460.003_ASB.002 (NATA Lab ID: 21-De17484)	Chrysotile asbestos detected	2	Unit(s)	Unbonded / Friable	Nil	Fair	Med	Med	Med	No	A Class A (friable) licensed asbestos removal contractor must be engaged to remove this item under controlled friable asbestos removal conditions prior to refurbishment or demolition works.	4
5	Interior west warehouse	West elevation office exterior façade	Downpipe	Fibre cement pipe	Moulded fibre cement	Asbestos	EP2460.003_ASB.003 (NATA Lab ID: 21-De17485)	Chrysotile asbestos detected	2	m	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	5
6	Interior west warehouse	East elevation office exterior façade	Downpipe	Fibre cement pipe	Moulded fibre cement	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.003 (NATA Lab ID: 21-De17485)	Chrysotile asbestos detected	2	m	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	6
7	Interior west warehouse	West elevation	West wall	EDB	Fuses	Asbestos	Not sampled due to electrical hazard	Assumed to contain asbestos	2	Unit(s)	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	A Class A (friable) licensed asbestos removal contractor must be engaged to remove this item under controlled friable asbestos removal conditions prior to refurbishment or demolition works.	7
8	Interior west warehouse	South mezzanine	Exterior walls	Wall lining	Fibre cement sheeting	Asbestos	EP2460.003_ASB.004 (NATA Lab ID: 21-De17486)	Chrysotile asbestos detected	70	m²	Bonded / Non-friable	Painted	Fair	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	8
9	Interior west warehouse	South mezzanine	Above entry door	Infill panel lining	Fibre cement sheeting	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.004 (NATA Lab ID:21-De17486)	Assumed to contain asbestos	2	m²	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	9
10	Interior west warehouse	South mezzanine	Stairway	Infill panel lining	Fibre cement sheeting	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.004 (NATA Lab ID:21-De17486)	Assumed to contain asbestos	4	m²	Bonded / Non-friable	Painted	Fair	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	10
11	Interior west warehouse	South mezzanine main room	Walls	Wall lining	Fibre cement sheeting	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.004 (NATA Lab ID: 21-De17486)	Assumed to contain asbestos	70	m²	Bonded / Non-friable	Painted	Fair	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	11
12	Interior west warehouse	South mezzanine main room	Southeast wall	Cupboard lining	Fibre cement sheeting	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.004 (NATA Lab ID: 21-De17486)	Assumed to contain asbestos	10	m²	Bonded / Non-friable	Painted	Poor	Low	Med	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	12
13	Interior west warehouse	South mezzanine main room	West wall	Down pipe and gutter box	Moulded fibre cement	Asbestos	EP2460.003_ASB.005 (NATA Lab ID: 21-De17487)	Chrysotile and amosite asbestos detected	4	m²	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	13
14	Interior west warehouse	South mezzanine main room	West wall	Infill panels around down pipe and gutter box	Fibre cement concrete	Asbestos	Not sampled Similar in appearance to EP2460.003_ASB.004 (NATA Lab ID:)	Assumed to contain asbestos	4	m²	Bonded / Non-friable	Nil	Fair	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	14
15	Interior west warehouse	West warehouse	South elevation	Crane	Break pads	Asbestos	Not sampled due to height limitations	Assumed to contain asbestos	<1	m²	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m2 of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	15
16	Interior west warehouse	Bathroom below central mezzanine	Downpipe	Fibre cement pipe	Fibre cement concrete	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.003 (NATA Lab ID: 21-De17485)	Assumed to contain asbestos	2	m	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	16
17	Interior west warehouse	Bathroom below central mezzanine	Above entry door	Infill panel	Fibre cement sheeting	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.006 (NATA Lab ID: 21-De17488)	Assumed to contain asbestos	4	m²	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	-
18	Interior west warehouse	Central mezzanine	Walls	Wall lining	Fibre cement sheeting	Asbestos	EP2460.003_ASB.006 (NATA Lab ID: 21-De17488)	Chrysotile and amosite asbestos detected	50	m²	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	17
19	Interior west warehouse	Central mezzanine	Floor	Debris (fragments)	Fibre cement sheeting	Asbestos	EP2460.003_ASB.007 (NATA Lab ID: 21-De17489)	Chrysotile asbestos detected	Throughout	-	Bonded / Non-friable	Nil	Poor	Med	High	Med	No	Bonded (non-friable) fibre cement sheeting fragments have been visually identified throughout the west warehouse central mezzanine floor. Minimum Class B (non-friable) licensed asbestos removal contractor must be engaged to remove greater than 10m² of bonded material under controlled non-friable asbestos removal conditions .	18
20	Interior east warehouse	North elevation	Northeast extent adjacent roller door	Fire door	Fire door core	Asbestos	Not sampled	Assumed to contain asbestos	2	m²	Unbonded / Friable	-	Good	Low	Low	Low		Fire door tag not observed at the time of the assessment. Assumed to contain asbestos.	19
21	Interior east warehouse	Southeast mezzanine lunch room	Throughout	Floor	Vinyl tiles -green	Asbestos	EP2460.003_ASB.008 (NATA Lab ID: 21-De17490)	Chrysotile asbestos detected	30	m²	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	20
22	Interior east warehouse	Southeast mezzanine exterior	North of stairway	Wall lining	Fibre cement sheeting	Asbestos	EP2460.003_ASB.009 (NATA Lab ID: 21-De17491)	Chrysotile asbestos detected	6	m²	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	21
23	Exterior east warehouse	Central extent court yard	West elevation	Window	Putty	Asbestos	Not sampled due to height	Assumed to contain asbestos	<1	m²	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	22

Client: Johnstaff Projects Pty Ltd
Address: 28 – 32 Bourke Road, Alexandria, NSW 2015

Surveyor: Anthony El-Helou

Survey Date: 1/12/2021
Resurvey Due: 1/12/2026

Hazardous Materials (HAZMAT) Register

EP2460.001 - Johnstaff_Bourke Rd _HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment										Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
Lead-containing Paint ('LCP')																			
24	Exterior	Throughout	Northern walls	Orange paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.001 (NATA Lab ID:S21-De17466)	Positive 0.16 %	120	m²	-	-	Good	Low	Low	Low	-	NATA accredited analytical laboratory test result: 0.16 % lead content (%w/w) > 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	23
25	Exterior	Northwest	Door and door frame	Grey paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.002 (NATA Lab ID: S21-De17467)	Negative < 0.01%	3	m²	-	-	Good	Low	-	-	-	NATA accredited analytical laboratory test result: <0.01 % lead content (%w/w) < / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
26	Exterior	Throughout	Northern Walls	Black paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.003 (NATA Lab ID: S21-De17468)	Negative 0.1%	10	m²	-	-	Good	Low	-	-	-	NATA accredited analytical laboratory test result: 0.1 % lead content (%w/w) < / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
27	Exterior	Northeast	Door and door frame	Grey paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.002 (NATA Lab ID: S21-De17467)	Assumed negative	3	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
28	Interior west warehouse	West office exterior	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.009 (NATA Lab ID: S21-De17474)	Positive 0.12 %	3	m²	-	-	Good	Low	Low	Low	-	NATA accredited analytical laboratory test result: 0.12 % lead content (%w/w) > 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	24
29	Interior west warehouse	West office exterior	Window frames	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474)	Assumed positive	2	m²	-	-	Good	Low	Low	Low	-	>0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	same as 24
30	Interior west warehouse	West office exterior	Skirting	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	20	m	-	-	Good	Low	Low	Low	-	>0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	same as 24
31	Interior west warehouse	East office exterior	Skirting	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	20	m	-	-	Good	Low	Low	Low	-	>0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	same as 24
32	Interior west warehouse	East office exterior	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474)	Assumed positive	3	m²	-	-	Good	Low	Low	Low	-	>0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	same as 24
33	Interior west warehouse	East office exterior	Window frames	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474)	Assumed positive	2	m²	-	-	Good	Low	Low	Low	-	>0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	same as 24
34	Interior west warehouse	West office exterior	South wall	Pink paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.013 (NATA Lab ID: S21-De17478)	Negative < 0.01%	5	m²	-	-	Good	Low	-	-	-	NATA accredited analytical laboratory test result: <0.01 % lead content (%w/w) < / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	same as 24
35	Interior west warehouse	West office main office room	Walls	Blue paint	-	-	-	-	-	-	-	-	-	-	-	-	-	Presumed non lead containing based on age and appearance	-
36	Interior west warehouse	West office main office room	Door and door frames	Cream paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Negative 0.06%	15	m²	-	-	Good	Low	-	-	-	NATA accredited analytical laboratory test result: 0.06 % lead content (%w/w) < / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
37	Interior west warehouse	West office main office room	Window frames	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	2	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
38	Interior west warehouse	West office main office room	Skirting	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	10	m	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
39	Interior west warehouse	West office building north office storage room	Door and door frames	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	3	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
40	Interior west warehouse	West office building north office storage room	Walls	White paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.005 (NATA Lab ID: S21-De17470)	Positive 25 %	50	m²	-	-	Fair	Med	Low	Low	-	NATA accredited analytical laboratory test result: 25 % lead content (%w/w) > 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	25
41	Interior west warehouse	West office building north office storage room	Skirting	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.005 (NATA Lab ID: S21-De17470)	Assumed positive	15	m	-	-	Fair	Med	Low	Low	-	>0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
42	Interior west warehouse	West office building north office	Walls	Blue paint	-	-	-	-	-	-	-	-	-	-	-	-	-	Presumed non lead containing based on age and appearance	-
43	Interior west warehouse	West office building north office	Door and door frame	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	3	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
44	Interior west warehouse	West office building north office	Skirting	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	10	m	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
45	Interior west warehouse	West office building kitchen	Walls	Blue paint	-	-	-	-	-	-	-	-	-	-	-	-	-	Presumed non lead containing based on age and appearance	-
46	Interior west warehouse	West office building kitchen	Door and door frame	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	3	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
47	Interior west warehouse	West office building kitchen	Skirting	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	10	m	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
48	Interior west warehouse	West office building south office	Door and door frame	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	3	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
49	Interior west warehouse	West office building south office	Skirting	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	10	m	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
50	Interior west warehouse	West office building south office	North wall	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	15	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
51	Interior west warehouse	West office building south office	East wall	Orange paint	-	-	-	-	-	-	-	-	-	-	-	-	-	Presumed non lead containing based on age and appearance	-

Client: Johnstaff Projects Pty Ltd
Address: 28 – 32 Bourke Road, Alexandria, NSW 2015

Surveyor: Anthony El-Helou

Survey Date: 1/12/2021
Resurvey Due: 1/12/2026

Hazardous Materials (HAZMAT) Register

EP2460.001 - Johnstaff_Bourke Rd _HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment										Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
52	Interior west warehouse	West office building south office	South	Green paint	-	-	-	-	-	-	-	-	-	-	-	-	-	Presumed non lead containing based on age and appearance	-
53	Interior west warehouse	West office building south office	West	Blue paint	-	-	-	-	-	-	-	-	-	-	-	-	-	Presumed non lead containing based on age and appearance	-
54	Interior west warehouse	West office building south storage	North and east walls	White paint	-	-	-	-	-	-	-	-	-	-	-	-	-	Presumed non lead containing based on age and appearance	-
55	Interior west warehouse	West office building south storage	South and west wall	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	30	m^2	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
56	Interior west warehouse	West office building south storage	Skirting	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	20	m	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
57	Interior west warehouse	West office building south storage	Door and door frame	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469)	Assumed negative	6	m^2	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
58	Interior west warehouse	West office enclosed western alleyway	Walls and stairs to mezzanine	Beige paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.006 (NATA Lab ID: S21-De17471)	Positive 0.15 %	75	m^2	-	-	Poor	Low	Med	Med	-	NATA accredited analytical laboratory test result: 0.15 % lead content (%w/w) > 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	26
59	Interior west warehouse	West office enclosed western alleyway mezzanine	Walls	Light blue paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.007 (NATA Lab ID: S21-De17472)	Negative 0.02%	10	m^2	-	-	Fair	Low	-	-	-	NATA accredited analytical laboratory test result: 0.02 % lead content (%w/w) < / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
60	Interior west warehouse	West office enclosed western alleyway mezzanine	North wall redundant window	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	1	m^2	-	-	Fair	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	27
61	Interior west warehouse	Throughout	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Positive 0.43%	175	m^2	-	-	Poor	Med	Med	Med	-	NATA accredited analytical laboratory test result: 0.43% lead content (%w/w) > 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	28
62	Interior west warehouse	Throughout	Walls	White paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.010 (NATA Lab ID: S21-De17473)	Positive 0.14%	20	m^2	-	-	Poor	Med	Med	Low	-	NATA accredited analytical laboratory test result: 0.14% lead content (%w/w) > 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	29
63	Interior west warehouse	Throughout	Walls	Blue paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.011 (NATA Lab ID: S21-De17476)	Negative 0.08%	175	m^2	-	-	Good	Low	-	-	-	NATA accredited analytical laboratory test result: 0.08 % lead content (%w/w) < / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
64	Interior west warehouse	Below southern mezzanine	Ceiling	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.010 (NATA Lab ID: S21-De17475)	Assumed positive	100	m^2	-	-	Fair	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	30
65	Interior west warehouse	South mezzanine	Stairs and railing	Beige paint	`	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	2	m^2	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	Same as 10
66	Interior west warehouse	South mezzanine	Entry door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.010 (NATA Lab ID: S21-De17475)	Assumed positive	3	m^2	-	-	Fair	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	31
67	Interior west warehouse	South mezzanine hallway	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	25	m^2	-	-	Poor	Med	Med	Med	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	32
68	Interior west warehouse	South mezzanine hallway	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.010 (NATA Lab ID: S21-De17475)	Assumed positive	3	m^2	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	Same as 31
69	Interior west warehouse	South mezzanine showers	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	80	m^2	-	-	Fair	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	33
70	Interior west warehouse	South mezzanine showers	Water pipes	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.015 (NATA Lab ID: S21-De17480)	Assumed positive	3	m	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	
70	Interior west warehouse	South mezzanine showers	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.010 (NATA Lab ID: S21-De17475)	Assumed positive	3	m^2	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	Same as 31
71	Interior west warehouse	South mezzanine main room	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	120	m^2	-	-	Fair	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	34
72	Interior west warehouse	South mezzanine main room	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.010 (NATA Lab ID: S21-De17475)	Assumed positive	3	m^2	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	Same as 34
73	Interior west warehouse	South mezzanine main room	Window frames	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.010 (NATA Lab ID: S21-De17475)	Assumed positive	3	m^2	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	Same as 11
74	Interior west warehouse	South extent	Structural metal pillars	Orange paint	-	-	-	-	-	-	-	-	-	-	-	-	-	Presumed non lead containing based on age and appearance	-
75	Interior west warehouse	Bathroom below central mezzanine	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	65	m^2	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	35
76	Interior west warehouse	Bathroom below central mezzanine	Door and door frame	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	3	m^2	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
77	Interior west warehouse	Below central mezzanine	Ceiling	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.010 (NATA Lab ID: S21-De17475)	Assumed positive	10	m^2	-	-	Fair	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	36
78	Interior west warehouse	Central mezzanine	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	35	m^2	-	-	Poor	Med	Med	Med	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	37
79	Interior west warehouse	Central mezzanine	Walls	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.011 (NATA Lab ID: S21-De17476)	Assumed negative	15	m^2	-	-	Poor	Med	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-

Client: Johnstaff Projects Pty Ltd
Address: 28 – 32 Bourke Road, Alexandria, NSW 2015

Surveyor: Anthony El-Helou

Survey Date: 1/12/2021
Resurvey Due: 1/12/2026

Hazardous Materials (HAZMAT) Register

EP2460.001 - Johnstaff_Bourke Rd _HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment										Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
80	Interior west warehouse	East office building main area	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	60	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	38
81	Interior west warehouse	East office building main area	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474)	Assumed positive	9	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	39
82	Interior west warehouse	East office building main area	Window frames	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474)	Assumed positive	3	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	Same as 38
83	Interior west warehouse	East office building main area	Skirting	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	20	m	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	40
84	Interior west warehouse	East office building north office	Walls	Purple paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.012 (NATA Lab ID: S21-De17477)	Negative < 0.01%	40	m²	-	-	Good	Low	Low	Low	-	NATA accredited analytical laboratory test result: <0.01 % lead content (%w/w) < / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	41
85	Interior west warehouse	East office building north office	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474)	Assumed positive	3	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	42
86	Interior west warehouse	East office building north office	Skirting	Purple paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: ' EP2460.003_LCP.012 (NATA Lab ID: S21-De17477)	Assumed positive	20	m	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
87	Interior west warehouse	East office building south east office	Walls	Grey paint	-	-	-	-	-	-	-	-	-	-	-	-	-	Presumed non lead containing based on age and appearance	-
88	Interior west warehouse	East office building south east office	Door and door frame	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	3	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	43
89	Interior west warehouse	East office building south east office	Window frames	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474)	Assumed positive	2	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	44
90	Interior west warehouse	East office building south east office	Skirting	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	20	m	-	-	Fair	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	Same as 44
91	Interior east warehouse	Throughout	Walls	White paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.014 (NATA Lab ID: S21-De17479)	Positive 0.17%	160	m²	-	-	Good	Low	Low	Low	-	NATA accredited analytical laboratory test result: 0.17% lead content (%w/w) > 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	45
92	Interior east warehouse	West office exterior	Window frames	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	2	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	46
93	Interior east warehouse	West office exterior	Skirting	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	20	m	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
94	Interior east warehouse	North extent	Fire door and door frame	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.015 (NATA Lab ID: S21-De17480)	Assumed positive	3	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	Same as 19
95	Interior east warehouse	Southeast mezzanine	External walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473)	Assumed positive	30	m²	-	-	Fair	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	47
96	Interior east warehouse	Male bathroom	Door and door frame	Blue paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.015 (NATA Lab ID: S21-De17480)	Positive 0.31%	3	m²	-	-	Good	Low	Low	Low	-	NATA accredited analytical laboratory test result: 0.31% lead content (%w/w) > 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	48
97	Interior east warehouse	Male bathroom hallway	Door and door frame	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.015 (NATA Lab ID: S21-De17480)	Assumed Positive	3	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	49
98	Interior east warehouse	Male bathroom hallway	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	EP2460.003_LCP.016 (NATA Lab ID: S21-De17481)	Negative 0.03%	10	m²	-	-	Good	Low	-	-	-	NATA accredited analytical laboratory test result: 0.03 % lead content (%w/w) < / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
99	Interior east warehouse	Male bathroom hallway	Ceiling	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:'EP2460.003_LCP.016 (NATA Lab ID: S21-De17481)	Assumed negative	8	m²	-	-	Fair	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
100	Interior east warehouse	Male bathroom showers	Door and door frame	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.015 (NATA Lab ID: S21-De17480)	Assumed positive	3	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	50
101	Interior east warehouse	Male bathroom showers	walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.016 (NATA Lab ID: S21-De17481)	Assumed negative	30	m²	-	-	Fair	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
102	Interior east warehouse	Male bathroom showers	Ceiling	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: 'EP2460.003_LCP.016 (NATA Lab ID: S21-De17481)	Assumed negative	8	m²	-	-	Poor	Med	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
103	Interior east warehouse	Male bathroom toilet	Door, door frame and partition door	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:' EP2460.003_LCP.015 (NATA Lab ID: S21-De17480)	Assumed positive	6	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	51
104	Interior east warehouse	Male bathroom toilet	walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: 'EP2460.003_LCP.016 (NATA Lab ID: S21-De17481)	Assumed negative	30	m²	-	-	Fair	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
105	Interior east warehouse	Male bathroom toilet	Ceiling	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: 'EP2460.003_LCP.016 (NATA Lab ID: S21-De17481)	Assumed negative	8	m²	-	-	Fair	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
106	Interior east warehouse	Southeast mezzanine lunch room	Ceiling	White paint	Lead-containing paint	Lead Paint - Chip	'EP2460.003_LCP.017 (NATA Lab ID: S21-De17482)	Negative 0.03%	8	m²	-	-	Poor	Low	-	-	-	NATA accredited analytical laboratory test result: 0.03 % lead content (%w/w) < / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
107	Interior east warehouse	Southeast mezzanine lunch room	Walls	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: 'EP2460.003_LCP.017 (NATA Lab ID: S21-De17482)	Assumed negative	30	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
108	Interior east warehouse	Southeast mezzanine lunch room	Door and door frame	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: 'EP2460.003_LCP.016 (NATA Lab ID: S21-De17481)	Assumed negative	3	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-

Client: Johnstaff Projects Pty Ltd
Address: 28 – 32 Bourke Road, Alexandria, NSW 2015

Surveyor: Anthony El-Helou

Survey Date: 1/12/2021
Resurvey Due: 1/12/2026

Hazardous Materials (HAZMAT) Register

EP2460.001 - Johnstaff_Bourke Rd _HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment										Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
109	Interior east warehouse	Southeast mezzanine lunch room	west cupboard door	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: 'EP2460.003_LCP.016 (NATA Lab ID: S21-De17481)	Assumed negative	3	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
110	Interior east warehouse	Southeast mezzanine bathroom	Door and door frame	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: 'EP2460.003_LCP.016 (NATA Lab ID: S21-De17481)	Assumed negative	3	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
111	Interior east warehouse	Southeast mezzanine exterior	Window frame	Grey paint	-	-	-	-	-	-	-	-	-	-	-	-	-	Presumed non lead containing based on age and appearance	-
112	Exterior	East warehouse court yard	Roller door metal capping	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: 'EP2460.003_LCP.016 (NATA Lab ID: S21-De17481)	Assumed negative	2	m²	-	-	Poor	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
113	Exterior	East warehouse court yard	Southwest door	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: 'EP2460.003_LCP.016 (NATA Lab ID: S21-De17481)	Assumed negative	3	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
114	Exterior	East warehouse court yard	Northwest door	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: 'EP2460.003_LCP.016 (NATA Lab ID: S21-De17481)	Assumed negative	3	m²	-	-	Good	Low	-	-	-	< / = 0.1 % lead content, not classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings.	-
115	Interior southeast warehouse	Throughout	Walls	White paint	-	-	-	-	-	-	-	-	-	-	-	-	-	Presumed non lead containing based on age and appearance	-
116	Interior southeast warehouse	Throughout	Metal structural beams	Maroon paint	-	-	-	-	-	-	-	-	-	-	-	-	-	Presumed non lead containing based on age and appearance	-
Lead Containing Dust ('LCD')																			
117	Interior west warehouse	West office enclosed western alleyway	Floor	Accumulated dust	Lead-containing dust	Lead Dust	EP2460.003_LCD.001 (NATA Lab ID: S21-De17492	630 mg/m²	60	m²	-	-	Poor	Low	Med	Low	No	Lead content within dust : returned a result of 630 mg/m². Lead containing dust was detected in high concentrations w. It is recommended that further dust sampling be undertaken to identify the extent of lead concentrations as dust loading was observed throughout the site at the time of the assessment. Lead containing dust identified should be removed by an appropriately licensed removal contractor.	52
118	Interior west warehouse	West office enclosed western alleyway	Floor	Accumulated dust	Lead-containing dust	Lead Dust	EP2460.003_LCD.002 (NATA Lab ID: S21-De17493)	320 mg/m²	20	m²	-	-	Poor	Med	Med	Low	No	Lead content within dust : returned a result of 320 mg/m².Lead containing dust was detected in high concentrations w. It is recommended that further dust sampling be undertaken to identify the extent of lead concentrations as dust loading was observed throughout the site at the time of the assessment. Lead containing dust identified should be removed by an appropriately licensed removal contractor.	53
119	Interior west warehouse	South mezzanine main room	Floor	Accumulated dust	Lead-containing dust	Lead Dust	EP2460.003_LCD.003 (NATA Lab ID: S21-De17494)	1,200 mg/m²	100	m²	-	-	Poor	Med	Med	Low	No	Lead content within dust : returned a result of 1,200 mg/m². Lead containing dust was detected in high concentrations w. It is recommended that further dust sampling be undertaken to identify the extent of lead concentrations as dust loading was observed throughout the site at the time of the assessment. Lead containing dust identified should be removed by an appropriately licensed removal contractor.	54
120	Interior west warehouse	Central mezzanine	Floor	Accumulated dust	Lead-containing dust	Lead Dust	EP2460.003_LCD.004 (NATA Lab ID: S21-De17495)	2,400 mg/m²	80	m²	-	-	Poor	Med	Med	Low	No	Lead content within dust : returned a result of 2,400 mg/m². Lead containing dust was detected in high concentrations w. It is recommended that further dust sampling be undertaken to identify the extent of lead concentrations as dust loading was observed throughout the site at the time of the assessment. Lead containing dust identified should be removed by an appropriately licensed removal contractor.	-
121	Interior east warehouse	Adjacent office entry door	Floor	Accumulated dust	Lead-containing dust	Lead Dust	EP2460.003_LCD.005 (NATA Lab ID: S21-De17496)	120 mg/m²	200	m²	-	-	Poor	Med	Med	Low	No	Lead content within dust : returned a result of 120 mg/m². Lead containing dust was detected in high concentrations w. It is recommended that further dust sampling be undertaken to identify the extent of lead concentrations as dust loading was observed throughout the site at the time of the assessment. Lead containing dust identified should be removed by an appropriately licensed removal contractor.	55
122	Interior east warehouse	Male bathroom shower	Floor	Accumulated dust	Lead-containing dust	Lead Dust	EP2460.003_LCD.006 (NATA Lab ID: S21-De17497)	85 mg/m²	30	m²	-	-	Poor	Med	Med	Low	No	Lead content within dust : returned a result of 85 mg/m². Lead containing dust was detected in high concentrations w. It is recommended that further dust sampling be undertaken to identify the extent of lead concentrations as dust loading was observed throughout the site at the time of the assessment. Lead containing dust identified should be removed by an appropriately licensed removal contractor.	-
123	Interior east warehouse	Southeast mezzanine kitchen	Floor	Accumulated dust	Lead-containing dust	Lead Dust	EP2460.003_LCD.007 (NATA Lab ID: S21-De17498)	12 mg/m²	30	m²	-	-	Poor	Med	Med	Low	No	Lead content within dust : returned a result of12 mg/m². Lead containing dust was detected in high concentrations w. It is recommended that further dust sampling be undertaken to identify the extent of lead concentrations as dust loading was observed throughout the site at the time of the assessment. Lead containing dust identified should be removed by an appropriately licensed removal contractor.	Same as 20
Synthetic Mineral Fibre Materials ('SMF')																			
124	Interior	Throughout	Ceiling space - underside of roof	Sarking insulation	Insulation material	SMF	Visually identified	Assumed positive	2000	m²	Bonded / Non-friable	-	Good	Low	Low	Low	No	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)].	56
125	Interior west warehouse	Above west office building	Ceiling space	Insulation batts	Insulation material	SMF	Visually identified	Assumed positive	80	m²	Bonded / Non-friable	-	Good	Low	Low	Low	No	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)].	-
126	Interior west warehouse	South mezzanine showers	South wall water pipe	Hessian lagging	Insulation material	SMF	Visually identified	Assumed positive	2	m²	Bonded / Non-friable	-	Good	Low	Low	Low	No	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)].	57
127	Interior east warehouse	Southeast mezzanine lunch room	West cupboard	Hot water heater	Insulation material - internal	SMF	Visually identified	Assumed positive	1	Unit(s)	Bonded / Non-friable	-	Good	Low	Low	Low	No	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)].	58
Polychlorinated Biphenyls ('PCB')																			
128	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	No PCB-containing capacitors identified at the time of the December 2021 assessment	-
Ozone Depleting Substances ('ODS')																			
129	Interior west warehouse	West office building south storage	South elevation wall	Air conditioning unit	Hydrochlorofluorocarbon (HCFC) refrigerant gas	Ozone Depleting Substances	R22 Refrigerant (suspected)	Assumed positive	1	Unit(s)	-	-	Good	Low	Low	Low	No	Unknown refrigerant gas - suspect R22. Suspected ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	59
Inaccessible Areas																			
130	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	There were no inaccessible areas during the December 2021 assessment.	-
Additional Items																			
131	Interior west warehouse	East office building main office	Ceiling lining	Suspected mould	-	-	-	Assumed Positive	-	-	-	-	-	-	-	-	-	EP Risk recommends an indoor air quality assessment be undertaken.	60
132	Interior west warehouse	East office building North office	Ceiling lining	Suspected mould	-	-	-	Assumed Positive	-	-	-	-	-	-	-	-	-	EP Risk recommends an indoor air quality assessment be undertaken .	61

22 December 2021
Ref: EP2640.001_v1

Attachment 4 – NATA Accredited Laboratory Certificate of Analysis

EP Risk Management (NSW)
Level 4 73 Walker St
North Sydney
NSW 2060

NATA Accredited
Accreditation Number 1261
Site Number 18217

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

Attention: **Anthony El-Helou**

Report **848011-A**
Project name HAZMAT
Project ID EP2460
Received Date Dec 07, 2021

Client Sample ID			**EP2460.003.LCD_001**	**EP2460.003.LCD_002**	**EP2460.003.LCD_003**	**EP2460.003.LCD_004**
Sample Matrix			**Wipes**	**Wipes**	**Wipes**	**Wipes**
Eurofins Sample No.			**S21-De17492**	**S21-De17493**	**S21-De17494**	**S21-De17495**
Date Sampled			**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**
Test/Reference	LOR	Unit				
Heavy Metals						
Lead	1	Total ug	6300	3200	12000	24000

Client Sample ID			**EP2460.003.LCD_005**	**EP2460.003.LCD_006**	**EP2460.003.LCD_007**
Sample Matrix			**Wipes**	**Wipes**	**Wipes**
Eurofins Sample No.			**S21-De17496**	**S21-De17497**	**S21-De17498**
Date Sampled			**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**
Test/Reference	LOR	Unit			
Heavy Metals					
Lead	1	Total ug	1200	850	120

Sample History

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

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

Description	Testing Site	Extracted	Holding Time
Heavy Metals	Sydney	Dec 14, 2021	28 Days

- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**			
1	EP2460.003.LCP_001	Dec 01, 2021		Paint	S21-De17466			X
2	EP2460.003.LCP_002	Dec 01, 2021		Paint	S21-De17467			X
3	EP2460.003.LCP_003	Dec 01, 2021		Paint	S21-De17468			X
4	EP2460.003.LCP_004	Dec 01, 2021		Paint	S21-De17469			X
5	EP2460.003.LCP_005	Dec 01, 2021		Paint	S21-De17470			X
6	EP2460.003.L	Dec 01, 2021		Paint	S21-De17471			X

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
	CP_006							
7	EP2460.003.LCP_007	Dec 01, 2021		Paint	S21-De17472			X
8	EP2460.003.LCP_008	Dec 01, 2021		Paint	S21-De17473			X
9	EP2460.003.LCP_009	Dec 01, 2021		Paint	S21-De17474			X
10	EP2460.003.LCP_010	Dec 01, 2021		Paint	S21-De17475			X
11	EP2460.003.LCP_011	Dec 01, 2021		Paint	S21-De17476			X
12	EP2460.003.LCP_012	Dec 01, 2021		Paint	S21-De17477			X

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
13	EP2460.003.LCP_013	Dec 01, 2021		Paint	S21-De17478			X
14	EP2460.003.LCP_014	Dec 01, 2021		Paint	S21-De17479			X
15	EP2460.003.LCP_015	Dec 01, 2021		Paint	S21-De17480			X
16	EP2460.003.LCP_016	Dec 01, 2021		Paint	S21-De17481			X
17	0508109121	Dec 01, 2021		Paint	S21-De17482			X
18	EP2460.003.ASB_001	Dec 01, 2021		Building Materials	S21-De17483	X		
19	EP2460.003.ASB_002	Dec 01, 2021		Building Materials	S21-De17484	X		

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
20	EP2460.003.ASB_003	Dec 01, 2021		Building Materials	S21-De17485	X		
21	EP2460.003.ASB_004	Dec 01, 2021		Building Materials	S21-De17486	X		
22	EP2460.003.ASB_005	Dec 01, 2021		Building Materials	S21-De17487	X		
23	EP2460.003.ASB_006	Dec 01, 2021		Building Materials	S21-De17488	X		
24	EP2460.003.ASB_007	Dec 01, 2021		Building Materials	S21-De17489	X		
25	EP2460.003.ASB_008	Dec 01, 2021		Building Materials	S21-De17490	X		
26	EP2460.003.A	Dec 01, 2021		Building	S21-De17491	X		

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
26	EP2460.003.ASB_009	Dec 01, 2021		Building Materials	S21-De17491			
27	EP2460.003.LCD_001	Dec 01, 2021		Wipes	S21-De17492		X	
28	EP2460.003.LCD_002	Dec 01, 2021		Wipes	S21-De17493		X	
29	EP2460.003.LCD_003	Dec 01, 2021		Wipes	S21-De17494		X	
30	EP2460.003.LCD_004	Dec 01, 2021		Wipes	S21-De17495		X	
31	EP2460.003.LCD_005	Dec 01, 2021		Wipes	S21-De17496		X	
32	EP2460.003.L	Dec 01, 2021		Wipes	S21-De17497		X	

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
	CD_006							
33	EP2460.003.LCD_007	Dec 01, 2021		Dust	S21-De17498		X	
Test Counts						9	7	17

Internal Quality Control Review and Glossary

General

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

Holding Times

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

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

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

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

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

Units

mg/kg: milligrams per kilogram
mg/L: milligrams per litre
ug/L: micrograms per litre
ppm: Parts per million
ppb: Parts per billion
%: Percentage
org/100mL: Organisms per 100 millilitres
NTU: Nephelometric Turbidity Units
MPN/100mL: Most Probable Number of organisms per 100 millilitres

Terms

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

QC - Acceptance Criteria

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

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

Results <10 times the LOR : No Limit

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

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

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

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

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

.

QC Data General Comments

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

Comments

Sample Integrity

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

Authorised by:

John Nguyen	Analytical Services Manager
John Nguyen	Senior Analyst-Metal (NSW)

Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please click here.

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

Certificate of Analysis

eurofins | Environment Testing

NATA Accredited
Accreditation Number 1261
Site Number 18217

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

EP Risk Management (NSW)
Level 4 73 Walker St
North Sydney
NSW 2060

Attention:	Anthony El-Helou
Report	848011-AID
Project Name	HAZMAT
Project ID	EP2460
Received Date	Dec 07, 2021
Date Reported	Dec 15, 2021

Methodology:

Asbestos Fibre Identification	Conducted in accordance with the Australian Standard AS 4964 – 2004: Method for the Qualitative Identification of Asbestos in Bulk Samples and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques. *NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.*
Unknown Mineral Fibres	Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity. *NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, AS4964 requires that these are reported as UMF unless confirmed by an independent technique.*
Subsampling Soil Samples	The whole sample submitted is first dried and then passed through a 10mm sieve followed by a 2mm sieve. All fibrous matter greater than 10mm, greater than 2mm as well as the material passing through the 2mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 to 60g then a sub-sampling routine based on ISO 3082:2009(E) is employed. *NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be sub-sampled for trace analysis, in accordance with AS 4964-2004.*
Bonded asbestos-containing material (ACM)	The material is first examined and any fibres isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination.The resultant material is then further examined in accordance with AS 4964 - 2004. *NOTE: Even after disintegration it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos-containing sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.*
Limit of Reporting	The performance limitation of the AS 4964 (2004) method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w). The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory Limit of Reporting (LOR), per se. Examination of a large sample size (e.g. 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 4964 and hence NATA Accreditation does not cover the performance of this service (non-NATA results shown with an asterisk). *NOTE: NATA News March 2014, p.7, states in relation to AS 4964: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos".This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.*

Project Name HAZMAT
Project ID EP2460
Date Sampled Dec 01, 2021
Report 848011-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
EP2460.003.ASB_001	21-De17483	Dec 01, 2021	Approximate Sample 38g / 100x30x10mm Sample consisted of: Grey compressed fibre cement	Chrysotile asbestos detected.
EP2460.003.ASB_002	21-De17484	Dec 01, 2021	Approximate Sample 21g / 120x40x7mm Sample consisted of: White wooven material	Chrysotile asbestos detected.
EP2460.003.ASB_003	21-De17485	Dec 01, 2021	Approximate Sample 2g / 40x20x1mm Sample consisted of: (a) Grey fibre cement material (b) Beige paint flakes	Chrysotile asbestos detected. (a)
EP2460.003.ASB_004	21-De17486	Dec 01, 2021	Approximate Sample <1g / 25x15x2mm Sample consisted of: Grey fibre cement material	Chrysotile asbestos detected.
EP2460.003.ASB_005	21-De17487	Dec 01, 2021	Approximate Sample 1g / 25x20x2mm Sample consisted of: Grey fibre cement material	Chrysotile and amosite asbestos detected.
EP2460.003.ASB_006	21-De17488	Dec 01, 2021	Approximate Sample 5g / 50x10x3mm Sample consisted of: Grey fibre cement material	Chrysotile and amosite asbestos detected.
EP2460.003.ASB_007	21-De17489	Dec 01, 2021	Approximate Sample 82g / 120x70x10mm Sample consisted of: Grey compressed fibre cement	Chrysotile asbestos detected.
EP2460.003.ASB_008	21-De17490	Dec 01, 2021	Approximate Sample 10g / 55x45x3mm Sample consisted of: Green vinyl tile	Chrysotile asbestos detected.

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
EP2460.003.ASB_009	21-De17491	Dec 01, 2021	Approximate Sample 1g / 25x15x2mm Sample consisted of: Pink plaster cement material	Chrysotile asbestos detected. Organic fibre detected.

Sample History

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

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

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Sydney	Dec 08, 2021	Indefinite

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**			
1	EP2460.003.LCP_001	Dec 01, 2021		Paint	S21-De17466			X
2	EP2460.003.LCP_002	Dec 01, 2021		Paint	S21-De17467			X
3	EP2460.003.LCP_003	Dec 01, 2021		Paint	S21-De17468			X
4	EP2460.003.LCP_004	Dec 01, 2021		Paint	S21-De17469			X
5	EP2460.003.LCP_005	Dec 01, 2021		Paint	S21-De17470			X
6	EP2460.003.L	Dec 01, 2021		Paint	S21-De17471			X

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
	CP_006							
7	EP2460.003.LCP_007	Dec 01, 2021		Paint	S21-De17472			X
8	EP2460.003.LCP_008	Dec 01, 2021		Paint	S21-De17473			X
9	EP2460.003.LCP_009	Dec 01, 2021		Paint	S21-De17474			X
10	EP2460.003.LCP_010	Dec 01, 2021		Paint	S21-De17475			X
11	EP2460.003.LCP_011	Dec 01, 2021		Paint	S21-De17476			X
12	EP2460.003.LCP_012	Dec 01, 2021		Paint	S21-De17477			X

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
13	EP2460.003.LCP_013	Dec 01, 2021		Paint	S21-De17478			X
14	EP2460.003.LCP_014	Dec 01, 2021		Paint	S21-De17479			X
15	EP2460.003.LCP_015	Dec 01, 2021		Paint	S21-De17480			X
16	EP2460.003.LCP_016	Dec 01, 2021		Paint	S21-De17481			X
17	0508109121	Dec 01, 2021		Paint	S21-De17482			X
18	EP2460.003.ASB_001	Dec 01, 2021		Building Materials	S21-De17483	X		
19	EP2460.003.ASB_002	Dec 01, 2021		Building Materials	S21-De17484	X		

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
20	EP2460.003.ASB_003	Dec 01, 2021		Building Materials	S21-De17485	X		
21	EP2460.003.ASB_004	Dec 01, 2021		Building Materials	S21-De17486	X		
22	EP2460.003.ASB_005	Dec 01, 2021		Building Materials	S21-De17487	X		
23	EP2460.003.ASB_006	Dec 01, 2021		Building Materials	S21-De17488	X		
24	EP2460.003.ASB_007	Dec 01, 2021		Building Materials	S21-De17489	X		
25	EP2460.003.ASB_008	Dec 01, 2021		Building Materials	S21-De17490	X		
26	EP2460.003.A	Dec 01, 2021		Building	S21-De17491	X		

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
26	EP2460.003.ASB_009	Dec 01, 2021		Building Materials	S21-De17491			
27	EP2460.003.LCD_001	Dec 01, 2021		Wipes	S21-De17492		X	
28	EP2460.003.LCD_002	Dec 01, 2021		Wipes	S21-De17493		X	
29	EP2460.003.LCD_003	Dec 01, 2021		Wipes	S21-De17494		X	
30	EP2460.003.LCD_004	Dec 01, 2021		Wipes	S21-De17495		X	
31	EP2460.003.LCD_005	Dec 01, 2021		Wipes	S21-De17496		X	
32	EP2460.003.L	Dec 01, 2021		Wipes	S21-De17497		X	

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
	CD_006							
33	EP2460.003.LCD_007	Dec 01, 2021		Wipes	S21-De17498		X	
Test Counts						9	7	17

Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report with the colour **blue** indicates data provided by customer that may have an impact on the results.
5. Information identified on this report with the colour **orange** indicates sections of the report not covered by the laboratory's scope of NATA accreditation.
6. This report replaces any interim results previously issued.

Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001).
If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported. Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (**% w/w**)
F/fld	Airborne fibre filter loading as Fibres (**N**) per Fields counted (**n**)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (**C**)
g, kg	Mass, e.g. of whole sample (**M**) or asbestos-containing find within the sample (**m**)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM (**V** = **r** x **t**)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (**r**)
min	Time (**t**), e.g. of air sample collection period

Calculations

Airborne Fibre Concentration: $C = \frac{}{a} \times \frac{}{n} \times \frac{}{r} \times \frac{}{t} = K \times \frac{}{n} \times \frac{}{V}$

Asbestos Content (as asbestos): $\%\ w/w = \frac{(m \times PA)}{M}$

Weighted Average (of asbestos): $\%_W = \Sigma \frac{(m \times P_A)_x}{x}$

Terms

%asbestos	Estimated percentage of asbestos in a given matrix. May be derived from knowledge or experience of the material, informed by HSG264 *Appendix 2*, else assumed to be 15% in accordance with WA DOH *Appendix 2* (**P_A**).
ACM	Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded (non-friable) condition. For the purposes of the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to "non-bonded / friable".
AFM	Airborne Fibre Monitoring, e.g. by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total % w/w asbestos content in asbestos-containing finds in a soil sample (**% w/w**).
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 4964-2004.
COC	Chain of Custody.
Compliant	Indicates the item has been assessed against the relevant criteria, e.g. NATA SAC_07.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 4964-2004.
Dry	Sample is dried by heating prior to analysis.
DS	Dispersion Staining. Technique required for Unequivocal Identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material that was previously non-friable and in a severely degraded condition. For the purposes of the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to visibly distinguish and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess degree of friability.
HSG248	UK HSE HSG248, *Asbestos: The Analysts Guide*, 2nd Edition (2021).
HSG264	UK HSE HSG264, *Asbestos: The Survey Guide* (2012).
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (**K**) as derived from the effective filter area of the given AFM membrane used for collecting the sample (**A**) and the projected eyepiece graticule area of the specific microscope used for the analysis (**a**).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres*, 2nd Edition [NOHSC:3003(2005)].
N/A	Not Applicable. Indicates a result or assessment is not required or applicable to that item.
NATA	National Association of Testing Authorities, Australia.
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified in accordance with AS 4964-2004.
PCM	Phase Contrast Microscopy. As used for Fibre Counting according to the MFM.
PLM	Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 4964-2004.
SAC_07	Specific Accreditation Criteria: ISO/IEC 17025 Application Document, Life Sciences – Annex, Asbestos sampling and testing.
SMF	Synthetic Mineral Fibre Detected. SMF may also refer to Man Made Vitreous Fibres. Identified in accordance with AS 4964-2004.
SRA	Sample Receipt Advice.
Trace Analysis	Analytical procedure used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
UMF	Unidentified Mineral Fibre Detected. Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according the AS 4964-2004. May include (but not limited to) Actinolite, Anthophyllite or Tremolite asbestos.
WA DOH	Reference document for the NEPM. Government of Western Australia, *Guidelines for the Assessment, Remediation and Management of Asbestos- Contaminated Sites in Western Australia* (updated 2021), including Appendix Four: *Laboratory analysis*
Weighted Average	Combined average % w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (**$\%_{WA}$**).

Comments

Sample Integrity

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

Asbestos Counter/Identifier:

Bennel Jiri	Senior Analyst-Asbestos (NSW)

Authorised by:

Sayeed Abu	Senior Analyst-Asbestos (NSW)

Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please click here.

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

EP Risk Management (NSW)
Level 4 73 Walker St
North Sydney
NSW 2060

NATA Accredited
Accreditation Number 1261
Site Number 18217

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

Attention: **Anthony El-Helou**

Report **848011-S**
Project name HAZMAT
Project ID EP2460
Received Date Dec 07, 2021

Client Sample ID			**EP2460.003.LCP_001**	**EP2460.003.LCP_002**	**EP2460.003.LCP_003**	**EP2460.003.LCP_004**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S21-De17466**	**S21-De17467**	**S21-De17468**	**S21-De17469**
Date Sampled			**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	0.16	< 0.01	0.10	0.06

Client Sample ID			**EP2460.003.LCP_005**	**EP2460.003.LCP_006**	**EP2460.003.LCP_007**	**EP2460.003.LCP_008**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S21-De17470**	**S21-De17471**	**S21-De17472**	**S21-De17473**
Date Sampled			**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	25	0.15	0.02	0.43

Client Sample ID			**EP2460.003.LCP_009**	**EP2460.003.LCP_010**	**EP2460.003.LCP_011**	**EP2460.003.LCP_012**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S21-De17474**	**S21-De17475**	**S21-De17476**	**S21-De17477**
Date Sampled			**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	0.12	0.14	0.08	< 0.01

Client Sample ID			**EP2460.003.LCP_013**	**EP2460.003.LCP_014**	**EP2460.003.LCP_015**	**EP2460.003.LCP_016**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S21-De17478**	**S21-De17479**	**S21-De17480**	**S21-De17481**
Date Sampled			**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	< 0.01	0.17	0.31	0.03

Client Sample ID			EP2460.003.LCP_017
Sample Matrix			**Paint**
Eurofins Sample No.			**S21-De17482**
Date Sampled			**Dec 01, 2021**
Test/Reference	LOR	Unit	
Lead (% w/w)	0.01	%	0.03

Sample History

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

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

Description	Testing Site	Extracted	Holding Time
Lead (% w/w)	Sydney	Dec 14, 2021	6 Months

- Method: LTM-MET-3040 Metals in Waters Soils & Sediments by ICP-MS

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**			
1	EP2460.003.LCP_001	Dec 01, 2021		Paint	S21-De17466			X
2	EP2460.003.LCP_002	Dec 01, 2021		Paint	S21-De17467			X
3	EP2460.003.LCP_003	Dec 01, 2021		Paint	S21-De17468			X
4	EP2460.003.LCP_004	Dec 01, 2021		Paint	S21-De17469			X
5	EP2460.003.LCP_005	Dec 01, 2021		Paint	S21-De17470			X
6	EP2460.003.L	Dec 01, 2021		Paint	S21-De17471			X

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
	CP_006							
7	EP2460.003.LCP_007	Dec 01, 2021		Paint	S21-De17472			X
8	EP2460.003.LCP_008	Dec 01, 2021		Paint	S21-De17473			X
9	EP2460.003.LCP_009	Dec 01, 2021		Paint	S21-De17474			X
10	EP2460.003.LCP_010	Dec 01, 2021		Paint	S21-De17475			X
11	EP2460.003.LCP_011	Dec 01, 2021		Paint	S21-De17476			X
12	EP2460.003.LCP_012	Dec 01, 2021		Paint	S21-De17477			X

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
13	EP2460.003.LCP_013	Dec 01, 2021		Paint	S21-De17478			X
14	EP2460.003.LCP_014	Dec 01, 2021		Paint	S21-De17479			X
15	EP2460.003.LCP_015	Dec 01, 2021		Paint	S21-De17480			X
16	EP2460.003.LCP_016	Dec 01, 2021		Paint	S21-De17481			X
17	0508109121	Dec 01, 2021		Paint	S21-De17482			X
18	EP2460.003.ASB_001	Dec 01, 2021		Building Materials	S21-De17483	X		
19	EP2460.003.ASB_002	Dec 01, 2021		Building Materials	S21-De17484	X		

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
20	EP2460.003.ASB_003	Dec 01, 2021		Building Materials	S21-De17485	X		
21	EP2460.003.ASB_004	Dec 01, 2021		Building Materials	S21-De17486	X		
22	EP2460.003.ASB_005	Dec 01, 2021		Building Materials	S21-De17487	X		
23	EP2460.003.ASB_006	Dec 01, 2021		Building Materials	S21-De17488	X		
24	EP2460.003.ASB_007	Dec 01, 2021		Building Materials	S21-De17489	X		
25	EP2460.003.ASB_008	Dec 01, 2021		Building Materials	S21-De17490	X		
26	EP2460.003.A	Dec 01, 2021		Building	S21-De17491	X		

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
26	EP2460.003.ASB_009	Dec 01, 2021		Building Materials	S21-De17491			
27	EP2460.003.LCD_001	Dec 01, 2021		Wipes	S21-De17492		X	
28	EP2460.003.LCD_002	Dec 01, 2021		Wipes	S21-De17493		X	
29	EP2460.003.LCD_003	Dec 01, 2021		Wipes	S21-De17494		X	
30	EP2460.003.LCD_004	Dec 01, 2021		Wipes	S21-De17495		X	
31	EP2460.003.LCD_005	Dec 01, 2021		Wipes	S21-De17496		X	
32	EP2460.003.L	Dec 01, 2021		Wipes	S21-De17497		X	

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
	CD_006							
33	EP2460.003.LCD_007	Dec 01, 2021		Dust	S21-De17498		X	
Test Counts						9	7	17

Internal Quality Control Review and Glossary

General

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

Holding Times

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

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

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

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

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

Units

mg/kg: milligrams per kilogram
mg/L: milligrams per litre
ug/L: micrograms per litre
ppm: Parts per million
ppb: Parts per billion
%: Percentage
org/100mL: Organisms per 100 millilitres
NTU: Nephelometric Turbidity Units
MPN/100mL: Most Probable Number of organisms per 100 millilitres

Terms

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

QC - Acceptance Criteria

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

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

Results <10 times the LOR : No Limit

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

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

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

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

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

.

QC Data General Comments

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

Comments

Sample Integrity

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

Authorised by:

John Nguyen	Analytical Services Manager
John Nguyen	Senior Analyst-Metal (NSW)

Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please click here.

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

22 December 2021
Ref: EP2640.001_v1

Attachment 5 – Areas Not Accessible

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 consultant and/or others at undue risk.
- Excluding plant, structures and equipment that was 'in service' and operational.

The areas where there were access restrictions during the assessment included the following:

- In crawl spaces and hatches underneath the building at the site due to confined spaces.
- Underneath the concrete slab of all building structures at the site.
- Energised services, gas, electrical, pressurised vessel, and chemical lines.
- Height restricted areas above 2.7m within building interiors.
- 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 still in use.
- Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.
- All areas outside the Scope of Work.

If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned within this report, further investigation may be required as part of a hazardous building materials management and abatement program prior to the commencement of such works.

Pre-Demolition Hazardous Materials (HAZMAT) Assessment

28 – 32 Bourke Road, Alexandria, NSW 2015

Prepared for: Johnstaff Projects Pty Ltd

EP3072.001_v1 | 21 April 2023

APPROVED COMPANY ISO 9001 Quality Management Systems QMS Certification Services

APPROVED COMPANY AS/NZS 4801 Occupational Health & Safety Management Systems QMS Certification Services

APPROVED COMPANY ISO 14001 Environmental Management Systems QMS Certification Services

EP RISK

21 April 2023
Ref: EP3072.001_v1

Johnstaff Projects Pty Ltd
Level 12, 70 Pitt Street,
Sydney, NSW, 2000

Attention: Jonathan Moss

Pre-Demolition Hazardous Materials (HAZMAT) Assessment
28 – 32 Bourke Road, Alexandria, NSW 2015

INTRODUCTION

Johnstaff Projects Pty Ltd (Johnstaff) engaged EP Risk Management Pty Ltd (EP Risk) to undertake a Pre-Demolition Hazardous Materials (HAZMAT) Assessment (the Assessment) of the industrial property located at 28 – 32 Bourke Road, Alexandria, NSW 2015 (the Site).

The Site is legally described as Lots 1, 2 and 3 in Deposited Plan (DP) 324707 and covers a total area of approximately 2,800 m². The Site is currently zoned as B7 – Business Park, under the Sydney Local Environmental Plan (LEP) (2012) (currency 28.02.2023). An overview of the Site is provided in **Attachment 1 – Figure 1.**

It is understood that Johnstaff required the Assessment prior to planned future demolition works. The presence (including laboratory analysis), location, extent, accessibility, type and condition of the HAZMAT, are detailed within this report.

PREVIOUS HAZMAT REPORTS

EP Risk previously conducted a Non-Destructive HAZMAT Assessment of the Site in December 2021 (EP Risk 2021)[1]. The previous assessment involved the collection of representative samples of asbestos-containing materials (ACM), lead-containing paint (LCP) and lead-containing dust (LCD) and a visual inspection for synthetic mineral fibre (SMF) containing materials ozone depleting substances (ODS) and polychlorinated biphenyls (PCB) containing capacitors within electrical fittings.

As part of the Non-Destructive HAZMAT Assessment, the following samples were submitted to a National National Association of Testing Authorities (NATA) accredited laboratory, Eurofins.

- Eight (8) ACM samples;
- Sixteen (16) LCP samples; and

[1] EP Risk (2021), Non-Destructive Hazardous Materials (HAZMAT) Assessment, *28 – 32 Bourke Road, Alexandria, NSW, 2015*, ref: EP2460.001_v1, dated 22 December 2021.

- Seven (7) LCD samples.

The results of the Non-Destructive HAZMAT Assessment have been summarised within **Attachment 3 – HAZMAT Survey Summary Tables.**

SCOPE OF WORK

The scope of work undertaken comprised the following:

1. Site inspection on **09 March 2023**, which included a visual inspection, photographic record and sample collection of suspected representative HAZMAT to the accessible areas of the Site, including:
    a. Asbestos-containing materials (ACM);
    b. Asbestos-containing dust (ACD);
    c. Lead-containing paint (LCP);
    d. Lead-containing dust (LCD);
    e. Synthetic mineral fibre (SMF) materials;
    f. Ozone depleting substances (ODS); and
    g. Polychlorinated biphenyls (PCB) containing capacitors within electrical fittings.
2. Analytical testing of six (6) ACM bulk material samples for asbestos identification by a NATA accredited laboratory.
3. Analytical testing of five (5) ACD swabs for asbestos absence / presence only (non-NATA) by a NATA accredited laboratory.
4. Analytical testing of five (5) LCP samples for lead content testing by a NATA accredited laboratory.
5. Analytical testing of three (3) LCD swabs for lead content by a NATA accredited laboratory.
6. Provision of this report in general accordance with SafeWork NSW requirements.

REGULATORY FRAMEWORK

The Assessment was undertaken in accordance with the following regulatory framework:

- NSW *Work Health and Safety (WHS) Act,* 2011;
- NSW *WHS Regulation,* 2017;
- Australian Standard (AS) 2061-2001 *Demolition of Structures*;
- SafeWork NSW, Code of Practice (CoP): *Demolition Work*, 2019;
- SafeWork NSW, CoP: *How to Manage and Control Asbestos in the Workplace*, 2022;
- SafeWork NSW, CoP: *How to Safely Remove Asbestos,* 2022;
- AS ISO/IEC 17025–2018, *General requirements for the competence of testing and calibration laboratories*;
- Australian Standard (AS) 4964-2004 Method for the qualitative identification of asbestos in bulk samples;
- Australian/New Zealand Standard (AS/NZS) 4361.2 – 1998 Guide to Hazardous Paint Management – Part 2: *Residential, Public and Commercial Buildings;*
- AS/NZS 4361.2 – 2017 Guide to Hazardous Paint Management – *Lead and other hazardous metallic pigments in industrial applications;*
- Canadian WorkSafe BC (2017) *Safe Work Practices for Handling Lead*;
- US EPA *Lead in Dust Guidelines*;
- Occupational Health and Safety Administration (OSHA) Method 125G-2002 – *Metal and Metalloid Particulates in Workplace Atmospheres;*
- The National CoP *for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006 (1990)];
- United Nations Environment Programme's Division of Technology, Industry and Economics (UNEP DTIE) *Inventory of Trade Names of Chemical Products Containing Ozone Depleting Substances and their Alternatives*;
- Australian Institute of Refrigeration Air Conditioning and Heating Inc (AIRAH) *Air Conditioning and Refrigeration Industry Refrigeration Selection Guide*, 2003;
- *Ozone Protection and Synthetic Gas Management Regulations*, 1995;
- *Ozone Protection Act* 1989 No 208; and
- Australian and New Zealand Environment and Conservation Council (ANZECC) *Identification of PCB-containing Capacitors Information Booklet*, 1997.

WHS Act 2011

Under the WHS Act 2011 (the Act):

- The person conducting a business or undertaking is responsible to ensure health, safety and welfare of employees.
- Persons in control of workplaces are required to ensure the health and safety of non-employees.
- Employers must consult with employees on health and safety matters and establish health and safety committees.

WHS Regulation 2017

The WHS Regulation 2017 supports the Work Health and Safety Act by adopting a performance-based approach. The Regulation requires employers to adopt a risk management approach including hazard identification and risk assessment as well as the adoption of mandatory risk controls and consultation.

SafeWork NSW CoP: How to Manage and Control Asbestos in the Workplace 2022

This Code provides information on how to identify the presence of asbestos at the workplace and how to implement measures to eliminate or minimise the risk of exposure to airborne asbestos fibres.

SafeWork NSW CoP: How to Safely Remove Asbestos 2022

This Code provides practical guidance for persons conducting a business or undertaking who have duties under the WHS Act and WHS Regulations to safely remove asbestos from all workplaces including structures, plant and equipment.

AS2601-2001 Demolition of Structures

Prior to demolition or refurbishment works, employers are required to identify materials in a structure that may be hazardous to the health of employees or the public by undertaking a Pre-Demolition HAZMAT Assessment. Unlike a Non-Destructive HAZMAT Assessment, a Pre-Demolition HAZMAT Assessment allows for the use of destructive sampling techniques to access areas where HAZMAT may be hidden. The nature, location and control measures are to be detailed in a Hazardous Materials Management Plan (HMMP).

METHODOLOGY

The purpose of the assessment was to identify, as far as reasonably practicable, ACM, ACD, LCP, LCD, SMF, PCB and ODS present in building structures at the Site prior to demolition of the on-site structures.

Risk Assessment Approach

The risk assessment process considers the following for the HAZMAT:

1. Material Type (ACM/LCP/LCD/SMF/PCB/ODS).
2. Location (accessibility to sensitive receptors).
3. Extent (quantity of the material).
4. Condition (surface treatment, encased, intact or damaged).
5. Potential for disturbance (based on the factors listed above).

A description of the terminology used in the Risk Assessment is presented in **Table 1** below.

Table 1 – Terminology of Risk Assessment

Category	Terminology	Description
Condition	**Good**	Minor or no damage.
	Average	Some areas of damage or deterioration.
	Poor	Extensive damage or deterioration.
Sealed	**Yes**	Material coated, sealed or encapsulated.
	No	Partially coated, sealed or encapsulated.
Friability	**Friable**	Material easily crumbled or pulverized by hand pressure.
	Bonded	Fibres bound within a matrix and not friable.
Potential for Disturbance	**Low**	Little activity due to location, height or enclosure (e.g., monthly access).
	Moderate	Moderate activity due to location, height or enclosure (e.g., weekly access).
	High	Daily activity due to location, height or enclosure (e.g., daily access).
Risk of Exposure	**Low**	Low or negligible risk to occupants due to low material status or access.
	Moderate	Moderate risk to occupants due to deterioration of materials and moderate access.
	High	High risk due to friable or uncontained materials and high activity.

Asbestos-Containing Materials (ACM)

The asbestos assessment component was conducted in accordance with the NSW WHS Regulation 2017 and the SafeWork NSW Code of Practice: *How to Manage and Control Asbestos in the Workplace*, 2022. Building materials that were suspected of containing asbestos were sampled at the discretion of the Occupational Hygienist / Licensed Asbestos Assessor (LAA). Suspected ACM was sampled in a manner consistent with 'Appendix C - Guidelines and Strategies for Sampling' of Australian Standard (AS) 4964-2004 *Method for the qualitative identification of asbestos in bulk samples.* Samples of suspected ACM were analysed by Eurofins MGT (Eurofins), which is NATA accredited for the analysis of asbestos bulk samples. Where access was not available and asbestos is considered likely to be present, these areas must be deemed to contain asbestos until further investigation and / or sampling is undertaken to determine otherwise.

Asbestos-Containing Dust (ACD)

Dust suspected of containing asbestos was to be sampled in nominated areas using the swab method (non-NATA). This involved wiping a 10 cm x 10 cm surface area in a sweeping motion from side to side then folding the swab and sweeping it from top to bottom and finally folding the swab again to sweep the perimeter of the sampling area.

The dust samples were analysed at Eurofins, a NATA accredited laboratory for asbestos absence / presence only (no concentration data available) which is a non-NATA accredited analysis.

Lead-Containing Paint (LCP)

Representative and accessible painted surfaces suspected of containing lead were sampled using hand tools and analysed by Eurofins, a NATA accredited laboratory in accordance with Australian/New Zealand Standard AS/NZS 4361.2 – 2017 Guide to Hazardous Paint Management – Part 2: *Lead Paint in Residential, Public and Commercial Buildings.*

Particular attention was paid to areas where LCP was 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, not to specifically identify every location of LCP.

Lead-Containing Dust (LCD)

Dust suspected of containing Lead from paint was to be sampled in nominated areas where there was a significant amount of accumulated dust. This involved wiping a 10 cm x 10 cm surface area in a sweeping motion from side to side then folding the swab and sweeping it from top to bottom and finally folding the swab again to sweep the perimeter of the sampling area.

The dust samples were analysed at Eurofins, a NATA accredited laboratory, in accordance with Australian/New Zealand Standard AS/NZS 4361.2 – 2017 Guide to Hazardous Paint Management

– Part 2: Lead Paint in Residential, Public and Commercial Buildings and AS ISO/IEC 17025 – 2005, General requirements for the competence of testing and calibration laboratories.

Synthetic Mineral Fibres (SMF)

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)]. SMF materials were determined in this assessment based upon visual identification.

Ozone Depleting Substances (ODS)

This component of the Assessment comprised a visual inspection of air conditioning units and any chillers at the Site and included a review of the air conditioners' refrigerant types, generally by locating product specification tags attached to the units. The status of suspected ODS was compared to the UNEP DTIE Inventory of Trade Names of Chemical Products Containing Ozone Depleting Substances and their Alternatives and the AIRAH Air Conditioning and Refrigeration Industry Refrigeration Selection Guide 2003. The management of ODS was noted in the assessment and compared to the Ozone Protection and Synthetic Gas Management Regulations, 1995.

Polychlorinated Biphenyls (PCB)

Where safely accessible, specifications of capacitors incorporated in light fittings and ceiling fans were recorded and cross-referenced with the ANZECC (1997) Identification of PCB-containing Capacitors Information Booklet. Due to the danger of accessing electrical components and in some cases 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.

SITE OBSERVATIONS

EP Risk attended the Site on **09 March 2023** to undertake a Pre-Demolition HAZMAT following the Non-Destructive HAZMAT assessment undertaken by EP Risk on **01 December 2021**.

The building layout has been summarised in **Table 2** below. Building structures have been highlighted in **Attachment 1 – Figure 1**.

Table 2 – Building Layout

Building Structure	Location	Rooms
West warehouse	West office building	• Main office • North office storage room • Kitchen • South office • South storage • Enclosed western alleyway
	East office building	• Main office • Southeast office • Southwest office • North office
	Central mezzanine	• Bathroom below central mezzanine
	South mezzanine	• Hallway • Showers • Main room
East Warehouse	Northern extent of warehouse	
	Southeast mezzanine	• Lunchroom • Bathroom • Male bathroom below southeast mezzanine o Hallway o Showers o Toilet
	Southern extent of warehouse	
East Warehouse Courtyard	-	

- All building structures were accessible and unoccupied during the Assessment.
- Internal construction consisted of the following:
  - Brick, plasterboard and asbestos fibre cement walls;
  - SMF ceiling; and
  - Concrete / timber / vinyl tile floors.

- External construction consisted of the following:
    - Brick walls; and
    - Metal roof.

RESULTS

Photographs of the inspection are provided in **Attachment 2– Photolog**.

A summary of the sampling results for select HAZMAT (ACM, ACD, LCP, LCD) collected as part of this Pre-Demolition HAZMAT have been provided in **Table 3** below.

The findings of the Pre-Demolition HAZMAT survey, including the results of the Non-Destructive HAZMAT Assessment (EP Risk 2021) for all HAZMAT (ACM, ACD, LCP, LCD, SMF, ODS and PCB) have been presented within the register within **Attachment 3 – HAZMAT Survey Summary Tables.**

A copy of the Eurofins NATA accredited laboratory reports is provided as **Attachment 4 – NATA Accredited Laboratory Certificates of Analysis.**

Table 3 – Pre-Demolition HAZMAT Sample Results Summary

Register Line-Item Reference	Location	Material	Sample Number	Result
Asbestos-Containing Materials (ACM)				
24	Interior, west warehouse, south mezzanine, main room, southeast wall, cupboard, adjacent to hot water heater	Fibre cement sheeting fragment	**EP3072.001_ASB.001**	*Chrysotile asbestos detected*
25	Interior, west warehouse, south mezzanine, main room, southeast wall, cupboard, to hot water heater pipework	Hessian wrap	**EP3072.001_ASB.002**	*Chrysotile asbestos detected*
26	Interior, west warehouse, south mezzanine, main room, southeast wall, cupboard, to hot water heater pipework	Lagging	**EP3072.001_ASB.003**	*Chrysotile asbestos detected*
27	Interior, west warehouse, south mezzanine, main room, timber windows	Window Caulking	**EP3072.001_ASB.004**	*No asbestos detected*
28	Interior, west warehouse, south mezzanine, main room, on floor, adjacent to door to enclosed balcony area	Fire damage debris	**EP3072.001_ASB.005**	*No asbestos detected*
29	Exterior, east warehouse, courtyard, northeastern corner, redundant downpipes	Moulded fibre cement conduit	**EP3072.001_ASB.009**	*Chrysotile and amosite asbestos detected*
Asbestos-Containing Dust (ACD)				
35	Interior, west warehouse, south mezzanine, main room, on floor, adjacent to ACM fragments	Asbestos in Dust associated with a bonded (non-friable) source	**EP3072.001_ASB.006**	*Chrysotile asbestos detected (non-NATA)*
36	Interior, west warehouse, west office building, enclosed western alleyway, to exposed wall timber studs	Asbestos in Dust associated with a bonded (non-friable) source	**EP3072.001_ASB.007**	*Chrysotile asbestos detected (non-NATA)*
37	Interior, west warehouse, west office building, enclosed western alleyway, on floor, beneath stairs to electrical EDB, adjacent to ACM fragments	Asbestos in Dust associated with a bonded (non-friable) source	**EP3072.001_ASB.008**	*Chrysotile asbestos detected (non-NATA)*
38	Interior, east warehouse, southeast mezzanine lunchroom, to vinyl flooring	Asbestos in Dust associated with a bonded (non-friable) source	**EP3072.001_ASB.010**	*Chrysotile asbestos detected (non-NATA)*

Table 3 – Pre-Demolition HAZMAT Sample Results Summary

Register Line-Item Reference	Location	Material	Sample Number	Result
39	Interior, west warehouse, south mezzanine, main room, on floor, adjacent to ACM fragments	Asbestos in Dust associated with a bonded (non-friable) source	**EP3072.001_ASB.011**	*Chrysotile and amosite asbestos detected (non-NATA)*
Lead-Containing Paint (LCP)				
134	Interior, west warehouse, west office building, kitchen, walls (upper layer)	Blue paint chip	**EP3072.001_LCP.001**	*13 %w/w*
135	Interior, west warehouse, west office building, kitchen, walls (lower layer)	Cream paint chip	**EP3072.001_LCP.002**	*14 %w/w*
136	Interior, east warehouse, southeast mezzanine, metal beams	Light green paint chip	**EP3072.001_LCP.003**	*18 %w/w*
137	Interior, east warehouse, southeast mezzanine, stairway railing	Red paint chip	**EP3072.001_LCP.004**	*Insufficient sample – suspected LCP*
138	Interior, east warehouse, male bathroom below southeast mezzanine, hallway, floors	Grey paint chip	**EP3072.001_LCP.005**	*0.33%w/w*
Lead-Containing Dust (LCD)				
146	Interior, west warehouse, ceiling space	Lead in Dust	**EP3072.001_LCD.001**	*280 mg/m^3*
147	Interior, west warehouse, kitchen, above cabinets	Lead in Dust	**EP3072.001_LCD.002**	*<0.1 mg/m^3*
148	Interior, east warehouse, southeast mezzanine lunch room, to floor	Lead in Dust	**EP3072.001_LCD.003**	*16 mg/m^3*

RECOMMENDATIONS

Based on the findings of the Assessment, it is recommended the following control measures be adopted as part of the management of the hazardous building materials at the Site.

Asbestos-Containing Dust (ACD) and Lead-Containing Dust (LCD)

- ACD associated with a non-friable (bonded) source (internal asbestos cement wall linings / fragments) was (5) identified in all five swabbed locations in the warehouse.
- LCD was identified in two (2) swabbed locations in the warehouse. In the previous Non-Destructive HAZMAT (EP Risk 2021), seven (7) swabbed locations in the warehouse were positive for LCD.
- However, based on the significant dust loading observed throughout the warehouse, the amount of ACM fragments observed throughout the warehouse, and the significant presence of LCP throughout the warehouse in fair / poor peeling condition, EP Risk recommends ACD and LCD from all horizontal surfaces (floors, beams, windowsills etc) of the warehouse is HEPA vacuumed as a make safe measure prior to the commencement of the main demolition / refurbishment works.
- ACD and LCD should be removed under controlled conditions. As ACD at the Site is associated with a non-friable (bonded) source, remediation works must be undertaken by a Class B LARC at minimum.
- It is recommended an independent competent person (hygienist) is engaged to undertake asbestos air monitoring and lead dust air monitoring during removal works and collect validation samples and undertake a visual clearance inspection is at the completion of removal works. A validation / clearance certificate should be issued following the visual clearance inspection confirming the removal of dust from horizonal surfaces of the Site. The certificate should be appended to the HAZMAT register on-site.

Asbestos-Containing Materials (ACM)

- Prior to refurbishment or demolition works:
    - Bonded (non-friable) asbestos must be removed by a Class B (non-friable) licensed asbestos removal contractor (LARC) in accordance with the SafeWork NSW Code of Practice *How to Safely Remove Asbestos,* 2022.
    - Friable asbestos must be removed by a Class A (friable or non-friable) LARC in accordance with the SafeWork NSW Code of Practice *How to Safely Remove Asbestos,* 2022

- Suspected items which were unable to be inspected/sampled due to safety and access restrictions should be investigated further to ascertain whether asbestos is present. If additional investigation is not pursued, the suspected items should be treated as ACM and removed accordingly.
- If confirmed / suspected ACM is to remain on-site for the foreseeable future ensure that exposed sections are encapsulated, labelled as containing asbestos and maintained in a good condition (i.e. painting).
- If confirmed / suspected ACM is to be removed, a Licensed Asbestos Assessor (LAA) should be engaged to undertake asbestos air monitoring (competent person / hygienist for non-friable works – not required but recommended) during removal works and a visual clearance inspection at the completion of removal works. A clearance certificate should be issued following the visual clearance inspection confirming the removal of ACM. The certificate should be appended to the HAZMAT register on-site.
- During refurbishment or demolition works, any materials encountered and suspected of containing asbestos, but not referenced in this report, works must cease, and an occupational hygienist should be notified to assess whether the material contains asbestos.

Lead-Containing Paint (LCP)

- The safest process to remediate LCP is to remove the painted items entirely, with the aim of minimal dust or paint-flake production. This allows the items to be disposed of as regular building or demolition unsegregated waste in accordance with the NSW Environment Protection Authority (EPA) *Waste Classification Guidelines* 2014 Part 1 – *Classifying Waste*. This provides the advantage of a reduction in labour requirements to remove the lead paint and also reduces the risk to workers from exposure to lead-containing dust or fumes.
- Any works that are likely to disturb the identified LCP surfaces, including the removal of LCP constitutes a 'lead process' due to the generation of 'lead dust or fumes' and should be conducted in accordance with the requirements of AS/NZS 4361.2–2017 Guide to Hazardous Paint Management – Part 2: Lead Paint in Residential, Public and Commercial Buildings.
- Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor. Lead waste produced via this method must be disposed of as hazardous waste at an approved waste facility.
- An independent competent person (hygienist) is recommended to be engaged to undertake lead dust air monitoring during the duration of lead disturbance works and perform a visual clearance inspection at the completion of removal works.

- During refurbishment or demolition works, any materials encountered and suspected of containing LCP, but not referenced in this report, works must cease, and an occupational hygienist should be notified to assess whether the material contains LCP.

Synthetic Mineral Fibres (SMF)

- In accordance with The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)], removal of bonded SMF materials should be conducted such that there is minimal physical abrasion, including from cutting. If there is a risk of physical abrasion occurring, such as in circumstances where heat or other causes have made the bonded SMF attach itself to the substrate then removal should be performed as for unbonded SMF. Unbonded SMF should be thoroughly wetted prior to removal. Dry removal may be necessary when there are electrical and heat considerations, in which case increased respiratory protection may be necessary when working in enclosed or poorly ventilated spaces or where the SMF insulation has undergone physical damage.

Polychlorinated Biphenyls (PCB)

- Should electrical fittings not inspected as part of this assessment be encountered and suspected of containing PCB oil containing capacitors, they should be treated as containing PCB oils until such time as evidence suggests otherwise e.g., further assessed/sampled/tested.
- 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 the demolition or refurbishment works.

Ozone Depleting Substances (ODS)

- If the ozone depleting substances identified on-site require removal, they should be appropriately decanted and disposed of by a licensed contractor in accordance with the *Ozone Protection and Synthetic Greenhouse Gas Management Amendment* Regulation 2012.
- It is important to note that, if a system which utilises ODS-refrigerants is in good working order, there is no need to transition to an alternative refrigerant/system (until 2029).

CLOSURE

The report(s) and/or information produced by EP Risk should not be reproduced and/or presented/reviewed except in full. Please feel free to contact the undersigned on 0451 220 058 should you have any queries.

Yours sincerely,

Jenny Shao
Occupational Hygiene Consultant
EP Risk Management Pty Ltd
ABN 81 147 147 591

ATTACHMENTS

Attachment 1 – Figure 1
Attachment 2 – Photolog
Attachment 3 – HAZMAT Survey Summary Tables
Attachment 4 – NATA Accredited Laboratory Certificate of Analysis
Attachment 5 – Areas Not Accessed

QUALITY CONTROL

Version	Author	Date	Reviewer	Date	Quality Review	Date
v1	J. Shao	21.04.2023	L. Munnichs	21.04.2023	S. Kelly	21.04.2023

DOCUMENT CONTROL

Version	Date	Reference	Submitted to
v.1	*21.04.2023*	*EP3072.001_Johnstaff_Alexandria_Pre-Demolition HAZMAT_v1*	*Johnstaff Projects Pty Ltd*

LIMITATIONS

This Pre-Demolition Hazardous Materials (HAZMAT) Assessment was conducted on the behalf of Johnstaff Project Pty Ltd for the purpose/s stated in the **Objective**.

EP Risk has prepared this document in good faith but is unable to provide certification outside of areas over which EP Risk had some control or were reasonably able to check. The report also relies upon information provided by third parties. EP Risk has undertaken all practical steps to confirm the reliability of the information provided by third parties and do not accept any liability for false or misleading information provided by these parties.

It is not possible in a Pre-Demolition Hazardous Materials (HAZMAT) Assessment to present all data, which could be of interest to all readers of this report. Readers are referred to any referenced investigation reports for further data.

Users of this document should satisfy themselves concerning its application to, and where necessary seek expert advice in respect to, their situation.

All work conducted, and reports produced by EP Risk are based on a specific scope and have been prepared for Johnstaff Project Pty Ltd and therefore cannot be relied upon by any other third parties unless agreed in writing by EP Risk.

The report(s) and/or information produced by EP Risk should not be reproduced and/or presented/reviewed except in full.

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

Therefore, it is possible that asbestos 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 ACM 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.

Attachment 1 – Figure

EP RISK

www.eprisk.com.au

Pre-Demolition Hazardous Materials Assessment
28-32 Bourke Road, Alexandria, NSW 2015

Figure 1 - Site Location and Layout

Job No: EP3072
Date: 17/04/2023
Drawing Ref: EP3072.001 Fig. 1
Version No: v1

N

0 7 14 21 28 m

Approximate Scale Only

Coordinate System: WGS 84
Drawn by: JS Checked by: TC
Scale of regional map not shown
Source: Nearmap / OpenStreetMap

APPROVED COMPANY ISO 9001 Quality Management Systems
APPROVED COMPANY AS/NZS 4801 Occupational Health & Safety Management Systems
APPROVED COMPANY ISO 14001 Environmental Management Systems
QMS Certification Services

21 April 2023
Ref: EP3072.001_v1

Attachment 2 – Photolog

Anthony El-Helou
EP Risk

2021 NON-DESTRUCTIVE HAZMAT ASSESSMENT PHOTOLOG

EP2640.003

Wednesday, 01 December 2021

Prepared For Johnstaff

PHOTO 1

Assigned To West Warehouse, West Office Enclosed Western Alleyway, West Wall, EDB Fuses.

Assumed asbestos containing.

PHOTO 2

Assigned To West Warehouse, West Office Enclosed Alleyway, Floor Throughout, Debris.

EP2460.003_ASB_001: Chrysotile asbestos detected.

PHOTO 3

Assigned To West Warehouse, West West Office Enclosed Western Alleyway Mezzanine, Central Location, EDB, Resinous Board.

Assumed asbestos containing.

PHOTO 4

Assigned To West Warehouse, West West Office Enclosed Western Alleyway Mezzanine, Central Location, EDB, Rope Insulation.

EP2460.003_ASB.002: Chrysotile asbestos detected.

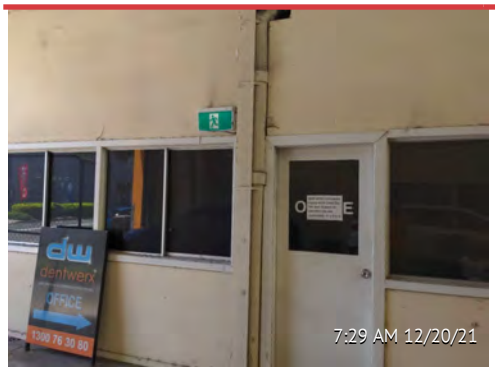

PHOTO 5

Assigned To West Warehouse, West Elevation Office Exterior Façade, Downpipe, Moulded Fibre Cement.

EP2640.003_ASB.003: Chrysotile asbestos detected.

PHOTO 6

Assigned To West Warehouse, East Elevation Office Exterior Façade, Downpipe, Moulded Fibre Cement.

Assumed to contain asbestos.

PHOTO 7

Assigned To West Warehouse, West Elevation, Wall, EDB, Fuses.

Assumed to contain asbestos.

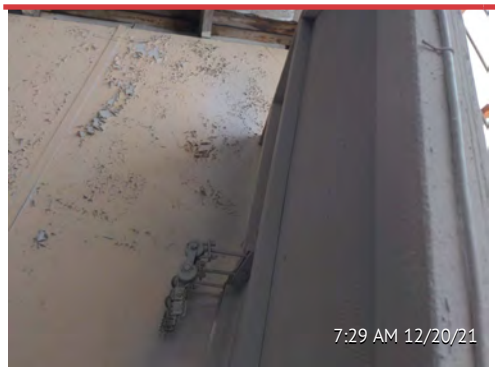

PHOTO 8

Assigned To West Warehouse, South Mezzanine, Exterior West And North Wall Lining, Fibre Cement Sheeting.

EP2640.003_ASB.004: Chrysotile asbestos detected.

PHOTO 9

Assigned To West Warehouse, West Warehouse, South Mezzanine, Above Entry Door, Infill Panel Fibre Cement Sheeting.

Assumed asbestos containing.

PHONE 10

Assigned To West Warehouse, South Mezzanine, Stairway, Infill Panel Lining, Fibre Cement Sheeting.

Assumed to contain asbestos.

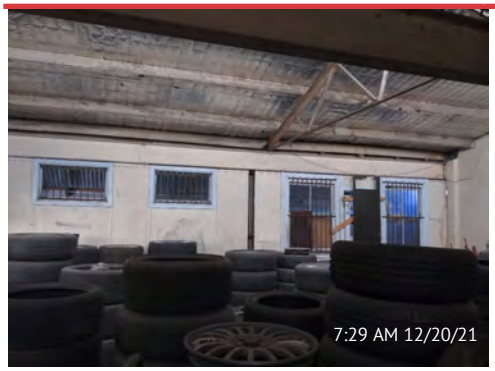

PHOTO 11

Assigned To West Warehouse, South Mezzanine, Main Room, Walls, Wall Lining, Fibre Cement Sheeting.

Assumed to containing asbestos.

PHOTO 12

Assigned To West Warehouse, South Mezzanine, Main Room, South East Wall, Cupboard Lining, Fibre Cement Sheeting.

Assumed to contain asbestos.

PHOTO 13

Assigned To West Warehouse, South Mezzanine, Main Room, West Wall, Downpipe And Gutter Box, Moulded Fibre Cement.

EP2640.003_ASB.005: Chrysotile and amosite asbestos detected.

PHOTO 14

Assigned To West Warehouse, South Mezzanine, Main Room, Infill Panels Around Downpipe And Gutter Box, Fibre Cement Sheeting.

Assumed asbestos containing.

PHOTO 15

Assigned To West Warehouse, South Elevation, Crane, Break Pads.

Assumed asbestos containing.

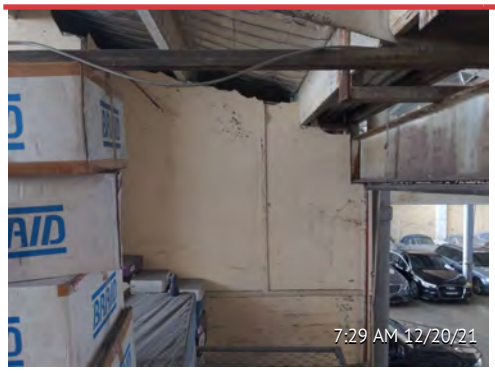

PHOTO 16

Assigned To West Warehouse, Bathroom Below Central Mezzanine, Downpipe, Moulded Fibre Cement.

Assumed asbestos containing.

PHOTO 17

Assigned To Central Mezzanine, Wall Lining, Fibre Cement Sheeting.

EP2640.003_ASB.006: Chrysotile and amosite Asbestos detected.

PHOTO 18

Assigned To West Warehouse, Central Mezzanine, Floor Throughout, Debris, Fibre Cement Sheeting.

EP2640.003_ASB.007: Chrysotile asbestos detected

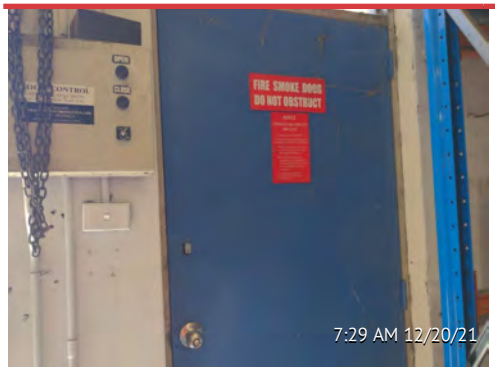

PHOTO 19

Assigned To East Warehouse, North East Elevation, Fire Door.

Assumed asbestos containing.

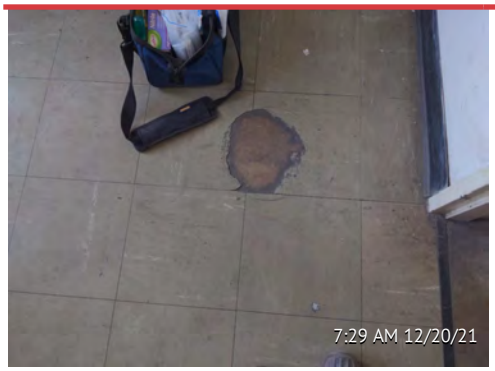

PHOTO 20

Assigned To East Elevation, South East Mezzanine Lunch Room, Throughout, Floor, Vinyl Tile Green.

EP2640.003_ASB.008: Chrysotile asbestos detected.

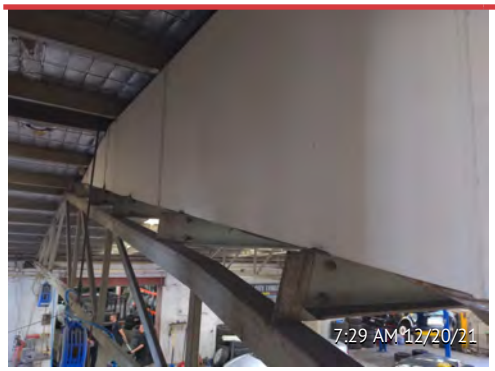

PHOTO 21

Assigned To East Warehouse, Southeast Mezzanine Exterior, North Of Stairway, Wall Lining, Fibre Cement Sheet.

EP2640.003_ASB.009: Chrysotile asbestos detected.

PHOTO 22

Assigned To Central Extent Courtyard, West Elevation, Window, Putty.

Assumed asbestos containing.

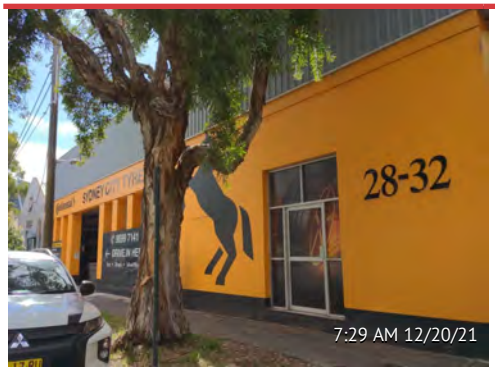

PHOTO 23

Assigned To Exterior, Throughout, Orange Paint

EP2540.003_LCP.001: lead containing paint.

PHOTO 24

Assigned To West Warehouse, West Office Exterior, Door And Door Frame, White Paint.

EP2640.003_LCP.009: Lead containing paint.

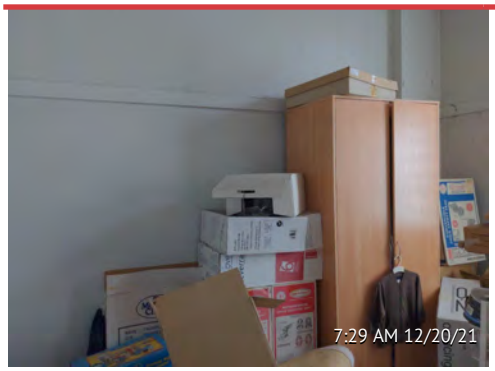

PHOTO 25

Assigned To West Warehouse, West Office Building, North Office Storage Room, Walls Throughout, White Paint.

EP2640.003_LCP.005: Lead containing paint.

PHOTO 26

Assigned To West Warehouse, West Office, Enclosed Western Alleyway, Walls, Beige Paint.

EP2640.003_LCP.006: Lead containing paint.

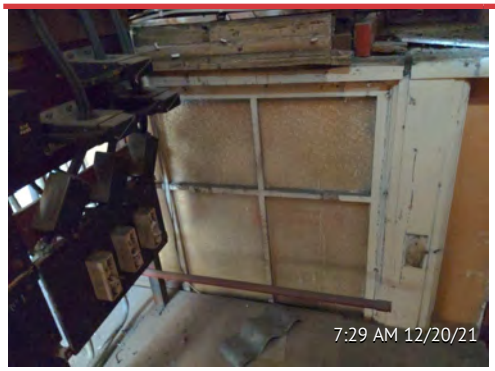

PHOTO 27

Assigned To West Warehouse, West Office, Enclosed Western Alleyway Mezzanine, North Wall, Redundant Window, Beige Paint.

Assumed lead containing paint.

PHOTO 28

Assigned To West Warehouse, Throughout, Walls, Beige Paint.

EP2640.003_LCP.008: Lead containing paint

PHOTO 29

Assigned To West Warehouse, Throughout, Walls, White Paint.

EP2640.003_LCP.010: Lead containing paint.

PHOTO 30

Assigned To West Warehouse, Bellow Southern Mezzanine, Ceiling, White Paint.

Assumed lead containing.

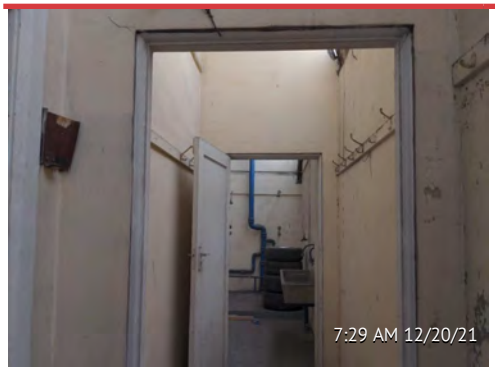

PHOTO 31

Assigned To West Warehouse, South Mezzanine, Entry Door And Door Frame, White Paint.

Assumed lead containing paint.

PHOTO 32

Assigned To South Mezzanine Hallway, Walls, Beige Paint.

Assumed lead containing paint.

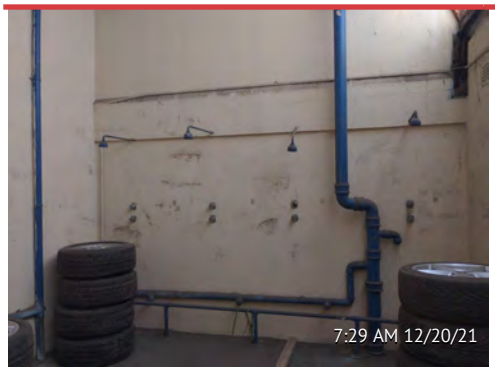

PHOTO 33

Assigned To West Warehouse, South Mezzanine Showers, Walls, Beige Paint.

Assumed lead containing paint.

PHOTO 34

Assigned To West Warehouse, South Mezzanine Main Room, Walls, Beige Paint.

Assumed lead containing paint.

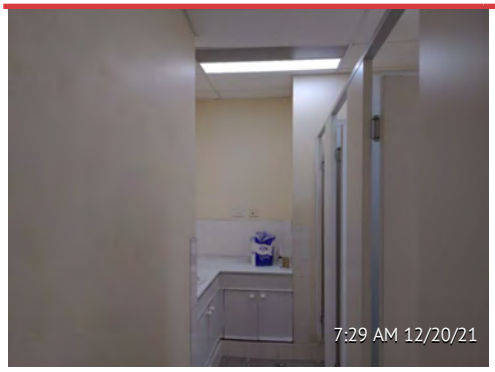

PHOTO 35

Assigned To West Warehouse, Bathroom Below Central Mezzanine, Walls Beige Paint.

Assumed lead containing paint.

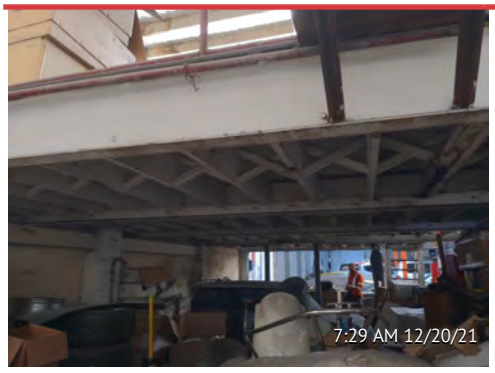

PHOTO 36

Assigned To West Warehouse, Below Central Mezzanine, Ceiling, White Paint.

Assumed lead containing paint.

PHOTO 37

Assigned To West Warehouse, Central Mezzanine, Walls, Beige Paint

Assumed lead containing paint.

PHOTO 38

Assigned To West Warehouse, East Office Building, Main Area, Walls, Beige Paint.

Assumed lead containing paint.

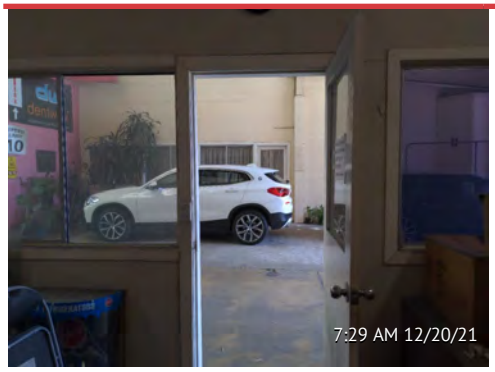

PHOTO 39

Assigned To West Warehouse, East Office Building, Main Area, Door And Door Frame, White Paint.

Assumed lead containing paint.

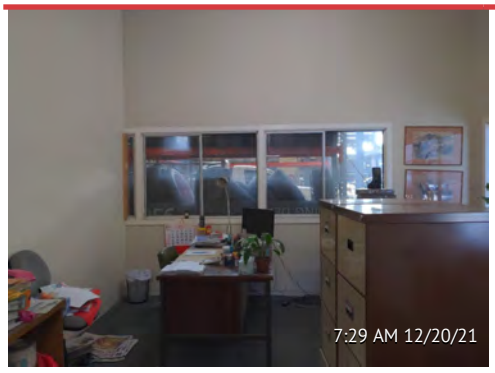

PHOTO 40

Assigned To East Office Building, Main Area, Skirting, White Paint.

Assumed lead containing paint.

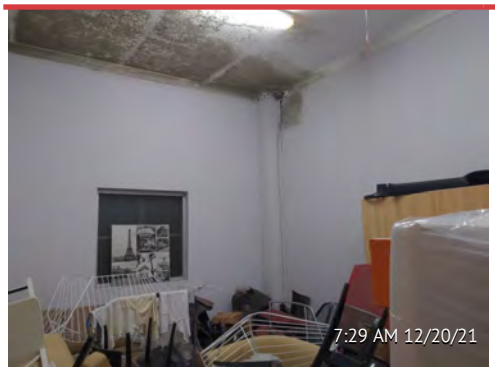

PHOTO 41

Assigned To West Warehouse, East Office Building North Office, Walls, Purple Paint.

EP2640.003_LCP.012: Lead containing paint.

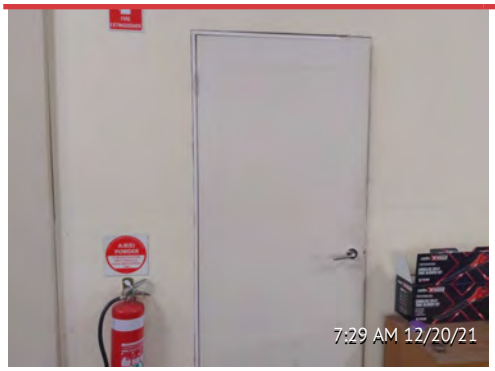

PHOTO 42

Assigned To West Warehouse, East Office Building, North Office, Door And Door Frame, White Paint.

Assumed lead containing paint.

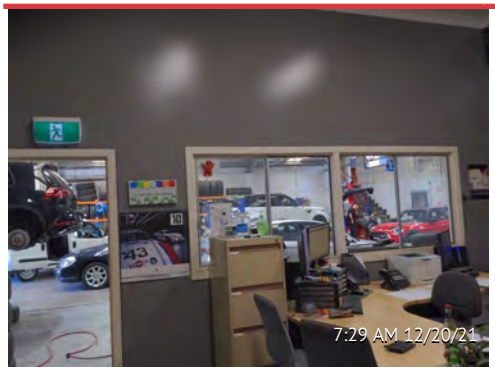

PHOTO 43

Assigned To West Warehouse, East Office Building, South East Office, Door And Door Frame, Beige Paint.

Lead containing paint.

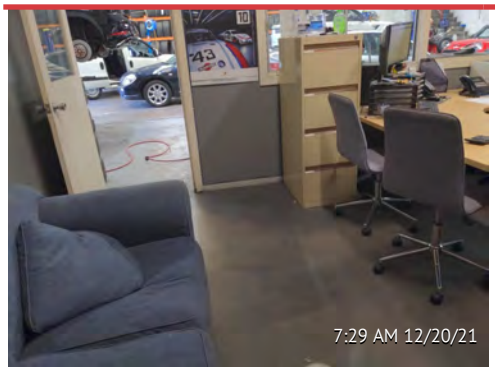

PHOTO 44

Assigned To West Warehouse, East Office Building, South East Office, Window Frame, Beige Paint.

Assumed lead containing paint.

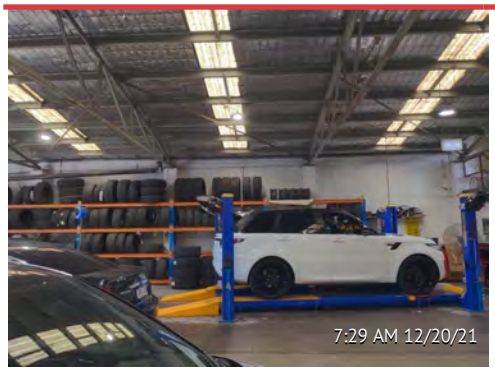

PHOTO 45

Assigned To East Warehouse, Throughout, Walls, White Paint.

EP2540.003_LCP.014: Lead containing paint.

PHOTO 46

Assigned To East Warehouse West Office Exterior, Window Frames, Beige Paint.

Assumed lead containing paint.

PHOTO 47

Assigned To East Warehouse Southeast Mezzanine, Exterior Walls, Beige Paint.

Assumed lead containing paint.

PHOTO 48

Assigned To East Warehouse Male Bathroom, Door And Door Frames, Blue Paint.

EP2640.003_LCP.015: Lead containing paint.

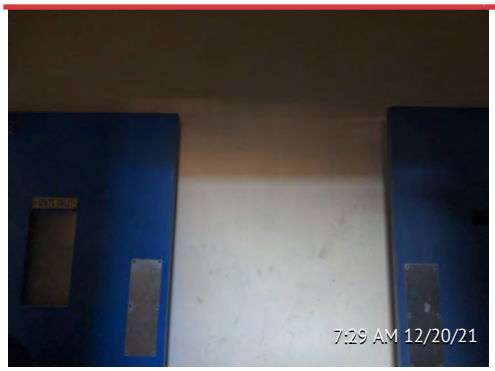

PHOTO 49

Assigned To East Warehouse, Male Bathroom Hallway, Door And Door Frame, Blue Paint.

Assumed lead containing paint.

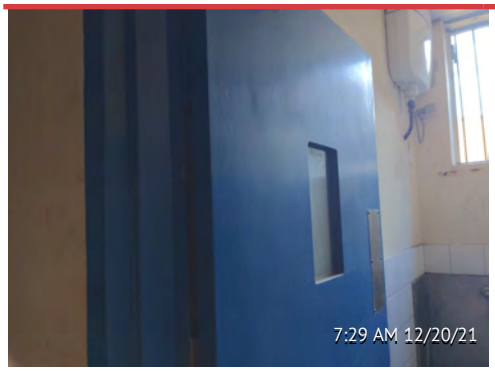

PHOTO 50

Assigned To East Warehouse, Male Bathroom Showers, Door And Door Frame, Blue Paint.

Assumed lead containing paint.

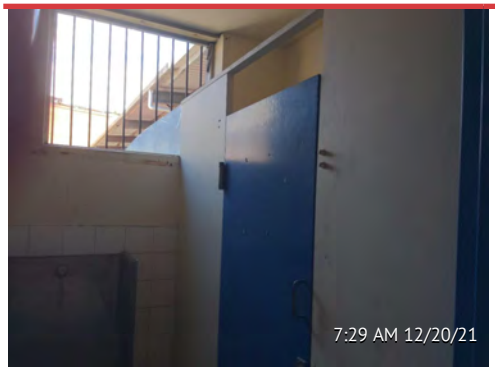

PHOTO 51

Assigned To East Warehouse, Male Bathroom Toilet, Door, Doorframe And Partition Walls, Blue Paint.

Assumed lead containing paint.

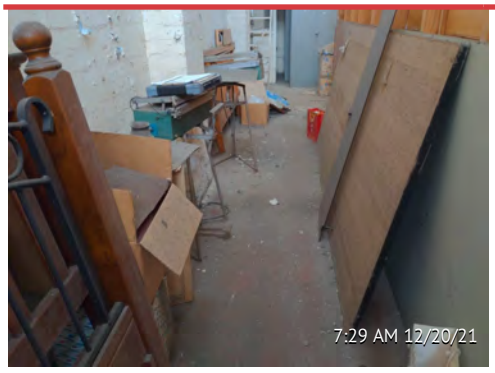

PHOTO 52

Assigned To West Warehouse, West Office Enclosed Western Alleyway, Floor, Accumulated Dust

Lead containing dust.

PHOTO 53

Assigned To West Warehouse, West Office Enclosed Western Alleyway Mezzanine, Floor, Accumulated Dust

Lead containing dust.

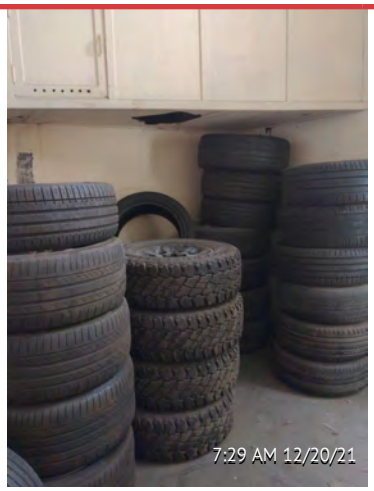

PHOTO 54

Assigned To West Warehouse, South Mezzanine, Main Room Floor, Accumulated Dust.

Lead containing dust.

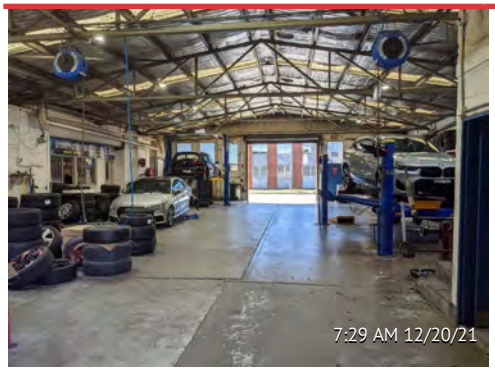

PHOTO 55

Assigned To East Warehouse, Adjacent Office Entry Door Floor, Accumulated Dust.

Lead containing paint.

PHOTO 56

Assigned To Interior, Throughout, Ceiling Space - Underside of Roof, Sarking Insulation.

Assumed SMF containing.

PHOTO 57

Assigned To West Warehouse, South Mezzanine Shower's, South Wall Water Pipe, Hessian Lagging.

Assumed SMF containing.

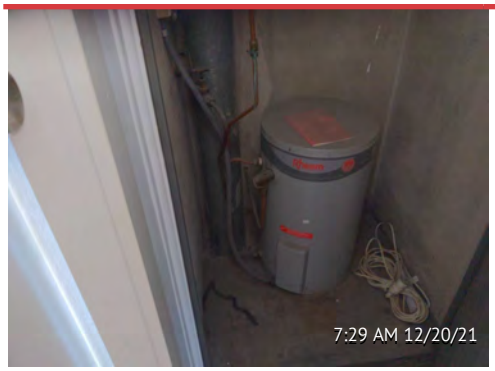

PHOTO 58

Assigned To East Warehouse, Southeast Mezzanine Lunch Room, West Cupboard, Hot Water Heater.

Assumed SMF containing.

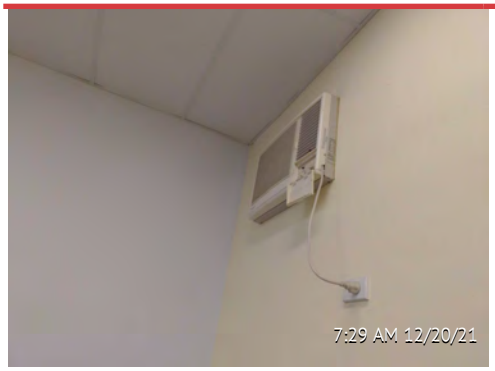

PHOTO 59

Assigned To West Warehouse, West Office Building, South Storage, South Elevation Wall, Air Conditioning Unit.

Suspected R22 refrigerant.

PHOTO 60

Assigned To West Warehouse, East Office Building, Main Office, Ceiling Lining.

Suspected mould.

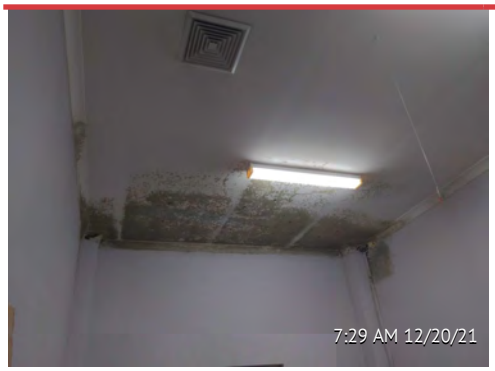

PHOTO 61

Assigned To West Warehouse, East Office Building, North Office, Ceiling Lining.

Suspected mould.

Jenny Shao
EP Risk

2023 PRE-DEMOLITION HAZMAT ASSESSMENT PHOTOLOG

EP3072.001

Wednesday, 12 April 2023

Prepared For Johnstaff

PHOTO 62

Sample ID: EP3072.001_ASB.001

Interior west warehouse, south mezzanine, main room, southeast wall, cupboard, adjacent to hot water heater - fibre cement sheeting fragment.

Chrysotile asbestos detected.

PHOTO 63

Sample ID: EP3072.001_ASB.002

Interior west warehouse, south mezzanine, main room, southeast wall, cupboard, to hot water heater pipework - hessian wrap.

Chrysotile asbestos detected.

PHOTO 64

Sample ID: EP3072.001_ASB.003

Interior west warehouse, south mezzanine, main room, southeast wall, cupboard, to hot water heater pipework - lagging.

Chrysotile asbestos detected.

PHOTO 65

Sample ID: EP3072.001_ASB.004

Interior west warehouse, south mezzanine, main room, timber windows - window caulking.

No asbestos detected.

PHOTO 66

Sample ID: EP3072.001_ASB.005

Interior west warehouse, south mezzanine, main room, on floor, adjacent to door to enclosed balcony area - suspected fire damaged debris.

No asbestos detected.

PHOTO 67

Sample ID: EP3072.001_ASB.009

Exterior east warehouse, courtyard, northeastern corner, redundant downpipes - moulded fibre cement conduits.

Chrysotile and amosite asbestos detected.

PHOTO 68

Interior west warehouse, south mezzanine, southeast wall, cupboard to hot water tank - hot water tank.

Not sampled due to access restrictions.

Suspected to contain asbestos.

PHOTO 69

Interior west warehouse, west office building, enclosed western alleyway, west wall, EDB, EMAIL meters - window mastic.

Not sampled due to electrical hazard.

Suspected to contain asbestos.

PHOTO 70

Interior west warehouse, northern extent of warehouse, adjacent to entry/exit door to Bourke Road, floor - vinyl floor tiles.

Not sampled due to appearance.

Suspected to contain asbestos.

PHOTO 71

Exterior east warehouse, courtyard, stormwater drains, moulded fibre cement conduits

Not sampled due to access restrictions.

Suspected to contain asbestos.

PHOTO 72

Interior west warehouse, south mezzanine, main room, on floor - fibre cement sheeting fragments.

Not sampled due to appearance.

Suspected to contain asbestos.

PHOTO 73

Sample ID: EP3072.001_ASB.006

Interior west warehouse, south mezzanine, main room, on floor, adjacent to fibre cement sheeting fragments - asbestos containing dust.

Chrysotile asbestos detected.

PHOTO 74

Sample ID: EP3072.001_ASB.007

Interior west warehouse, west office building, enclosed western alleyway, to exposed timber wall studs - asbestos containing dust.

Chrysotile asbestos detected.

PHOTO 75

Sample ID: EP3072.001_ASB.008

Interior west warehouse, west office, enclosed western alleyway, below mezzanine, on floor adjacent to fibre cement sheeting fragments - asbestos containing dust.

Chrysotile asbestos detected.

PHOTO 76

Sample ID: EP3072.001_ASB.010

Interior east warehouse, southeast mezzanine, lunchroom, on floor - asbestos containing dust.

Chrysotile asbestos detected.

PHOTO 77

Sample ID: EP3072.001_ASB.011

Interior east warehouse, southeast mezzanine, north of stairway - asbestos containing dust.

Chrysotile and amosite asbestos detected.

PHOTO 78

Sample ID: EP3072.001_LCP.001

Interior west warehouse, west office building, kitchen, walls (upper layer) - blue paint.

Lead-containing paint (13%w/w)

PHOTO 79

Sample ID: EP3072.001_LCP.002

Interior west warehouse, west office building, kitchen, walls (lower layer) - cream paint.

Lead-containing paint (14%w/w)

PHOTO 80

Sample ID: EP3072.001_LCP.003

Interior east warehouse, southeast mezzanine, metal beams - light green paint.

Lead-containing paint (19%w/w)

PHOTO 81

Sample ID: EP3072.001_LCP.004

Interior east warehouse, southeast mezzanine, stairway railing - red paint.

Insufficient sample - suspected lead-containing paint.

PHOTO 82

Sample ID: EP3072.001_LCP.005

Interior east warehouse, male bathrooms below southeast mezzanine, floor - grey paint.

Lead-containing paint (0.33%w/w)

PHOTO 83

Sample ID: EP3072.001_LCD.001

Interior west warehouse, throughout, ceiling space - lead-containing dust.

Lead-containing dust (280 mg/m2)

PHOTO 84

Sample ID: EP3072.001_LCD.002

Interior west warehouse, kitchen, above cabinets - lead-containing dust.

Non lead-containing dust (<0.1 mg/m2)

PHOTO 85

Sample ID: EP3072.001_LCD.003

Interior east warehouse, southeast mezzanine, lunchroom - lead-containing dust.

Lead-containing dust (16 mg/m2)

PHOTO 86

Interior west warehouse, south mezzanine, main room, skylights in enclosed balcony area - fibreglass.

Visually identified synthetic mineral fibres.

PHOTO 87

Interior west warehouse, east office building, main office, sink cupboard - hot water heater (internal insulation).

Visually identified synthetic mineral fibres.

21 April 2023
Ref: EP3072.001_v1

Attachment 3 – HAZMAT Survey Summary Tables

Client: Johnstaff Projects Pty Ltd
Address: 28 – 32 Bourke Road, Alexandria, NSW 2015

Surveyor: Jenny Shao

Survey Date: 9/03/2023
Resurvey Due: 9/03/2028

Hazardous Materials (HAZMAT) Register

Johnstaff_Bourke Rd_HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment										Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
Asbestos-containing Materials (ACM)																			
1	Interior west warehouse	West office building, enclosed western alleyway	West wall	Electrical distribution board (EDB)	Fuses	Asbestos	Not sampled due to electrical hazard (EP Risk 2021)	Suspected to contain asbestos	2	Unit(s)	Unbonded / Friable	Nil	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class A (friable) licensed asbestos removal contractor must be engaged to remove this item under controlled friable asbestos removal conditions prior to refurbishment or demolition works.	1
2	Interior west warehouse	West office building, enclosed western alleyway	Floor throughout	Debris (fragments)	Fibre cement sheeting	Asbestos	Previosuly sampled by EP Risk (2021): **EP2460.003_ASB.001** (NATA Lab ID: 21-De17483)	**Chrysotile asbestos detected**	Throughout	-	Bonded / Non-friable	Nil	Poor	Med	High	High	No	A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	2
3	Interior west warehouse	West office building, enclosed western alleyway, mezzanine	Central location	EDB	Resinous board	Asbestos	Not sampled due to electrical hazard (EP Risk 2021)	Suspected to contain asbestos	2	Unit(s)	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	3
4	Interior west warehouse	West office building, enclosed western alleyway, mezzanine	Central location	EDB	Rope Insulation	Asbestos	Previously sampled by EP Risk (2021): **EP2460.003_ASB.002** (NATA Lab ID: 21-De17484)	**Chrysotile asbestos detected**	<1	m	Unbonded / Friable	Nil	Fair	Med	Med	Med	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class A (friable) licensed asbestos removal contractor must be engaged to remove this item under controlled friable asbestos removal conditions prior to refurbishment or demolition works.	4
5	Interior west warehouse	West elevation office exterior façade	Downpipe	Fibre cement pipe	Moulded fibre cement	Asbestos	Previously sampled by EP Risk (2021): **EP2460.003_ASB.003** (NATA Lab ID: 21-De17485)	**Chrysotile asbestos detected**	2	m	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	5
6	Interior west warehouse	East elevation office exterior façade	Downpipe	Fibre cement pipe	Moulded fibre cement	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.003 (NATA Lab ID: 21-De17485) (EP Risk 2021)	Suspected to contain asbestos	2	m	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	6
7	Interior west warehouse	West elevation	West wall	EDB	Fuses	Asbestos	Not sampled due to electrical hazard (EP Risk 2021)	Assumed to contain asbestos	2	Unit(s)	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class A (friable) licensed asbestos removal contractor must be engaged to remove this item under controlled friable asbestos removal conditions prior to refurbishment or demolition works.	7
8	Interior west warehouse	South mezzanine	Exterior walls	Wall lining	Fibre cement sheeting	Asbestos	Previously sampled by EP Risk (2021): **EP2460.003_ASB.004** (NATA Lab ID: 21-De17486)	**Chrysotile asbestos detected**	70	m²	Bonded / Non-friable	Painted	Fair	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	8
9	Interior west warehouse	South mezzanine	Above entry door	Infill panel lining	Fibre cement sheeting	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.004 (NATA Lab ID:21-De17486) (EP Risk 2021)	Suspected to contain asbestos	2	m²	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	9
10	Interior west warehouse	South mezzanine	Stairway	Infill panel lining	Fibre cement sheeting	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.004 (NATA Lab ID:21-De17486) (EP Risk 2021)	Suspected to contain asbestos	4	m²	Bonded / Non-friable	Painted	Fair	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	10
11	Interior west warehouse	South mezzanine main room	Walls	Wall lining	Fibre cement sheeting	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.004 (NATA Lab ID: 21-De17486) (EP Risk 2021)	Suspected to contain asbestos	70	m²	Bonded / Non-friable	Painted	Fair	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	11
12	Interior west warehouse	South mezzanine main room	Southeast wall	Cupboard lining	Fibre cement sheeting	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.004 (NATA Lab ID: 21-De17486) (EP Risk 2021)	Suspected to contain asbestos	10	m²	Bonded / Non-friable	Painted	Poor	Low	Med	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	12
13	Interior west warehouse	South mezzanine main room	West wall	Down pipe and gutter box	Moulded fibre cement	Asbestos	Previously sampled by EP Risk (2021): **EP2460.003_ASB.005** (NATA Lab ID: 21-De17487)	**Chrysotile and amosite asbestos detected**	4	m²	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	13
14	Interior west warehouse	South mezzanine main room	West wall	Infill panels around down pipe and gutter box	Fibre cement concrete	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.004 (NATA Lab ID: 21-De17486) (EP Risk 2021)	Suspected to contain asbestos	4	m²	Bonded / Non-friable	Nil	Fair	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	14
15	Interior west warehouse	Southern portion	Throughout	Crane	Break pads	Asbestos	Not sampled due to height limitations (EP Risk 2021)	Suspected to contain asbestos	<1	m²	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m2 of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	15
16	Interior west warehouse	Bathroom below central mezzanine	Downpipe	Fibre cement pipe	Fibre cement concrete	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.003 (NATA Lab ID: 21-De17485) (EP Risk 2021)	Suspected to contain asbestos	2	m	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	16
17	Interior west warehouse	Bathroom below central mezzanine	Above entry door	Infill panel	Fibre cement sheeting	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.006 (NATA Lab ID: 21-De17488) (EP Risk 2021)	Suspected to contain asbestos	4	m²	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	-
18	Interior west warehouse	Central mezzanine	Walls	Wall lining	Fibre cement sheeting	Asbestos	Previously sampled by EP Risk (2021): **EP2460.003_ASB.006** (NATA Lab ID: 21-De17488)	**Chrysotile and amosite asbestos detected**	50	m²	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	17
19	Interior west warehouse	Central mezzanine	Floor	Debris (fragments)	Fibre cement sheeting	Asbestos	Previously sampled by EP Risk (2021): **EP2460.003_ASB.007** (NATA Lab ID: 21-De17489)	**Chrysotile asbestos detected**	Throughout	-	Bonded / Non-friable	Nil	Poor	Med	High	Med	No	A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	18

Hazardous Materials (HAZMAT) Register

Johnstaff_Bourke Rd_HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment										Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
20	Interior east warehouse	North elevation	Northeast extent adjacent roller door	Fire door	Fire door core	Asbestos	Not sampled due to enclosed unit (EP Risk 2021)	Suspected to contain asbestos	2	m²	Unbonded / Friable	Painted	Good	Low	Low	Low	No	Arrange for future testing, otherwise assume the fire door contains asbestos and label as asbestos-containing and maintain in current condition if to remain in situ. A Class A (friable) licensed asbestos removal contractor must be engaged to remove this item under controlled friable asbestos removal conditions prior to refurbishment or demolition works.	19
21	Interior east warehouse	Southeast mezzanine lunch room	Throughout	Floor	Vinyl tiles	Asbestos	Previously sampled by EP Risk (2021): **EP2460.003_ASB.008** (NATA Lab ID: 21-De17490)	**Chrysotile asbestos detected**	30	m²	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	20
22	Interior east warehouse	Southeast mezzanine exterior	North of stairway	Wall lining	Fibre cement sheeting	Asbestos	Previously sampled by EP Risk (2021): **EP2460.003_ASB.009** (NATA Lab ID: 21-De17491)	**Chrysotile asbestos detected**	6	m²	Bonded / Non-friable	Painted	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	21
23	Exterior east warehouse	Courtyard, central extent	West elevation, windows	Mastic	Window caulking	Asbestos	Not sampled due to height limitations (EP Risk 2021)	Suspected to contain asbestos	<1	m²	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	22
24	Interior west warehouse	South mezzanine, main room	Southeast wall, cupboard, adjacent to hot water heater	Debris (fragments)	Fibre cement sheeting	Asbestos	**EP3072.001_ASB.001** (NATA Lab ID: 972205-AID-V2)	**Chrysotile asbestos detected**	<1	m²	Bonded / Non-friable	Nil	Poor	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	62
25	Interior west warehouse	South mezzanine, main room	Southeast wall, cupboard, to hot water heater pipework	Insulation	Hessian wrap	Asbestos	**EP3072.001_ASB.002** (NATA Lab ID: 972205-AID-V2)	**Chrysotile asbestos detected**	<1	m²	Unbonded / Friable	Nil	Fair	Med	Med	Med	No	A Class A (friable) licensed asbestos removal contractor must be engaged to remove this item under controlled friable asbestos removal conditions prior to refurbishment or demolition works.	63
26	Interior west warehouse	South mezzanine, main room	Southeast wall, cupboard, to hot water heater pipework	Insulation	Lagging	Asbestos	**EP3072.001_ASB.003** (NATA Lab ID: 972205-AID-V2)	**Chrysotile asbestos detected**	<1	m²	Unbonded / Friable	Nil	Fair	Med	Med	Med	No	A Class A (friable) licensed asbestos removal contractor must be engaged to remove this item under controlled friable asbestos removal conditions prior to refurbishment or demolition works.	64
27	Interior west warehouse	South mezzanine, main room	Timber windows	Sealant	Window Caulking	Asbestos	**EP3072.001_ASB.004** (NATA Lab ID: 972205-AID-V2)	No asbestos detected	-	-	-	-	-	-	-	-	-	-	65
28	Interior west warehouse	South mezzanine, main room	On floor, adjacent to door to enclosed balcony area	Suspected fire damaged debris (fragments)	Fibre cement sheeting	Asbestos	**EP3072.001_ASB.005** (NATA Lab ID: 972205-AID-V2)	No asbestos detected	-	-	-	-	-	-	-	-	-	-	66
29	Exterior east warehouse	Courtyard	Northeastern corner, redundant downpipes	Conduits	Moulded fibre cement	Asbestos	**EP3072.001_ASB.009** (NATA Lab ID: 972205-AID-V2)	**Chrysotile and amosite asbestos detected**	2	Unit(s)	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	67
30	Interior west warehouse	South mezzanine, main room	Southeast wall, cupboard, to hot water tank	Hot water tank	Moulded fibre cement	Asbestos	Not sampled due to access restrictions	Suspected to contain asbestos	1	Unit(s)	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Arrange for future testing, otherwise assume the water tank contains asbestos and label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	68
31	Interior west warehouse	West office building, enclosed western alleyway	West wall, EDB	EMAIL meters	Window Mastic	Asbestos	Not sampled due to electrical hazard	Suspected to contain asbestos	3	Unit(s)	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Arrange for future testing, otherwise assume the window mastic contains asbestos and label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	69
32	Interior east warehouse	Northern extent of warehouse	Adjacent to entry/exit door to Bourke Road	Floor	Vinyl floor tiles	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.008 (NATA Lab ID: 21-De17485)	Suspected to contain asbestos	15	m²	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Arrange for future testing, otherwise assume the wvinyl floor tiles contain asbestos and label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	70
33	Exterior east warehouse	Courtyard	Stormwater drains	Conduits	Moulded fibre cement	Asbestos	Not sampled due to access restrictions	Suspected to contain asbestos	1	Unit(s)	Bonded / Non-friable	Nil	Good	Low	Low	Low	No	Arrange for future testing, otherwise assume the wvinyl floor tiles contain asbestos and label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	71
34	Interior west warehouse	South mezzanine, main room	On floor, adjacent to door to enclosed balcony area	Debris (fragments)	Fibre cement sheeting	Asbestos	Not sampled Similar in appearance to: EP2460.003_ASB.001 (NATA Lab ID: 21-De17485)	Suspected to contain asbestos	<1	m²	Bonded / Non-friable	Nil	Poor	Med	High	High	No	A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m² of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	72
Asbestos Containing Dust (ACD)																			
35	Interior west warehouse	South mezzanine, main room	On floor, adjacent to ACM fragments	Accumulated dust	Asbestos-containing dust	Asbestos Dust	**EP3072.001_ASB.006 (non-NATA)** (NATA Lab ID: 972205-AID-V2)	**Chrysotile asbestos detected**	100	m²	Associated with a bonded (non-friable) source	-	Poor	Med	High	High	No	Asbestos was identified within the dust swab (concentrations unknown). ACD associated with a bonded (non-friable) source should be removed by a Class B (non-friable) licensed asbestos removal contractor as a make safe measure under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	73
36	Interior west warehouse	West office building, enclosed western alleyway	To exposed wall timber studs	Accumulated dust	Asbestos-containing dust	Asbestos Dust	**EP3072.001_ASB.007 (non-NATA)** (NATA Lab ID: 972205-AID-V2)	**Chrysotile asbestos detected**	2	m²	Associated with a bonded (non-friable) source	-	Poor	Med	High	High	No	Asbestos was identified within the dust swab (concentrations unknown). ACD associated with a bonded (non-friable) source should be removed by a Class B (non-friable) licensed asbestos removal contractor as a make safe measure under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	74
37	Interior west warehouse	West office building, enclosed western alleyway, below mezzanine	On floor, adjacent to ACM fragments	Accumulated dust	Asbestos-containing dust	Asbestos Dust	**EP3072.001_ASB.008 (non-NATA)** (NATA Lab ID: 972205-AID-V2)	**Chrysotile asbestos detected**	5	m²	Associated with a bonded (non-friable) source	-	Poor	Med	High	High	No	Asbestos was identified within the dust swab (concentrations unknown). ACD associated with a bonded (non-friable) source should be removed by a Class B (non-friable) licensed asbestos removal contractor as a make safe measure under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	75
38	Interior east warehouse	Southeast mezzanine, lunchroom	On floor (confirmed ACM vinyl flooring)	Accumulated dust	Asbestos-containing dust	Asbestos Dust	**EP3072.001_ASB.010 (non-NATA)** (NATA Lab ID: 972205-AID-V2)	**Chrysotile asbestos detected**	30	m²	Associated with a bonded (non-friable) source	-	Poor	Med	High	High	No	Asbestos was identified within the dust swab (concentrations unknown). ACD associated with a bonded (non-friable) source should be removed by a Class B (non-friable) licensed asbestos removal contractor as a make safe measure under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	76
39	Interior east warehouse	Southast mezzanine, north of stairway	On metal beams (below confirmed ACM fibre cement sheeting)	Accumulated dust	Asbestos-containing dust	Asbestos Dust	**EP3072.001_ASB.011 (non-NATA)** (NATA Lab ID: 972205-AID-V2)	**Chrysotile and amosite asbestos detected**	3	m²	Associated with a bonded (non-friable) source	-	Poor	Med	High	High	No	Asbestos was identified within the dust swab (concentrations unknown). ACD associated with a bonded (non-friable) source should be removed by a Class B (non-friable) licensed asbestos removal contractor as a make safe measure under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	77

Client: Johnstaff Projects Pty Ltd
Address: 28 – 32 Bourke Road, Alexandria, NSW 2015

Surveyor: Jenny Shao

Survey Date: 9/03/2023
Resurvey Due: 9/03/2028

Hazardous Materials (HAZMAT) Register

Johnstaff_Bourke Rd_HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment										Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
Lead-containing Paint (LCP)																			
40	Exterior	Throughout	Northern walls	Orange paint	Lead-containing paint	Lead Paint - Chip	' Previously sampled by EP Risk (2021): **EP2460.003_LCP.001** (NATA Lab ID:S21-De17466)	**Positive 0.16 %w/w**	120	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings. Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	23
41	Exterior	Northwest	Door and door frame	Grey paint	Lead-containing paint	Lead Paint - Chip	' Previously sampled by EP Risk (2021): **EP2460.003_LCP.002** (NATA Lab ID: S21-De17467)	Negative < 0.01%w/w	-	-	-	-	-	-	-	-	-	-	-
42	Exterior	Throughout	Northern Walls	Black paint	Lead-containing paint	Lead Paint - Chip	' Previously sampled by EP Risk (2021): **EP2460.003_LCP.003** (NATA Lab ID: S21-De17468)	Negative 0.1%w/w	-	-	-	-	-	-	-	-	-	-	-
43	Exterior	Northeast	Door and door frame	Grey paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.002 (NATA Lab ID: S21-De17467) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
44	Interior west warehouse	West office building, exterior	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	' Previously sampled by EP Risk (2021): **EP2460.003_LCP.009** (NATA Lab ID: S21-De17474)	**Positive 0.12 %w/w**	3	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings. Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	24
45	Interior west warehouse	West office building, exterior	Window frames	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474) (EP Risk 2021)	Suspected LCP	2	m²	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	24
46	Interior west warehouse	West office building, exterior	Skirting	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	20	m	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	24
47	Interior west warehouse	East office building, exterior	Skirting	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	20	m	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	24
48	Interior west warehouse	East office building, exterior	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474) (EP Risk 2021)	Suspected LCP	3	m²	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	24
49	Interior west warehouse	East office building, exterior	Window frames	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474) (EP Risk 2021)	Suspected LCP	2	m²	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	24
50	Interior west warehouse	West office building, exterior	South wall	Pink paint	Lead-containing paint	Lead Paint - Chip	Previously sampled by EP Risk (2021): **EP2460.003_LCP.013** (NATA Lab ID: S21-De17478)	Negative < 0.01%w/w	-	-	-	-	-	-	-	-	-	-	-
51	Interior west warehouse	West office building, main office room	Walls	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Presumed non-LCP based on age and appearance (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
52	Interior west warehouse	West office building, main office room	Door and door frames	Cream paint	Lead-containing paint	Lead Paint - Chip	' Previously sampled by EP Risk (2021): **EP2460.003_LCP.004** (NATA Lab ID: S21-De17469)	Negative 0.06%	-	-	-	-	-	-	-	-	-	-	-
53	Interior west warehouse	West office building, main office room	Window frames	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
54	Interior west warehouse	West office building, main office room	Skirting	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
55	Interior west warehouse	West office building, north office storage room	Door and door frames	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
56	Interior west warehouse	West office building, north office storage room	Walls	White paint	Lead-containing paint	Lead Paint - Chip	Previously sampled by EP Risk (2021): **EP2460.003_LCP.005** (NATA Lab ID: S21-De17470)	**Positive 25 %w/w**	50	m²	-	-	Poor	Med	Med	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings. Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	25
57	Interior west warehouse	West office building, north office storage room	Skirting	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.005 (NATA Lab ID: S21-De17470) (EP Risk 2021)	Suspected LCP	15	m	-	-	Fair	Med	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	-
58	Interior west warehouse	West office building, north office	Walls	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Presumed non-LCP based on age and appearance (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-

Hazardous Materials (HAZMAT) Register

Johnstaff_Bourke Rd_HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment										Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
59	Interior west warehouse	West office building, north office	Door and door frame	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
60	Interior west warehouse	West office building, north office	Skirting	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
61	Interior west warehouse	West office building, kitchen	Walls	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Presumed non-LCP based on age and appearance (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
62	Interior west warehouse	West office building, kitchen	Door and door frame	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
63	Interior west warehouse	West office building, kitchen	Skirting	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
64	Interior west warehouse	West office building, south office	Door and door frame	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
65	Interior west warehouse	West office building, south office	Skirting	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
66	Interior west warehouse	West office building, south office	North wall	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
67	Interior west warehouse	West office building, south office	East wall	Orange paint	Lead-containing paint	Lead Paint - Chip	Not sampled Presumed non-LCP based on age and appearance (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
68	Interior west warehouse	West office building, south office	South	Green paint	Lead-containing paint	Lead Paint - Chip	Not sampled Presumed non-LCP based on age and appearance (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
69	Interior west warehouse	West office building, south office	West	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Presumed non-LCP based on age and appearance (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
70	Interior west warehouse	West office building, south storage	North and east walls	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Presumed non-LCP based on age and appearance (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
71	Interior west warehouse	West office building, south storage	South and west wall	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
72	Interior west warehouse	West office building, south storage	Skirting	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
73	Interior west warehouse	West office building, south storage	Door and door frame	Cream paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.004 (NATA Lab ID: S21-De17469) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
74	Interior west warehouse	West office building, enclosed western alleyway	Walls and stairs to mezzanine	Beige paint	Lead-containing paint	Lead Paint - Chip	Previously sampled by EP Risk (2021): **EP2460.003_LCP.006** (NATA Lab ID: S21-De17471)	**Positive 0.15 %w/w**	75	m^2	-	-	Poor	Low	Med	Med	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings. Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	26
75	Interior west warehouse	West office building, enclosed western alleyway, mezzanine	Walls	Light blue paint	Lead-containing paint	Lead Paint - Chip	Previously sampled by EP Risk (2021): **EP2460.003_LCP.007** (NATA Lab ID: S21-De17472)	Negative 0.02%w/w	-	-	-	-	-	-	-	-	-	-	-
76	Interior west warehouse	West office building, enclosed western alleyway, mezzanine	North wall redundant window	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	1	m^2	-	-	Fair	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	27
77	Interior west warehouse	Throughout	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Previously sampled by EP Risk (2021): **EP2460.003_LCP.008** (NATA Lab ID: S21-De17473)	**Positive 0.43%w/w**	175	m^2	-	-	Poor	Med	High	High	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings. Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	28
78	Interior west warehouse	Throughout	Walls	White paint	Lead-containing paint	Lead Paint - Chip	Previously sampled by EP Risk (2021): **EP2460.003_LCP.010** (NATA Lab ID: S21-De17473)	**Positive 0.14%w/w**	20	m^2	-	-	Poor	Med	Med	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings. Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	29

Hazardous Materials (HAZMAT) Register

Johnstaff_Bourke Rd_HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment									Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
79	Interior west warehouse	Throughout	Walls	Blue paint	Lead-containing paint	Lead Paint - Chip	Previously sampled by EP Risk (2021): **EP2460.003_LCP.011** (NATA Lab ID: S21-De17476)	Negative 0.08%w/w	-	-	-	-	-	-	-	-	-	-	-
80	Interior west warehouse	Below southern mezzanine	Ceiling	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.010 (NATA Lab ID: S21-De17475) (EP Risk 2021)	Suspected LCP	100	m^2	-	-	Fair	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	30
81	Interior west warehouse	South mezzanine	Stairs and railing	Beige paint	-	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	2	m^2	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	10
82	Interior west warehouse	South mezzanine	Entry door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.010 (NATA Lab ID: S21-De17475) (EP Risk 2021)	Suspected LCP	3	m^2	-	-	Fair	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	31
83	Interior west warehouse	South mezzanine, hallway	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	25	m^2	-	-	Poor	Med	High	High	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	32
84	Interior west warehouse	South mezzanine, hallway	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.010 (NATA Lab ID: S21-De17475) (EP Risk 2021)	Suspected LCP	3	m^2	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	31
85	Interior west warehouse	South mezzanine, showers	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.010 (NATA Lab ID: S21-De17475) (EP Risk 2021)	Suspected LCP	80	m^2	-	-	Fair	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	33
86	Interior west warehouse	South mezzanine, showers	Water pipes	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.015 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected LCP	3	m	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	-
87	Interior west warehouse	South mezzanine, showers	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.010 (NATA Lab ID: S21-De17475) (EP Risk 2021)	Suspected LCP	3	m^2	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	31
88	Interior west warehouse	South mezzanine, main room	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	120	m^2	-	-	Fair	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	34
89	Interior west warehouse	South mezzanine, main room	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.010 (NATA Lab ID: S21-De17475) (EP Risk 2021)	Suspected LCP	3	m^2	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	34
90	Interior west warehouse	South mezzanine, main room	Window frames	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.010 (NATA Lab ID: S21-De17475) (EP Risk 2021)	Suspected LCP	3	m^2	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	11
91	Interior west warehouse	South extent	Structural metal pillars	Orange paint	Lead-containing paint	Lead Paint - Chip	Not sampled Presumed non-LCP based on age and appearance (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
92	Interior west warehouse	Bathroom below central mezzanine	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	65	m^2	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	35
93	Interior west warehouse	Bathroom below central mezzanine	Door and door frame	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	3	m^2	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	-
94	Interior west warehouse	Below central mezzanine	Ceiling	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.010 (NATA Lab ID: S21-De17475) (EP Risk 2021)	Suspected LCP	10	m^2	-	-	Fair	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	36
95	Interior west warehouse	Central mezzanine	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	35	m^2	-	-	Poor	Med	High	High	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	37
96	Interior west warehouse	Central mezzanine	Walls	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.011 (NATA Lab ID: S21-De17476) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
97	Interior west warehouse	East office building, main area	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	60	m^2	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	38
98	Interior west warehouse	East office building, main area	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474) (EP Risk 2021)	Suspected LCP	9	m^2	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	39

Hazardous Materials (HAZMAT) Register

Johnstaff_Bourke Rd_HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment									Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
99	Interior west warehouse	East office building, main area	Window frames	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474) (EP Risk 2021)	Suspected LCP	3	m²	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	38
100	Interior west warehouse	East office building, main area	Skirting	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	20	m	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	40
101	Interior west warehouse	East office building, north office	Walls	Purple paint	Lead-containing paint	Lead Paint - Chip	Previously sampled by EP Risk (2021): **EP2460.003_LCP.012** (NATA Lab ID: S21-De17477)	Negative < 0.01%w/w	-	-	-	-	-	-	-	-	-	-	41
102	Interior west warehouse	East office building, north office	Door and door frame	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474) (EP Risk 2021)	Suspected LCP	3	m²	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	42
103	Interior west warehouse	East office building, north office	Skirting	Purple paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.012 (NATA Lab ID: S21-De17477) (EP Risk 2021)	Suspected LCP	20	m	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	-
104	Interior west warehouse	East office building, south east office	Walls	Grey paint	Lead-containing paint	Lead Paint - Chip	Not sampled Presumed non-LCP based on age and appearance (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
105	Interior west warehouse	East office building, south east office	Door and door frame	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	3	m²	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	43
106	Interior west warehouse	East office building, south east office	Window frames	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: EP2460.003_LCP.009 (NATA Lab ID: S21-De17474) (EP Risk 2021)	Suspected LCP	2	m²	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	44
107	Interior west warehouse	East office building, south east office	Skirting	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	20	m	-	-	Fair	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	44
108	Interior east warehouse	Throughout	Walls	White paint	Lead-containing paint	Lead Paint - Chip	Previously sampled by EP Risk (2021): **EP2460.003_LCP.014** (NATA Lab ID: S21-De17479)	**Positive 0.17%w/w**	160	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings. Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	45
109	Interior east warehouse	West office building, exterior	Window frames	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	2	m²	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	46
110	Interior east warehouse	West office building, exterior	Skirting	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	20	m	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	-
111	Interior east warehouse	North extent	Fire door and door frame	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.015 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected LCP	3	m²	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	19
112	Interior east warehouse	Southeast mezzanine	External walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.008 (NATA Lab ID: S21-De17473) (EP Risk 2021)	Suspected LCP	30	m²	-	-	Fair	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	47
113	Interior east warehouse	Male bathrooms below southeast mezzanine	Door and door frame	Blue paint	Lead-containing paint	Lead Paint - Chip	Previously sampled by EP Risk (2021): **EP2460.003_LCP.015** (NATA Lab ID: S21-De17480)	**Positive 0.31%w/w**	3	m²	-	-	Good	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings. Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	48
114	Interior east warehouse	Male bathrooms below southeast mezzanine, hallway	Door and door frame	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.015 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected LCP	3	m²	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	49
115	Interior east warehouse	Male bathrooms below southeast mezzanine, hallway	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Previously sampled by EP Risk (2021): **EP2460.003_LCP.016** (NATA Lab ID: S21-De17481)	Negative 0.03%w/w	-	-	-	-	-	-	-	-	-	-	-
116	Interior east warehouse	Male bathrooms below southeast mezzanine, hallway	Ceiling	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.016 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
117	Interior east warehouse	Male bathrooms below southeast mezzanine, showers	Door and door frame	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.015 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected LCP	3	m²	-	-	Good	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	50
118	Interior east warehouse	Male bathrooms below southeast mezzanine, showers	walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.016 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-

Hazardous Materials (HAZMAT) Register

Johnstaff_Bourke Rd_HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment										Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
119	Interior east warehouse	Male bathrooms below southeast mezzanine, showers	Ceiling	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.016 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
120	Interior east warehouse	Male bathrooms below southeast mezzanine, toilet	Door, door frame and partition door	Blue paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.015 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	51
121	Interior east warehouse	Male bathrooms below southeast mezzanine, toilet	Walls	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.016 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
122	Interior east warehouse	Male bathrooms below southeast mezzanine, toilet	Ceiling	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.016 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
123	Interior east warehouse	Southeast mezzanine, lunch room	Ceiling	White paint	Lead-containing paint	Lead Paint - Chip	Previously sampled by EP Risk (2021): **EP2460.003_LCP.017** (NATA Lab ID: S21-De17482)	Negative 0.03%w/w	-	-	-	-	-	-	-	-	-	-	-
124	Interior east warehouse	Southeast mezzanine, lunch room	Walls	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to: "EP2460.003_LCP.017 (NATA Lab ID: S21-De17482) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
125	Interior east warehouse	Southeast mezzanine, lunch room	Door and door frame	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.016 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
126	Interior east warehouse	Southeast mezzanine, lunch room	West cupboard door	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.016 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
127	Interior east warehouse	Southeast mezzanine, bathroom	Door and door frame	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.016 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
128	Interior east warehouse	Southeast mezzanine, exterior	Window frame	Grey paint	Lead-containing paint	Lead Paint - Chip	Not sampled Presumed non-LCP based on age and appearance (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
129	Exterior east warehouse	Courtyard	Roller door metal capping	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.016 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
130	Exterior east warehouse	Courtyard	Southwest door	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.016 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
131	Exterior east warehouse	Courtyard	Northwest door	Beige paint	Lead-containing paint	Lead Paint - Chip	Not sampled Similar in appearance to:EP2460.003_LCP.016 (NATA Lab ID: S21-De17480) (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
132	Interior southeast warehouse	Throughout	Walls	White paint	Lead-containing paint	Lead Paint - Chip	Not sampled Presumed non-LCP based on age and appearance (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
133	Interior southeast warehouse	Throughout	Metal structural beams	Maroon paint	Lead-containing paint	Lead Paint - Chip	Not sampled Presumed non-LCP based on age and appearance (EP Risk 2021)	Suspected non-LCP	-	-	-	-	-	-	-	-	-	-	-
134	Interior west warehouse	West office building, kitchen	Walls (upper layer)	Blue paint	Lead-containing paint	Lead Paint - Chip	**EP3072.001_LCP.001** (NATA Lab ID: 972205-S-V2)	**Positive 13 %w/w**	36	m^2	-	-	Fair	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings. Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	78
135	Interior west warehouse	West office building, kitchen	Walls (lower layer)	Cream paint	Lead-containing paint	Lead Paint - Chip	**EP3072.001_LCP.002** (NATA Lab ID: 972205-S-V2)	**Positive 14 %w/w**	36	m^2	-	-	Fair	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings. Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	79
136	Interior east warehouse	Southeast mezzanine	Metal beams	Light green paint	Lead-containing paint	Lead Paint - Chip	**EP3072.001_LCP.003** (NATA Lab ID: 972205-S-V2)	**Positive 18 %w/w**	3	m^2	-	-	Poor	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings. Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	80
137	Interior east warehouse	Southeast mezzanine	Stairway railing	Red paint	Lead-containing paint	Lead Paint - Chip	**EP3072.001_LCP.004** (NATA Lab ID: 972205-S-V2)	Insufficent sample - suspected LCP	2	m^2	-	-	Fair	Low	Low	Low	-	Suspected LCP based on similar appearance to sampled paint system. Remediation works involving the disturbance of suspected LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	81
138	Interior east warehouse	Male bathrooms below southeast mezzanine, hallway	Floor	Grey paint	Lead-containing paint	Lead Paint - Chip	**EP3072.001_LCP.005** (NATA Lab ID: 972205-S-V2)	**Positive 0.33 %w/w**	5	m^2	-	-	Poor	Low	Low	Low	-	> 0.1 % lead content, classified as lead-containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings. Remediation works involving the disturbance of identified LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor.	82

Client: Johnstaff Projects Pty Ltd
Address: 28 – 32 Bourke Road, Alexandria, NSW 2015

Surveyor: Jenny Shao

Survey Date: 9/03/2023
Resurvey Due: 9/03/2028

Hazardous Materials (HAZMAT) Register

Johnstaff_Bourke Rd_HAZMAT Register_v1

Material Location and Description								Material Status and Risk Assessment										Required Actions	
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
Lead Containing Dust (LCD)																			
139	Interior west warehouse	West office building, enclosed western alleyway	Floor	Accumulated dust	Lead-containing dust	Lead Dust	Previously sampled by EP Risk (2021): **EP2460.003_LCD.001** (NATA Lab ID: S21-De17492	LCD 630 mg/m²	60	m²	-	-	Poor	Med	High	High	-	LCD should be removed by an experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor as a make safe measure prior to future refurbishment and/or demolition works.	52
140	Interior west warehouse	West office building, enclosed western alleyway	Floor	Accumulated dust	Lead-containing dust	Lead Dust	Previously sampled by EP Risk (2021): **EP2460.003_LCD.002** (NATA Lab ID: S21-De17493)	LCD 320 mg/m²	20	m²	-	-	Poor	Med	High	High	-	LCD should be removed by an experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor as a make safe measure prior to future refurbishment and/or demolition works.	53
141	Interior west warehouse	South mezzanine, main room	Floor	Accumulated dust	Lead-containing dust	Lead Dust	Previously sampled by EP Risk (2021): **EP2460.003_LCD.003** (NATA Lab ID: S21-De17494)	LCD 1,200 mg/m²	100	m²	-	-	Poor	Med	High	High	-	LCD should be removed by an experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor as a make safe measure prior to future refurbishment and/or demolition works.	54
142	Interior west warehouse	Central mezzanine	Floor	Accumulated dust	Lead-containing dust	Lead Dust	Previously sampled by EP Risk (2021): **EP2460.003_LCD.004** (NATA Lab ID: S21-De17495)	LCD 2,400 mg/m²	80	m²	-	-	Poor	Med	High	High	-	LCD should be removed by an experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor as a make safe measure prior to future refurbishment and/or demolition works.	-
143	Interior east warehouse	Adjacent office entry door	Floor	Accumulated dust	Lead-containing dust	Lead Dust	Previously sampled by EP Risk (2021): **EP2460.003_LCD.005** (NATA Lab ID: S21-De17496)	LCD 120 mg/m²	200	m²	-	-	Poor	Med	High	High	-	LCD should be removed by an experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor as a make safe measure prior to future refurbishment and/or demolition works.	55
144	Interior east warehouse	Male bathrooms below southeast mezzanine, showers	Floor	Accumulated dust	Lead-containing dust	Lead Dust	Previously sampled by EP Risk (2021): **EP2460.003_LCD.006** (NATA Lab ID: S21-De17497)	LCD 85 mg/m²	30	m²	-	-	Poor	Med	High	High	-	LCD should be removed by an experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor as a make safe measure prior to future refurbishment and/or demolition works.	-
145	Interior east warehouse	Southeast mezzanine, kitchen	Floor	Accumulated dust	Lead-containing dust	Lead Dust	Previously sampled by EP Risk (2021): **EP2460.003_LCD.007** (NATA Lab ID: S21-De17498)	LCD 12 mg/m²	30	m²	-	-	Poor	Med	High	High	-	LCD should be removed by an experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor as a make safe measure prior to future refurbishment and/or demolition works.	20
146	Interior west warehouse	Throughout	Ceiling space	Accumulated dust	Lead-containing dust	Lead Dust	**EP3072.001_LCD.001** (NATA Lab ID: 972205-A-V2)	LCD 280 mg/m²	Throughout	m²	-	-	Poor	Low	Med	Med	-	LCD should be removed by an experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor as a make safe measure prior to future refurbishment and/or demolition works.	83
147	Interior west warehouse	Kitchen	Above cabinets	Accumulated dust	Lead-containing dust	Lead Dust	**EP3072.001_LCD.002** (NATA Lab ID: 972205-A-V2)	Non-LCD <0.1 mg/m²	-	-	-	-	-	-	-	-	-	-	84
148	Interior east warehouse	Southeast mezzanine, lunchroom	Floor	Accumulated dust	Lead-containing dust	Lead Dust	**EP3072.001_LCD.003** (NATA Lab ID: 972205-A-V2)	LCD 16 mg/m²	30	m²	-	-	Poor	Med	High	High	-	LCD should be removed by an experienced HAZMAT/waste abatement contractor, for example a Class A or B licensed asbestos removal contractor as a make safe measure prior to future refurbishment and/or demolition works.	85
Synthetic Mineral Fibre Materials (SMF)																			
149	Interior	Throughout	Ceiling space - underside of roof	Sarking insulation	Insulation material	SMF	Visually identified (EP Risk 2021)	Assumed positive	2000	m²	Bonded / Non-friable	-	Good	Low	Low	Low	No	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)].	56
150	Interior west warehouse	Above west office building	Ceiling space	Insulation batts	Insulation material	SMF	Visually identified (EP Risk 2021)	Assumed positive	80	m²	Bonded / Non-friable	-	Good	Low	Low	Low	No	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)].	-
151	Interior west warehouse	South mezzanine, showers	South wall water pipe	Hessian lagging	Insulation material	SMF	Visually identified (EP Risk 2021)	Assumed positive	2	m²	Bonded / Non-friable	-	Good	Low	Low	Low	No	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)].	57
152	Interior east warehouse	Southeast mezzanine, lunch room	West cupboard	Hot water heater	Insulation material - internal	SMF	Visually identified (EP Risk 2021)	Assumed positive	1	Unit(s)	Bonded / Non-friable	-	Good	Low	Low	Low	No	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)].	58
153	Interior west warehouse	South mezzanine, main room	Skylights in enclosed balcony area	Fibreglass	Insulation material	SMF	Visually identified	Assumed positive	20	m²	Bonded / Non-friable	-	Good	Low	Low	Low	No	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)].	86
154	Interior west warehouse	East office building, main office	Sink cupboard	Hot water heater	Insulation material - internal	SMF	Visually identified	Assumed positive	1	Unit(s)	Bonded / Non-friable	-	Good	Low	Low	Low	No	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)].	87
Polychlorinated Biphenyls (PCB)																			
155	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	No PCB-containing capacitors identified at the time of the December 2021 assessment	-
Ozone Depleting Substances (ODS)																			
156	Interior west warehouse	West office building, south storage	South elevation wall	Air conditioning unit	Hydrochlorofluorocarbon (HCFC) refrigerant gas	Ozone Depleting Substances	R22 Refrigerant (suspected) (EP Risk 2021)	Assumed positive	1	Unit(s)	-	-	Good	Low	Low	Low	No	Unknown refrigerant gas - suspect R22. Suspected ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	59
Additional Items																			
157	Interior west warehouse	East office building, main office	Ceiling lining	Suspected mould	-	-	Visually identified (EP Risk 2021)	Assumed Positive	-	-	-	-	-	-	-	-	-	EP Risk recommends an indoor air quality assessment be undertaken to determine the source of the mould. Mould and water affected building materials should be stripped and remvoed under controlled conditions by an experienced remediation contractor.	60
158	Interior west warehouse	East office building, main office	Ceiling lining	Suspected mould	-	-	Visually identified (EP Risk 2021)	Assumed Positive	-	-	-	-	-	-	-	-	-	EP Risk recommends an indoor air quality assessment be undertaken to determine the source of the mould. Mould and water affected building materials should be stripped and remvoed under controlled conditions by an experienced remediation contractor.	61

21 April 2023
Ref: EP3072.001_v1

Attachment 4 – NATA Accredited Laboratory Certificates of Analysis

Certificate of Analysis

eurofins | Environment Testing

NATA Accredited
Accreditation Number 1261
Site Number 18217

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

EP Risk Management (NSW)
Level 4 73 Walker St
North Sydney
NSW 2060

Attention:	Anthony El-Helou
Report	848011-AID
Project Name	HAZMAT
Project ID	EP2460
Received Date	Dec 07, 2021
Date Reported	Dec 15, 2021

Methodology:

Asbestos Fibre Identification	Conducted in accordance with the Australian Standard AS 4964 – 2004: Method for the Qualitative Identification of Asbestos in Bulk Samples and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques. *NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.*
Unknown Mineral Fibres	Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity. *NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, AS4964 requires that these are reported as UMF unless confirmed by an independent technique.*
Subsampling Soil Samples	The whole sample submitted is first dried and then passed through a 10mm sieve followed by a 2mm sieve. All fibrous matter greater than 10mm, greater than 2mm as well as the material passing through the 2mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 to 60g then a sub-sampling routine based on ISO 3082:2009(E) is employed. *NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be sub-sampled for trace analysis, in accordance with AS 4964-2004.*
Bonded asbestos-containing material (ACM)	The material is first examined and any fibres isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination.The resultant material is then further examined in accordance with AS 4964 - 2004. *NOTE: Even after disintegration it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos-containing sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.*
Limit of Reporting	The performance limitation of the AS 4964 (2004) method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w). The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory Limit of Reporting (LOR), per se. Examination of a large sample size (e.g. 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 4964 and hence NATA Accreditation does not cover the performance of this service (non-NATA results shown with an asterisk). *NOTE: NATA News March 2014, p.7, states in relation to AS 4964: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos".This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.*

Project Name HAZMAT
Project ID EP2460
Date Sampled Dec 01, 2021
Report 848011-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
EP2460.003.ASB_001	21-De17483	Dec 01, 2021	Approximate Sample 38g / 100x30x10mm Sample consisted of: Grey compressed fibre cement	Chrysotile asbestos detected.
EP2460.003.ASB_002	21-De17484	Dec 01, 2021	Approximate Sample 21g / 120x40x7mm Sample consisted of: White wooven material	Chrysotile asbestos detected.
EP2460.003.ASB_003	21-De17485	Dec 01, 2021	Approximate Sample 2g / 40x20x1mm Sample consisted of: (a) Grey fibre cement material (b) Beige paint flakes	Chrysotile asbestos detected. (a)
EP2460.003.ASB_004	21-De17486	Dec 01, 2021	Approximate Sample <1g / 25x15x2mm Sample consisted of: Grey fibre cement material	Chrysotile asbestos detected.
EP2460.003.ASB_005	21-De17487	Dec 01, 2021	Approximate Sample 1g / 25x20x2mm Sample consisted of: Grey fibre cement material	Chrysotile and amosite asbestos detected.
EP2460.003.ASB_006	21-De17488	Dec 01, 2021	Approximate Sample 5g / 50x10x3mm Sample consisted of: Grey fibre cement material	Chrysotile and amosite asbestos detected.
EP2460.003.ASB_007	21-De17489	Dec 01, 2021	Approximate Sample 82g / 120x70x10mm Sample consisted of: Grey compressed fibre cement	Chrysotile asbestos detected.
EP2460.003.ASB_008	21-De17490	Dec 01, 2021	Approximate Sample 10g / 55x45x3mm Sample consisted of: Green vinyl tile	Chrysotile asbestos detected.

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
EP2460.003.ASB_009	21-De17491	Dec 01, 2021	Approximate Sample 1g / 25x15x2mm Sample consisted of: Pink plaster cement material	Chrysotile asbestos detected. Organic fibre detected.

Sample History

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

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

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Sydney	Dec 08, 2021	Indefinite

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**			
1	EP2460.003.LCP_001	Dec 01, 2021		Paint	S21-De17466			X
2	EP2460.003.LCP_002	Dec 01, 2021		Paint	S21-De17467			X
3	EP2460.003.LCP_003	Dec 01, 2021		Paint	S21-De17468			X
4	EP2460.003.LCP_004	Dec 01, 2021		Paint	S21-De17469			X
5	EP2460.003.LCP_005	Dec 01, 2021		Paint	S21-De17470			X
6	EP2460.003.L	Dec 01, 2021		Paint	S21-De17471			X

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
	CP_006							
7	EP2460.003.LCP_007	Dec 01, 2021		Paint	S21-De17472			X
8	EP2460.003.LCP_008	Dec 01, 2021		Paint	S21-De17473			X
9	EP2460.003.LCP_009	Dec 01, 2021		Paint	S21-De17474			X
10	EP2460.003.LCP_010	Dec 01, 2021		Paint	S21-De17475			X
11	EP2460.003.LCP_011	Dec 01, 2021		Paint	S21-De17476			X
12	EP2460.003.LCP_012	Dec 01, 2021		Paint	S21-De17477			X

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
13	EP2460.003.LCP_013	Dec 01, 2021		Paint	S21-De17478			X
14	EP2460.003.LCP_014	Dec 01, 2021		Paint	S21-De17479			X
15	EP2460.003.LCP_015	Dec 01, 2021		Paint	S21-De17480			X
16	EP2460.003.LCP_016	Dec 01, 2021		Paint	S21-De17481			X
17	0508109121	Dec 01, 2021		Paint	S21-De17482			X
18	EP2460.003.ASB_001	Dec 01, 2021		Building Materials	S21-De17483	X		
19	EP2460.003.ASB_002	Dec 01, 2021		Building Materials	S21-De17484	X		

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
20	EP2460.003.ASB_003	Dec 01, 2021		Building Materials	S21-De17485	X		
21	EP2460.003.ASB_004	Dec 01, 2021		Building Materials	S21-De17486	X		
22	EP2460.003.ASB_005	Dec 01, 2021		Building Materials	S21-De17487	X		
23	EP2460.003.ASB_006	Dec 01, 2021		Building Materials	S21-De17488	X		
24	EP2460.003.ASB_007	Dec 01, 2021		Building Materials	S21-De17489	X		
25	EP2460.003.ASB_008	Dec 01, 2021		Building Materials	S21-De17490	X		
26	EP2460.003.A	Dec 01, 2021		Building	S21-De17491	X		

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
26	EP2460.003.ASB_009	Dec 01, 2021		Building Materials	S21-De17491			
27	EP2460.003.LCD_001	Dec 01, 2021		Wipes	S21-De17492		X	
28	EP2460.003.LCD_002	Dec 01, 2021		Wipes	S21-De17493		X	
29	EP2460.003.LCD_003	Dec 01, 2021		Wipes	S21-De17494		X	
30	EP2460.003.LCD_004	Dec 01, 2021		Wipes	S21-De17495		X	
31	EP2460.003.LCD_005	Dec 01, 2021		Wipes	S21-De17496		X	
32	EP2460.003.L	Dec 01, 2021		Wipes	S21-De17497		X	

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
	CD_006							
33	EP2460.003.LCD_007	Dec 01, 2021		Wipes	S21-De17498		X	
Test Counts						9	7	17

Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report with the colour **blue** indicates data provided by customer that may have an impact on the results.
5. Information identified on this report with the colour **orange** indicates sections of the report not covered by the laboratory's scope of NATA accreditation.
6. This report replaces any interim results previously issued.

Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001).
If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported. Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (**% w/w**)
F/fld	Airborne fibre filter loading as Fibres (**N**) per Fields counted (**n**)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (**C**)
g, kg	Mass, e.g. of whole sample (**M**) or asbestos-containing find within the sample (**m**)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM (**V** = **r** x **t**)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (**r**)
min	Time (**t**), e.g. of air sample collection period

Calculations

Airborne Fibre Concentration: $C = \frac{}{a} \times \frac{}{n} \times \frac{}{r} \times \frac{}{t} = K \times \frac{}{n} \times \frac{}{V}$

Asbestos Content (as asbestos): $\%\ w/w = \frac{(m \times PA)}{M}$

Weighted Average (of asbestos): $\%_W = \Sigma \frac{(m \times P_A)_X}{X}$

Terms

%asbestos	Estimated percentage of asbestos in a given matrix. May be derived from knowledge or experience of the material, informed by HSG264 *Appendix 2*, else assumed to be 15% in accordance with WA DOH *Appendix 2* (**P_A**).
ACM	Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded (non-friable) condition. For the purposes of the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to "non-bonded / friable".
AFM	Airborne Fibre Monitoring, e.g. by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total % w/w asbestos content in asbestos-containing finds in a soil sample (**% w/w**).
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 4964-2004.
COC	Chain of Custody.
Compliant	Indicates the item has been assessed against the relevant criteria, e.g. NATA SAC_07.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 4964-2004.
Dry	Sample is dried by heating prior to analysis.
DS	Dispersion Staining. Technique required for Unequivocal Identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material that was previously non-friable and in a severely degraded condition. For the purposes of the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to visibly distinguish and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess degree of friability.
HSG248	UK HSE HSG248, *Asbestos: The Analysts Guide*, 2nd Edition (2021).
HSG264	UK HSE HSG264, *Asbestos: The Survey Guide* (2012).
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (**K**) as derived from the effective filter area of the given AFM membrane used for collecting the sample (**A**) and the projected eyepiece graticule area of the specific microscope used for the analysis (**a**).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres*, 2nd Edition [NOHSC:3003(2005)].
N/A	Not Applicable. Indicates a result or assessment is not required or applicable to that item.
NATA	National Association of Testing Authorities, Australia.
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified in accordance with AS 4964-2004.
PCM	Phase Contrast Microscopy. As used for Fibre Counting according to the MFM.
PLM	Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 4964-2004.
SAC_07	Specific Accreditation Criteria: ISO/IEC 17025 Application Document, Life Sciences – Annex, Asbestos sampling and testing.
SMF	Synthetic Mineral Fibre Detected. SMF may also refer to Man Made Vitreous Fibres. Identified in accordance with AS 4964-2004.
SRA	Sample Receipt Advice.
Trace Analysis	Analytical procedure used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
UMF	Unidentified Mineral Fibre Detected. Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according the AS 4964-2004. May include (but not limited to) Actinolite, Anthophyllite or Tremolite asbestos.
WA DOH	Reference document for the NEPM. Government of Western Australia, *Guidelines for the Assessment, Remediation and Management of Asbestos- Contaminated Sites in Western Australia* (updated 2021), including Appendix Four: *Laboratory analysis*
Weighted Average	Combined average % w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (**$\%_{WA}$**).

Comments

Sample Integrity

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

Asbestos Counter/Identifier:

Bennel Jiri	Senior Analyst-Asbestos (NSW)

Authorised by:

Sayeed Abu	Senior Analyst-Asbestos (NSW)

Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please click here.

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

EP Risk Management (NSW)
Level 4 73 Walker St
North Sydney
NSW 2060

NATA Accredited
Accreditation Number 1261
Site Number 18217

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

Attention: **Anthony El-Helou**

Report **848011-S**
Project name HAZMAT
Project ID EP2460
Received Date Dec 07, 2021

Client Sample ID			**EP2460.003.LCP_001**	**EP2460.003.LCP_002**	**EP2460.003.LCP_003**	**EP2460.003.LCP_004**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S21-De17466**	**S21-De17467**	**S21-De17468**	**S21-De17469**
Date Sampled			**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	0.16	< 0.01	0.10	0.06

Client Sample ID			**EP2460.003.LCP_005**	**EP2460.003.LCP_006**	**EP2460.003.LCP_007**	**EP2460.003.LCP_008**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S21-De17470**	**S21-De17471**	**S21-De17472**	**S21-De17473**
Date Sampled			**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	25	0.15	0.02	0.43

Client Sample ID			**EP2460.003.LCP_009**	**EP2460.003.LCP_010**	**EP2460.003.LCP_011**	**EP2460.003.LCP_012**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S21-De17474**	**S21-De17475**	**S21-De17476**	**S21-De17477**
Date Sampled			**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	0.12	0.14	0.08	< 0.01

Client Sample ID			**EP2460.003.LCP_013**	**EP2460.003.LCP_014**	**EP2460.003.LCP_015**	**EP2460.003.LCP_016**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S21-De17478**	**S21-De17479**	**S21-De17480**	**S21-De17481**
Date Sampled			**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	< 0.01	0.17	0.31	0.03

Client Sample ID			**0508109121**
Sample Matrix			**Paint**
Eurofins Sample No.			**S21-De17482**
Date Sampled			**Dec 01, 2021**
Test/Reference	LOR	Unit	
Lead (% w/w)	0.01	%	0.03

Sample History

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

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

Description	Testing Site	Extracted	Holding Time
Lead (% w/w)	Sydney	Dec 14, 2021	6 Months

- Method: LTM-MET-3040 Metals in Waters Soils & Sediments by ICP-MS

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**			
1	EP2460.003.LCP_001	Dec 01, 2021		Paint	S21-De17466			X
2	EP2460.003.LCP_002	Dec 01, 2021		Paint	S21-De17467			X
3	EP2460.003.LCP_003	Dec 01, 2021		Paint	S21-De17468			X
4	EP2460.003.LCP_004	Dec 01, 2021		Paint	S21-De17469			X
5	EP2460.003.LCP_005	Dec 01, 2021		Paint	S21-De17470			X
6	EP2460.003.L	Dec 01, 2021		Paint	S21-De17471			X

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
	CP_006							
7	EP2460.003.LCP_007	Dec 01, 2021		Paint	S21-De17472			X
8	EP2460.003.LCP_008	Dec 01, 2021		Paint	S21-De17473			X
9	EP2460.003.LCP_009	Dec 01, 2021		Paint	S21-De17474			X
10	EP2460.003.LCP_010	Dec 01, 2021		Paint	S21-De17475			X
11	EP2460.003.LCP_011	Dec 01, 2021		Paint	S21-De17476			X
12	EP2460.003.LCP_012	Dec 01, 2021		Paint	S21-De17477			X

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
13	EP2460.003.LCP_013	Dec 01, 2021		Paint	S21-De17478			X
14	EP2460.003.LCP_014	Dec 01, 2021		Paint	S21-De17479			X
15	EP2460.003.LCP_015	Dec 01, 2021		Paint	S21-De17480			X
16	EP2460.003.LCP_016	Dec 01, 2021		Paint	S21-De17481			X
17	0508109121	Dec 01, 2021		Paint	S21-De17482			X
18	EP2460.003.ASB_001	Dec 01, 2021		Building Materials	S21-De17483	X		
19	EP2460.003.ASB_002	Dec 01, 2021		Building Materials	S21-De17484	X		

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
20	EP2460.003.ASB_003	Dec 01, 2021		Building Materials	S21-De17485	X		
21	EP2460.003.ASB_004	Dec 01, 2021		Building Materials	S21-De17486	X		
22	EP2460.003.ASB_005	Dec 01, 2021		Building Materials	S21-De17487	X		
23	EP2460.003.ASB_006	Dec 01, 2021		Building Materials	S21-De17488	X		
24	EP2460.003.ASB_007	Dec 01, 2021		Building Materials	S21-De17489	X		
25	EP2460.003.ASB_008	Dec 01, 2021		Building Materials	S21-De17490	X		
26	EP2460.003.A	Dec 01, 2021		Building	S21-De17491	X		

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
26	EP2460.003.ASB_009	Dec 01, 2021		Building Materials	S21-De17491			
27	EP2460.003.LCD_001	Dec 01, 2021		Wipes	S21-De17492		X	
28	EP2460.003.LCD_002	Dec 01, 2021		Wipes	S21-De17493		X	
29	EP2460.003.LCD_003	Dec 01, 2021		Wipes	S21-De17494		X	
30	EP2460.003.LCD_004	Dec 01, 2021		Wipes	S21-De17495		X	
31	EP2460.003.LCD_005	Dec 01, 2021		Wipes	S21-De17496		X	
32	EP2460.003.L	Dec 01, 2021		Wipes	S21-De17497		X	

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
	CD_006							
33	EP2460.003.LCD_007	Dec 01, 2021		Dust	S21-De17498		X	
Test Counts						9	7	17

Internal Quality Control Review and Glossary

General

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

Holding Times

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

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

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

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

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

Units

mg/kg: milligrams per kilogram
mg/L: milligrams per litre
ug/L: micrograms per litre
ppm: Parts per million
ppb: Parts per billion
%: Percentage
org/100mL: Organisms per 100 millilitres
NTU: Nephelometric Turbidity Units
MPN/100mL: Most Probable Number of organisms per 100 millilitres

Terms

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

QC - Acceptance Criteria

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

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

Results <10 times the LOR : No Limit

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

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

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

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

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

.

QC Data General Comments

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

Comments

Sample Integrity

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

Authorised by:

John Nguyen	Analytical Services Manager
John Nguyen	Senior Analyst-Metal (NSW)

Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please click here.

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

EP Risk Management (NSW)
Level 4 73 Walker St
North Sydney
NSW 2060

NATA Accredited
Accreditation Number 1261
Site Number 18217

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

Attention: **Anthony El-Helou**

Report **848011-A**
Project name HAZMAT
Project ID EP2460
Received Date Dec 07, 2021

Client Sample ID			**EP2460.003.LCD_001**	**EP2460.003.LCD_002**	**EP2460.003.LCD_003**	**EP2460.003.LCD_004**
Sample Matrix			**Wipes**	**Wipes**	**Wipes**	**Wipes**
Eurofins Sample No.			**S21-De17492**	**S21-De17493**	**S21-De17494**	**S21-De17495**
Date Sampled			**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**
Test/Reference	LOR	Unit				
Heavy Metals						
Lead	1	Total ug	6300	3200	12000	24000

Client Sample ID			**EP2460.003.LCD_005**	**EP2460.003.LCD_006**	**EP2460.003.LCD_007**
Sample Matrix			**Wipes**	**Wipes**	**Wipes**
Eurofins Sample No.			**S21-De17496**	**S21-De17497**	**S21-De17498**
Date Sampled			**Dec 01, 2021**	**Dec 01, 2021**	**Dec 01, 2021**
Test/Reference	LOR	Unit			
Heavy Metals					
Lead	1	Total ug	1200	850	120

Sample History

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

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

Description	Testing Site	Extracted	Holding Time
Heavy Metals	Sydney	Dec 14, 2021	28 Days

- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**			
1	EP2460.003.LCP_001	Dec 01, 2021		Paint	S21-De17466			X
2	EP2460.003.LCP_002	Dec 01, 2021		Paint	S21-De17467			X
3	EP2460.003.LCP_003	Dec 01, 2021		Paint	S21-De17468			X
4	EP2460.003.LCP_004	Dec 01, 2021		Paint	S21-De17469			X
5	EP2460.003.LCP_005	Dec 01, 2021		Paint	S21-De17470			X
6	EP2460.003.L	Dec 01, 2021		Paint	S21-De17471			X

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
	CP_006							
7	EP2460.003.LCP_007	Dec 01, 2021		Paint	S21-De17472			X
8	EP2460.003.LCP_008	Dec 01, 2021		Paint	S21-De17473			X
9	EP2460.003.LCP_009	Dec 01, 2021		Paint	S21-De17474			X
10	EP2460.003.LCP_010	Dec 01, 2021		Paint	S21-De17475			X
11	EP2460.003.LCP_011	Dec 01, 2021		Paint	S21-De17476			X
12	EP2460.003.LCP_012	Dec 01, 2021		Paint	S21-De17477			X

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
13	EP2460.003.LCP_013	Dec 01, 2021		Paint	S21-De17478			X
14	EP2460.003.LCP_014	Dec 01, 2021		Paint	S21-De17479			X
15	EP2460.003.LCP_015	Dec 01, 2021		Paint	S21-De17480			X
16	EP2460.003.LCP_016	Dec 01, 2021		Paint	S21-De17481			X
17	0508109121	Dec 01, 2021		Paint	S21-De17482			X
18	EP2460.003.ASB_001	Dec 01, 2021		Building Materials	S21-De17483	X		
19	EP2460.003.ASB_002	Dec 01, 2021		Building Materials	S21-De17484	X		

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
20	EP2460.003.ASB_003	Dec 01, 2021		Building Materials	S21-De17485	X		
21	EP2460.003.ASB_004	Dec 01, 2021		Building Materials	S21-De17486	X		
22	EP2460.003.ASB_005	Dec 01, 2021		Building Materials	S21-De17487	X		
23	EP2460.003.ASB_006	Dec 01, 2021		Building Materials	S21-De17488	X		
24	EP2460.003.ASB_007	Dec 01, 2021		Building Materials	S21-De17489	X		
25	EP2460.003.ASB_008	Dec 01, 2021		Building Materials	S21-De17490	X		
26	EP2460.003.A	Dec 01, 2021		Building	S21-De17491	X		

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
26	EP2460.003.ASB_009	Dec 01, 2021		Building Materials	S21-De17491			
27	EP2460.003.LCD_001	Dec 01, 2021		Wipes	S21-De17492		X	
28	EP2460.003.LCD_002	Dec 01, 2021		Wipes	S21-De17493		X	
29	EP2460.003.LCD_003	Dec 01, 2021		Wipes	S21-De17494		X	
30	EP2460.003.LCD_004	Dec 01, 2021		Wipes	S21-De17495		X	
31	EP2460.003.LCD_005	Dec 01, 2021		Wipes	S21-De17496		X	
32	EP2460.003.L	Dec 01, 2021		Wipes	S21-De17497		X	

eurofins | Environment Testing

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: EP Risk Management (NSW)
Address: Level 4 73 Walker St
North Sydney
NSW 2060

Project Name: HAZMAT
Project ID: EP2460

Order No.:
Report #: 848011
Phone: 02 99225021
Fax:

Received: Dec 7, 2021 4:35 PM
Due: Dec 14, 2021
Priority: 5 Day
Contact Name: Anthony El-Helou

Eurofins Analytical Services Manager : John Nguyen

Sample Detail						Asbestos Absence /Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA # 1261 Site # 1254								
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794								
Mayfield Laboratory - NATA # 1261 Site # 25079								
Perth Laboratory - NATA # 2377 Site # 2370								
External Laboratory								
	CD_006							
33	EP2460.003.LCD_007	Dec 01, 2021		Dust	S21-De17498		X	
Test Counts						9	7	17

Internal Quality Control Review and Glossary

General

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

Holding Times

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

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

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

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

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

Units

mg/kg: milligrams per kilogram
mg/L: milligrams per litre
ug/L: micrograms per litre
ppm: Parts per million
ppb: Parts per billion
%: Percentage
org/100mL: Organisms per 100 millilitres
NTU: Nephelometric Turbidity Units
MPN/100mL: Most Probable Number of organisms per 100 millilitres

Terms

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

QC - Acceptance Criteria

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

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

Results <10 times the LOR : No Limit

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

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

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

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

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

.

QC Data General Comments

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

Comments

Sample Integrity

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

Authorised by:

John Nguyen	Analytical Services Manager
John Nguyen	Senior Analyst-Metal (NSW)

Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please click here.

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

Certificate of Analysis

NATA Accredited
Accreditation Number 1261
Site Number 18217

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

EP Risk Management (NSW)
80 Mount Street,
North Sydney
NSW 2060

Attention:	Jenny Shao
Report	972205-AID-V2
Project Name	BOURKE ROAD ALEXANDRIA
Project ID	EP3072
Received Date	Mar 14, 2023
Date Reported	Mar 23, 2023

Methodology:

Asbestos Fibre Identification	Conducted in accordance with the Australian Standard AS 4964 – 2004: Method for the Qualitative Identification of Asbestos in Bulk Samples and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques. *NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.*
Unknown Mineral Fibres	Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity. *NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, AS4964 requires that these are reported as UMF unless confirmed by an independent technique.*
Subsampling Soil Samples	The whole sample submitted is first dried and then passed through a 10mm sieve followed by a 2mm sieve. All fibrous matter greater than 10mm, greater than 2mm as well as the material passing through the 2mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 to 60g then a sub-sampling routine based on ISO 3082:2009(E) is employed. *NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be sub-sampled for trace analysis, in accordance with AS 4964-2004.*
Bonded asbestos-containing material (ACM)	The material is first examined and any fibres isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination.The resultant material is then further examined in accordance with AS 4964 - 2004. *NOTE: Even after disintegration it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos-containing sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.*
Limit of Reporting	The performance limitation of the AS 4964 (2004) method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w). The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory Limit of Reporting (LOR), per se. Examination of a large sample size (e.g. 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 4964 and hence NATA Accreditation does not cover the performance of this service (non-NATA results shown with an asterisk). *NOTE: NATA News March 2014, p.7, states in relation to AS 4964: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos".This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.*

Project Name BOURKE ROAD ALEXANDRIA
Project ID EP3072
Date Sampled Mar 09, 2023
Report 972205-AID-V2

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
EP3072.001_ASB.001	23-Ma0036471	Mar 09, 2023	Approximate Sample 37g / 80x40x5mm Sample consisted of: Grey fibre cement material	Chrysotile asbestos detected.
EP3072.001_ASB.002	23-Ma0036472	Mar 09, 2023	Approximate Sample 8g / 180x140x4mm Sample consisted of: Dust particles, fragments of soft fibrous material, fibre plaster material and organic debris on swab	Chrysotile asbestos detected in the form of fibre plaster material*. Organic fibre detected. No trace asbestos detected.
EP3072.001_ASB.003	23-Ma0036473	Mar 09, 2023	Approximate Sample 14g / 150x120x4mm Sample consisted of: Dust particles, fragments of soft fibrous material and fibre plaster material on swab	Chrysotile asbestos detected in fibre plaster material*. Organic fibre detected. No trace asbestos detected.
EP3072.001_ASB.004	23-Ma0036474	Mar 09, 2023	Approximate Sample 3g / 20x10x2mm Sample consisted of: Yellow mastic	No asbestos detected. No trace asbestos detected.
EP3072.001_ASB.005	23-Ma0036475	Mar 09, 2023	Approximate Sample 15g / 180x140x4mm Sample consisted of: Black dust particles, fragments of soft fibrous material, plant residue, paint flakes, sand and organic debris on swab	No asbestos detected*. Synthetic mineral fibre detected. Organic fibre detected. No trace asbestos detected.
EP3072.001_ASB.006	23-Ma0036476	Mar 09, 2023	Approximate Sample 5g / 100x90x4mm Sample consisted of: Black dust particles, fragments of plaster, corroded metal, soft fibrous material, mastic like material, fibre cement fragments, paint flakes, sand and organic debris on swab	Chrysotile asbestos detected in the form of fibre cement fragment and loose fibre bundle*. Organic fibre detected. Synthetic mineral fibre detected. No trace asbestos detected.
EP3072.001_ASB.007	23-Ma0036477	Mar 09, 2023	Approximate Sample 5g / 150x120x4mm Sample consisted of: Black dust particles, fragments of plaster, soft fibrous material, fibre plaster cement, fibre cement material, sand and organic debris on swab	Chrysotile asbestos detected in the form of fibre cement fragment*. Organic fibre detected. Synthetic mineral fibre detected. No trace asbestos detected.

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
EP3072.001_ASB.008	23-Ma0036478	Mar 09, 2023	Approximate Sample 5g / 150x120x4mm Sample consisted of: Black dust particles, fragments of plaster, corroded metal, soft fibrous material, bitumen like material, paint flakes, sand and organic debris on swab	Chrysotile asbestos detected in the form of loose fibre bundle*. No trace asbestos detected.
EP3072.001_ASB.009	23-Ma0036479	Mar 09, 2023	Approximate Sample 8g / 15x10x5mm Sample consisted of: Grey fibre cement material	Chrysotile and amosite asbestos detected.
EP3072.001_ASB.010	23-Ma0036480	Mar 09, 2023	Approximate Sample 3g / 150x120x4mm Sample consisted of: Black dust particles, fragments of corroded metal, soft fibrous material, paint flakes, sand and organic debris on swab	Chrysotile asbestos detected in the form of loose fibre bundle*. Organic fibre detected. Synthetic mineral fibre detected. No trace asbestos detected.
EP3072.001_ASB.011	23-Ma0036481	Mar 09, 2023	Approximate Sample 5g / 150x120x4mm Sample consisted of: Dust particles, fragments of plaster, fibre cement material, paint flakes, plant residue and organic debris on swab	Chrysotile and amosite asbestos detected in fibre cement material*. Organic fibre detected. Synthetic mineral fibre detected. No trace asbestos detected.

Sample History

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

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

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Sydney	Mar 21, 2023	Indefinite
Asbestos - LTM-ASB-8020	Sydney	Mar 21, 2023	Indefinite

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
Tel: +61 3 8564 5000
NATA# 1261 Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
Tel: +61 3 8564 5000
NATA# 1261 Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
Tel: +61 2 9900 8400
NATA# 1261 Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
Tel: +61 2 6113 8091
NATA# 1261 Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
Tel: +61 7 3902 4600
NATA# 1261 Site# 20794

Newcastle
1/2 Frost Drive
Mayfield West NSW 2304
Tel: +61 2 4968 8448
NATA# 1261
Site# 25079 & 25289

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
Tel: +61 8 6253 4444
NATA# 2377 Site# 2370

Eurofins Environment Testing NZ Ltd
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose,
Auckland 1061
Tel: +64 9 526 45 51
IANZ# 1327

Christchurch
43 Detroit Drive
Rolleston,
Christchurch 7675
Tel: 0800 856 450
IANZ# 1290

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: BOURKE ROAD ALEXANDRIA
Project ID: EP3072

Order No.:
Report #: 972205
Phone: 02 99225021
Fax:

Received: Mar 14, 2023 2:23 PM
Due: Mar 21, 2023
Priority: 5 Day
Contact Name: Jenny Shao

Eurofins Analytical Services Manager : Quinn Raw

Sample Detail						Asbestos - AS4964	Asbestos Absence /Presence	CANCELLED	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X
External Laboratory										
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**					
1	EP3072.001_ASB.001	Mar 09, 2023		Building Materials	S23-Ma0036471		X			
2	EP3072.001_ASB.002	Mar 09, 2023		Dust	S23-Ma0036472	X				
3	EP3072.001_ASB.003	Mar 09, 2023		Dust	S23-Ma0036473	X				
4	EP3072.001_ASB.004	Mar 09, 2023		Building Materials	S23-Ma0036474		X			
5	EP3072.001_ASB.005	Mar 09, 2023		Dust	S23-Ma0036475	X				
6	EP3072.001_ASB.006	Mar 09, 2023		Dust	S23-Ma0036476	X				
7	EP3072.001_ASB.007	Mar 09, 2023		Dust	S23-Ma0036477	X				
8	EP3072.001_ASB.008	Mar 09, 2023		Dust	S23-Ma0036478	X				

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne 6 Monterey Road Dandenong South VIC 3175 Tel: +61 3 8564 5000 NATA# 1261 Site# 1254
Geelong 19/8 Lewalan Street Grovedale VIC 3216 Tel: +61 3 8564 5000 NATA# 1261 Site# 25403
Sydney 179 Magowar Road Girraween NSW 2145 Tel: +61 2 9900 8400 NATA# 1261 Site# 18217
Canberra Unit 1,2 Dacre Street Mitchell ACT 2911 Tel: +61 2 6113 8091 NATA# 1261 Site# 25466
Brisbane 1/21 Smallwood Place Murarrie QLD 4172 Tel: +61 7 3902 4600 NATA# 1261 Site# 20794
Newcastle 1/2 Frost Drive Mayfield West NSW 2304 Tel: +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth 46-48 Banksia Road Welshpool WA 6106 Tel: +61 8 6253 4444 NATA# 2377 Site# 2370

Eurofins Environment Testing NZ Ltd
NZBN: 9429046024954

Auckland 35 O'Rorke Road Penrose, Auckland 1061 Tel: +64 9 526 45 51 IANZ# 1327
Christchurch 43 Detroit Drive Rolleston, Christchurch 7675 Tel: 0800 856 450 IANZ# 1290

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: BOURKE ROAD ALEXANDRIA
Project ID: EP3072

Order No.:
Report #: 972205
Phone: 02 99225021
Fax:

Received: Mar 14, 2023 2:23 PM
Due: Mar 21, 2023
Priority: 5 Day
Contact Name: Jenny Shao

Eurofins Analytical Services Manager : Quinn Raw

Sample Detail						Asbestos - AS4964	Asbestos Absence /Presence	CANCELLED	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X
9	EP3072.001_ASB.009	Mar 09, 2023		Building Materials	S23-Ma0036479		X			
10	EP3072.001_ASB.010	Mar 09, 2023		Dust	S23-Ma0036480	X				
11	EP3072.001_ASB.011	Mar 09, 2023		Dust	S23-Ma0036481	X				
12	EP3072.001_LCP.001	Mar 09, 2023		Paint	S23-Ma0036482					X
13	EP3072.001_LCP.002	Mar 09, 2023		Paint	S23-Ma0036483					X
14	EP3072.001_LCP.003	Mar 09, 2023		Paint	S23-Ma0036484					X
15	EP3072.001_LCP.004	Mar 09, 2023		Paint	S23-Ma0036485			X		
16	EP3072.001_LCP.005	Mar 09, 2023		Paint	S23-Ma0036486					X
17	EP3072.001_LCD.001	Mar 09, 2023		Swab	S23-Ma0036487				X	
18	EP3072.001_L	Mar 09, 2023		Swab	S23-Ma0036488				X	

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
Tel: +61 3 8564 5000
NATA# 1261 Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
Tel: +61 3 8564 5000
NATA# 1261 Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
Tel: +61 2 9900 8400
NATA# 1261 Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
Tel: +61 2 6113 8091
NATA# 1261 Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
Tel: +61 7 3902 4600
NATA# 1261 Site# 20794

Newcastle
1/2 Frost Drive
Mayfield West NSW 2304
Tel: +61 2 4968 8448
NATA# 1261
Site# 25079 & 25289

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
Tel: +61 8 6253 4444
NATA# 2377 Site# 2370

Eurofins Environment Testing NZ Ltd
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose,
Auckland 1061
Tel: +64 9 526 45 51
IANZ# 1327

Christchurch
43 Detroit Drive
Rolleston,
Christchurch 7675
Tel: 0800 856 450
IANZ# 1290

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: BOURKE ROAD ALEXANDRIA
Project ID: EP3072

Order No.:
Report #: 972205
Phone: 02 99225021
Fax:

Received: Mar 14, 2023 2:23 PM
Due: Mar 21, 2023
Priority: 5 Day
Contact Name: Jenny Shao

Eurofins Analytical Services Manager : Quinn Raw

Sample Detail						Asbestos - AS4964	Asbestos Absence /Presence	CANCELLED	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X
18	EP3072.001_LCD.002	Mar 09, 2023		Swab	S23-Ma0036488					
19	EP3072.001_LCD.003	Mar 09, 2023		Swab	S23-Ma0036489				X	
Test Counts						8	3	1	3	4

Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report with the colour **blue** indicates data provided by customer that may have an impact on the results.
5. This report replaces any interim results previously issued.

Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001).
If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported. Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (**% w/w**)
F/fld	Airborne fibre filter loading as Fibres (**N**) per Fields counted (**n**)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (**C**)
g, kg	Mass, e.g. of whole sample (**M**) or asbestos-containing find within the sample (**m**)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM (**V = r x t**)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (**r**)
min	Time (**t**), e.g. of air sample collection period

Calculations

Airborne Fibre Concentration: $C = \left(\frac{A}{a}\right) \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right) \times \left(\frac{1}{t}\right) = K \times \left(\frac{N}{n}\right) \times \left(\frac{1}{V}\right)$

Asbestos Content (as asbestos): $\%\, w/w = \frac{(m \times P_A)}{M}$

Weighted Average (of asbestos): $\%_{WA} = \sum \frac{(m \times P_A)_x}{x}$

Terms

%asbestos	Estimated percentage of asbestos in a given matrix. May be derived from knowledge or experience of the material, informed by HSG264 *Appendix 2*, else assumed to be 15% in accordance with WA DOH *Appendix 2* (**P_A**).
ACM	Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded (non-friable) condition. For the purposes of the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to “non-bonded / friable”.
AFM	Airborne Fibre Monitoring, e.g. by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total % w/w asbestos content in asbestos-containing finds in a soil sample (**% w/w)**.
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 4964-2004.
COC	Chain of Custody.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 4964-2004.
Dry	Sample is dried by heating prior to analysis.
DS	Dispersion Staining. Technique required for Unequivocal Identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material that was previously non-friable and in a severely degraded condition. For the purposes of the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to visibly distinguish and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory’s remit to assess degree of friability.
HSG248	UK HSE HSG248, *Asbestos: The Analysts Guide*, 2nd Edition (2021).
HSG264	UK HSE HSG264, *Asbestos: The Survey Guide* (2012).
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (**K**) as derived from the effective filter area of the given AFM membrane used for collecting the sample (**A**) and the projected eyepiece graticule area of the specific microscope used for the analysis (**a**).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres*, 2nd Edition [NOHSC:3003(2005)].
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified in accordance with AS 4964-2004.
PCM	Phase Contrast Microscopy. As used for Fibre Counting according to the MFM.
PLM	Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 4964-2004.
Sampling	Unless otherwise stated Eurofins are not responsible for sampling equipment or the sampling process.
SMF	Synthetic Mineral Fibre Detected. SMF may also refer to Man Made Vitreous Fibres. Identified in accordance with AS 4964-2004.
SRA	Sample Receipt Advice.
Trace Analysis	Analytical procedure used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
UMF	Unidentified Mineral Fibre Detected. Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according the AS 4964-2004. May include (but not limited to) Actinolite, Anthophyllite or Tremolite asbestos.
WA DOH	Reference document for the NEPM. Government of Western Australia, *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia* (updated 2021), including Appendix Four: *Laboratory analysis*
Weighted Average	Combined average % w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (**$\%_{WA}$**).

Comments

This report has been revised (V2) to correct sample name ID's and job number

Sample Integrity

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

Asbestos Counter/Identifier:

Chamath JHM Annakkage	Senior Analyst-Asbestos

Authorised by:

Sayeed Abu	Senior Analyst-Asbestos

Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please click here.

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

EP Risk Management (NSW)
80 Mount Street,
North Sydney
NSW 2060

NATA Accredited
Accreditation Number 1261
Site Number 18217

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

Attention: **Jenny Shao**

Report **972205-S-V2**
Project name BOURKE ROAD ALEXANDRIA
Project ID EP3072
Received Date Mar 14, 2023

Client Sample ID			**EP3072.001_LCP.001**	**EP3072.001_LCP.002**	**EP3072.001_LCP.003**	**EP3072.001_LCP.005**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S23-Ma0036482**	**S23-Ma0036483**	**S23-Ma0036484**	**S23-Ma0036486**
Date Sampled			**Mar 09, 2023**	**Mar 09, 2023**	**Mar 09, 2023**	**Mar 09, 2023**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	13	14	18	0.33

Sample History

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

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

Description	Testing Site	Extracted	Holding Time
Lead (% w/w)	Sydney	Mar 21, 2023	6 Months

- Method: LTM-MET-3040 Metals in Waters Soils & Sediments by ICP-MS

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
Tel: +61 3 8564 5000
NATA# 1261 Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
Tel: +61 3 8564 5000
NATA# 1261 Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
Tel: +61 2 9900 8400
NATA# 1261 Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
Tel: +61 2 6113 8091
NATA# 1261 Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
Tel: +61 7 3902 4600
NATA# 1261 Site# 20794

Newcastle
1/2 Frost Drive
Mayfield West NSW 2304
Tel: +61 2 4968 8448
NATA# 1261
Site# 25079 & 25289

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
Tel: +61 8 6253 4444
NATA# 2377 Site# 2370

Eurofins Environment Testing NZ Ltd
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose,
Auckland 1061
Tel: +64 9 526 45 51
IANZ# 1327

Christchurch
43 Detroit Drive
Rolleston,
Christchurch 7675
Tel: 0800 856 450
IANZ# 1290

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: BOURKE ROAD ALEXANDRIA
Project ID: EP2997

Order No.:
Report #: 972205
Phone: 02 99225021
Fax:

Received: Mar 14, 2023 2:23 PM
Due: Mar 21, 2023
Priority: 5 Day
Contact Name: Jenny Shao

Eurofins Analytical Services Manager : Quinn Raw

Sample Detail						Asbestos - AS4964	Asbestos Absence /Presence	CANCELLED	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X
External Laboratory										
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**					
1	EP3072.003_ASB.001	Mar 09, 2023		Building Materials	S23-Ma0036471		X			
2	EP3072.003_ASB.002	Mar 09, 2023		Dust	S23-Ma0036472	X				
3	EP3072.003_ASB.003	Mar 09, 2023		Dust	S23-Ma0036473	X				
4	EP3072.003_ASB.004	Mar 09, 2023		Building Materials	S23-Ma0036474		X			
5	EP3072.003_ASB.005	Mar 09, 2023		Dust	S23-Ma0036475	X				
6	EP3072.003_ASB.006	Mar 09, 2023		Dust	S23-Ma0036476	X				
7	EP3072.003_ASB.007	Mar 09, 2023		Dust	S23-Ma0036477	X				
8	EP3072.003_ASB.008	Mar 09, 2023		Dust	S23-Ma0036478	X				

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
Tel: +61 3 8564 5000
NATA# 1261 Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
Tel: +61 3 8564 5000
NATA# 1261 Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
Tel: +61 2 9900 8400
NATA# 1261 Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
Tel: +61 2 6113 8091
NATA# 1261 Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
Tel: +61 7 3902 4600
NATA# 1261 Site# 20794

Newcastle
1/2 Frost Drive
Mayfield West NSW 2304
Tel: +61 2 4968 8448
NATA# 1261
Site# 25079 & 25289

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
Tel: +61 8 6253 4444
NATA# 2377 Site# 2370

Eurofins Environment Testing NZ Ltd
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose,
Auckland 1061
Tel: +64 9 526 45 51
IANZ# 1327

Christchurch
43 Detroit Drive
Rolleston,
Christchurch 7675
Tel: 0800 856 450
IANZ# 1290

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: BOURKE ROAD ALEXANDRIA
Project ID: EP2997

Order No.:
Report #: 972205
Phone: 02 99225021
Fax:

Received: Mar 14, 2023 2:23 PM
Due: Mar 21, 2023
Priority: 5 Day
Contact Name: Jenny Shao

Eurofins Analytical Services Manager : Quinn Raw

Sample Detail						Asbestos - AS4964	Asbestos Absence /Presence	CANCELLED	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X
9	EP3072.003_ASB.009	Mar 09, 2023		Building Materials	S23-Ma0036479		X			
10	EP3072.003_ASB.010	Mar 09, 2023		Dust	S23-Ma0036480	X				
11	EP3072.003_ASB.011	Mar 09, 2023		Dust	S23-Ma0036481	X				
12	EP3072.003_LCP.001	Mar 09, 2023		Paint	S23-Ma0036482					X
13	EP3072.003_LCP.002	Mar 09, 2023		Paint	S23-Ma0036483					X
14	EP3072.003_LCP.003	Mar 09, 2023		Paint	S23-Ma0036484					X
15	EP3072.003_LCP.004	Mar 09, 2023		Paint	S23-Ma0036485			X		
16	EP3072.003_LCP.005	Mar 09, 2023		Paint	S23-Ma0036486					X
17	EP3072.003_LCD.001	Mar 09, 2023		Swab	S23-Ma0036487				X	
18	EP3072.003_L	Mar 09, 2023		Swab	S23-Ma0036488				X	

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
Tel: +61 3 8564 5000
NATA# 1261 Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
Tel: +61 3 8564 5000
NATA# 1261 Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
Tel: +61 2 9900 8400
NATA# 1261 Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
Tel: +61 2 6113 8091
NATA# 1261 Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
Tel: +61 7 3902 4600
NATA# 1261 Site# 20794

Newcastle
1/2 Frost Drive
Mayfield West NSW 2304
Tel: +61 2 4968 8448
NATA# 1261
Site# 25079 & 25289

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
Tel: +61 8 6253 4444
NATA# 2377 Site# 2370

Eurofins Environment Testing NZ Ltd
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose,
Auckland 1061
Tel: +64 9 526 45 51
IANZ# 1327

Christchurch
43 Detroit Drive
Rolleston,
Christchurch 7675
Tel: 0800 856 450
IANZ# 1290

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: BOURKE ROAD ALEXANDRIA
Project ID: EP2997

Order No.:
Report #: 972205
Phone: 02 99225021
Fax:

Received: Mar 14, 2023 2:23 PM
Due: Mar 21, 2023
Priority: 5 Day
Contact Name: Jenny Shao

Eurofins Analytical Services Manager : Quinn Raw

Sample Detail						Asbestos - AS4964	Asbestos Absence /Presence	CANCELLED	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X
18	EP3072.003_LCD.002	Mar 09, 2023		Swab	S23-Ma0036488					
19	EP3072.003_LCD.003	Mar 09, 2023		Swab	S23-Ma0036489				X	
Test Counts						8	3	1	3	4

Internal Quality Control Review and Glossary

General

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

Holding Times

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

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

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

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

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

Units

mg/kg: milligrams per kilogram	**mg/L:** milligrams per litre	**µg/L:** micrograms per litre
ppm: parts per million	**ppb:** parts per billion	**%:** Percentage
org/100 mL: Organisms per 100 millilitres	**NTU:** Nephelometric Turbidity Units	**MPN/100 mL:** Most Probable Number of organisms per 100 millilitres
CFU: Colony forming unit		

Terms

APHA	American Public Health Association
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples these are performed on laboratory certified clean sands and in the case of water samples these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
TBTO	Tributyltin oxide (*bis*-tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment however free tributyltin was measured and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 5.4
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

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

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

Results <10 times the LOR: No Limit

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

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

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

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM 5.4 where no positive PFAS results have been reported have been reviewed and no data was affected.

QC Data General Comments

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

Quality Control Results

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank							
Lead (% w/w)	%	< 0.01			0.01	Pass	

Comments

This report has been revised (V2) to correct sample name ID's and job number

Sample Integrity

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

Authorised by:

Adam Bateup	Analytical Services Manager
Fang Yee Tan	Senior Analyst-Metal
Sayeed Abu	Senior Analyst-Asbestos

Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please click here.

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

EP Risk Management (NSW)
80 Mount Street,
North Sydney
NSW 2060

NATA Accredited
Accreditation Number 1261
Site Number 18217

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

Attention: **Jenny Shao**

Report **972205-A-V2**
Project name BOURKE ROAD ALEXANDRIA
Project ID EP3072
Received Date Mar 14, 2023

Client Sample ID			**EP3072.001_LCD.001**	**EP3072.001_LCD.002**	**EP3072.001_LCD.003**
Sample Matrix			**Swab**	**Swab**	**Swab**
Eurofins Sample No.			**S23-Ma0036487**	**S23-Ma0036488**	**S23-Ma0036489**
Date Sampled			**Mar 09, 2023**	**Mar 09, 2023**	**Mar 09, 2023**
Test/Reference	LOR	Unit			
Heavy Metals					
Lead	1	Total ug	2800	< 1	160

Sample History

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

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

Description	Testing Site	Extracted	Holding Time
Heavy Metals	Sydney	Mar 15, 2023	28 Days

- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
Tel: +61 3 8564 5000
NATA# 1261 Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
Tel: +61 3 8564 5000
NATA# 1261 Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
Tel: +61 2 9900 8400
NATA# 1261 Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
Tel: +61 2 6113 8091
NATA# 1261 Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
Tel: +61 7 3902 4600
NATA# 1261 Site# 20794

Newcastle
1/2 Frost Drive
Mayfield West NSW 2304
Tel: +61 2 4968 8448
NATA# 1261
Site# 25079 & 25289

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
Tel: +61 8 6253 4444
NATA# 2377 Site# 2370

Eurofins Environment Testing NZ Ltd
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose,
Auckland 1061
Tel: +64 9 526 45 51
IANZ# 1327

Christchurch
43 Detroit Drive
Rolleston,
Christchurch 7675
Tel: 0800 856 450
IANZ# 1290

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: BOURKE ROAD ALEXANDRIA
Project ID: EP2997

Order No.:
Report #: 972205
Phone: 02 99225021
Fax:

Received: Mar 14, 2023 2:23 PM
Due: Mar 21, 2023
Priority: 5 Day
Contact Name: Jenny Shao

Eurofins Analytical Services Manager : Quinn Raw

Sample Detail						Asbestos - AS4964	Asbestos Absence /Presence	CANCELLED	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X
External Laboratory										
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**					
1	EP3072.003_ASB.001	Mar 09, 2023		Building Materials	S23-Ma0036471		X			
2	EP3072.003_ASB.002	Mar 09, 2023		Dust	S23-Ma0036472	X				
3	EP3072.003_ASB.003	Mar 09, 2023		Dust	S23-Ma0036473	X				
4	EP3072.003_ASB.004	Mar 09, 2023		Building Materials	S23-Ma0036474		X			
5	EP3072.003_ASB.005	Mar 09, 2023		Dust	S23-Ma0036475	X				
6	EP3072.003_ASB.006	Mar 09, 2023		Dust	S23-Ma0036476	X				
7	EP3072.003_ASB.007	Mar 09, 2023		Dust	S23-Ma0036477	X				
8	EP3072.003_ASB.008	Mar 09, 2023		Dust	S23-Ma0036478	X				

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
Tel: +61 3 8564 5000
NATA# 1261 Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
Tel: +61 3 8564 5000
NATA# 1261 Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
Tel: +61 2 9900 8400
NATA# 1261 Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
Tel: +61 2 6113 8091
NATA# 1261 Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
Tel: +61 7 3902 4600
NATA# 1261 Site# 20794

Newcastle
1/2 Frost Drive
Mayfield West NSW 2304
Tel: +61 2 4968 8448
NATA# 1261
Site# 25079 & 25289

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
Tel: +61 8 6253 4444
NATA# 2377 Site# 2370

Eurofins Environment Testing NZ Ltd
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose,
Auckland 1061
Tel: +64 9 526 45 51
IANZ# 1327

Christchurch
43 Detroit Drive
Rolleston,
Christchurch 7675
Tel: 0800 856 450
IANZ# 1290

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: BOURKE ROAD ALEXANDRIA
Project ID: EP2997

Order No.:
Report #: 972205
Phone: 02 99225021
Fax:

Received: Mar 14, 2023 2:23 PM
Due: Mar 21, 2023
Priority: 5 Day
Contact Name: Jenny Shao

Eurofins Analytical Services Manager : Quinn Raw

Sample Detail						Asbestos - AS4964	Asbestos Absence /Presence	CANCELLED	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X
9	EP3072.003_ASB.009	Mar 09, 2023		Building Materials	S23-Ma0036479		X			
10	EP3072.003_ASB.010	Mar 09, 2023		Dust	S23-Ma0036480	X				
11	EP3072.003_ASB.011	Mar 09, 2023		Dust	S23-Ma0036481	X				
12	EP3072.003_LCP.001	Mar 09, 2023		Paint	S23-Ma0036482					X
13	EP3072.003_LCP.002	Mar 09, 2023		Paint	S23-Ma0036483					X
14	EP3072.003_LCP.003	Mar 09, 2023		Paint	S23-Ma0036484					X
15	EP3072.003_LCP.004	Mar 09, 2023		Paint	S23-Ma0036485			X		
16	EP3072.003_LCP.005	Mar 09, 2023		Paint	S23-Ma0036486					X
17	EP3072.003_LCD.001	Mar 09, 2023		Swab	S23-Ma0036487				X	
18	EP3072.003_L	Mar 09, 2023		Swab	S23-Ma0036488				X	

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
Tel: +61 3 8564 5000
NATA# 1261 Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
Tel: +61 3 8564 5000
NATA# 1261 Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
Tel: +61 2 9900 8400
NATA# 1261 Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
Tel: +61 2 6113 8091
NATA# 1261 Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
Tel: +61 7 3902 4600
NATA# 1261 Site# 20794

Newcastle
1/2 Frost Drive
Mayfield West NSW 2304
Tel: +61 2 4968 8448
NATA# 1261
Site# 25079 & 25289

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
Tel: +61 8 6253 4444
NATA# 2377 Site# 2370

Eurofins Environment Testing NZ Ltd
NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose,
Auckland 1061
Tel: +64 9 526 45 51
IANZ# 1327

Christchurch
43 Detroit Drive
Rolleston,
Christchurch 7675
Tel: 0800 856 450
IANZ# 1290

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: BOURKE ROAD ALEXANDRIA
Project ID: EP2997

Order No.:
Report #: 972205
Phone: 02 99225021
Fax:

Received: Mar 14, 2023 2:23 PM
Due: Mar 21, 2023
Priority: 5 Day
Contact Name: Jenny Shao

Eurofins Analytical Services Manager : Quinn Raw

Sample Detail						Asbestos - AS4964	Asbestos Absence /Presence	CANCELLED	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X
18	EP3072.003_LCD.002	Mar 09, 2023		Swab	S23-Ma0036488					
19	EP3072.003_LCD.003	Mar 09, 2023		Swab	S23-Ma0036489				X	
Test Counts						8	3	1	3	4

Internal Quality Control Review and Glossary

General

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

Holding Times

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

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

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

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

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

Units

mg/kg: milligrams per kilogram
mg/L: milligrams per litre
µg/L: micrograms per litre
ppm: parts per million
ppb: parts per billion
%: Percentage
org/100 mL: Organisms per 100 millilitres
NTU: Nephelometric Turbidity Units
MPN/100 mL: Most Probable Number of organisms per 100 millilitres
CFU: Colony forming unit

Terms

APHA	American Public Health Association
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples these are performed on laboratory certified clean sands and in the case of water samples these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
TBTO	Tributyltin oxide (*bis*-tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment however free tributyltin was measured and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 5.4
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

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

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

Results <10 times the LOR: No Limit

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

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

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

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM 5.4 where no positive PFAS results have been reported have been reviewed and no data was affected.

QC Data General Comments

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

Quality Control Results

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank							
Heavy Metals							
Lead	Total ug	< 1			1	Pass	
LCS - % Recovery							
Heavy Metals							
Lead	%	107			80-120	Pass	

Comments

This report has been revised (V2) to correct sample name ID's and job number

Sample Integrity

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

Authorised by:

Adam Bateup	Analytical Services Manager
Fang Yee Tan	Senior Analyst-Metal

Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please click here.

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

21 April 2023
Ref: EP3072.001_v1

Attachment 5 – Areas Not Accessible

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 consultant and/or others at undue risk.
- Excluding plant, structures and equipment that was 'in service' and operational.

The areas where there were access restrictions during the assessment included the following:

- In crawl spaces and hatches underneath the building at the site due to confined spaces.
- Underneath the concrete slab of all building structures at the site.
- Energised services, gas, electrical, pressurised vessel, and chemical lines.
- Height restricted areas above 2.7m within building interiors.
- 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 still in use.
- All areas outside the Scope of Work.

If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned within this report, further investigation may be required as part of a hazardous building materials management and abatement program prior to the commencement of such works.