

# HIBBS & ASSOCIATES PTY.LTD.

**Occupational Health and Safety Consultants  
Environmental Management Consultants**

A.B.N. 59 950 293 019

Unit 48 / 378 Parramatta Road  
HOMEBUSH NSW 2140

P.O. Box 4266  
HOMEBUSH NSW 2140

Phone: **(02) 9746 3244**

Fax: **(02) 9746 3266**

Email: [info@hibbs-associates.com.au](mailto:info@hibbs-associates.com.au)

Web: [www.hibbs-associates.com.au](http://www.hibbs-associates.com.au)

## JONES LANG LASALLE

# HAZARDOUS MATERIALS REINSPECTION 155 GEORGE STREET, SYDNEY, NSW 2000

**REFERENCE No. S6184**

**APRIL 2010**

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**FINAL REPORT**

for

**HAZARDOUS MATERIALS REINSPECTION  
155 GEORGE STREET, SYDNEY, NSW 2000**

Prepared for

Tackelly No. 3 Pty Ltd – 155 George Street

**C/ - JONES LANG LASALLE**

Locked Bag 2500, QVB Post Office  
SYDNEY NSW 1230

by

**HIBBS & ASSOCIATES PTY LTD**

Unit 48 / 378 Parramatta Road,  
P.O. Box 4266,  
HOMEBUSH NSW 2140

[www.hibbs-associates.com.au](http://www.hibbs-associates.com.au)

Telephone: (02) 9746 3244

Facsimile: (02) 9746 3266

Our Reference: S6184

April 2010

Prepared by: \_\_\_\_\_

Tin Win  
Hazardous Materials  
Consultant

Reviewed by: \_\_\_\_\_

Robert Bittar  
Hazardous Materials  
Consultant

Date: 14 April 2010

## 155 GEORGE STREET, SYDNEY, NSW 2000 HAZARDOUS MATERIALS REINSPECTION

### EXECUTIVE SUMMARY

This report presents the findings of a Hazardous Materials Reinspection and Qualitative Risk Assessment of the multi-storey office building including retail shops located at 155 George Street, Sydney, NSW 2000. The hazardous materials included in this survey are asbestos, synthetic mineral fibre (SMF), lead-based paint and PCBs (polychlorinated biphenyls).

The re-inspection was authorised by Mr Halim Abusharif, Building Supervisor of Jones Lang LaSalle and was conducted by Hibbs & Associates Pty Ltd. The site inspection was carried out on 9 April 2010.

An inspection of selected areas was performed in order to confirm and identify the typical locations and applications in which the hazardous materials have been used. The aim of the re-inspection was to undertake further sampling and inspection where necessary, for the purpose of either confirming the status of materials identified in the previous reports or to fill in any gaps identified in the data of the previous reports. Prior reports prepared by ERMA Pty Ltd that is indicated below were reviewed in conjunction with the site inspection and consolidated into this updated report.

- Hazardous Materials Survey Report, dated August 2004,
- Hazardous Materials Survey Report, dated May 2006; and,
- Asbestos Materials Survey Report - Fire Door Investigation, dated June 2006.

The hazardous materials identified and their general locations are summarised below and specific locations including priority rating and recommendations are summarised in the Asbestos Register in Appendix 4.

#### **Asbestos Materials**

For the purpose of this survey, the term '*asbestos materials*' includes bonded asbestos products such as asbestos cement sheeting, manufactured items such as asbestos fabric and unprocessed asbestos used as insulation or fireproofing. Unbonded asbestos which is capable of being crushed by hand pressure is defined as *friable* asbestos.

No friable asbestos materials were identified. Bonded asbestos materials were identified in the following locations:

- Lift motor brake shoes in the lift motor room may contain asbestos, and,
- Electrical distribution cabinets may house asbestos containing electrical backing boards.

Generally, the asbestos materials identified are in a good and stable condition and do not present a significant health risk whilst they remain undisturbed. The 'maintain undisturbed' (defer action) option as outlined in the Safe Work Australia "Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018(2005)]" is recommended as a medium-term strategy for management of the asbestos materials.

Implementation of asbestos management procedures which minimise the potential of future damage to asbestos materials should be adopted. The asbestos material(s) should be labelled and inspected on a periodical basis to ensure any deterioration or damage is detected early and that the material(s) are maintained in a good and stable condition.

The asbestos materials should be removed prior to the commencement of demolition and / or refurbishment works that may disturb them. The removal of the asbestos materials should be done in accordance with the requirements of the Safe Work Australia "Code of Practice for the Safe Removal of Asbestos 2<sup>nd</sup> Edition [NOHSC: 2002(2005)]".

It is recommended that the materials listed in this report as potentially containing asbestos that were not sampled at the time of the survey are sampled prior to any refurbishment works that require their removal or disturbance.

## **Synthetic Mineral Fibre (SMF)**

Significant sources of bonded SMF containing materials including friable SMF were present in the following general locations:

- SMF insulation to ceiling and walls,
- SMF insulation to fixed and flexible air conditioning ducting, and,
- SMF insulation to piping, ducting and in plant/equipment.

These materials do not pose a significant health risk to the occupants and no remedial action is required at this stage.

The handling or removal of SMF materials should be undertaken in accordance with the Occupational Health & Safety Regulation 2001 and the Safe Work Australia Synthetic Mineral Fibre National Standard (NOHSC:1004) and National Code of Practice (NOHSC:2006).

## **Lead Based Paints**

Twenty eight tests for lead-based paint were undertaken to determine the approximate lead content in the paints used on site. The results were used to establish whether the paints contain significant concentrations of lead to be classified as a lead based paint, in accordance with the standards referred to in this report. Eleven of the paint systems tested positive to the presence of lead when tested by the portable XRF spectrum analyser.

There are currently no legislative requirements for the general removal of lead containing painted materials. Any works, which may disturb potential lead based paint systems, should be conducted in accordance with the requirements of Australian Standard AS 4361.2 1998 "*Guide to lead paint management, Part 2: residential and commercial buildings*".

## **Polychlorinated Biphenyls (PCB's)**

No capacitors containing PCB's were identified.

The site assessment examined a representative portion of the fluorescent light fittings throughout the building. However, it is possible that there will be a variation of capacitor types (or leaking capacitors) in fittings not examined.

Should any metal cased capacitors or ballast be identified in other light fittings on the site they should be checked for PCB content. Any leaking PCB containing capacitors identified should be removed and disposed of in accordance with the requirements of National Occupational Health & Safety Commission prior to the commencement of any renovation or demolition works that may cause their disturbance.

**155 GEORGE STREET, SYDNEY, NSW 2000  
HAZARDOUS MATERIALS REINSPECTION**

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## 1.0 INTRODUCTION

This report presents the findings of a Hazardous Materials Reinspection and Qualitative Risk Assessment of the multi-storey office building including retail shops located at 155 George Street, Sydney, NSW 2000. For the purpose of this survey, the term '*hazardous materials*' includes the following:

1. Asbestos containing materials;
2. Synthetic Mineral Fibre (SMF) materials;
3. Lead-based paints applied to the building, and;
4. Equipment containing polychlorinated biphenyl's (PCB) such as capacitors in fluorescent light fittings and oil in transformers.

The re-inspection was authorised by Mr Halim Abusharif, Building Supervisor of Jones Lang LaSalle and was conducted by Hibbs & Associates Pty Ltd. The site inspection was carried out on 9 April 2010.

An inspection of selected areas was performed in order to confirm and identify the typical locations and applications in which the hazardous materials have been used. The aim of the re-inspection was to undertake further sampling and inspection where necessary, for the purpose of either confirming the status of materials identified in the previous reports or to fill in any gaps identified in the data of the previous reports. Prior reports prepared by ERMA Pty Ltd as indicated below were reviewed in conjunction with the site inspection and consolidated into this updated report.

- Hazardous Materials Survey Report, dated August 2004 (reference 338-04);
- Hazardous Materials Survey Report, dated May 2006; and,
- Asbestos Materials Survey Report - Fire Door Investigation, dated June 2006.

Samples from the previous reports are referred to by their original reference number (refer to above). Any new samples if applicable are referred to by the current report number (S6184).

A summary of the findings is presented in Section 5.0. The qualitative risk assessment criteria, risk assessment and recommendations are presented in Sections 6.0 and 7.0 respectively.

## 2.0 SURVEY METHODOLOGY

### 2.1 General Methodology

A re-inspection of 155 George Street, Sydney, NSW 2000 was performed in order to confirm and identify the typical locations and applications in which the hazardous building materials have been used. Prior reports as indicated in Section 1.0 were reviewed in conjunction with the site inspection. Further sampling and inspection was conducted where necessary, for the purpose of either confirming the status of materials identified in the previous report or to fill in any gaps identified in the data of the previous report.

For the purpose of this survey hazardous building materials include:

1. Asbestos containing materials;
2. Synthetic Mineral Fibre (SMF) materials;
3. Deteriorating or flaking lead based paint systems applied to the building; and,
4. Fluorescent light capacitor fittings containing polychlorinated biphenyls (PCB).

The scope of the survey was limited to a visual inspection of the accessible and representative construction materials, finishing materials and building services, and the collection of materials suspected of containing the hazardous materials listed above. Representative samples of suspected hazardous materials were collected where it was possible to do so without substantially damaging the decorative finishes, waterproofing membranes, equipment etc. No destructive sampling or damage to the existing finishes or services was performed to obtain samples or gain access to otherwise inaccessible areas. Equipment not associated with the building fabric and operational services was not included in the survey.

Due to the destructive nature of the sampling process, it is not possible to collect samples of all materials. Where it is not possible to collect a sample of material, the inspector has used his professional experience to make a judgement on the status of the material or the areas concerned. Where the inspector believes or suspects the material may contain asbestos, SMF or PCB this has been recorded in the survey report and these materials should be treated as a hazardous material. If work is to be performed on these materials, they should first be analysed to confirm their status.

An asbestos sample analysis register is contained in Appendix 1, a lead paints sample analysis register is contained in Appendix 2 and Photographs taken to illustrate the location of the hazardous materials are included in Appendix 3.

An Asbestos Materials Register is contained in Appendix 4.

## 2.2 Material Sample Identification

### 2.2.2 Asbestos Samples

Representative samples of materials suspected of containing asbestos were collected and analysed for the presence of asbestos using Hibbs & Associates Pty Ltd Test Method No. 2. This method is based on:

- (i) Australian Standard "AS4964-2004 Method for the qualitative identification of asbestos in bulk samples"; and
- (ii) Health and Safety Executive – UK, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures, Appendix 2: Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM), Publication No. HSG248".

The samples were examined by stereo microscopy. Fibrous materials identified under stereo microscopy were extracted and analysed by Polarised Light Microscopy supplemented with Dispersion Staining. This analysis was performed in-house. The reporting limit of the method is 0.1g/kg.

Asbestos Types and Common Name: Chrysotile - White Asbestos  
Amosite - Brown Asbestos  
Crocidolite - Blue Asbestos

### 2.2.3 Lead-based Paints

No paint samples were collected for analysis by an external laboratory.

#### a. Lead Paint Standard

Australian Standard, AS 4361.2-1998 "Guide to Lead Paint Management, Part 2: Residential and Commercial Buildings" defines lead paint as a paint film or component coat of a paint system in which the lead content (calculated as lead metal) is in excess of 1.0% by weight of the dry film, as determined by laboratory testing.

The Standard for the Uniform Scheduling of Drugs and Poisons (National Drugs and Poisons Schedule Committee No.21, June 2006) classifies paints having more than 0.1% lead as a Third Schedule Paint and prohibits their manufacture supply or use except for specific exemptions.

It is generally accepted by industry that paints with greater than 0.25% lead require some precautions when working on them.

#### b. Lead Paint Sample Identification – XRF Spectrum Analyser

The samples were analysed for the presence of lead using a Niton XL300 Portable X-Ray Fluorescence (XRF) Spectrum Analyser. XRF measures the lead content in paint as mass per unit area with the results expressed in mg/cm<sup>2</sup>. For a paint film thickness of 1.0 mm, an XRF result of 1 mg/cm<sup>2</sup> is equivalent to a lead content of approximately 0.5% (AS 4361.2-1998 Guide to lead paint management: Part 2, Residential and commercial buildings).

For the purpose of this survey, we have defined lead containing paint as those paints with a lead concentration exceeding  $0.5 \text{ mg/cm}^2$  (i.e.  $>0.25\%$  lead) when tested using the Niton portable XRF spectrum analyser.

The detection limit of the instrument is  $0.5 \text{ mg/cm}^2$ . Analytical results less than  $0.5 \text{ mg/cm}^2$  are reported as negative and values greater than  $0.5 \text{ mg/cm}^2$  are reported together with the corresponding Depth Index (DI) as positive. The Depth Index (DI) is a numerical indication of the depth that the lead containing paint film is located at from the surface, as detected by the instrument. A DI of less than 1.5 indicates lead very near the surface layer of paint. A DI between 1.5 and 4.0 indicates moderately covered lead. A DI greater than 4.0 indicates deeply buried lead.

To ensure the accuracy of the results, the XRF analyser is re-calibrated every hour during testing which is in addition to the in-built self-calibration check that occurs when the instrument is turned on or reset to a new mode. Furthermore, the calibrations are checked against several standard samples (a set of government-traceable lead paint films for Lead Paint Testing Mode is provided by the manufacturer).

## 2.2.4 PCB Electrical Components

Representative samples of each major type of fluorescent light were examined to determine which lights are fitted with PCB containing ballast capacitors. The details of the brand and model of each capacitor were recorded and checked with the ANZECC database and our in-house database of known PCB capacitors and PCB free capacitors.

The Australian and New Zealand Environment Conservation Council "Polychlorinated Biphenyls Management Plan, Revised Edition April 2003" outlines the National Strategy for the management of PCB's.

These documents are similar and, in summary, define PCB materials and wastes as follows:

- |                      |  |
|----------------------|--|
| <2 mg/kg             | - PCB free.                            |
| 2 mg/kg - <50 mg/kg  | - Non-Scheduled PCB material or waste. |
| >50 mg/kg            | - Scheduled PCB material or waste.     |
| >100,000 mg/kg (10%) | - Concentrated PCB material            |

## 3.0 STATEMENT OF BUILDING SURVEY LIMITATIONS

This report was prepared for Jones Lang LaSalle solely for the purposes set out herein and it is not intended that any other person use or rely on the contents of the report. The information contained in this report is based on a limited review of the site, interviews with site personnel and review of documentation provided to Hibbs & Associates Pty Ltd at the time of the review. Whilst the information contained in the report is accurate to the best of our knowledge and belief, Hibbs & Associates Pty Ltd cannot guarantee the completeness or accuracy of any of the descriptions or conclusions based on the information supplied to it or obtained during the investigations, site surveys, visits and interviews. Furthermore, conditions can change within limited periods of time, and this should be considered if the Report is to be used after any elapsed time period subsequent to its issue.

Hibbs & Associates Pty Ltd has exercised reasonable care, skill and diligence in preparation of the Report. However, except for any non-excludable statutory provision, Hibbs & Associates Pty Ltd gives no warranty in relation to its services or the report, and is not liable for any loss, damage, injury or death suffered by any party (whether caused by negligence or otherwise) arising from or relating to the services or the use or otherwise of this report. Where the client has the benefit of any non-excludable condition or warranty, Hibbs & Associates Pty Ltd's liability is, to the extent permitted by law, limited to re-performing the services or refunding the fees paid in relation to the services or sections of the report not complying with the conditions or warranty.

This Report lists the known specific and typical locations/applications/sources of the hazardous building materials identified in the areas of the buildings inspected. Whilst the Report has been prepared with all due care and every reasonable attempt has been made to identify and locate all the sources of the hazardous building materials listed above, as the survey involves a visual inspection and sampling process, only those materials that are physically accessible and recognisable as hazardous building materials, can be located and identified. Therefore, it is possible that hazardous building materials which may be concealed within inaccessible areas / voids or have been installed in non-typical applications or installed in such a manner as to conceal their nature/identity, may not be identified and located during the survey. Such concealed and / or inaccessible areas fall into a number of categories.

- (i) Inside set ceilings or wall cavities.
- (ii) Building facades or other height restricted areas.
- (iii) Those areas accessible only by dismantling equipment or performing minor local demolition work.
- (iv) Service shafts, ducts etc., concealed within the building structure or internal areas of the plant or equipment.
- (v) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during building works.

- (vi) Materials covered or concealed (partially or otherwise) by other materials/items preventing or limiting visual access or identification/recognition.
- (vii) Materials installed in non-typical applications, covered by other materials or installed in such a manner that disguises or conceals their nature in any way that may hinder their identification or recognition as a hazardous material.

Therefore, without substantial demolition of the building it is not possible to guarantee that every source of hazardous material has been identified.

During the course of future refurbishment or demolition works, care should be exercised when entering any previously inaccessible areas and it is imperative that work cease pending further sampling if any unknown materials or suspected hazardous building materials are encountered.

This Report should not be used for the purpose of tendering, preparing costing or budgets, programming of works, refurbishment works or demolition works unless used in conjunction with a specification detailing the extent of works. The Report must be read in its entirety and must not be copied, distributed or referred to in part only. The Report must not be reproduced without the written approval of Hibbs & Associates Pty Ltd.

## 4.0 BRIEF DESCRIPTION OF THE SITE

The site comprises of the ten-storey office building and the three-storey interconnected buildings identified as the 'Terraces'. The ten-storey building is situated behind the 'Terraces' fronting George Street and is separated from the 'Terraces' by a covered courtyard. The buildings are located between George Street (front or east) and Harrington Street (rear or west).

The 'Terraces' comprise of the four buildings interconnected to one another with the old façades likely to be heritage listed. The four buildings contain the ground floor, the first floor and the second floor, with additional half floors between the ground and the first floor and between the first and second floors at the southern end. The four buildings house offices and retail shops 'Burberry', 'Louis Vuitton' and 'Ralph Lauren'. There is a single lift that operates to the second floor. The lift motor room is accessed via the retail shop 'Louis Vuitton'.

The ten-storey office building comprises of three basement car park floors (LG, B1, B2), a ground floor including an entry and lift lobby, five floors of retail (G, 2, 3, 4, 5), office tenancy floors (6, 7, 8, 9, 10) and the main roof level where the cooling towers and the lift motor room are located. Five lifts plus a lift for the disabled (Harrington Street – Level 5) and two fire stairs (north east and south east) service the building. There is a public car park operated by 'Wilson Parking'. Each tenancy floor has one on floor plant room except on ground and levels 3, 4, 5 with two plant rooms each, one located on south east (George Street side) and the other on south west (Harrington Street side). There is no 'Level 1' in the ten - storey building. The floors are numbered Ground and Levels 2 to 10. DFS Galleria, a duty free retail shop, occupies five floors (G, 2, 3, 4, 5).

The ten-storey building is believed constructed in the late 1980s. For the purpose of identifying the compass point directions used in this report, George Street is assumed to run along the eastern face or main entry to the building.

## 5.0 SURVEY DETAILS

The following section details the site inspection findings and outlines the location of the hazardous materials identified.

### 5.1 Main Roof Level and Lift Motor Room

#### 5.1.1 Asbestos Materials

- i) Main Roof - The flat roof is covered with loose pebbles underneath which lies a rubber type waterproofing membrane. No attempt was made to access past the top layer in order not to damage the integrity of the waterproofing membrane. No remedial action is required at this stage.
- ii) Main Roof, Cooling Towers Room (West) – No asbestos materials were identified.
- iii) Main Roof, Fan Rooms (x 3) - No asbestos materials were identified.
- iv) Main Roof, Hydrant Pump Room (East) - No asbestos materials were identified.
- v) Main Roof, Hot Water Unit Room (East) - No asbestos materials were identified.
- vi) Lift Motor Room - The friction material lining the brake shoes on the lift motors may contain asbestos. It was not possible to examine or sample this material due to the inherent mechanical hazard and the inaccessibility of the brakes. No remedial action is required at this stage. Refer to Photograph 1 in Appendix 3.
- vii) Lift Motor Room – The lift control cabinets houses black backing boards that may contain asbestos. Refer to Photograph 2 in Appendix 3.
- viii) Lift Motor Room – The vermiculite insulated duct that is located in the ceiling area above the stairs is unlikely to contain asbestos.
- ix) Lift Motor Room Roof – No access is available to the top most roof level.

#### 5.1.2 Synthetic Mineral Fibre (SMF)

- i) Hot Water Heating Unit Room – The foil covered hot water pipes that are connected to the 'Rheem' hot water unit are insulated with SMF.
- ii) Cooling Towers Room – The large pipe penetrations on the south wall of the room are packed with SMF.
- iii) Lift Motor Room – The flexible ducts that connect to the lift motors and the rigid metal duct are likely to be insulated with SMF. Refer to Photograph 3 in Appendix 3.

#### 5.1.3 Lead Based Paints

Three tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. Two tested positive for the presence of lead. Refer to test detailed

below and test results in Appendix 2. No peeling or deteriorating paint systems were identified in the areas tested.

- (i) Test No. S6184/990 - The black paint system applied to the lift motor metal support structure tested positive to the presence of lead. Refer to Photograph 3 in Appendix 3.
- (ii) Test No. S6184/991 - The grey paint system applied to the lift control cabinet tested positive to the presence of lead. Refer to Photograph 3 in Appendix 3.
- (iii) Test No. R212/16 - The blue paint system applied to the lift motor tested negative to the presence of lead. Refer to Photograph 3 in Appendix 3.

#### 5.1.4 Polychlorinated Biphenyls (PCB's)

No electrical capacitors containing the class of compounds known as PCB's were identified in the fluorescent light fittings.

## 5.2 Typical Office Floors & Retail Floors

The floors are generally carpeted and / or tiled and the ceiling is of suspended ceiling tiles. The soffit is of concrete.

#### 5.2.1 Asbestos

- i) Open Floor Area; Levels 8 and 6 – No asbestos materials were identified.
- ii) Plant Room; Levels 9, 5 and 4 - No asbestos materials were identified.
- iii) Ceiling Cavity (South West); Level 6 - No asbestos is detected in the insulation material of the gap underneath the black material and the metal sheeting<sup>1</sup>. Refer to Photograph 4 in Appendix 3.
- iv) Electrical Cupboard; Levels 9 and 8 – The grey metal cabinets may house black backing boards that contain asbestos. Refer to Photograph 5 in Appendix 3.
- v) Communication and Fire Hose Reel Cupboards; Levels 9 and 8 - No asbestos materials were identified.
- vi) Male & Female Toilets, Levels 9 and 8 – No asbestos materials were identified.

#### 5.2.2 Synthetic Mineral Fibre

- i) Plant Room; Levels 9, 8 and 6 - The walls are lined with perforated metal sheeting that are likely to be insulated with SMF underneath the metal sheeting. Foil covered SMF insulated pipes are located in the pipe riser accessed from inside the plant room. The pipe penetrations are packed with SMF.

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<sup>1</sup> Hazardous Materials Survey Report, ERMA May 2006 (Refer to Sample P21, Table 1 of 2 in Appendix 1 and Photograph 4 in Appendix 3)

- ii) Ceiling Cavity (South West), Level 6 – The air conditioning ducts are insulated with SMF underneath the foil. Refer to Photograph 6 in Appendix 3.

## 5.2.3 Lead Based Paints

Three tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. All tested positive for the presence of lead. Refer to tests detailed below and test results in Appendix 2. No peeling or deteriorating paint systems were identified in the areas tested.

- (i) Test No. 198/1 - The orange paint system applied to the metal electrical cabinet MSSB in the plant room on level 4 tested positive to the presence of lead.
- (ii) Test No. 216/19 - The blue paint system applied to the metal cabinet in the plant room on level 8 tested positive to the presence of lead.
- (iii) Test No. 217/20 - The orange paint system applied to the metal cabinet in the plant room on level 8 tested positive to the presence of lead.

## 5.2.4 Polychlorinated Biphenyls (PCB's)

No electrical capacitors containing the class of compounds known as PCB's were identified in the fluorescent light fittings examined on these floors.

## 5.3 Lower Ground, B1 and B2 Car Park Floors

### 5.3.1 Asbestos

#### Lower Ground

- i) Lower Ground (NE); Main Switch Room – The orange coloured main switchboard may house electrical backing boards that contain asbestos.
- ii) Lower Ground (NE); Car Park Exhaust Fan Room – No asbestos materials were identified. Note vermiculite type insulation material to the ducts in the room.
- iii) Lower Ground (NE); Parking Attendant's Office - No asbestos materials were identified. The vinyl floor tiles do not contain asbestos.
- iv) Lower Ground (SE); MDF Room – The green vinyl tiles covering the floor of the room does not contain asbestos<sup>2</sup>.
- v) Lower Ground (SE); Store Room (Lamp Store) – The grey vinyl tiles covering the floor of the room are similar to the above floor tiles that does not contain asbestos.

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<sup>2</sup> Hazardous Materials Survey Report, ERMA August 2004 (Refer to Sample 155G/3 -Table 2 of 2 in Appendix 1)

- vi) Lower Ground (SE); Store Room (Cleaner's) adjacent MDF – No asbestos materials were identified.
- vii) Lower Ground; Room adjacent ramp down from George Street – The duct is insulated with vermiculite material that is unlikely to contain asbestos.
- viii) Lower Ground; Garbage Room - No asbestos materials were identified. Note vermiculite type insulation material in the room.
- ix) Lower Ground; Fire Passage - Note vermiculite type insulation material to ducts and beam in the passage.
- x) Lower Ground (S); Chemical Store Room - No asbestos materials were identified.
- xi) Lower Ground (S); Electrical Cupboard - The grey metal cabinets may house black backing boards that contain asbestos.

## Car Park Level B1

- i) Car Park Level B1 (Lift Lobby); Store Room – The blue painted wall of the storeroom is of fibre cement sheeting that is unlikely to contain asbestos.
- ii) Car Park Level B1 (SE); Store Room (Battery) - No asbestos materials were identified.
- iii) Car Park Level B1 (SE); Sprinkler Valve Room - No asbestos materials were identified.
- iv) Car Park Level B1 (SE); F.I.P & EWIS Room - No asbestos materials were identified.
- v) Car Park Level B1 (SE); Fire Stairs – Note vermiculite type insulated beam between B1 and B2.
- vi) Car Park Level B1 (S); Pump Room - No asbestos materials were identified.

## Car Park Level B2

- i) Car Park Level B2 (Lift Lobby); Cleaner's Store Room– No asbestos materials were identified.
- ii) Car Park Level B2 (NE); A/C Pump Room – No asbestos materials were identified.
- iii) Car Park Level B2 (NE); Store Room adjacent A/C Pump Room – No access available.
- iv) Car Park Level B2 (SE); Store Room adjacent Sprinkler Pump Room & Fire Stairs – The wall of the storeroom is of fibre cement sheeting 'Villaboard'.
- v) Car Park Level B2 (S); Cleaner's Store Room – No asbestos materials were identified

## 5.3.2 Synthetic Mineral Fibre

- i) Car Park Level B1 (SE); Car Park Supply Air Fan Room – The duct in the room is insulated with vermiculite. Refer to Photograph 7 in Appendix 3.
- ii) Car Park Level B2 (SE); Sprinkler Pump Room – The flue is covered in foil and insulated with SMF.

## 5.3.3 Lead Based Paints

Eight tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. Three tested positive for the presence of lead. Refer to tests detailed below and test results in Appendix 2. No peeling or deteriorating paint systems were identified in the areas tested.

- (i) Test No. S6184/992 - The yellow paint system applied to the metal bollard on LG tested positive to the presence of lead.
- (ii) Test No. S6184/993 - The mustard paint system applied to the supply air metal duct on B1 tested positive to the presence of lead.
- (iii) Test No. 214/17 - The yellow paint system applied to the rendered wall in the north east fire stairs tested negative to the presence of lead.
- (iv) Test No. 215/18 – The pink paint system applied to the rendered wall in the north east fire stairs tested negative to the presence of lead.
- (v) Test No. 218/21 - The yellow paint system applied to the metal hand rail in the B2 car park tested negative to the presence of lead.
- (vi) Test No. 219/22 - The yellow paint system applied to the metal bollard in the B2 car park tested negative to the presence of lead.
- (vii) Test No. 220/23 - The pink paint system applied to the fire door on LG tested negative to the presence of lead.
- (viii) Test No. 221/24 - The yellow paint system applied to the metal housing of the pump in the pump room on B2 tested positive to the presence of lead.

## 5.3.4 Polychlorinated Biphenyls (PCB's)

No electrical capacitors containing the class of compounds known as PCB's were identified in the fluorescent light fittings.

## 5.4 Terraces

### 5.4.1 Asbestos

- i) Cooling Tower Room (accessed from half floor between Level 1 and Level 2) - The walls and ceiling are lined with fibre cement sheeting that does not contain asbestos<sup>3</sup>. Refer to Photograph 8 in Appendix 3.
- ii) Balcony (access from Floor between Ground and Level 1) – The wall panel is lined with fibre cement sheeting that does not contain asbestos<sup>4</sup>. Refer to Photograph 9 in Appendix 3.
- iii) Level 2 Office - The black electrical backing board on the west wall adjacent to the male and female toilets is not likely to contain asbestos.

### 5.4.2 Synthetic Mineral Fibre

- i) Level 2 ('Champ' Office Tenancy) - The underside of the metal roof is lined with foil held by mesh and likely to be insulated with SMF insulation batts.

### 5.4.3 Lead Based Paints

Fourteen tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. Three tested positive for the presence of lead. Refer to tests detailed below and test results in Appendix 2. No peeling or deteriorating paint systems were identified in the areas tested.

- (i) Test No. R197/2 - The yellow paint system applied to the wall on Level 2 tested negative to the presence of lead.
- (ii) Test No. 199/3 – The cream paint system applied to the north perimeter wall in the Level 2 Tenancy tested negative to the presence of lead.
- (iii) Test No. 200/4 – The cream paint system applied to the internal window sill in the Level 2 Tenancy tested positive to the presence of lead.
- (iv) Test No. 201/5 – The cream paint system applied to the balcony door in the Level 2 Tenancy tested negative to the presence of lead.
- (v) Test No. 202/6 – The cream paint system applied to the external window sill of the Level 2 Tenancy tested positive to the presence of lead.
- (vi) Test No. 203/7 – The cream paint system applied to the internal window sill in the Level 2 Tenancy tested positive to the presence of lead.

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<sup>3</sup> Hazardous Materials Survey Report, ERMA August 2004 (Refer to Sample 155G/1 -Table 2 of 2 in Appendix 1 and Photograph 8 in Appendix 3).

<sup>4</sup> Hazardous Materials Survey Report, ERMA August 2004 (Refer to Sample 155G/2 -Table 2 of 2 in Appendix 1 and Photograph 9 in Appendix 3)

- (vii) Test No. 204/8 – The red paint system applied to the external window sill of the Level 2 Tenancy (courtyard) tested negative to the presence of lead.
- (viii) Test No. 205/9 – The red paint system applied to the metal support on the eave outside the cooling tower room on the roof tested negative to the presence of lead.
- (ix) Test No. 206/10 – The white paint system applied to the timber window frame outside the cooling tower room on the roof tested negative to the presence of lead.
- (x) Test No. 207/11 – The pink paint system applied to the fibre cement wall of the cooling tower room on the roof tested negative to the presence of lead.
- (xi) Test No. 208/12 – The pink paint system applied to the fibre cement wall of the tenancy tested negative to the presence of lead.
- (xii) Test No. 209/13 – The white paint system applied to the balcony door frame of the tenancy tested negative to the presence of lead.
- (xiii) Test No. 210/14 – The black paint system applied to the metal railing of the balcony (courtyard side) tested negative to the presence of lead.
- (xiv) Test No. 211/15 – The white paint system applied to the internal window frame of the first floor tenancy ('Louis Vuitton') tested negative to the presence of lead.

#### 5.4.4 Polychlorinated Biphenyls (PCB's)

No electrical capacitors containing the class of compounds known as PCB's were identified in the fluorescent light fittings.

### 5.5 Fire Doors

A comprehensive fire door survey by ERMA titled "Asbestos Materials Survey Report - Fire Door Investigation" was undertaken in June 2006. The survey involves the collection and analysis of 32 core samples of the older type of fire doors throughout the building, mostly 'Masterbilt Industries' fire doors. No asbestos was detected in any of the 32 samples. Refer to sample analysis report No. 5599 by Envirolab in Appendix 1.

Three samples previously analysed are detailed below:

- Level 8 Lift Lobby, Service Riser Cupboards (Electrical and Communications) - 'Fire Control' fire doors. No asbestos detected in core of fire door of electrical cupboard<sup>5</sup>.
- Level 6, Fire Stairs (North and South) – 'Fire Control' fire doors. No asbestos detected in core of south fire door<sup>6</sup>.

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<sup>5</sup> Hazardous Materials Survey Report, ERMA May 2006 (Refer to Sample 155G/3, Table 1 of 2 in Appendix 1)

- Lower Ground, Fire Stairs (North and South) – ‘Masterbilt Industries’ fire doors. No asbestos detected in core of south fire door<sup>7</sup>.

The remaining brands of fire doors identified throughout the building are the newer type of fire doors that are highly unlikely to contain asbestos. This could be confirmed by the year of installation or manufacturing date on the compliance label.

The fire doors are mostly located in the fire stairs, service riser cupboards and in plant rooms.

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<sup>6</sup> Hazardous Materials Survey Report, ERMA May 2006 (Refer to Sample 155G/3, Table 1 of 2 in Appendix 1).

<sup>7</sup> Hazardous Materials Survey Report, ERMA May 2006 (Refer to Sample 155G/1, Table 1 of 2 in Appendix 1).

## 6.0 QUALITATIVE RISK ASSESSMENT – METHODOLOGY

The site inspection and building survey identified and recorded the locations of the hazardous materials described in Section 5.0. Section 6.0 outlines the principal factors used for making a qualitative assessment of the risk the hazardous materials pose to all the building's occupants and the priority rating system for control of the hazardous materials. Section 7.0 outlines general comments on the condition of the hazardous material identified and remediation works that are recommended.

The priority rating system outlined below is designed as a guide to those responsible for the development of a comprehensive hazardous materials management plan. The actual setting of priorities for the implementation of control procedures for the hazards, will be dependent not only on the allocated rating, but also on factors such as changes to work practices or the physical environment which would occur during refurbishment or demolition. Notwithstanding this, the allocated rating does provide a reasonable guide to appropriate priority setting with regard to the current condition of the materials.

### 6.1 Asbestos

The on-site phase of the survey identified the presence of asbestos materials through a combination of visual inspection and material sampling. The qualitative risk assessment is based upon an evaluation of factors, such as the friability, location and condition of the identified materials, whether the nature of the work carried out in the area is likely to disturb the asbestos, the likelihood of fibres released entering the occupied space and any other information considered important or relevant.

These factors have also been used in the process of determining appropriate recommendations for the timing of future assessment activities. As part of the risk assessment process, each asbestos hazard identified has been allocated a Priority Rating. This will assist in the development of a comprehensive asbestos materials management control and abatement programme.

#### Priority Rating for Control of Asbestos Hazards

##### Priority 1: Immediate Elevated Risk Level

Friable material, which due to its present condition and location, presents an immediate health risk. Immediate control measures are required and the area containing this material should be isolated from personnel. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

##### Priority 2: Potential Elevated Risk Level

Damaged or unstable material which if disturbed is likely to present an immediate health risk, with the likelihood that contamination may be spread to other areas. Control measures to stabilise this material should be initiated immediately, with formal abatement of the hazard being considered.

## Priority 3: Low Risk Requiring Minor Maintenance

Non friable or stable material that has some minor areas of damage requiring remedial action or is likely to be subject to damage or to degrade due environmental conditions .It is recommended that maintenance work be performed to stabilise and repair damaged areas. Controls must be implemented to protect these materials from further damage or degrading factors.

## Priority 4: Negligible Risk under Present Conditions

Non-friable or stable material that is unlikely to present a risk to health unless damaged, tooled, cut, sanded, abraded or machined. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

## 6.2 Synthetic Mineral Fibre (SMF)

The purpose of the on-site phase of the survey is to identify the presence of synthetic mineral fibre materials through a combination of visual inspection and material sampling. The qualitative risk assessment of synthetic mineral fibre materials identified is based upon an evaluation of factors, such as the friability, location and condition of the identified materials, whether the nature of the work carried out in the area is likely to disturb the synthetic mineral fibre, the likelihood of fibres released entering the occupied space and any other information considered important or relevant.

### Priority Rating for Control of Synthetic Mineral Fibre Hazards

#### Priority S1: Elevated Risk Level

Friable synthetic mineral fibre material or damaged bonded material which due to its present condition and/or location is likely to be further damaged resulting in fibre release. It is recommended that maintenance work be performed to stabilise and repair damaged areas. Controls must be implemented to protect these materials from further damage or degrading factors.

#### Priority S2: Negligible Risk under Present Conditions

Non-friable or sealed stable friable material that is unlikely to present a risk to health unless damaged, tooled, cut, sanded, abraded or machined. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

## 6.3 Lead Based Paint

The site inspection identified the presence of lead based paint materials through a combination of visual inspection, on-site testing and material sampling. The qualitative risk assessment is based upon an evaluation of factors, such as the condition of the paint membrane (adhesion to the substrate, surface deterioration i.e. chalky or cracked etc.), an examination of the paint layers (i.e. inner layers of lead based paint covered with outer

layers of lead-free paint to provide a protective coating), location of the paint (i.e. accessibility to children etc.) and any other information considered important or relevant.

## Priority Rating for Control of Lead Paint Hazards

### Priority L1: Immediate Elevated Risk Level

Damaged or deteriorated paint membrane, which due to its present condition and location, presents an immediate health risk. Immediate control measures are required and the area containing this material should be isolated from personnel. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

### Priority L2: Potential Elevated Risk Level

Paint membrane showing signs of deterioration and weathering which if left will continue to deteriorate and require more extensive abatement. Control measures to stabilise this material should be initiated as a priority, with formal abatement of the hazard being considered.

### Priority L3: Negligible Risk under Present Conditions

Stable paint membrane that is in good condition and/or covered by a lead-free paint membrane, which is also in a good condition. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

## **6.4 Polychlorinated Biphenyl Capacitors (PCBs)**

The site inspection identified the presence of PCB containing electrical components through a combination of visual inspection and component sampling and testing. The qualitative risk assessment is based upon an evaluation of the condition of the component item for leaking PCB oil. The site assessment examined a representative portion of the fluorescent light fittings throughout the building. However, it is possible that there will be a variation of capacitor types (or leaking capacitors) in fittings not examined.

## Priority Rating for Control of PCB Hazards

### Priority A: Immediate Elevated Risk Level

PCB oil leaking from the component item under consideration. Immediate control measures are required to prevent exposure of personnel and potential damage to the environment. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

### Priority B: Negligible Risk under Present Conditions

The component item is in good condition and no remedial works are required at this stage.

## 7.0 QUALITATIVE RISK ASSESSMENT – HAZARD CONTROL STRATEGIES AND RECOMMENDATIONS

### 7.1 Asbestos Materials

The asbestos containing materials identified are in a stable condition and have a Priority 4 rating.

#### 7.1.1 Hazard Control Strategies and Management Options

The 'Maintain Undisturbed' (defer action) option as outlined in the Safe Work Australia "Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018(2005)]" is recommended as a medium-term strategy for management of the Priority 4 asbestos containing materials.

Implementation of asbestos management procedures that minimise the potential for future damage of the asbestos materials should also be adopted. The asbestos materials should be labelled and inspected on a periodical basis to ensure any deterioration or damage is detected early and that the materials are maintained in a good and stable condition.

It is recommended that the materials listed in this report as potentially containing asbestos that were not sampled at the time of the survey are sampled prior to any refurbishment works that require their removal or disturbance.

#### 7.1.2 Demolition and/or Refurbishment

The asbestos materials should be removed prior to the commencement of other demolition and/or refurbishment works. The removal of the asbestos materials should be done in accordance with the requirements of the Safe Work Australia "Code of Practice for the Safe Removal of Asbestos 2<sup>nd</sup> Edition [NOHSC: 2002(2005)]".

### 7.2 Synthetic Mineral Fibre Materials

Significant sources of synthetic mineral fibre containing materials are present on the site. These SMF materials have been installed in accordance with current industry practice and are generally in a good and stable condition and have a Priority S2 rating. They do not pose a significant health risk to the occupants in these buildings.

The handling or removal of any SMF containing materials should be conducted in accordance with the requirements of the Safe Work Australia, Synthetic Mineral Fibres National Standard (NOHSC: 1004) and National Code of Practice (NOHSC:2006).

### 7.3 Lead Based Paint Systems

The lead-based paint systems identified are in a stable condition and have a Priority L3 rating. They do not present a significant health risk whilst they remain undisturbed.

There are currently no legislative requirements for the general removal of lead containing painted materials. Any remedial works or any works which may disturb potential lead based paint systems, should be conducted in accordance with the requirements of Australian Standard AS 4361.2 1998 "*Guide to lead paint management, Part 2: residential and commercial buildings*".

## **7.4 Polychlorinated Biphenyl Capacitors**

No capacitors containing PCB's were identified.

The site assessment examined a representative portion of the fluorescent light fittings throughout the building. However, it is possible that there will be a variation of capacitor types (or leaking capacitors) in fittings not examined.

Should any metal cased capacitors or ballast be identified in other light fittings on the site they should be checked for PCB content. Any leaking PCB containing capacitors identified should be removed and disposed of in accordance with the requirements of National Occupational Health & Safety Commission prior to the commencement of any renovation or demolition works that may cause their disturbance.

**155 GEORGE STREET, SYDNEY, NSW 2000  
HAZARDOUS MATERIALS REINSPECTION**

**APPENDIX 1: ASBESTOS SAMPLE ANALYSIS  
REGISTER**

## Asbestos Analysis Results

(Analysis Results from Hazardous Materials Survey Report, ERMA May 2006)

Sample No.	Sample Location	Analysis Result
155G/1	Lower Ground, Fire Stairs (South) – core of 'Masterbilt Industries' fire door	NAFD
P21	Level 6 South West, ceiling cavity above south perimeter wall windows – insulation material behind metal plate	NAFD
155G/3	Level 6, Fire Stairs (South) and Level 8 Electrical Cupboard – core of 'Fire Control' fire doors (composite sample)	NAFD

Table 1 of 2 - Appendix 1

Chrysotile – White asbestos

Amosite – Brown asbestos

Crocidolite – Blue asbestos

NAFD – No asbestos fibres detected.

## Asbestos Analysis Results

(Analysis Results from Hazardous Materials Survey Report, ERMA August 2004)

Sample No.	Sample Location	Analysis Result
155G/1	Terraces, Roof Level (south end), Cooling Tower Room - fibre cement wall sheeting	NAFD
155G/2	Terraces, half floor between ground and level 1, 'Champ' tenancy (south end), balcony (George Street) - fibre cement wall (pink)	NAFD
155G/3	Main Building, Lower Ground, MDF Room - vinyl floor tile	NAFD

Table 2 of 2 - Appendix 1

Chrysotile – White asbestos

Amosite – Brown asbestos

Crocidolite – Blue asbestos

NAFD – No asbestos fibres detected.

## **Asbestos Analysis Results**

(Analysis Results from ERMA Asbestos Materials Survey Report - Fire Door Investigation, dated June 2006)

Refer page 31 to 34 overleaf.



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

## CERTIFICATE OF ANALYSIS 5599

**Client:**

**Environmental Risk Management Australia**  
c/o Hibbs & Associates Pty Ltd  
PO Box 144  
Concord West  
NSW 2138

**Attention:** John Tiong

**Sample log in details:**

Your Reference:	<b>Asbestos Testing</b>
No. of samples:	32 Materials
Date samples received:	02/06/06
Date completed instructions received:	02/06/06

**Analysis Details:**

Please refer to the following pages for results and methodology summary.  
Samples were analysed as received from the client. Results relate specifically to the samples as received.  
Note, even after disintegration it can be difficult to detect the presence of asbestos in some asbestos -containing bulk materials using PLM and dispersion staining. 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 epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.

**Report Details:**

Date results requested by:	9/06/06
Date of Preliminary Report:	Not Issued
Issue Date:	13/04/10

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Accredited for compliance with ISO/IEC 17025. **Tests not covered by NATA are denoted with \*.**

**Results Approved By:**

Asbestos was analysed by Approved Identifier: @ERROR

  
Joshua Lim  
Chemist



Envirolab Reference: 5599  
Revision No: R 00

Page 1 of 4

**Client Reference: Asbestos Testing**

Envirolab Ref:	Sample ID:	Sample Description	Asbestos ID in materials
--	--	-	-
5599-1	LGS1	1g vermiculite	No asbestos detected
5599-2	6FN-2	1g vermiculite	No asbestos detected
5599-3	6FN-3	1g vermiculite	No asbestos detected
5599-4	LGN-4	2g vermiculite	No asbestos detected
5599-5	B2N-5	3g vermiculite	No asbestos detected
5599-6	B2SR-6	3g vermiculite	No asbestos detected
5599-7	B2PR-7	2g vermiculite	No asbestos detected
5599-8	B2E-8	3g vermiculite	No asbestos detected
5599-9	B2ESP-9	3g vermiculite	No asbestos detected
5599-10	B1FS-10	1g vermiculite	No asbestos detected
5599-11	B1BR-11	1g vermiculite	No asbestos detected
5599-12	B1RP-12A	20x10x3m m fibreboard	No asbestos detected
5599-13	B1RP-12B	2g fibreboard fragments	No asbestos detected
5599-14	LGSE-12	3g vermiculite	No asbestos detected
5599-15	L6LS-13	1g vermiculite	No asbestos detected
5599-16	L6PRM-14	1g vermiculite	No asbestos detected
5599-17	LGCPPE-14	1g vermiculite	No asbestos detected
5599-18	LGSW-18	2g chipboard fragments	No asbestos detected
5599-19	LGSW-19	3g fibreboard fragment	No asbestos detected, SMF detected*
5599-20	GFS-20	3g Vermiculite	No asbestos detected

Envirolab Reference: 5599  
Revision No: R 00



Page 2 of 4

**Client Reference: Asbestos Testing**

Envirolab Ref.	Sample ID:	Sample Description	Asbestos ID in materials
--	--	-	-
5599-21	LGBS-21	1g vermiculite	No asbestos detected
5599-22	L6BN-22	1g vermiculite	No asbestos detected
5599-23	L2B-23	2g vermiculite	No asbestos detected
5599-24	6FS-24	3g fibrous material	No asbestos detected, SMF detected*
5599-25	L2T-25	1g fibrous material	No asbestos detected, SMF detected*
5599-26	L10E-26	1g fibrous material	No asbestos detected
5599-27	LCE27	2g fibreboard fragments	No asbestos detected
5599-28	L5E28	1g vermiculite	No asbestos detected
5599-29	L4E29	1g vermiculite	No asbestos detected
5599-30	GE30	1g vermiculite	No asbestos detected
5599-31	L6E31	1g fibreboard fragments	No asbestos detected
5599-32	LGE32	1g vermiculite	No asbestos detected

Envirolab Reference: 5599  
Revision No: R 00



Page 3 of 4

**Client Reference: Asbestos Testing**

Method ID	Methodology Summary
AS4964-2004	Asbestos ID - Qualitative identification of asbestos type fibres in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques.

Envirolab Reference: 5599  
Revision No: R 00



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**155 GEORGE STREET, SYDNEY, NSW 2000  
HAZARDOUS MATERIALS REINSPECTION**

**APPENDIX 2: LEAD PAINT SAMPLE ANALYSIS  
REGISTER**

**Lead in Paint Analysis Results**

Sample No.	Sample Location	Test Result	
		Lead (mg/cm <sup>2</sup> )	DI (Depth Index)
S6184/990	Lift Motor Room, lift motor support structure – black paint system	6.8	1.00
S6184/991	Lift Motor Room, lift control cabinet – grey paint system	7.2	1.00
S6184/992	Lower Ground , metal bollard adjacent demountable office – yellow paint system	6.4	10.0
S6184/993	Car Park Level B1, metal supply air duct – mustard paint system	6.4	1.00

Table 1 of 2 - Appendix 2

## Lead in Paint Analysis Results

Sample No.	Sample Location	Test Result	
		Lead (mg/cm <sup>2</sup> )	DI (Depth Index)
R198/1	Level 4, Plant Room (George Street side), metal electrical cabinet MSSB 1 – orange paint system	4.4	1.2
R197/2	Terraces, Level 2 – yellow paint system	Negative	-
R199/3	Terraces, Level 2 Tenancy ('Champ'), north perimeter wall – cream paint system	Negative	-
R200/4	Terraces, Level 2 Tenancy ('Champ'), reception/foyer, internal timber window sill – cream paint system	10	3.31
R201/5	Terraces, Level 2 Tenancy ('Champ'), reception/foyer, George Street balcony, door – cream paint system	Negative	-
R202/6	Terraces, Level 2 Tenancy ('Champ'), reception/foyer, external timber window sill – cream paint system	1.1	1.97
R203/7	Terraces, Level 2 Tenancy ('Champ'), reception/foyer, internal timber window sill – cream paint system	11	3.07
R204/8	Terraces, Level 2 Tenancy ('Champ'), reception/foyer, external timber window sill (courtyard) – red paint system	Negative	-
R205/9	Terraces, roof level (south end), eave outside cooling tower room, metal – red paint system	Negative	-
R206/10	Terraces, roof level (south end), cooling tower room, timber window frame – white paint system	Negative	-
R207/11	Terraces, roof level (south end), cooling tower room, fibre cement wall – pink paint system	Negative	-
Table 2 of 2 - Appendix 2			

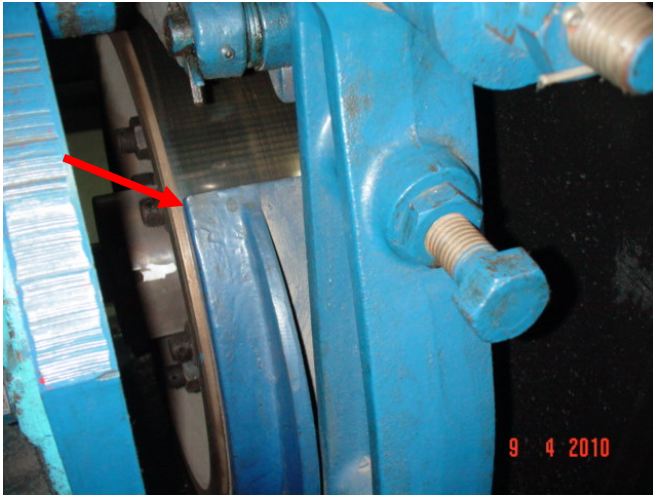
## Lead in Paint Analysis Results

Sample No.	Sample Location	Test Result	
		Lead (mg/cm <sup>2</sup> )	DI (Depth Index)
R208/12	Terraces, half floor between ground and level 1, 'Champ' tenancy (south end), balcony (George Street), fibre cement wall – pink paint system	Negative	-
R209/13	Terraces, half floor between ground and level 1, 'Champ' tenancy (south end), balcony (George Street), door frame – white paint system	Negative	-
R210/14	Terraces, balcony to courtyard side, metal railing – black paint system	Negative	-
R211/15	Terraces, 'Louis Vuitton' first floor, balcony (George Street), internal window frame – white paint system	Negative	-
R212/16	Main building, roof level, lift motor room, lift motor, metal – blue paint system	Negative	-
R214/17	Main building, fire stair, north east, rendered wall – yellow paint system	Negative	-
R215/18	Main building, fire stair, north east, metal hand rail – pink paint system	Negative	-
R216/19	Main building, level 8 tenancy, plant room, metal cabinet – blue paint system	3.4	1.23
R217/20	Main building, level 8 tenancy, plant room, metal cabinet – orange paint system	1.6	1.0
R218/21	Main building, B2 car park, metal hand rail – yellow paint system	Negative	-
R219/22	Main building, B2 car park, metal bollard – yellow paint system	Negative	-
R220/23	Main building, LG car park, fire door – pink paint system	Negative	-
R221/24	Main building, B2 car park, pump room, metal pump housing – yellow paint system	2.1	1.0
Cont'd - Table 2 of 2 - Appendix 2			

**155 GEORGE STREET, SYDNEY, NSW 2000  
HAZARDOUS MATERIALS REINSPECTION**

## **APPENDIX 3: PHOTOGRAPHS**

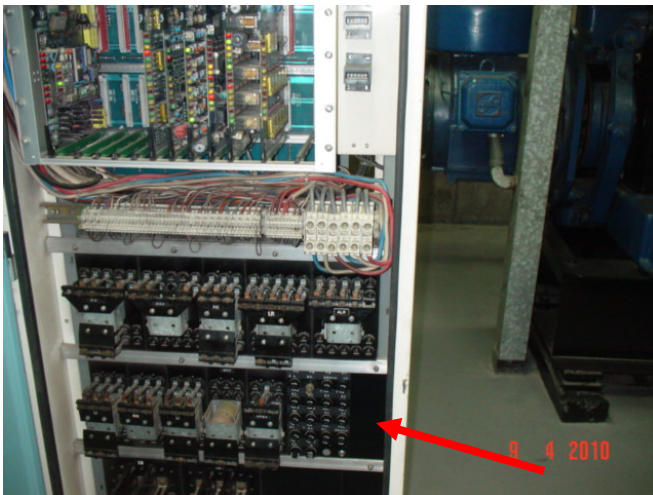
**Photograph 1**



Lift Motor Room

Arrow points to the lift motor brake shoe that is covered by a metal pad (not visible in the photograph). The lift brake shoes may contain asbestos.

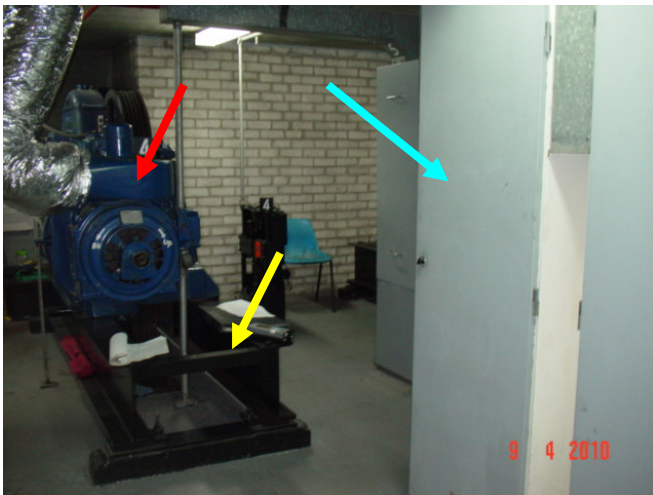
**Photograph 2**



Lift Motor Room

Arrow points to black backing board in lift control cabinet that may contain asbestos.

**Photograph 3**



Lift Motor Room

Yellow arrow points to black paint system that contains lead.

Blue arrow points to grey paint system that contains lead.

Red arrow points to dark blue paint system that does not contain lead.

Note foil covered flexible duct, likely SMF insulated.

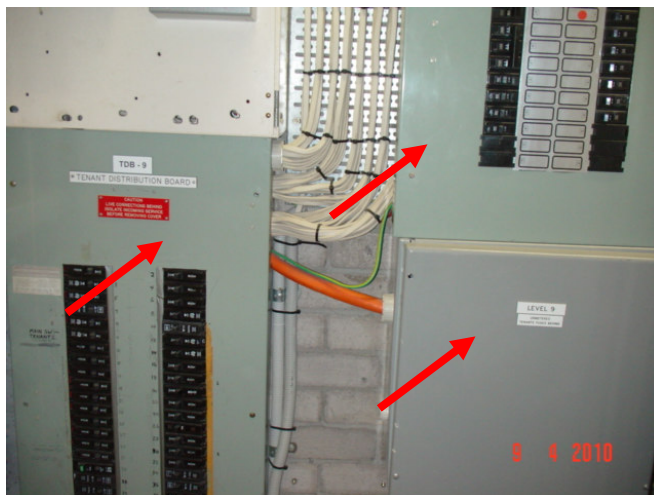
**Photograph 4**



Levels 6 – South west ceiling cavity along the south perimeter wall

Arrow points to the gap underneath the black material and the metal sheeting. The insulation material located in the gap does not contain asbestos (Hazardous Materials Survey Report, ERMA May 2006).

**Photograph 5**



Level 9 – Electrical Cupboard

Arrows point to metal cabinets that may house asbestos containing backing boards.

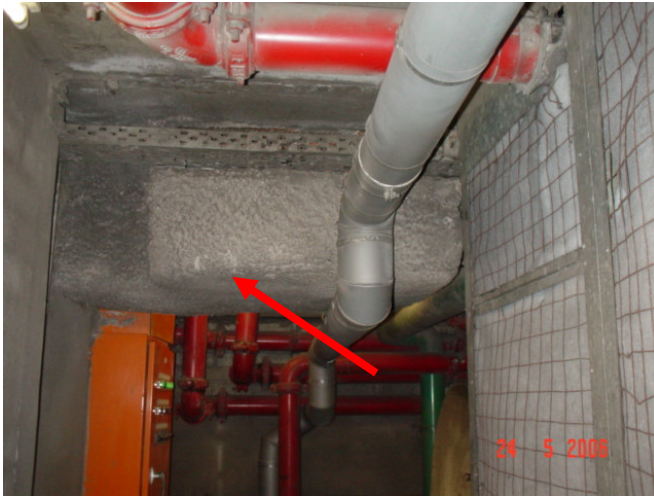
**Photograph 6**



Levels 6 – Ceiling Cavity (South West)

Arrows point to rigid and flexible air conditioning ducts insulated with SMF and covered in foil.

**Photograph 7**



Car Park Level B1 (SE) - Car Park Supply Air Fan Room

Arrow points to SMF insulated duct.

**Photograph 8**



Terraces, Roof Level - Cooling Tower Room

Arrow points to fibre cement wall sheeting that does not contain asbestos (Hazardous Materials Survey Report, ERMA August 2004).

**Photograph 9**



Terraces, Balcony (George Street) - Level between Ground and Level 1

Arrows point to fibre cement wall panels that did not contain asbestos (Hazardous Materials Survey Report, ERMA August 2004).

**Photograph 10**



Level 9 - Fire Stairs North

Arrow points to 'Fire Control' fire door.

**Photograph 11**



Lower Ground - Fire Stairs South

Arrow points to core of 'Masterbilt Industries' fire door.

**Photograph 12**



Older type of 'Masterbilt Industries' fire door with no installed or manufacturing date on the compliance label.

**Photographs 13 and 13.1**



Red arrows point to 'Terraces' building in foreground and yellow arrow points to ten-storey building in background.



**155 GEORGE STREET, SYDNEY, NSW 2000  
HAZARDOUS MATERIALS REINSPECTION**

## **APPENDIX 4: ASBESTOS MATERIALS REGISTER**

<b>ASBESTOS MATERIALS REGISTER:</b>					
<b>155 GEORGE STREET, SYDNEY</b>				<b>APRIL 2010</b>	
<b>LOCATION</b>	<b>MATERIAL</b>	<b>SAMPLE REFERENCE</b>	<b>PRIORITY RATING &amp; RECOMMENDATIONS</b>	<b>FUTURE ASSESSMENT</b>	<b>LABELLED</b>
Lift motor room	Lift motor brake shoes may contain asbestos	Not sampled due to inaccessibility	<b>Priority 4</b> Leave and maintain in good condition.	April 2113	No
Electrical distribution cabinets throughout building	May house asbestos containing electrical backing boards	Not sampled due to electrical hazard	<b>Priority 4</b> Leave and maintain in good condition.	April 2113	No
Table 1 of 1 – Appendix 4					