

LIMITED DESTRUCTIVE HAZARDOUS MATERIALS SURVEY REPORT

15-21 BRITTON ST SMITHFIELD

SENVERSA PTY LTD



PROPERTY RISK AUSTRALIA



PRA INSPECTION BODY ACCREDITATION

Accreditation	NATA Accreditation Number 20447.
Inspection Body	Accredited for compliance with ISO/IEC 17020



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STATEMENT OF LIMITATIONS

This report has been prepared by Property Risk Australia Pty Ltd (PRA) for the benefit of Senversa Pty Ltd (hereafter the 'Client') in accordance with the agreement/contract between PRA and the Client. The works carried out in preparing this report have been performed in accordance with the proposal, scope of works, general terms and conditions and special terms and conditions, agreed in consultation with the Client.

This report has been prepared with information available at the time of report preparation and within the time and budgetary constraints imposed by the Client. PRA does not accept responsibility for inaccurate or incomplete information provided by the Client or third parties, nor for updates or changes to information made after the preparation of this report.

This report is solely for the use of the Client and has not been prepared for use by any other person or third party. This report must only be presented in full and may not be used by any person or third party, other than the Client, unless agreed to in writing by PRA. This will allow PRA to ensure that the intended use or interpretation of the report is fit for purpose and agreed to by the Client. PRA accepts no responsibility for damages arising from use of this report or supplementary information.



LIMITED DESTRUCTIVE HAZARDOUS MATERIALS SURVEY REPORT
15-21 BRITTON STREET SMITHFIELD NSW 2164

DOCUMENT QUALITY CONTROL

Report Title:	Limited Destructive Hazardous Materials Survey Report
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Authorised by	Position	Signature	Date
James Stewart	Managing Consultant		28 October 2024



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EXECUTIVE SUMMARY

Introduction and Background

This report presents the findings of a Limited Destructive Hazardous Materials Survey conducted by Property Risk Australia Pty Ltd (PRA) client-specified areas of 15-21 Britton Street, Smithfield NSW 2164, currently occupied by Snack Brands Australia. This report has been prepared to assist Senversa Pty Ltd in fulfilling its obligations under the *Work Health and Safety Regulation NSW 2017* (NSW) to ensure that any asbestos or other hazardous materials that may be disturbed by the works have been identified and included in an up-to-date Asbestos and other Hazardous Materials Register.

Proposed Development

The proposed development consists of three (3) warehouse buildings, with frontage to both Britton Street and Percival Road. Warehouse A and B will be located on Lot 34 DP 617521 (Percival Road frontage) at an RL of 33.75. Each building will be two-storey, with a maximum height of 28.6m (including roof plant).

Warehouse C will be located on Lot 1 DP 597082 (Britton Street frontage) at an RL of 23.75. Warehouse C accommodates an additional storey at lower ground level, due to the 10m difference in proposed Site levels. Whilst this building height is 38.6m (including roof plant), the height of all three (3) buildings is consistent at RL 62.35. The three (3) warehouses will be connected at ground level and level 1 via a hardstand that allows for vehicle circulation across the whole site.

Each building will involve individual warehouse units, with ancillary office at mezzanine level. On the first floor, each building will have access to a shared outdoor amenity area. A café will be located at lower ground level within Warehouse C to accommodate the needs of employees.

The Gross Floor Area (²) for each building and each tenancy is outlined beneath.

GROSS FLOOR AREAS				
Building No.	Warehouse GFA	Office GFA	Other Facilities	Total GFA
Building A	29,630m ²	2,297 m ²	Shared amenities: 132m ²	32,059m ²
Building B	30,122m ²	2,300m ²	Shared amenities: 133m ²	32,665m ²
			End of trip facilities: 110m ²	
Building C	29,224m ²	2,439m ²	Café: 71m ²	31,844m ²
			End of trip facilities: 110m ²	
Total	88,976m ²	7,036m ²	556m ²	96,568m ²

The proposal involves new vehicle crossings, which will provide separate ingress and egress for heavy vehicles. Ingress is provided at Britton Street, whilst egress is provided at both Britton Street and Percival Road. Ramps are provided to allow vehicle circulation to the upper levels. Each warehouse is connected via a hardstand that will allow for vehicle circulation, loading and unloading for each warehouse tenancy.

Separate vehicle crossings are provided for cars, enabling access to the at-grade parking at Percival Road, as well as the southern end of Britton Street. A third vehicle crossing is provided at the northern

end of Britton Street, which provides access to a carparking area at ground floor, mezzanine level. A total of 482 carparks are provided across the three (3) carparking areas.

The proposal involves the construction and operation of a multi-level warehouse estate, comprising:

- Site preparation and establishment works, including:
 - Demolition of existing buildings and structures;
 - Clearing of nominated vegetation within the proposed development area;
 - Bulk earthworks to create proposed site levels;
 - Decommissioning of existing vehicle crossings; and
 - In-ground building services and utility work.
- Construction and operation of three (3) multi-level warehouse buildings across the two (2) allotments, comprising the following:
 - Two (2) two-storey warehouse buildings located on Lot 34 DP 617521 (Warehouse A and B), comprising of 12 individual warehouse units and ancillary office;
 - A three-storey building located on Lot 1 DP 597082 (Warehouse C), comprising of 9 individual warehouse units, ancillary office, and a café;
 - Shared outdoor amenity areas provided for employees on level 1;
 - Connected hardstand on ground floor and level 1 that will allow for vehicle circulation across the whole site;
 - A total of 482 carparking spaces within three separate carparking areas;
 - A total Gross Floor Area (GFA) of 96,568m², including 88,976m² of warehouse, 7,036m² of office, 71m² of café, 220m² of end of trip facilities and 265m² of shared amenities;
 - Four (4) new vehicle crossings on Percival Road and four (4) new vehicle crossings on Britton Street to provide separate entry and exit for heavy and light vehicles; and
 - Extensive ground and on-building landscaping works.

Methodology

PRA undertook a documentation review, on-site targeted destructive survey and sampling, analysis of sample results and the preparation of an asbestos and other hazardous materials register and report. The hazardous building materials covered by this report include Asbestos-containing Materials (ACM), Synthetic Mineral Fibre (SMF), Polychlorinated Biphenyls (PCBs), Lead-containing Paint (LCP), and Lead-containing Dust (LCD).



Asbestos and other Hazardous Materials

ACM and other hazardous materials were identified, refer to Asbestos and other Hazardous Materials Register in **Appendix A**.

All ACM and other hazardous materials should be removed prior to demolition or refurbishment in accordance with the site Asbestos Management Plan (AMP) or Hazardous Materials Management Plan (HMMP), the recommendations provided and Codes of Practice. If no AMP/HMMP exists, then one should be developed for the site. Recommendations are provided within the report.

Inaccessible Areas: The buildings are currently occupied and operational, and as such the survey is subject to the limitations this imposed. The scope of the survey was to identify all reasonably accessible ACM and other hazardous materials within an occupied and operational site. Reasonably accessible does not extend to searching for concealed ACM etc within concrete encased structural beams or beneath concrete floors, within the structural fabric of the building including wall cavities/voids, behind other ACM, or any other locations which, to access, would cause structural damage that could potentially destabilise the structural integrity status of the building. Given the way in which ACM was historically used in the construction of buildings, some ACM may only be detected during subsequent demolition and/or refurbishment. It would be highly recommended to complete further fully intrusive / destructive investigations once the buildings are vacated.

If materials suspected of containing asbestos or other hazardous materials are uncovered, then a suitable Unexpected Finds Protocol should be implemented (See Appendix D).

Recommendations are provided within the report.

Naturally Occurring Asbestos

The site is not mapped and has very little to no potential of containing Naturally Occurring Asbestos (NOA) (Heads of Asbestos Coordination Authorities, 2015).



1 INTRODUCTION

This report presents the findings of a Limited Destructive Hazardous Materials Survey conducted by Property Risk Australia Pty Ltd (PRA) on behalf of Senversa Pty Ltd, of client specified areas at 15-21 Britton Street, Smithfield NSW 2164, currently occupied by Snack Brands Australia.

2 LEGISLATIVE CONTEXT

This report has been prepared to assist Senversa Pty Ltd in fulfilling its legislative obligations to ensure that Asbestos and Hazardous Materials (HM) (hereafter 'materials') have been identified and quantified by a licensed asbestos assessor or competent person and documented within an up-to-date Asbestos and other Hazardous Materials Register. If ACM or HM are identified or assumed to be present in inaccessible areas, then an Asbestos (and other Hazardous Materials) Management Plan must be developed.

The information contained in this report is supplied on the understanding that all identified ACM and HM will be removed prior to, or as part of the planned demolition/refurbishment works. Any asbestos or other hazardous materials remaining in situ at the conclusion of the project will need to be detailed in the site Asbestos and other Hazardous Materials Register and AMP/HMMP and managed in accordance with *Work Health and Safety Regulation NSW 2017*.

This report has been prepared in accordance with the following NSW Legislation, Australian Standards and Codes of Practice:

- Work Health and Safety Act 2011;
- Work Health and Safety Regulation 2017;
- Code of Practice: How to manage and control asbestos in the workplace (SafeWork NSW, dated December 2022);
- Code of Practice: How to safely remove asbestos (SafeWork NSW, dated December 2022);
- Code of Practice: Demolition Work (SafeWork NSW, dated August 2019);
- AS 2601 - 2001 "Australian Standard™ The Demolition of Structures;
- National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)];
- AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings.

Refer to **Section 7** for Legislation, Codes of Practice, Australian Standards and Industry Guidelines.

3 SITE DESCRIPTION

A summary of the buildings on site during the survey, are provided in **Table 1**.

Table 1: Site Details

Building Name	Year Built (circa)	No. Levels:	Area (approximate sqm)
Snack Brands Factory Building	1984	2	15,000
Engineering Shed	1998	1	250
RO + MF System Shed	1998	1	1,000

4 METHODOLOGY

4.1 Documentation Review

The following existing documentation was provided by The Client for this site:

- Hazardous Building Materials Assessment – Document No: SBA-WHS-FR-12-007 in July 2013.

The location of the site was also compared to the *Naturally Occurring Asbestos in NSW Map* (NSW Department of Industry 2017), to indicate whether sub-surface geology was likely to contain naturally occurring asbestos.

4.2 Site Survey and Sampling

A site survey was undertaken on the 3 February 2024 by Robert Chiarello & Justin Field. The site was re-visited by Robert Chiarello on 21 March 2024. Surveying and sampling are undertaken in accordance with PRA's NATA accredited QSE-2M and QSE-3M in-house procedures. The following was undertaken during the survey:

- Inspect all accessible areas and inaccessible areas (when safe to do so) to identify asbestos and other hazardous materials;
- Use invasive or destructive techniques where required to take representative samples for suspected asbestos or lead materials;
- Identify any inaccessible areas of the site, and any restricted access areas where suspected materials are likely to be present;
- Identify assumed materials – these are visually similar materials in the same vicinity as a suspected and sampled material, that will be assumed to have the same sample result. This representative sampling method is used to limit sampling disturbance;
- Record the location, extent, condition, friability and type of the ACM (and other hazardous materials); and
- Present the findings in a Register.

As the ACM identified are planned to be removed as part of the works there is no requirement to assess the ongoing risk of exposure to persons from asbestos materials. However any ACM remaining in situ at the conclusion of the project will need to be documented in the site Asbestos Register, AMP and managed in accordance with *Work Health and Safety Regulation NSW 2017*.

No survey can be guaranteed to locate all asbestos and other hazardous materials without extensive destruction of the building therefore the survey findings cannot be regarded as being absolute. Planned or future demolition to the site structures may expose building voids or other areas which were concealed or otherwise impractical to access during this assessment.

4.2.1 Sample Collection and Analysis

All asbestos bulk sampling is carried out in accordance with the requirements of the *NSW Code of Practice: How to Manage and Control Asbestos in The Workplace* (SafeWork NSW, 2022) and PRA's procedures. Samples are collected by competent consultants, placed in plastic sealed clip-lock bags, labelled (job-site-sample location), and transported under Chain of Custody to PRA's NATA accredited laboratory facility.

The samples were analysed using PRA's in-house test method ASB-2 and in accordance with Australian Standard (AS) 4964-2004 *Method for the qualitative identification of asbestos in bulk samples*.



Lead-paint/dust samples are taken in accordance with PRA procedures, placed in labelled plastic sealed clip-lock bags, and transported under Chain of Custody to an external laboratory. The testing of samples for lead content involved the quantitative analysis of lead using ICP-AES/MS, ICP-OES and or CV/AAS following sample digestion. Sample analysis is carried out by an external laboratory accredited by NATA for the scientific methods employed.

Refer to **Appendix C** for Laboratory Certificates of Analysis.

In order to try and reveal potential concealed hazardous building materials, survey techniques may involve the use of invasive or intrusive techniques in a destructive manner to facilitate sample collection. PRA is not liable for any reinstatement or associated costs to make good. The survey and sampling techniques are employed on the understanding that the area is to be demolished and any hazardous materials identified are to be removed prior to the building being reoccupied.

Lead Containing Paint

The analysis and assessment of lead-containing paint will be undertaken in general accordance with Australian New Zealand Standard (AS/NZS) 4361.2-2017 *Guide to Lead Paint Management, Part 2: Lead paint in residential, public and commercial buildings*.

Lead Containing Dust

Representative sampling of dusts such as dusts within ceiling cavities will be collected. The NSW Lead Advisory Centre has advised that no acceptable levels have been established in Australia for lead in dust. Samples are therefore compared to 'Residential A' health-based investigation level for soil contaminants, of 300mg/kg of lead, per Schedule B1 of the *National Environment Protection (Assessment of Site Contamination) Measure 1999*.

Synthetic Mineral Fibres

Suspected Synthetic Mineral Fibre (SMF) materials are identified by visual assessment in general accordance with The *National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]*.

Polychlorinated Biphenyls

Subject to an electrician (provided by the client) being present, safely accessible representative fluorescent light fittings or other equipment likely to contain PCBs i.e. ceiling fans, lift switch gear will be partially dismantled and specifications of any suspected PCB containing capacitors will be compared to the *ANZECC Identification of PCB-Containing Capacitors – 1997*. Otherwise, the probability that light fittings or other equipment incorporate PCB containing capacitors will be based on the age and appearance of the fittings.

4.3 Report Preparation

The purpose of this report is to communicate the findings of the documentation review, site survey and bulk sample analysis into an Asbestos and other Hazardous Materials Register, refer to **Appendix A**. This assessment has been used to assist the client in prioritising the removal of asbestos and other hazardous materials on-site prior to the proposed project works.



5 RESULTS

5.1 Findings of Documentation Review

5.1.1 Existing Documentation

The following existing documentation was provided by The Client for this site:

- Hazardous Building Materials Assessment – Document No: SBA-WHS-FR-12-007 in July 2013.

5.1.2 Naturally Occurring Asbestos

In 2015, NSW was mapped into regions of 'low', 'medium' and 'high' potential of naturally occurring asbestos (NOA) being present within rock, sediment or soil to a depth of approximately 10 metres (m) below ground level, based on their geological units. Most of NSW (more than 99%) was not mapped because these areas geologically have 'very little to no' potential for NOA.

The site is outside a mapped area and has very little to no potential of containing NOA. The verification of the presence or absence of NOA on the site is outside of the scope of this survey.

5.2 Asbestos and other Hazardous Materials Register

A detailed Asbestos and other Hazardous Materials Register of the site is provided in **Appendix A**. Each item in the Asbestos Register has been allocated a risk rating as defined in **Appendix B**.

Asbestos Register (friable and non-friable) includes samples where asbestos was detected during analysis. These are denoted 'Yes' for 'Asbestos Detected', or 'Assume Yes' in the case of similar materials that were not sampled.

In some cases, where products are very likely to contain asbestos, but a hazard prevents sampling (e.g. confined space, fall from height, electrocution etc) the 'Assume Yes' may also be used without a sample.

Materials with No Asbestos Detected includes samples where asbestos was not detected during analysis. These are denoted 'No' for 'Asbestos Detected', or 'Assume No' in the case of similar materials that were not sampled.

SMF Materials includes materials known or assumed to contain SMF. SMF can be found in the unbonded form: which has no adhesives or cements and the SMF is loose material, or in bonded form.

Lead-containing Paint. Paint chip samples were taken and sent to an external NATA-accredited laboratory and analysed for lead content. AS/NZS 4361.2-2017, defines lead paint as a paint containing more than 0.1% by weight of lead as determined by laboratory testing.

Lead-containing Dust. Representative samples of suspected lead-containing dust (greater than 3 g) were sent to an external NATA-accredited laboratory and analysed for lead content. The dust was compared to 'Residential A' health-based investigation level for soil contaminants, of 300 mg/kg of lead, per Schedule B1 of the *National Environment Protection (Assessment of Site Contamination) Measure 1999*.

Polychlorinated Biphenyls (PCBs). All electrical equipment suspected of containing capacitors were inspected, where safely practicable, and details noted for cross-referencing with the *ANZECC Identification of PCB-Containing Capacitors – 1997*. Where metal capacitors were not listed on the database, these capacitors are noted as suspected to contain PCBs.

Inaccessible Areas outlines areas excluded from surveying due to inaccessibility and restricted access areas present within the site. The scope of the survey was to identify all reasonably accessible ACM and other hazardous materials. Reasonably accessible does not extend to searching for concealed ACM etc within concrete encased structural beams or beneath concrete floors, within the structural fabric of the building including wall cavities/voids, behind other ACM, or any other locations which, to access, would cause structural damage that could potentially destabilise the structural integrity of the building. Given the way in which ACM was historically used in the construction of buildings, some ACM may only be detected during the course of subsequent demolition. See **Table 2**.

Table 2: Inaccessible Areas

Inaccessible Areas	Location
Building area restrictions	
Rooftop (Lendlease/ JLL was unable to grant PRA access to any rooftops)	All buildings
Proximity to machinery (within 3 meters)	Snackbrands Manufacturing Areas
Hazard restrictions	
Height restricted areas	Throughout site
Inside confined spaces	Throughout site
Live mechanical plant and equipment	Throughout site
Live electrical plant and equipment	Throughout site

All areas where access was not possible must be presumed to contain asbestos until proven otherwise. Refer to **Section 6** for recommendations relating to inaccessible areas.

5.3 Site Plans

Site plans were provided by the client and have been annotated with locations of ACM. Refer to **Appendix A**.

6 RECOMMENDATIONS

6.1 Asbestos Management

Asbestos materials must be removed prior to demolition in accordance with Chapter 8 - Asbestos of the *Work Health and Safety Regulation NSW 2017* (NSW) and the *Code of Practice: How to Safely Remove Asbestos* (SafeWork NSW, 2022). This is to ensure that workers are not exposed to airborne contaminants that exceed the exposure standards for asbestos, as stated in the *Workplace Exposure Standards for Airborne Contaminants* (Safe Work Australia, 2022).

Asbestos materials classified as being friable must be removed by a Class A licensed removal contractor and non-friable materials >10 sq m by a Class B licensed removal contractor. Specific recommendations for removal of some materials may also be made within the asbestos register.

6.2 SMF Removal

SMF materials should be removed under controlled conditions prior to demolition or refurbishment works in accordance with the *National Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006(1990)]. This is to ensure that workers are not exposed to airborne contaminants that exceed the exposure standards for man-made vitreous (silicate) fibres (WHS Regulation Chapter 3, Part 3.2, Division 7 Clauses 49 and 50).

6.3 PCB Management

All capacitors containing PCBs must be managed in accordance with EPA's Polychlorinated Biphenyl (PCB) Chemical Control Order 1997 and should be removed by a licensed electrical contractor prior to any demolition, refurbishment or decommissioning in accordance with the Code of Practice for the safe handling of equipment containing Polychlorinated Biphenyl (PCB) Electrical Contractors' Association of Australia (1993) and *Polychlorinated Biphenyls Management Plan, Revised Edition April 2003*.

6.4 Lead Paint Management

Removal is to be undertaken prior to any demolition or refurbishment in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings. Disposal of waste contaminated with lead (including lead paint waste) should be undertaken according to EPA Waste Classification Guidelines, Part 1 Classifying Waste (2014).

6.5 Lead-containing Dust Management

Lead-containing dust should be removed prior to demolition or refurbishment or other dust raising activities in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings. Disposal of waste contaminated with lead (including lead paint waste) should be undertaken according to EPA Waste Classification Guidelines, Part 1 Classifying Waste (2014).

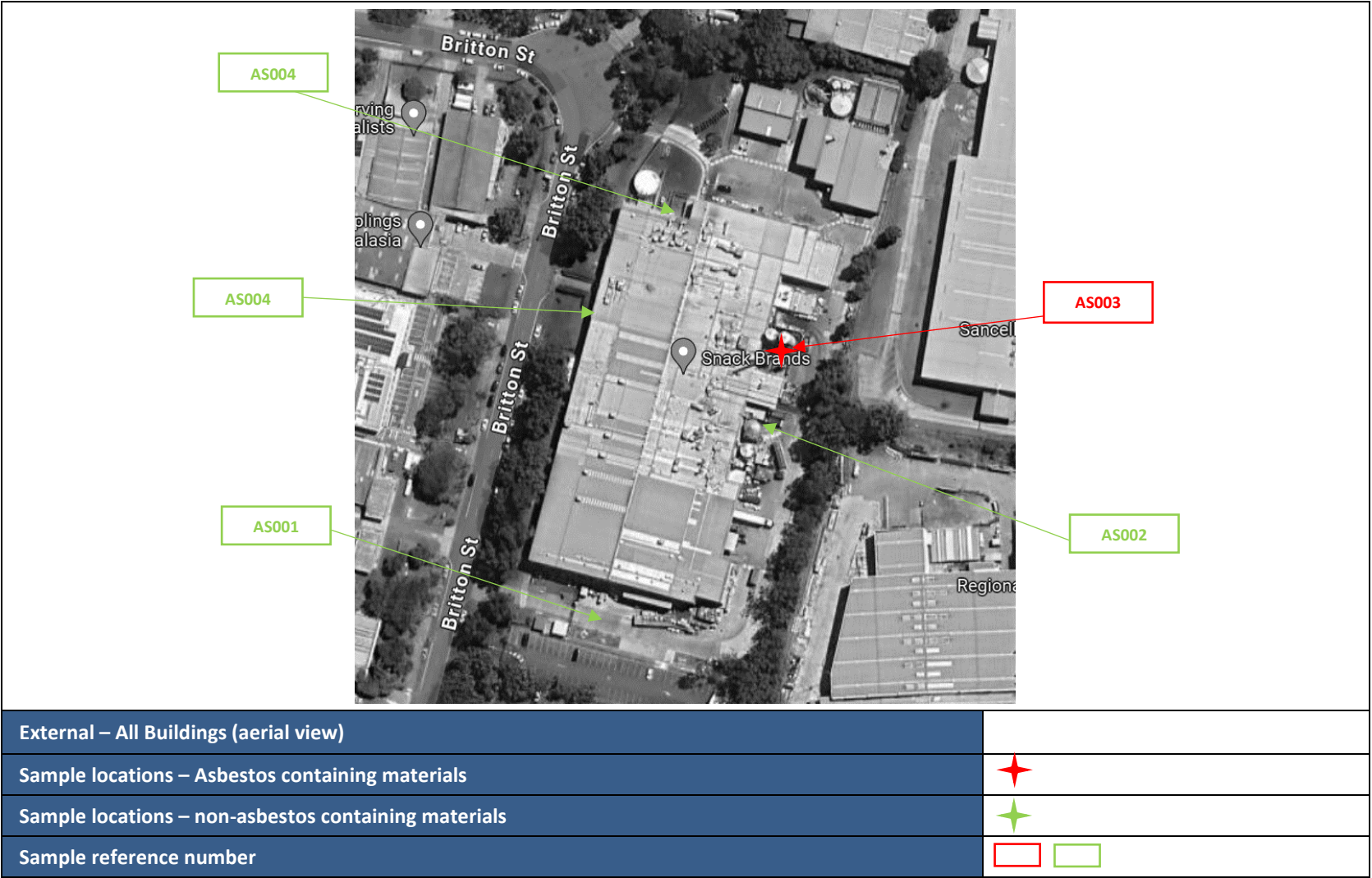
7 LEGISLATION AND INDUSTRY GUIDELINES

The following Legislation, codes of practice, guidelines and standards are considered to form an integral part or are relevant to the preparation of this report:

- Work Health and Safety Act NSW 2011;
- Work Health and Safety Regulation NSW 2017;
- Code of Practice: How to manage and control asbestos in the workplace (SafeWork NSW, dated December 2022);
- Code of Practice: How to safely remove asbestos (SafeWork NSW, dated December 2022);
- Workplace Exposure Standards for Airborne Contaminants (Safe Work Australia, October 2022);
- Code of Practice: Demolition Work (SafeWork NSW, dated August 2019);
- AS 2601 - 2001 "Australian Standard™ The Demolition of Structures, Section 1.6";
- Health and Safety Laboratory UK – HSG 264 Asbestos The Survey Guide 2012;
- Health and Safety Laboratory UK - Methods for the Determination of Hazardous Substances (MDHS) 100 Surveying, sampling and assessment of asbestos-containing materials 2001;
- National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)];
- National Standard for Synthetic Mineral Fibres [NOHSC: 1004 (1990)];
- "Position Paper on Synthetic Mineral Fibres (SMF) & Occupational Health Issues", AIOH Exposure Standards Committee 2016;
- AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings;
- AS/NZS 4361.1:2017 Guide to hazardous paint management Lead and other hazardous metallic pigments in industrial applications;
- National Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC: 2015 (1994)];
- 'Standard for the Uniform Scheduling of Medicines and Poisons No. 3', National Health and Medical Research Council (NHMRC), Poisons Standard 2012;
- Identification of PCB-containing capacitors [(ANZECC) 1997];
- Polychlorinated Biphenyls Management Plan, [(ANZECC) 1999 revised 2003];
- Code of Practice for the safe handling of equipment containing Polychlorinated Biphenyl (PCB) Electrical Contractors' Association of Australia, 1993;
- Polychlorinated Biphenyl (PCB) Chemical Control Order 1997;
- Department of Industry (2017). Naturally Occurring Asbestos in NSW Map. Available from: <https://trade.maps.arcgis.com/apps/PublicInformation/index.html?appid=87434b6ec7dd4aba8cb664d8e646fb06>. Accessed on 7 July 2017; and
- Heads of Asbestos Coordination Authorities (2015). Mapping of Naturally Occurring Asbestos in NSW – Known and Potential for Occurrence. Prepared by the Heads of Asbestos Coordination Authorities in July 2015.



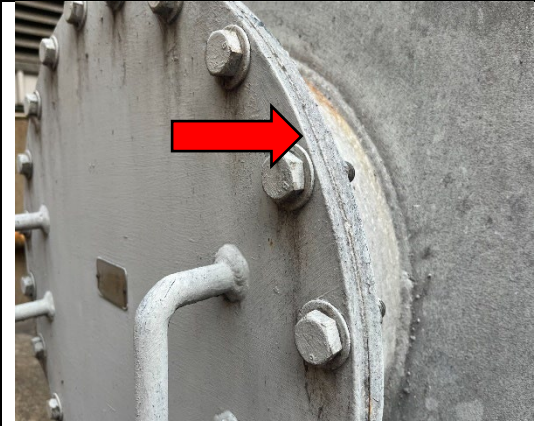
Appendix A ASBESTOS AND OTHER HAZARDOUS MATERIALS REGISTER



Source: Google Maps, 2024.
 Figure 1: Sample locations

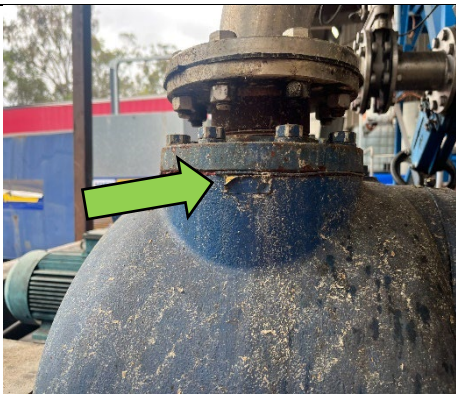
External – All buildings Register

Materials with Asbestos Detected

Sample No.: J02203-AS003		
	Asb Detected:	Yes
	Friability:	Friable
	Material Condition:	Good
	External, Snackbrands, Ground Level, east side, gasket to large flue to boiler room. Presume further asbestos gasket will be present on site. Further investigations to be completed once plant and equipment can be isolated.	
	Extent:	1 unit

Materials with No Asbestos Detected

	Sample No.: J02203-AS001	
	Asb Detected:	No
	Location:	External
	Ground Level, Snackbrands, surrounding, on ground, expansion joint, mastic material.	

	Sample No.: J02203-AS002	
	Asb Detected:	No
	Location:	External
	Ground Level, Snackbrands, east side, S3 pit plant work area, rubber gasket material.	



Sample No.: J02203-AS004

Asb Detected: No

Location: External

Ground Level, Snackbrands, fire hydrant room, north side, eaves, fibre cement sheeting.



Sample No.: J02203-AS005

Asb Detected: No

Location: External

Ground Level, Snackbrands, Ground Level, west side, eaves, fibre cement sheeting.

Synthetic Mineral Fibres (SMF)



Visual Inspection

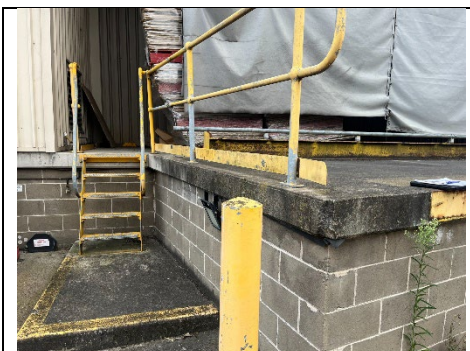
SMF Identified: Assume Yes

Location: External

Ground Level, Snackbrands, bin storage area, awning, sarking insulation, insulation material.

Extent: 50 sqm

Lead Paint



Sample No.: J02203-LCP01

Lead Detected: No 0.03% w/w

Location: External

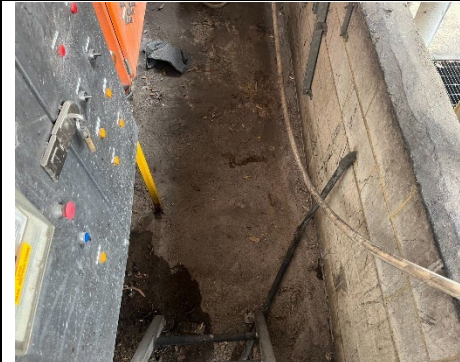
Snackbrands, Ground Level, surrounding, bollards & handrails, yellow paint.

Sample No.: Similar to: J02203-LCP01

	Lead Detected:	No 0.03% w/w
	Location:	External
	Snackbrands, Ground Level, surrounding, bollards & handrails, yellow paint.	
	Sample No.: J02203-LCP02	
	Lead Detected:	No <0.005% w/w
	Location:	External
	Snackbrands, Ground Level, north of boiler room, large flue, grey paint.	
	Sample No.: J02203-LCP03	
	Lead Detected:	No 0.04% w/w
	Location:	External
	Snackbrands, Ground Level, west side, throughout, walls, cream paint.	
	Sample No.: Similar to: J02203-LCP03	
	Lead Detected:	No 0.04% w/w
	Location:	External
	Snackbrands, Ground Level, west side, throughout, doors & door frames, cream paint.	

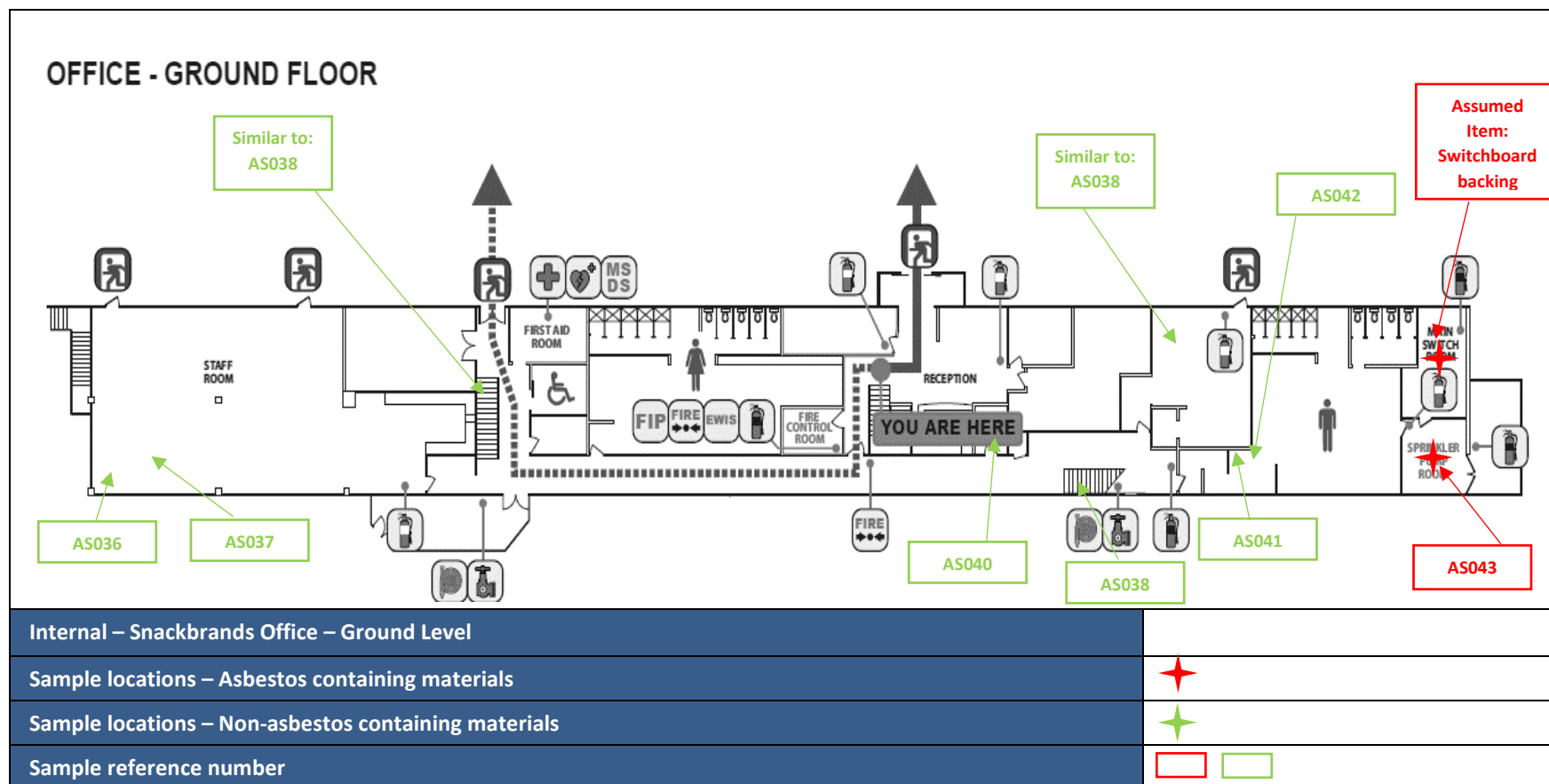
	Sample No.: J02203-LCP04	
	Lead Detected:	No <0.005% w/w
	Location:	External
	Snackbrands, Ground Level, west side, adjacent outdoor lunch area, door & door frames, grey/red/green paint.	
	Sample No.: J02203-LCP030	
	Lead Detected:	No <0.07% w/w
	Location:	External
	Snackbrands, Ground Level, main switch room, double door, grey paint.	

Lead Dust

	Sample No.: J02203-LCD01	
	Lead Detected:	No 56 mg/kg
	Location:	External
	Snackbrands, Ground Level, east side, S3 pit, on ground, accumulated dust.	
	Extent:	~1 sqm

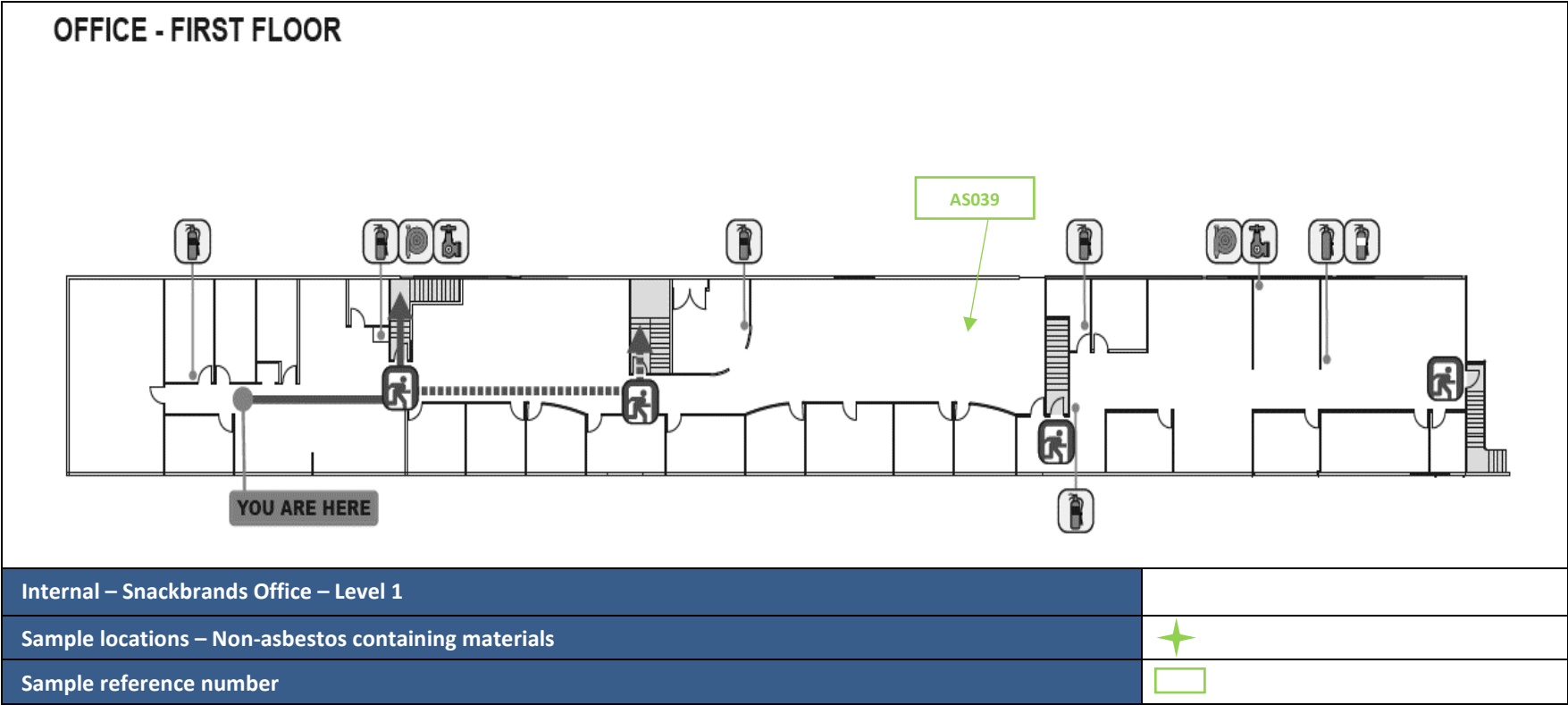
Polychlorinated Biphenyls (PCBs)

	Visual Inspection	
	PCBs Identified:	Assume No
	Location:	Internal
	Snackbrands, Ground Level, west side, awning, throughout, Fluorescent light - double tube.	
	Extent:	~15 units



Source: Client Provided: January 2024

Figure 2: Sample locations

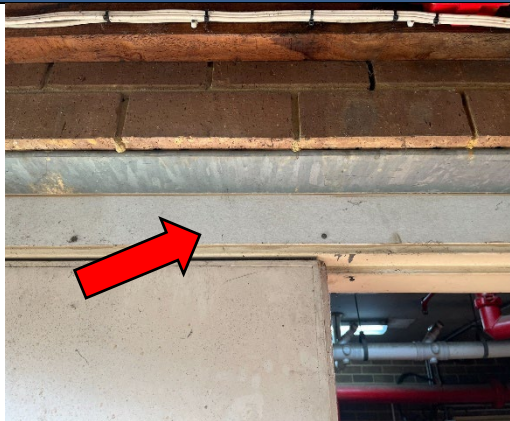


Source: Client Provided: January 2024

Figure 3: Sample locations

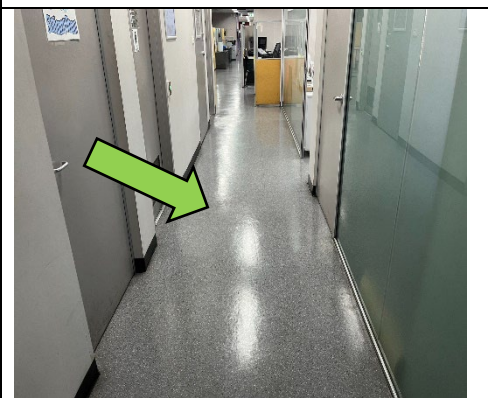
Internal – Snackbrands Office (Ground Level & Level 1) Register

Materials with Asbestos Detected

Sample No.: J02203-AS043	
	Asb Detected: Yes
	Friability: Non-Friable
	Material Condition: Good
	Internal, Snackbrands, Ground Level, fire sprinkler room, above central door, infill panel, fibre cement sheeting.
Extent:	1 sqm
Not Sampled: Electrical Hazard	
	Asb Detected: Assume Yes
	Friability: Non-Friable
	Material Condition: Good
	Internal, Snackbrands, Ground Level, main switch room, electrical distribution board, bituminous backing board.
Extent:	1 unit

Materials with No Asbestos Detected

Sample No.: J02203-AS036	
Asb Detected:	No
Location:	Internal
Ground Level, Snackbrands, Office admin, staff room, south-east within storage area, on ground, adhesive material.	

	<table> <tr> <td colspan="2">Sample No.: J02203-AS037</td></tr> <tr> <td>Asb Detected:</td><td>No</td></tr> <tr> <td>Location:</td><td>Internal</td></tr> <tr> <td colspan="2">Ground Level, Snackbrands, Office admin, staff room, throughout, floor coverings, sheet vinyl and grey adhesive.</td></tr> </table>	Sample No.: J02203-AS037		Asb Detected:	No	Location:	Internal	Ground Level, Snackbrands, Office admin, staff room, throughout, floor coverings, sheet vinyl and grey adhesive.	
Sample No.: J02203-AS037									
Asb Detected:	No								
Location:	Internal								
Ground Level, Snackbrands, Office admin, staff room, throughout, floor coverings, sheet vinyl and grey adhesive.									
	<table> <tr> <td colspan="2">Sample No.: J02203-AS038</td></tr> <tr> <td>Asb Detected:</td><td>No</td></tr> <tr> <td>Location:</td><td>Internal</td></tr> <tr> <td colspan="2">Ground Level, Snackbrands, Office admin, north-west stairs, floor covering, sheet vinyl and grey and amber adhesive.</td></tr> </table>	Sample No.: J02203-AS038		Asb Detected:	No	Location:	Internal	Ground Level, Snackbrands, Office admin, north-west stairs, floor covering, sheet vinyl and grey and amber adhesive.	
Sample No.: J02203-AS038									
Asb Detected:	No								
Location:	Internal								
Ground Level, Snackbrands, Office admin, north-west stairs, floor covering, sheet vinyl and grey and amber adhesive.									
No Photo Taken	<table> <tr> <td colspan="2">Sample No.: Similar to: J02203-AS038</td></tr> <tr> <td>Asb Detected:</td><td>No</td></tr> <tr> <td>Location:</td><td>Internal</td></tr> <tr> <td colspan="2">Ground Level, Snackbrands, Office admin, south-east stairs, floor covering, sheet vinyl and grey and amber adhesive.</td></tr> </table>	Sample No.: Similar to: J02203-AS038		Asb Detected:	No	Location:	Internal	Ground Level, Snackbrands, Office admin, south-east stairs, floor covering, sheet vinyl and grey and amber adhesive.	
Sample No.: Similar to: J02203-AS038									
Asb Detected:	No								
Location:	Internal								
Ground Level, Snackbrands, Office admin, south-east stairs, floor covering, sheet vinyl and grey and amber adhesive.									
	<table> <tr> <td colspan="2">Sample No.: J02203-AS039</td></tr> <tr> <td>Asb Detected:</td><td>No</td></tr> <tr> <td>Location:</td><td>Internal</td></tr> <tr> <td colspan="2">Level 1, Snackbrands, Office admin, throughout, floor covering, sheet vinyl and grey adhesive.</td></tr> </table>	Sample No.: J02203-AS039		Asb Detected:	No	Location:	Internal	Level 1, Snackbrands, Office admin, throughout, floor covering, sheet vinyl and grey adhesive.	
Sample No.: J02203-AS039									
Asb Detected:	No								
Location:	Internal								
Level 1, Snackbrands, Office admin, throughout, floor covering, sheet vinyl and grey adhesive.									

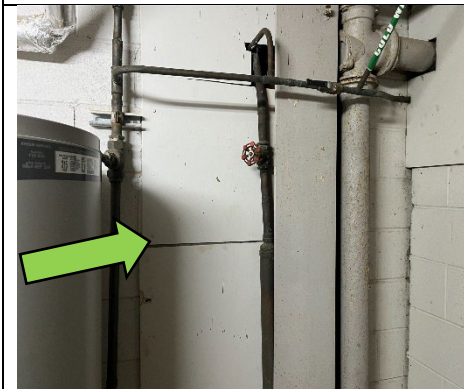


Sample No.: J02203-AS040

Asb Detected: No

Location: Internal

Ground Level, Snackbrands, Office admin, storage room, on ground, adhesive material.

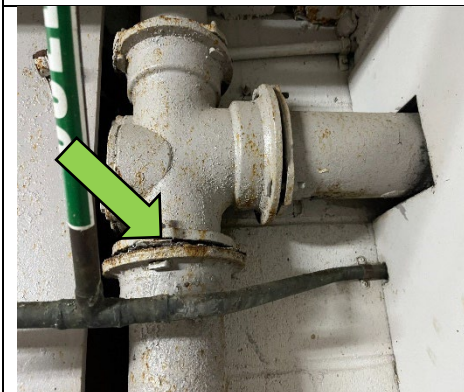


Sample No.: J02203-AS041

Asb Detected: No

Location: Internal

Ground Level, Snackbrands, Office admin, contractors' room, north-west, infill panels, fibre cement sheeting.



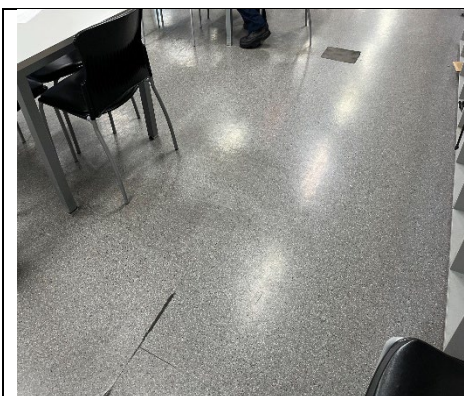
Sample No.: J02203-AS042

Asb Detected: No

Location: Internal

Ground Level, Snackbrands, Office admin, contractors' room, north-west, gasket material.

Synthetic Mineral Fibres (SMF)



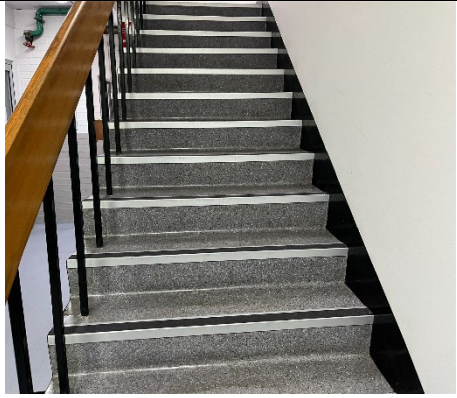
Sample No.: J02203-AS037

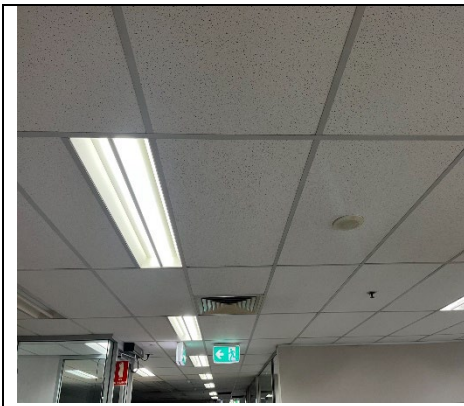
SMF Identified: Yes

Location: Internal

Ground Level, Snackbrands, Office admin, staff room, throughout, floor coverings, sheet vinyl.

Extent: 100 sqm

	Sample No.: J02203-AS038	
	SMF Identified:	Yes
	Location:	Internal
	Ground Level, Snackbrands, Office admin, north-west stairs, floor covering, sheet vinyl.	
No Photo Taken	Extent:	10 sqm
	Sample No.: Similar to: J02203-AS038	
	SMF Identified:	Yes
	Location:	Internal
	Sample No.: J02203-AS039	
	SMF Identified:	Yes
	Location:	Internal
	Level 1, Snackbrands, Office admin, throughout, floor covering, sheet vinyl.	
	Extent:	10 sqm
	Visual Inspection	
	SMF Identified:	Assume Yes
	Location:	Internal
	Ground Level, Snackbrands, Office admin, staff room, ceiling, compressed ceiling tiles.	
	Extent:	100 sqm



Visual Inspection

SMF Identified: Assume Yes

Location: Internal

Level 1, Snackbrands, Office admin, throughout, ceiling, compressed ceiling tiles.

Extent: 1000 sqm



Visual Inspection

SMF Identified: Assume Yes

Location: Internal

Level 1, Snackbrands, Office admin, ceiling cavity, sarking insulation, insulation material.

Extent: 1000 sqm



Visual Inspection

SMF Identified: Assume Yes

Location: Internal

Level 1, Snackbrands, Office admin, staff room, under sink, hot water heater, insulation material.

Extent: 1 unit



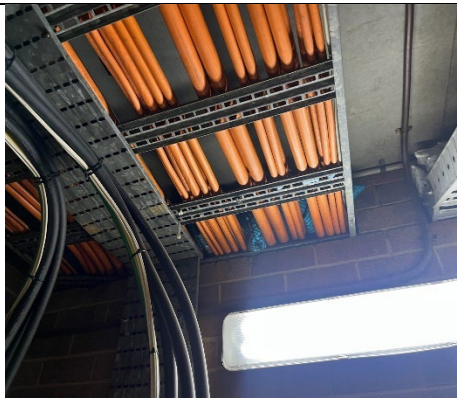
Visual Inspection

SMF Identified: Assume Yes

Location: Internal

Ground Level, Snackbrands, Office admin, contractors' room, north, hot water heater, insulation material.

Extent: 2 units

	Visual Inspection	
	SMF Identified:	Assume Yes
	Location:	Internal
	Ground Level, Snackbrands, Office admin, contractors' room, north, pipework insulation, insulation material.	
	Extent:	5 lm
	Visual Inspection	
	SMF Identified:	Assume Yes
	Location:	Internal
	Ground Level, Snackbrands, Office admin, payroll office, ceiling, compressed ceiling tiles.	
	Extent:	60 sqm
	Visual Inspection	
	SMF Identified:	Assume Yes
	Location:	Internal
	Ground Level, Snackbrands, Office admin, main switch room, throughout, pillow insulation, insulation material.	
	Extent:	20 units

Lead Paint

	Sample No.: J02203-LCP029	
	Lead Detected:	No <0.005% w/w
	Location:	Internal
	Snackbrands, Ground Level, Office admin, corridors, throughout, concrete floor, light grey paint.	

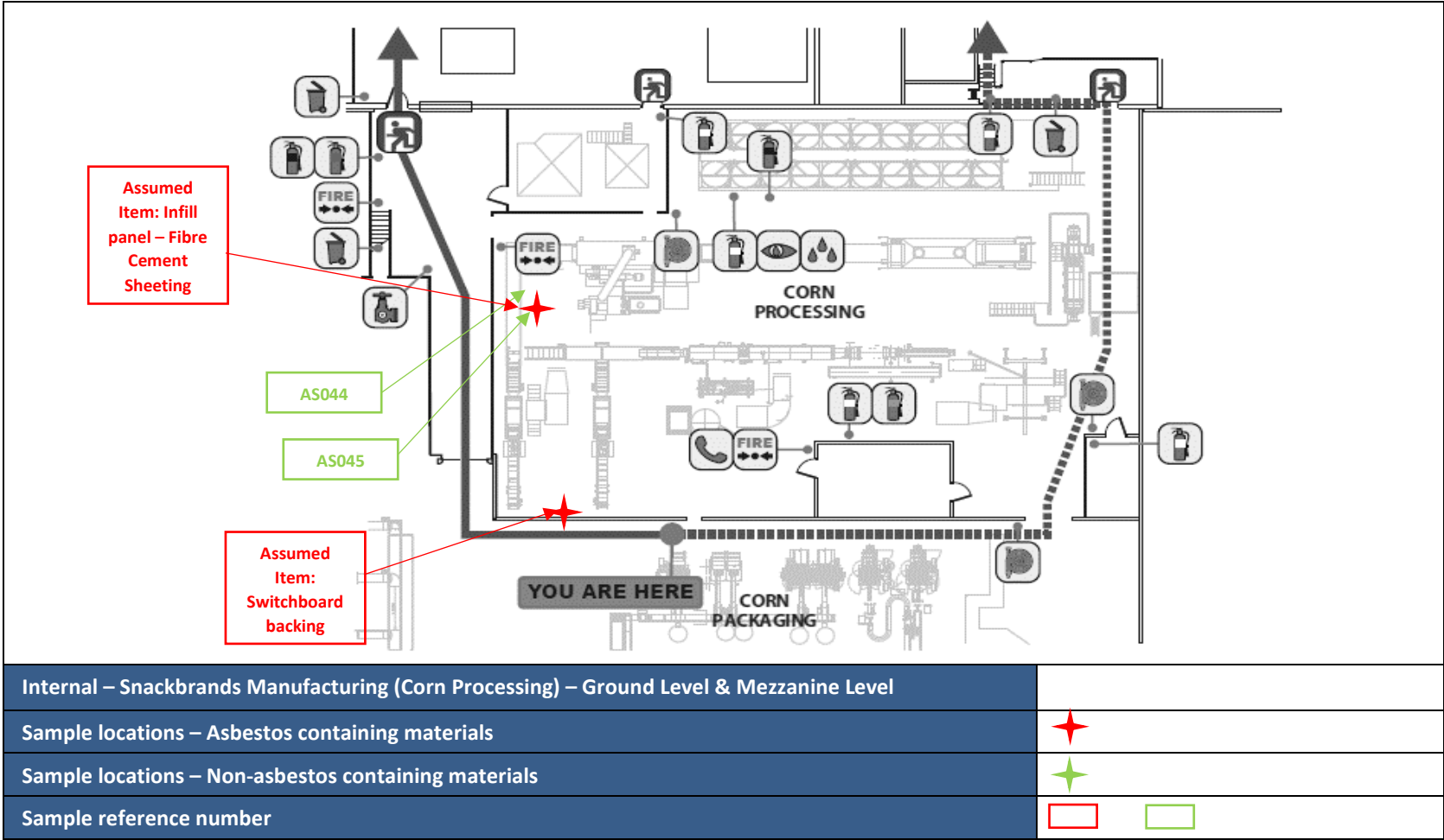


Polychlorinated Biphenyls (PCBs)

No suspect PCBs were identified in the areas surveyed, at the time of inspection.

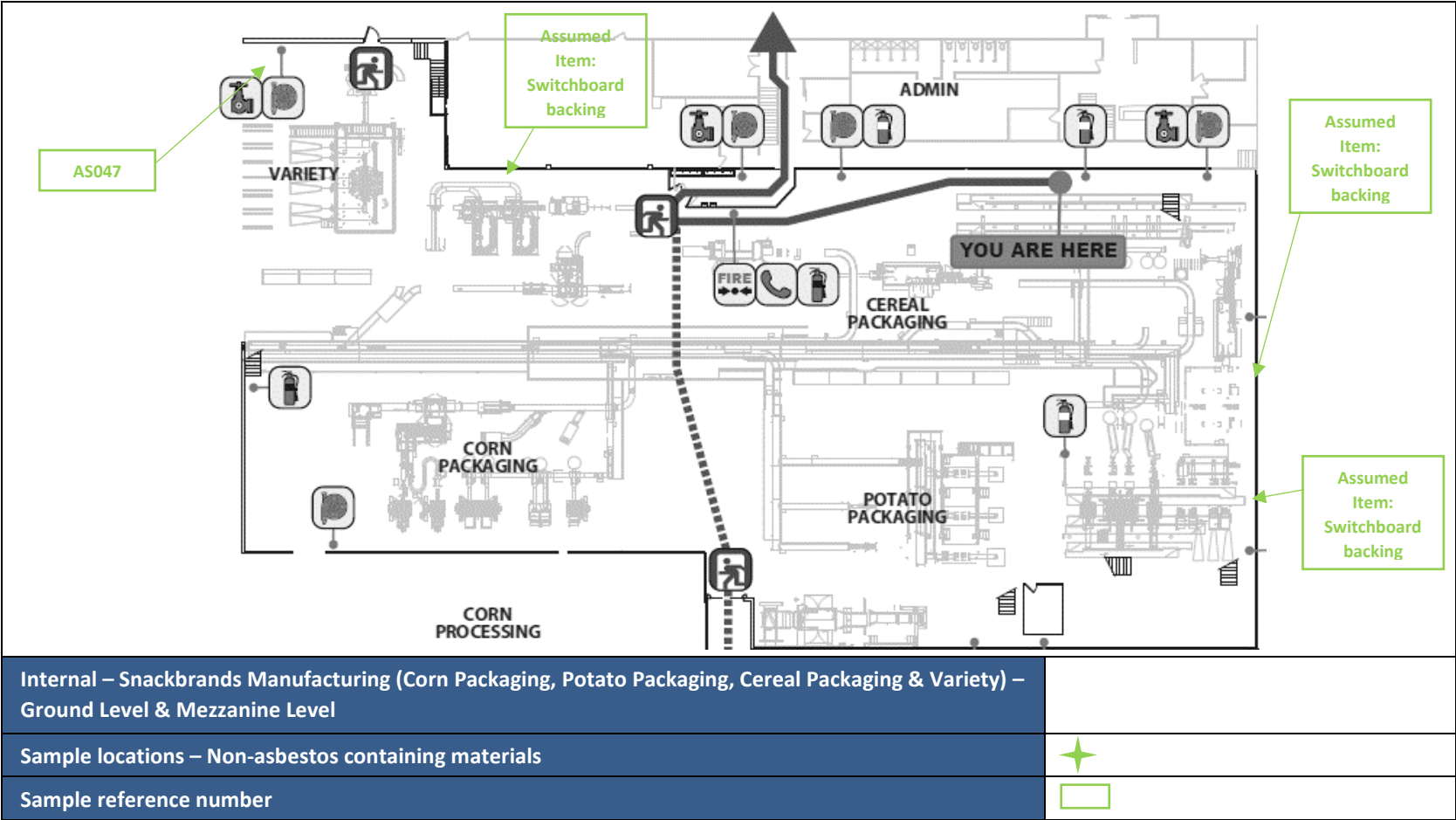
Lead Dust

No suspect Lead Dust was identified in the areas surveyed, at the time of inspection.

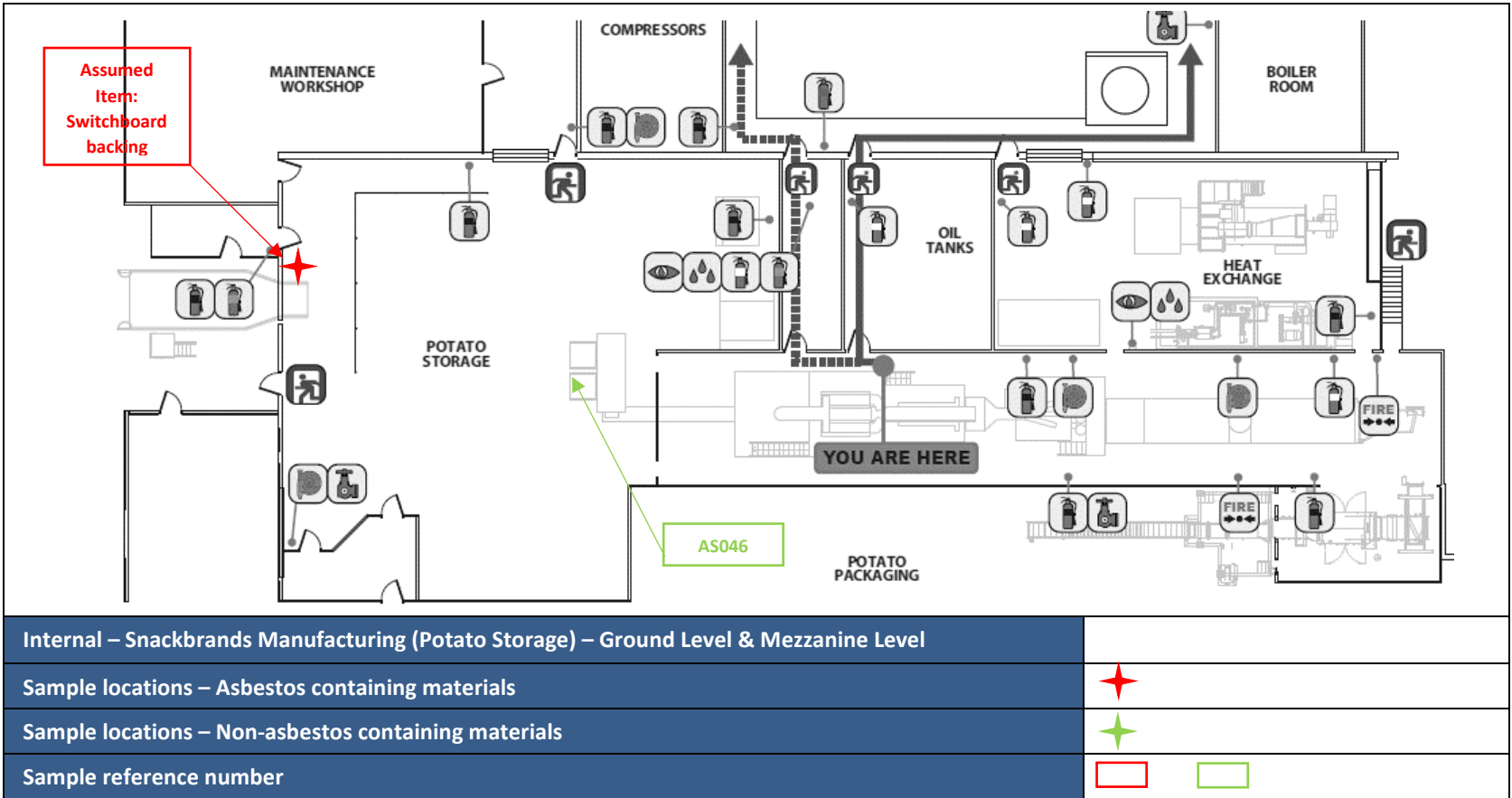


Source: Client Provided: January 2024

Figure 4: Sample locations



Source: Client Provided: January 2024
 Figure 5: Sample locations

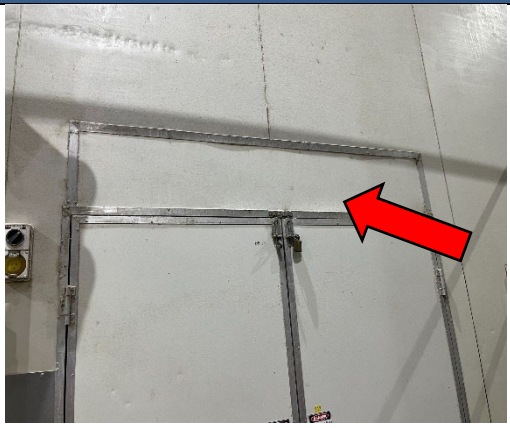
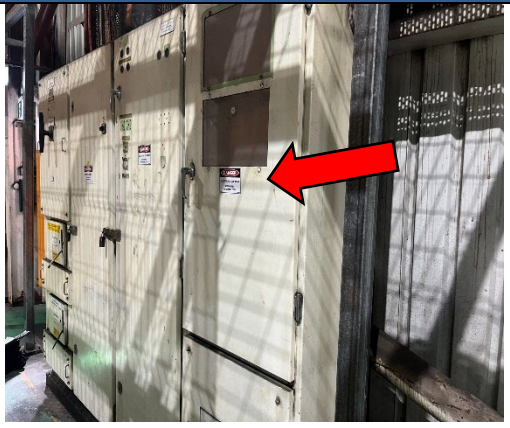


Source: Client Provided: January 2024

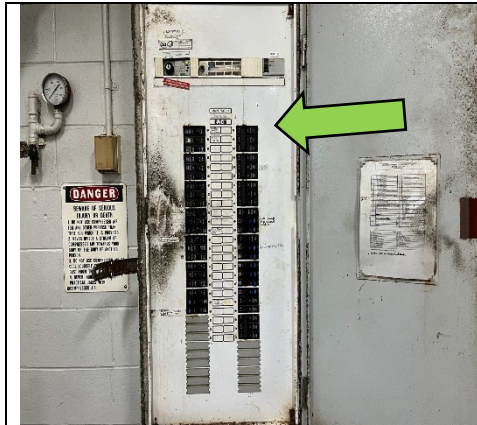
Figure 6: Sample locations

Internal – Snackbrands Manufacturing (Ground Level & Mezzanine Level) Register

Materials with Asbestos Detected

Not Sampled: Electrical Hazard	
	Asb Detected: Assume Yes
	Friability: Non-Friable
	Material Condition: Good
	Internal, Snackbrands, Mezzanine Level, Corn Processing, north switch room cabinet, electrical distribution board, bituminous backing board.
Extent:	1 unit
Not Sampled: Manufacturing Area (food may be potentially contaminated).	
	Asb Detected: Assume Yes
	Friability: Non-Friable
	Material Condition: Good
	Internal, Snackbrands, Mezzanine Level, Corn Processing, north switch room cabinet, infill panel, fibre cement sheeting.
Extent:	1 sqm
Not Sampled: Electrical Hazard	
	Asb Detected: Assume Yes
	Friability: Non-Friable
	Material Condition: Good
	Internal, Snackbrands, Mezzanine Level, Potato Storage, north-east, electrical distribution board, bituminous backing board.
Extent:	2 units

Materials with No Asbestos Detected

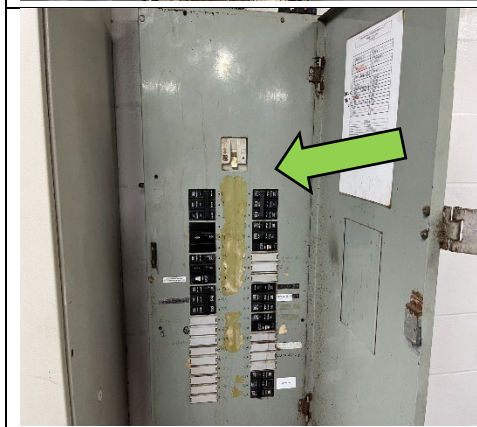


Not Sampled: Electrical Hazard

Asb Detected: Assume No - due to age of manufacturing date (2005)

Location: Internal

Ground Level, Snackbrands, Potato Packaging, north-east, electrical distribution board, bituminous backing board.

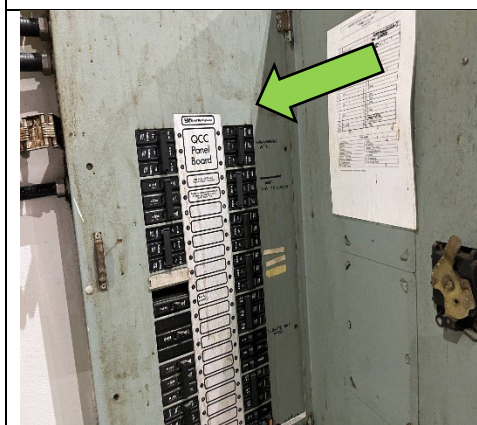


Not Sampled: Electrical Hazard

Asb Detected: Assume No - due to age of manufacturing date (2005)

Location: Internal

Ground Level, Snackbrands, Potato Packaging, north, electrical distribution board, bituminous backing board.

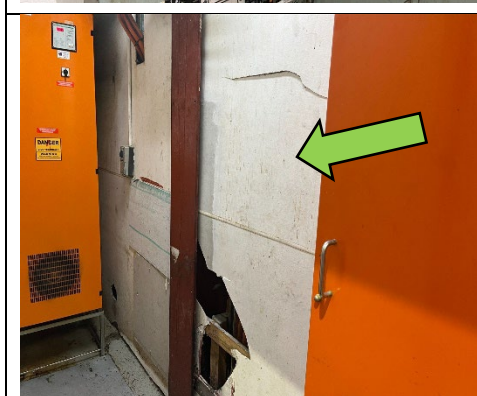


Not Sampled: Electrical Hazard

Asb Detected: Assume No - due to age of manufacturing date (2005)

Location: Internal

Ground Level, Snackbrands, Variety, west, electrical distribution board, bituminous backing board.



Sample No.: J02203-AS044

Asb Detected: No

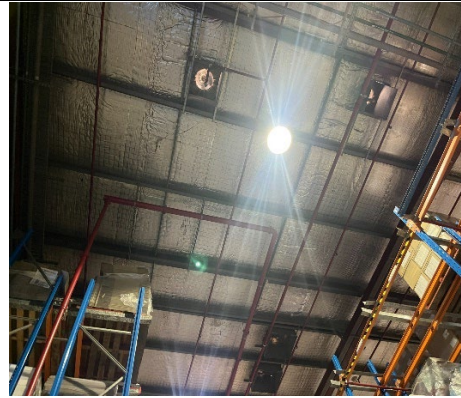
Location: Internal

Mezzanine Level, Snackbrands, Corn Processing, north-west switch room, throughout, walls, fibre cement sheeting.

	<table> <tr> <td colspan="2">Sample No.: J02203-AS045</td></tr> <tr> <td>Asb Detected:</td><td>No</td></tr> <tr> <td>Location:</td><td>Internal</td></tr> <tr> <td colspan="2">Mezzanine Level, Snackbrands, Corn Processing, north-west switch room, north, infill panels, fibre cement sheeting.</td></tr> </table>	Sample No.: J02203-AS045		Asb Detected:	No	Location:	Internal	Mezzanine Level, Snackbrands, Corn Processing, north-west switch room, north, infill panels, fibre cement sheeting.	
Sample No.: J02203-AS045									
Asb Detected:	No								
Location:	Internal								
Mezzanine Level, Snackbrands, Corn Processing, north-west switch room, north, infill panels, fibre cement sheeting.									
	<table> <tr> <td colspan="2">Sample No.: J02203-AS046</td></tr> <tr> <td>Asb Detected:</td><td>No</td></tr> <tr> <td>Location:</td><td>Internal</td></tr> <tr> <td colspan="2">Mezzanine Level, Snackbrands, Potato Storage, adjacent blue tank, on ground, bituminous membrane.</td></tr> </table>	Sample No.: J02203-AS046		Asb Detected:	No	Location:	Internal	Mezzanine Level, Snackbrands, Potato Storage, adjacent blue tank, on ground, bituminous membrane.	
Sample No.: J02203-AS046									
Asb Detected:	No								
Location:	Internal								
Mezzanine Level, Snackbrands, Potato Storage, adjacent blue tank, on ground, bituminous membrane.									
	<table> <tr> <td colspan="2">Sample No.: J02203-AS047</td></tr> <tr> <td>Asb Detected:</td><td>No</td></tr> <tr> <td>Location:</td><td>Internal</td></tr> <tr> <td colspan="2">Mezzanine Level, Snackbrands, Variety, throughout, floor coverings, sheet vinyl.</td></tr> </table>	Sample No.: J02203-AS047		Asb Detected:	No	Location:	Internal	Mezzanine Level, Snackbrands, Variety, throughout, floor coverings, sheet vinyl.	
Sample No.: J02203-AS047									
Asb Detected:	No								
Location:	Internal								
Mezzanine Level, Snackbrands, Variety, throughout, floor coverings, sheet vinyl.									

Synthetic Mineral Fibres (SMF)

	<table> <tr> <td colspan="2">Visual Inspection</td></tr> <tr> <td>SMF Identified:</td><td>Assume Yes</td></tr> <tr> <td>Location:</td><td>Internal</td></tr> <tr> <td colspan="2">Ground Level, Snackbrands, Maintenance, ceiling, sarking insulation, insulation material.</td></tr> <tr> <td>Extent:</td><td>200 sqm</td></tr> </table>	Visual Inspection		SMF Identified:	Assume Yes	Location:	Internal	Ground Level, Snackbrands, Maintenance, ceiling, sarking insulation, insulation material.		Extent:	200 sqm
Visual Inspection											
SMF Identified:	Assume Yes										
Location:	Internal										
Ground Level, Snackbrands, Maintenance, ceiling, sarking insulation, insulation material.											
Extent:	200 sqm										

	Visual Inspection	
	SMF Identified:	Assume Yes
	Location:	Internal
	Ground Level, Snackbrands, Warehouse, ceiling, sarking insulation, insulation material.	
	Extent:	2000 sqm

Lead Paint

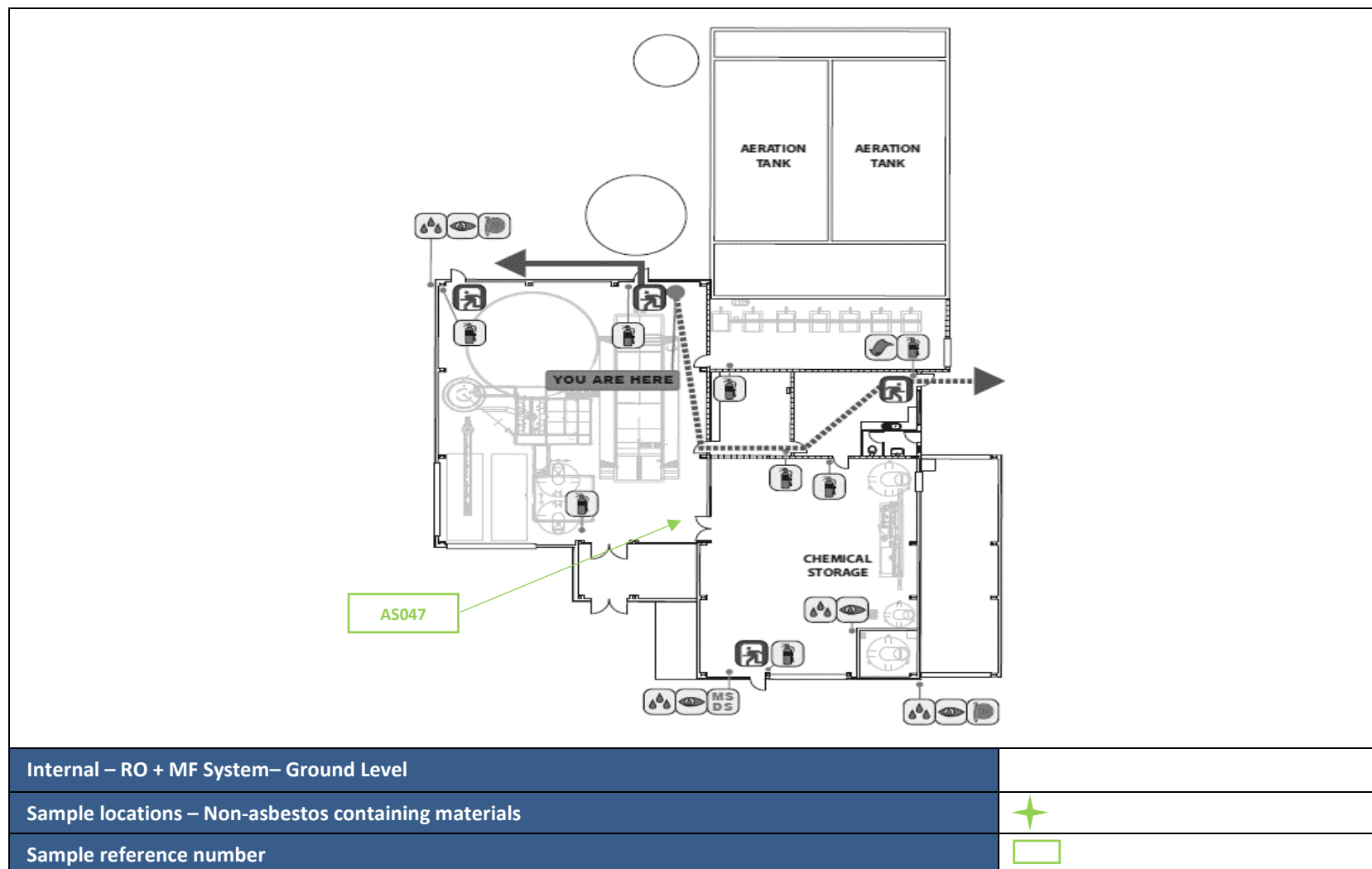
	Sample No.: J02203-LCP031	
	Lead Detected:	No <0.06% w/w
	Location:	Internal
	Snackbrands, Ground Level, Cereal Packaging, west wall, concrete & brickwork, white paint.	
	Sample No.: J02203-LCP032	
	Lead Detected:	No <0.005% w/w
	Location:	Internal
	Snackbrands, Ground Level, Cereal Packaging, north-west, door & door frame, grey paint.	

Polychlorinated Biphenyls (PCBs)

No suspect PCBs were identified in the areas surveyed, at the time of inspection.

Lead Dust

No suspect Lead Dust was identified in the areas surveyed, at the time of inspection.



Source: Client Provided: January 2024

Figure 7: Sample locations

Internal – MO + RF System (Ground Level) Register

Materials with No Asbestos Detected

	Not Sampled: Electrical Hazard	
	Asb Detected:	No
	Location:	Internal
	Ground Level, Main Switch room & office area, throughout, floor covering, sheet vinyl.	

Synthetic Mineral Fibres (SMF)

No Photo Taken	Visual Inspection	
	SMF Identified:	Assume Yes
	Location:	Internal
	Ground Level, Main Switch room & office area, throughout, ceiling, compressed ceiling tiles.	
Extent:		100 sqm

Lead Paint

No suspect Lead Paint was identified in the areas surveyed, at the time of inspection.

Polychlorinated Biphenyls (PCBs)

No suspect PCBs were identified in the areas surveyed, at the time of inspection.

Lead Dust

No suspect Lead Dust was identified in the areas surveyed, at the time of inspection.



Appendix B RISK ASSESSMENT METHODOLOGY

RISK ASSESSMENT

PRA uses the following material and location assessments for each of the materials identified within the asbestos Register as listed in **Table A**.

Table A: Asbestos Risk Assessment Criteria

Risk of Fibre Release		Risk	Description
Material Assessment	1. Product Type (risk of fibre release due to type of material i.e. friability)	Non-friable	The material type is not prone to fibre release due to the presence of resins or asbestos-reinforced composites (e.g. mastic, vinyl floor tiles, asbestos cement).
		Friable	The material type can release fibres upon impact (e.g. insulation such as loose fill, lagging AIB, LDB, millboard, gaskets, ropes and woven textiles, asbestos paper and felt). The material type is highly likely to release fibres upon impact (e.g. friable insulation such as loose fill, lagging etc.).
	2. Material Condition (risk of fibre release due to current condition of material)	Good	No sign of damage or deterioration.
		Fair	Minor damage or deterioration (e.g. few scratches/marks, broken edges, significant breakage and many small areas of damaged revealing loose asbestos fibres)
		Poor	Significant damage or deterioration of materials, sprays and thermal insulation. Visible asbestos debris.
	3. Extent	Quantity of ACM in units, sq m, lin m.	

PRA adopts the following material assessments in order to assess the risk associated with hazardous materials identified other than asbestos in **Table B**.

Table B: Hazardous Materials Risk Assessment Criteria

Risk Assessment Variables		Risk Rating	Description
Friability	Friable	N/A	Applicable to PCB, LCP, LCD
		N	Bonded SMF
		Y	Loose or unbonded SMF
Extent		Quantity of HM in sq m, lin m.	

The asbestos information in this report is supplied on the understanding that the area surveyed is to be subject to demolition or major refurbishment and that all identified ACM and other hazardous materials will be removed prior to, or as part of those works. Refer to **Table C overleaf**.

Table C: Recommendations

Risk Assessment		Description
Positive	Low to High	Access to the material should be restricted. All asbestos and other hazardous materials likely or liable to be disturbed by the proposed works should be removed prior to, or during demolition, refurbishment or decommissioning.
The asbestos information contained within this report is insufficient to meet the requirement for risk assessment for a management plan. The following recommendations are provided for any ACM remaining in-situ at the end of the project regardless of their risk rating: ○ All materials must be documented in a Register and managed in accordance with a site-specific Asbestos Management Plan (AMP) or Hazardous Material Management Plan (HMMP); ○ The asbestos register must be updated at least every five years or earlier if required by changes to a materials' status or condition, further materials are identified or the AMP is revised; ○ Any asbestos removal works must be carried out in accordance with the relevant legislation; and where required by appropriately licensed contractors for the removal, air monitoring and clearance works. ○ Prior to any renovation or demolition work, a Destructive Asbestos Survey Report should be prepared to determine the presence of further materials within inaccessible areas and if required, for excluded materials.		



Appendix C LABORATORY CERTIFICATES OF ANALYSIS



Certificate of Analysis
Asbestos Fibre Identification Report

PRA Ref: J02203_AS001-AS005&AS036-AS048_V1
Report Date: 27/03/2024

Client Name: Sanversa Pty Ltd
Client Contact: Julia Nicholson

Client Address: Level 24, 1 Market St, Sydney NSW, 2000

Site Address: 15-21 Britton Street, Smithfield NSW 2164

Sampled By: Robert Chiarello and Justin Field
Sampled Date: 3/02-21/03/2024

No. of Samples: 18
Received Date: 22/03/2024

Test Method: Qualitative identification for asbestos fibre in bulk samples using Polarised Light Microscopy and dispersion staining techniques including synthetic mineral fibre (SMF) and organic fibre as per Australia Standard 4964-2004 and supplementary in-house method Asbestos in Bulk Material (ASB2). The practical detection limit for this techniques is 0.01 - 0.1% equivalent to 0.1 - 1g/kg.
Due to nature of asbestos in bulk material such as vinyl, resins, mastic and caulking, asbestos may be difficult to detect (as per AS 4964 Note). Confirmation by independent analytical technique may be required.
Samples were analysed by Approved Identifier Mitchell Bromfield on 22/03/2024 at the PRA Base Laboratory at Unit 24, 34-36 Ralph Street, Alexandria NSW 2015.

Measurement of Uncertainty: Due to the qualitative nature of the methodology relating to the identification of asbestos in bulk samples, an estimation of uncertainty of measurement cannot be performed.

Disclaimer: The results within this report relate only to the sampling locations specified and their analysis. This report shall not be reproduced, except in full. Sections of this report denoted with an asterisk (*) are not covered by the NATA accreditation.
When samples are analysed 'As Received', PRA accepts no responsibility for the initial collection, packing or transportation of samples submitted by client.

Technical Review By:

Approved Identifier: Mitchell Bromfield

Approved By:

Approved Signatory: Alexandra Rowe

Samples are routinely disposed of approximately 3 months from receipt. Request for longer term sample storage must be received in writing.



NATA Accreditation Number: 20447
Corporate Site No. 24489
Accredited for compliance with
ISO/IEC 17025 - Testing

Certificate of Analysis Asbestos Bulk Identification Report				
Sample No.	Sample Location	Size (mm) / Weight (g)	Sample Description	Analytical Result
J02203-AS001	External, Snackbrands Building, ground level, surrounding, on ground, expansion joint	2.27g	Black foam material and black fibrous debris	No asbestos detected Organic fibre detected
J02203-AS002	External, Snackbrands Building, ground level, East side, S3 pit, plant work, gasket	0.38g	Painted, red rubbery gasket	No asbestos detected Organic fibre detected
J02203-AS003	External, Snackbrands Building, ground level, East side, large flue to boiler room, North, gasket	0.04g	Black fibrous gasket	Chrysotile asbestos detected
J02203-AS004	External, Snackbrands Building, ground level, sprinkler pump room, eaves	0.11g	Grey layered fibrous cement material	No asbestos detected Organic fibre detected
J02203-AS005	External, Snackbrands Building, ground level, West side, eaves	7.10g	Beige layered fibrous cement material	No asbestos detected Organic fibre detected
J02203-AS036	Internal, Snackbrands Building, ground level, admin, staff room, South-east within storage room, on ground	0.12g	Grey fibrous adhesive material	No asbestos detected Organic fibre detected
J02203-AS037	Internal, Snackbrands Building, ground level, admin, staff room, throughout, floor covering	3.83g	Grey and cream flexible vinyl sheeting and grey adhesive	No asbestos detected Organic fibre detected Synthetic mineral fibre detected
J02203-AS038	Internal, Snackbrands Building, ground level, admin, North-west stairs, floor covering	1.79g	Grey and cream flexible vinyl sheeting, grey and amber adhesive	No asbestos detected Organic fibre detected Synthetic mineral fibre detected
J02203-AS039	Internal, Snackbrands Building, level 1, admin, throughout, floor covering	2.42g	Grey and cream flexible vinyl sheeting and grey adhesive	No asbestos detected Organic fibre detected Synthetic mineral fibre detected

Certificate of Analysis Asbestos Bulk Identification Report				
Sample No.	Sample Location	Size (mm) / Weight (g)	Sample Description	Analytical Result
J02203-AS040	Internal, Snackbrands Building, ground level, admin, storage room, on ground	0.15g	Grey fibrous adhesive material	No asbestos detected Organic fibre detected
J02203-AS041	Internal, Snackbrands Building, ground level, admin, contractors' room, North-west, infill panels	1.47g	Painted, beige layered fibrous cement material	No asbestos detected Organic fibre detected
J02203-AS042	Internal, Snackbrands Building, ground level, admin, contractors' room, North-west,	0.69g	Painted, brown gasket	No asbestos detected Organic fibre detected
J02203-AS043	Internal, Snackbrands Building, ground level, sprinkler pump room, above central door, infill panel	0.22g	Grey layered fibrous cement material	Chrysotile asbestos detected Organic fibre detected
J02203-AS044	Internal, Snackbrands Building, mezzanine level, corn processing, North-west switchroom, throughout, walls	0.85g	Painted, beige layered fibrous cement material	No asbestos detected Organic fibre detected
J02203-AS045	Internal, Snackbrands Building, mezzanine level, corn processing, North-west switchroom, north, infill panel	0.97g	Beige layered fibrous cement material	No asbestos detected Organic fibre detected
J02203-AS046	Internal, Snackbrands Building, mezzanine level, potato storage, adjacent blue tank, on ground	1.85g	Black bituminous material	No asbestos detected Organic fibre detected
J02203-AS047	Internal, Snackbrands Building, ground level, variety, throughout, floor covering	29.08g	Beige brittle vinyl tile and black adhesive	No asbestos detected



Certificate of Analysis Asbestos Bulk Identification Report				
Sample No.	Sample Location	Size (mm) / Weight (g)	Sample Description	Analytical Result
J02203-AS048	Internal, RO + MF System Building, main switchroom & office area, floor covering	2.44g	Grey flexible vinyl tile, black and grey adhesive	No asbestos detected Organic fibre detected

- Shaded row indicates positive result for asbestos

CERTIFICATE OF ANALYSIS 347227

Client Details

Client	Property Risk Australia Pty Ltd
Attention	Robert Chiarello
Address	PO BOX 95, Mascot, NSW, 1460

Sample Details

Your Reference	<u>J02203-LCP001-LCP004/LCP029-LCP032 15 Britton Stre</u>
Number of Samples	8 Paint
Date samples received	22/03/2024
Date completed instructions received	22/03/2024

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details

Date results requested by	02/04/2024
Date of Issue	26/03/2024
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By

Hannah Nguyen, Metals Supervisor

Authorised By

Nancy Zhang, Laboratory Manager

Lead in Paint						
Our Reference		347227-1	347227-2	347227-3	347227-4	347227-5
Your Reference	UNITS	J02203-LCP001	J02203-LCP002	J02203-LCP003	J02203-LCP004	J02203-LCP029
Sampling Period Dates		03/02/2024	03/02/2024	03/02/2024	03/02/2024	21/03/2024
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	25/03/2024	25/03/2024	25/03/2024	25/03/2024	25/03/2024
Date analysed	-	26/03/2024	26/03/2024	26/03/2024	26/03/2024	26/03/2024
Lead in paint	%w/w	0.03	<0.005	0.04	<0.005	<0.005

Lead in Paint				
Our Reference		347227-6	347227-7	347227-8
Your Reference	UNITS	J02203-LCP030	J02203-LCP031	J02203-LCP032
Sampling Period Dates		21/03/2024	21/03/2024	21/03/2024
Type of sample		Paint	Paint	Paint
Date prepared	-	25/03/2024	25/03/2024	25/03/2024
Date analysed	-	26/03/2024	26/03/2024	26/03/2024
Lead in paint	%w/w	0.070	0.060	<0.005

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

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			25/03/2024	3	25/03/2024	25/03/2024		25/03/2024	[NT]
Date analysed	-			26/03/2024	3	26/03/2024	26/03/2024		26/03/2024	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	3	0.04	0.005	156	114	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	5	25/03/2024	25/03/2024		[NT]	[NT]
Date analysed	-			[NT]	5	26/03/2024	26/03/2024		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	5	<0.005	<0.005	0	[NT]	[NT]

Result Definitions

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

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

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

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

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

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

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

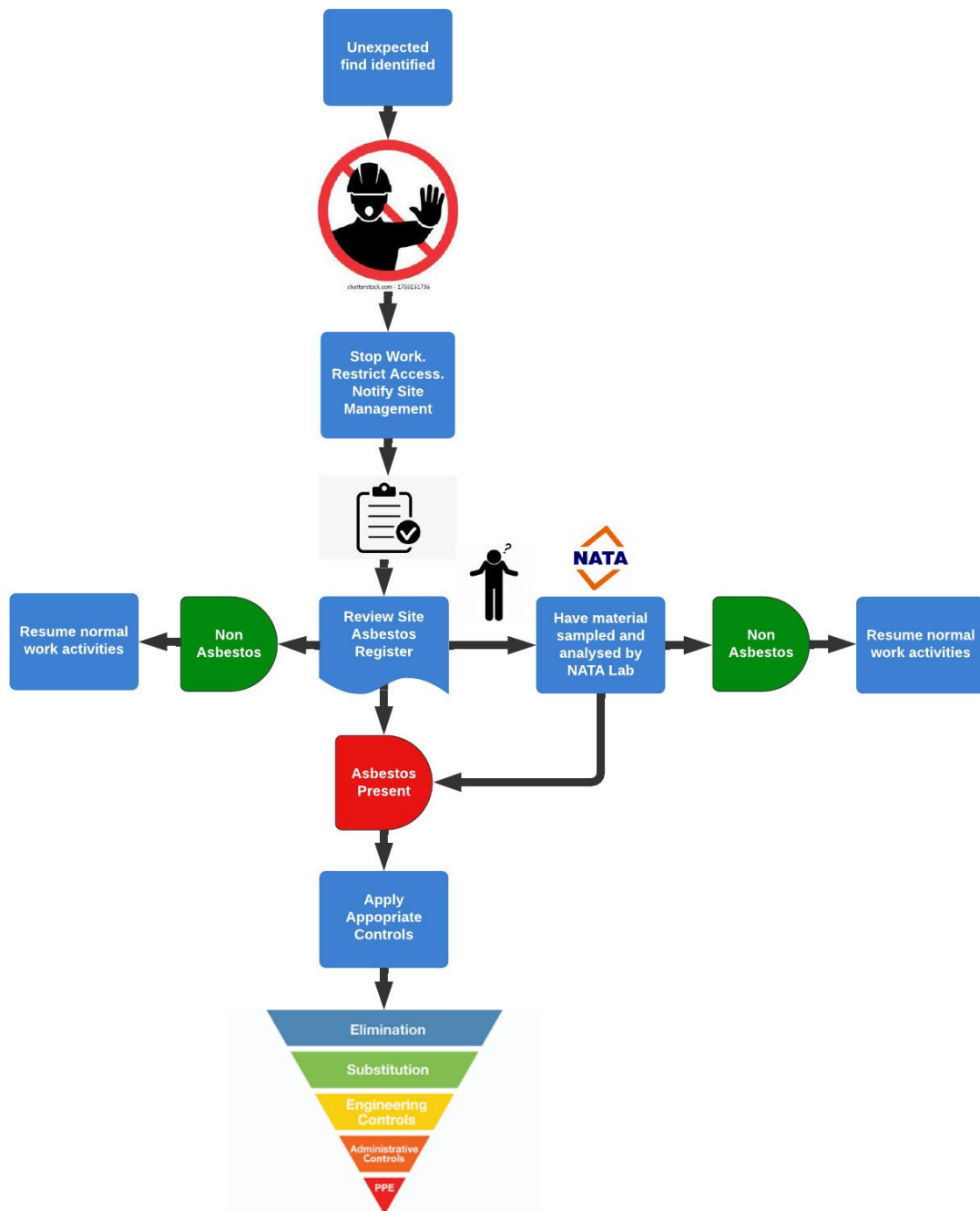
Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.



Appendix D UNEXPECTED FINDS PROTOCOLS





LIMITED DESTRUCTIVE HAZARDOUS MATERIALS SURVEY REPORT
15-21 BRITTON STREET SMITHFIELD NSW 2164

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