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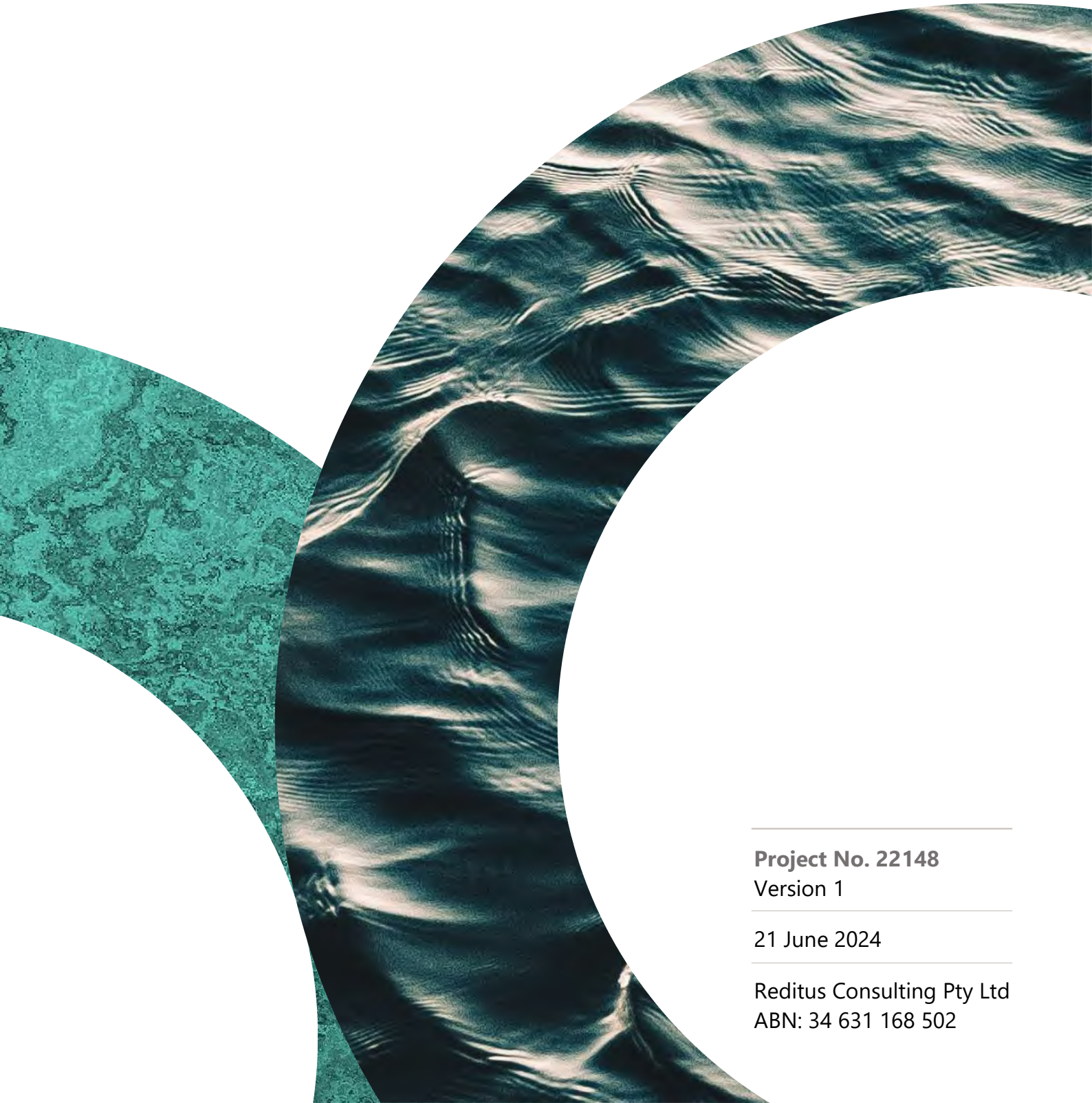
Hazardous Materials Survey

25-27 Leeds Street, Rhodes NSW



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Reditus Consulting Pty Ltd
ABN: 34 631 168 502

Hazardous Materials Survey

25-27 Leeds Street, Rhodes NSW 2138

DOCUMENT CONTROL

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Appendices

1 Introduction

Reditus Consulting Pty Ltd (Reditus) was engaged by Billbergia Pty Ltd (Billbergia, the client) to complete a Hazardous Material Survey (HAZMAT) of commercial/industrial structures at 25-27 Leeds Street, Rhodes NSW 2138 (herein referred to as 'the Site'). The site location is provided in **Figure 1**, **Appendix A**.

The Site is subject to a State Significant Development Application (SSDA) SSD- 67419241. This application seeks consent for a mixed-use residential development, involving the construction of six buildings, ranging in height from 10 to 18 storeys. In September 2022, SJB won an Architectural Design Competition for the site, which resulted in a high-quality scheme that aligns with the desired future character of the Rhodes Precinct.

Following the gazettal of the affordable housing bonus scheme in December 2023, the Applicant has undertaken a 'design integrity' pathway to carefully manage the additional 30% floor space and height incentives, while retaining the core design principles of the competition-winning scheme.

Specifically, the SSDA seeks development consent for:

- Site preparation works including the demolition of existing structures and tree removal.
- Bulk excavation (and targeted soil remediation works) to accommodate the proposed consolidated basement structure.
- Construction of six mixed-use buildings (ranging in height from 10 Storeys to 17 Storeys), comprising:
  - 1363 m^2 of retail GFA on ground level.
  - 340 apartments, equating to 35337 m^2 of residential GFA (including 15% of the overall GFA as affordable housing).
  - Two basement levels and half ground floor level parking for **397** car parking spaces, **245** bicycle spaces, **68** motorbikes spaces, with vehicular access from Blaxland Road.
  - Communal open spaces, storage areas and services.
- Construction of through site links and foreshore public domain (park and promenade).

The purpose of the project is to facilitate the delivery of (market and affordable) housing at a strategically located site and to deliver a built form outcome that is consistent with the desired future character of the Leeds Street Character Area.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 9 February 2024 and issued for the SSDA (SSD-67419241). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

ITEM	DESCRIPTION OF REQUIREMENT	SECTION REFERENCE (THIS REPORT)
17. Waste Management	If buildings are proposed to be demolished or altered, provide a hazardous materials survey.	The results of the hazardous materials survey are presented within **Section 5**, with conclusions and further recommendations provided within **Section 6**.

Reditus notes that this report, including its conclusions and recommendations, must be read in conjunction with the Statement of Limitations provided in **Section 7**.

1.1 Background

The Site is approximately 1.169 hectares (ha) in area and is presently occupied by commercial/industrial warehousing, ancillary offices and carparking. Reditus understands that the Site was previously used for commercial purposes including a timber mill.

It is understood that the site structures are proposed for demolition (SSD- 67419241 and Development Application DA2023/0235) to help facilitate the development of the Site into a mixed-use residential development including affordable housing under the State Significant Development Application SSD- 67419241.

1.2 Objective

The objective of this Hazardous Materials Report was to determine the existence of hazardous material (type and extent) within site structures and provide recommendations for removal and waste disposal in accordance to support the demolition works proposed for the Site.

1.3 Scope of Works

To achieve the objectives outlined above, Reditus completed the following:

- An assessment of the condition of the hazardous materials, with particular emphasis on the relevant Australian Standard AS2601: The Demolition of Structures, Codes of Practice and SafeWork NSW requirements, including:
  - Asbestos containing materials (ACM).
  - Synthetic mineral fibre (SMF).
  - Polychlorinated biphenyls (PCB) in light fittings or electrical transformers.
  - Lead in dust.
  - Lead containing paint.
- Survey of accessible areas of the building including roof spaces where accessible by SafeWork NSW Licensed Asbestos Assessor (LAA) or person meeting the SafeWork NSW definition of a “Competent Person”.
- Collection of representative bulk samples of all suspected hazardous materials and submission for analysis at Envirolab, a National Association of Testing Authorities (NATA) accredited laboratory.
- Provision of this HAZMAT Survey in accordance with statutory provisions and industry guidance.

2 Regulatory Background Information

All work associated with the inspection and reporting of hazardous building materials was generally undertaken in accordance with the following legislation, guidelines and standards:

Asbestos or Asbestos Containing Material (ACM)

- Model Code of Practice: How to Manage and Control Asbestos in the Workplace, Safe Work Australia 2020.
  - NSW Government: Code of Practice How To Manage And Control Asbestos in the Workplace, December 2022.
- Model Code of Practice: How to Safely Remove Asbestos, Safe Work Australia 2020.
  - NSW Government: Code of Practice How to Safely Remove Asbestos, December 2022.

General Practices

- Work Health and Safety Act, NSW Government 2011.
- Work Health and Safety Regulation, NSW Government 2017.
- Protection of the Environment Operations Act 1997.
- Protection of the Environment Operations (Waste) Regulation 2014.
- Model Code of Practice: Managing risks of hazardous materials in the Workplace, Safe Work Australia 2020.
- Australian Standard AS2601-2001: The Demolition of Structures.
- Australian Standard: Guide to lead paint management, Part 2: Residential and commercial buildings (AS 4361.2 - 2017).

3 Site Identification

The site identification details for the site have been prepared in accordance with SafeWork NSW requirements. The site identification information has been summarised in **Table 3-1** below.

Table 3-1 Site Identification

ITEM	DETAIL
Address	25-27 Leeds Street, Rhodes NSW 2138
Title and Land Information	**25 Leeds Street** Lot A DP329241 Lot C DP367132 **27 Leeds Street** Lot 2 DP1192949
Site Area	11,692 m^2 / 1.169 hectares
Local Government Area	City of Canada Bay Council
Site Coordinates to the approximate centre of the Site **GDA2020 MGA Zone 56**	Easting: 323197 Northing: 6255761
Zoning	'MU1 – Mixed Use' per the Canada Bay Local Environment Plan (LEP) 2013
Current Land Use	Tenanted Commercial/Industrial Warehousing
Future Land Use	Mixed-use multi-storey buildings, including residential apartments and commercial stores
Trigger for Assessment	To support the demolition of existing site structures
Surrounding Land Uses	The land uses currently surrounding the Site include: • **North**: Parramatta River, with a boat mooring and apartment buildings beyond. • **South**: Leeds Street, followed by low-density residential properties. • **East**: Commercial/industrial warehousing. • **West**: Blaxland Road, followed by carparking, a pedestrian and railway bridge and parkland.
Site Layout	**Figure 2**, **Appendix A**

3.1 Site Condition

A site visit was completed by Reditus' Senior Environmental Scientist Jack Palma on 23rd May 2024. Relevant photographs from the site inspection are provided in **Section 5**. The following site description was recorded during the site visit:

- The Site was accessed from Blaxland Road and comprised partitioned commercial/industrial warehousing.
- 25 Leeds Street comprised a driveway and a commercial building and included the following businesses:
  - Commercial catering kitchen.
  - Furniture showroom and office.
  - Signage storeroom and office.
- 27 Leeds Street comprised commercial/industrial warehousing and carparking across and included the following businesses:
  - Pet supply warehouse.
  - Flooring supply warehouse.
  - Fabrication shop.
  - Golf cart maintenance and storage workshop.
- The structures appeared to be of approximately mid-late 20th century construction, with various alterations and additions apparent throughout. Flooring generally comprised concrete hardstand. Both fibreglass and fibrous cement sheeting roofing panels were apparent. Fibrous cement sheeting and gyprock panelling was present throughout.
- Paint was observed in variable but generally good condition throughout the Site with little signs of weathering, however some painted surfaces on the external façade exhibited significant erosion.
- Fluorescent light fittings (FLF) were noted throughout the premises. Reditus anecdotally understands that FLFs within the golf cart workshop had been changed to LEDs. Access to FLFs was not possible as fixtures were live at the time of the survey.
- Due to the height of ceiling and roof cavities (>5m), these were unable to be accessed.
- Air conditioning units and water heaters were observed, however no fibrous lagging was observed on associated pipework.
- Each of the partitioned spaces featured one or more fuse box. As the Site was live, these were not sampled due to safety concerns.

4 Methodology

Assessment of the site included a visual inspection of the buildings/structures, sampling and laboratory analysis as described in the following sections.

Field work was completed by Reditus' Senior Environmental Scientist Jack Palma on 23rd May 2023, who meets SafeWork NSW definition of a 'Competent Person'. Representative samples of construction materials identified to potentially contain asbestos or required confirmation to be asbestos free, were obtained using hand tools by personnel wearing suitable personal protective equipment (PPE). The samples were placed in double sealed plastic bags and labelled with a unique job number, sample number and date.

Representative samples of paint scrapings were collected directly from the item using hand tools by personnel wearing suitable PPE. The samples were placed in double sealed plastic bags and labelled with a unique job number, sample number and date.

All samples were recorded on the chain of custody (COC) record presented in **Appendix D**.

Following the completion of the field inspection, the samples were forwarded to a National Association of Testing Authorities (NATA) registered laboratory, Envirolab Services Pty Ltd (NATA Accreditation No. 2901), for analysis either asbestos, lead in paint or lead in dust.

The asbestos samples were analysed using stereo and polarising light microscopy methods with dispersion staining techniques.

The samples of paint scrapings and dust underwent digestion of Paint Metals-004 chips/scrapings/liquids for metals determination by ICP-AES/MS and/or CV/AAS.

4.1 Sampling of Deposited Dust

There are currently no specific requirements for lead dust in occupational environments in Australia. Reditus has therefore adopted a semi-quantitative 'risk-based' range of 'assessment criteria' for lead in dust based on surface dust lead loading limits outlined in superseded Australian Standard AS4361.2 (1998) – Guide to lead paint management, Part 2: Residential and commercial buildings. The assessment criteria values with which concentrations of lead in dust are compared against are summarised in **Table 4-1.**

Table 4-1 Risk-Based Assessment Criteria for Lead in Dust

RISK	CONCENTRATION (mg/m^2)
Low	<1 mg/m^2
Moderate	1-5 mg/m^2
High	>5 mg/m^2
Lead dust (airborne) *Inorganic dusts and fumes (as Pb)*	0.05 mg/m^3 *SafeWork Australia Workplace Exposure Standard for Airborne Contaminants (October 2021)*

Sampling was undertaken generally according to Appendix C of Australian Standard AS4361.2 -1998 Guide to lead paint management - Residential and Commercial Buildings. Samples were collected using the following procedure:

- A ghost wipe swab sample was used to collect surface dust from across a defined area at least 10cm x 10cm ($0.01m^2$) on the exposed generally horizontal surface of the selected location.
- The swab was then placed into a new pre-labelled zip locked bag.
- New disposable nitrile gloves were worn for sampling at each location.

From laboratory analysis of swab samples, a concentration of lead dust per m^2 is extrapolated and compared to Reditus' internal risk matrix. The risk assessment provides a score for the hazards posed by lead in dust, due to the potential risk posed to demolition workers as well as future site occupants. The release of dust can produce a health

hazard if appropriate controls are not implemented and managed in accordance with relevant guidelines and standards.

4.2 Sampling of Paint

Sampling was undertaken in accordance with Appendix C of Australian Standard AS4361.2 -1998 Guide to lead paint management - Residential and Commercial Buildings. Pieces of flaky paint and paint shavings samples were collected using the following procedure:

- If the paint was flaky, a small piece from the surface was taken.
- If the paint sample was not readily collectable, a clean scraper was used to shave off the necessary amount.
- All samples were placed in a new pre-labelled zip locked bag.

4.3 Sampling of Asbestos

Sampling was undertaken in accordance with the NSW Code of Practice on How to Manage and Control Asbestos in the workplace 2020:

> *"Only a competent person may take the samples for analysis because of the increased health risk of fibres being released during the process. If the sampling process is conducted incorrectly, it can be more hazardous than leaving the material alone."*

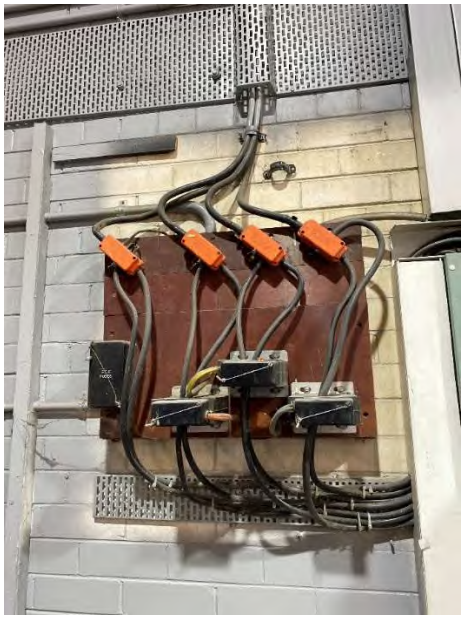
All samples taken were sealed within a 200 µm polythene bag, and appropriately labelled. Pieces of the suspected ACM were collected using the following procedure:

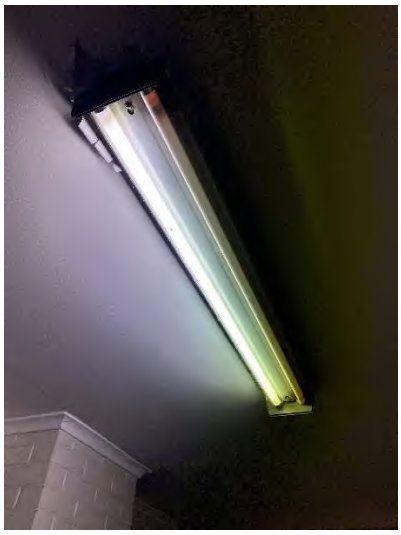
- If the asbestos was in insulating material, flakes were easily collected while wearing nitrile disposable gloves.
- If the ACM sample location was a harder material, pliers were used to extract the necessary amount.

5 Results of HAZMAT Survey

The analytical laboratory results of the HAZMAT survey and site inspection are provided below. Copies of the analytical laboratory reports are provided in **Appendix D** and HAZMAT register of identified hazardous materials is provided in **Appendix B**. A photoboard is additionally provided as **Appendix C**.

Refer to the below photos for areas of the site where hazardous material have been reported or presumed.

ITEM	DESCRIPTION
Location	Within each partitioned unit.
Material Type	Electrical backing board.
Material Condition	Slightly weathered.
Sample ID	N/A – Potential electrical hazard (no electrical isolation).
Approximate Extent	$20m^2$ Assumed 15-20 units, approximately $1m^2$ per unit.
Laboratory Results	**Backing board presumed to contain asbestos. Fuses may also contain PCBs.**
Photograph	 

ITEM	DESCRIPTION
Location	Within each partitioned unit.
Material Type	Fluorescent light fittings.
Material Condition	N/A
Sample ID	N/A – Potential electrical hazard (no electrical isolation).
Approximate Extent	Approximately 300 units.
Laboratory Results	**Light fittings across the site are assumed to be a mixture of LED and fluorescent light fittings. Not accessible due to safety concerns (height and live electricity).**
Photograph	 

ITEM	DESCRIPTION
Location	Pet supply warehouse.
Material Type	Speckled white floor tile.
Material Condition	Moderately weathered.
Sample ID	A2
Approximate Extent	20m^2
Laboratory Results	**Tile contains Chrysotile asbestos.**
Photograph	

ITEM	DESCRIPTION
Location	Flooring supply warehouse – stairwell to disused upstairs office.
Material Type	Cement floor tiles.
Material Condition	Moderately weathered.
Sample ID	A5
Approximate Extent	20m^2
Laboratory Results	**Floor tiles contain Chrysotile asbestos.**
Photograph	No specific photograph available. Tiles are located on steps within stairwell to the space in photograph below. 

ITEM	DESCRIPTION
Location	External façade of warehouse buildings.
Material Type	Brown paint.
Material Condition	Moderately weathered.
Sample ID	P1
Approximate Extent	<10m^2
Laboratory Results	**Lead in paint = 0.22% w/w, exceeds 0.1% w/w criteria.**
Photograph	

ITEM	DESCRIPTION
Location	Flooring supply warehouse – ground floor hallway and stairwell.
Material Type	Reddish/purple paint.
Material Condition	Not weathered.
Sample ID	P11
Approximate Extent	55m^2
Laboratory Results	**Lead in paint = 0.1% w/w, equals 0.1% w/w criteria.**
Photograph	

ITEM	DESCRIPTION
Location	Fabrication shop – interior.
Material Type	Dark grey paint.
Material Condition	Not weathered.
Sample ID	P19
Approximate Extent	50m^2
Laboratory Results	**Lead in paint = 0.14% w/w, greater than 0.1% w/w criteria.**
Photograph	

ITEM	DESCRIPTION
Location	Fabrication shop – interior – bathroom.
Material Type	Cream/white paint.
Material Condition	Not weathered.
Sample ID	P20
Approximate Extent	30m^2
Laboratory Results	**Lead in paint = 0.19% w/w, greater than 0.1% w/w criteria.**
Photograph	

ITEM	DESCRIPTION
Location	Golf cart workshop – External facades of upstairs carpark.
Material Type	Brown paint.
Material Condition	Very weathered.
Sample ID	P26
Approximate Extent	20m^2
Laboratory Results	**Lead in paint = 0.16% w/w, greater than 0.1% w/w criteria.**
Photograph	

ITEM	DESCRIPTION
Location	Warehouse roofing.
Material Type	Corrugated roofing.
Material Condition	Moderately weathered.
Sample ID	Not sampled due to height and safety concerns.
Approximate Extent	2,500m^2
Laboratory Results	**Potentially asbestos containing material. Signage indicates that roofing may potentially contain asbestos.**
Photograph	

ITEM	DESCRIPTION
Location	Golf cart workshop. Likely present throughout other parts of site.
Material Type	Insulation.
Material Condition	Moderate.
Sample ID	Not sampled due to height and safety concerns.
Approximate Extent	100m^2
Laboratory Results	**Not sampled due to height – assumed to contain synthetic mineral fibre.**
Photograph	

ITEM	DESCRIPTION
Location	Flooring supply warehouse – ground floor.
Material Type	Grey wooden style floor tile.
Material Condition	Moderately weathered.
Sample ID	A7
Approximate Extent	20m^2
Laboratory Results	**Contains synthetic mineral fibres.**
Photograph	

ITEM	DESCRIPTION
Location	Golf cart workshop – cart storage room.
Material Type	Fibrous cement sheeting.
Material Condition	Very weathered.
Sample ID	P22/A9
Approximate Extent	100m^2
Laboratory Results	**Contains synthetic mineral fibres.**
Photograph	

5.1 Lead in Dust

Analytical results for lead in dust are reported in 'µg/swab', with each swab corresponding to a sampled surface area of 0.01m^2 (0.1m x 0.1m). The assessment criteria of 1mg/m^2 was adopted for the assessment of lead in dust. Following conversion of the result from 'µg/swab' to 'mg/swab', each analytical result for lead in dust is multiplied by 100 to extrapolate the result out to 1m^2. Results of the analysis are summarised in **Table 5-1** below.

Table 5-1 Lead Containing Dust Results

SAMPLE	LOCATION	ANALYTICAL RESULT (µg/swab)	ANALYTICAL RESULT (mg/m^2)	RISK RATING
D1	Pet supply warehouse	14	1.4	Moderate
D2	Flooring Supply Warehouse	24	2.4	Moderate
D3	Gold cart workshop	33	3.3	Moderate

Based on the analytical results of sampling, deposited lead dust within the on-site structures poses a 'moderate' risk to workers onsite during the demolition of the Site and should be managed in accordance with the recommendations presented within **Section 6.2.4**. Furthermore, if deposited dust is not managed in accordance with the recommendations, elevated concentrations of lead within dust may deposit to site soils which would require further assessment and potentially preclude the Site from the proposed development.

5.2 Site Access Limitations

Due to health and safety restrictions, Reditus were unable to access the following locations at the time of the hazardous materials survey:

- Areas above 3m in height.
- Wall voids.
- Potentially live electrical fittings and fixtures such as electrical fuse boxes and light fittings.

As such, the potential for hazardous materials which were not identified during the survey exists for these areas. These areas should be assessed during the demolition phase.

6 Conclusions and Recommendations

6.1 Summary of Results

The following table presents a summary of the results from the HAZMAT inspection. Further detail is provided in **Section 5**.

HAZARDOUS MATERIAL TYPE	IDENTIFIED
Friable asbestos	Not identified
PCB-containing materials and capacitors	PCB-containing materials and capacitors are likely to be present within identified potential fluorescent light fittings across the site
Synthetic Mineral Fibres (SMF)	SMF are likely present within identified insulation present on the site
Lead-containing paints detected above 0.1% w/w	Lead-containing paints above 0.1% w/w were identified on the site
Lead-containing dust detected above 1 mg/m^2	Deposited dust was reported between 1.4 mg/m^2 and 3.3 mg/m^2, which corresponds to a 'moderate risk rating' per Reditus' risk-based assessment criteria
Bonded asbestos detected	Bonded asbestos was detected within building materials on the site. Presumed present within electrical backing boards and corrugated ceiling.

6.1.1 WASTE DISPOSAL

The following volumes of material types have been estimated for disposal at the following facilities. Refer to **Section 5** and **Appendix B** for further information.

TYPE OF WASTE	IDENTIFIED AMOUNT	DISPOSAL/MANAGEMENT
Special Waste – Asbestos Asbestos containing fibrous cement sheeting, vinyl tiles and fuse box backing boards	Approximately 2,560m^2	Removal by demolition contractor as removal of >10 m^2 of non-friable ACM by a Class B licensed asbestos in accordance with SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2022) – Section 1.2.

TYPE OF WASTE	IDENTIFIED AMOUNT	DISPOSAL/MANAGEMENT
		Asbestos to be disposed to in accordance with Demolition Management Plan to an NSW EPA suitably licenced landfill facility.
Hazardous Waste Lead paint	165m^2	Removal by Demolition Contractor in accordance with Demolition Management Plan to an NSW EPA suitably licenced landfill facility.
Hazardous Waste Lead in dust deposited on surfaces	>2,200m^2	It is recommended that lead dust is removed in accordance with **Section 6.2.4** below prior to demolition works and disposed to an NSW EPA suitably licenced landfill facility.
Synthetic Mineral Fibres Vitreous insulation	>220m^2	Removal by Demolition Contractor in accordance with Demolition Management Plan to an NSW EPA suitably licenced landfill facility.

6.2 General Recommendations

Reditus provides the following general recommendations:

- Remove all hazardous materials identified and recorded in **Section 5** above, prior to demolition of the subject area.
- Prior to demolition, a destructive assessment of areas of the site that were not accessible during this assessment should be completed.
- Should any previously unidentified suspected hazardous materials be identified during demolition, works should cease, and the materials should be inspected by an experience environmental consultant or occupational hygienist.

6.2.1 RECOMMENDATIONS FOR ASBESTOS CONTAINING MATERIALS

In the event that previously unidentified ACM are encountered during demolition, the following recommendations are made for ACM:

- All materials presumed to contain asbestos must be treated as such.
- As outlined in SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2022), removal of up to 10 m^2 of non-friable asbestos or ACM is not required to be completed by a licenced Class A or B asbestos removal contractor.
- All works associated with the disturbance and removal of asbestos containing materials at this site must be undertaken in accordance with the SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2022).
- Should greater than 10 m^2 of bonded ACM be identified on site during future inspection of inaccessible areas or encountered during demolition works, a Class A or B Asbestos Removal Contractor must be engaged to prepare an asbestos removal control plan for the proposed works and completed in accordance with SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2022).
- Identified friable asbestos must be removed by a Class A licensed asbestos removal contractor in accordance with SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2022) – Section 1.2.

6.2.2 RECOMMENDATIONS FOR SYNTHETIC MINERAL FIBRES (SMF)

The following recommendations are made for SMF:

- During removal of SMF, airborne monitoring for SMF is recommended to be completed to meet requirements of NSW Work Health and Safety Regulation 2011, however, it is noted that SMFs are currently not on the schedule of substances requiring health surveillance.
- The following national standards and codes of practice are applicable:
  - Standard for Synthetic Mineral Fibres [NOHSC:1004(1990)].
  - Code of Practice for Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].
- Preferred removal method using hand tools, not power tools, and wet or dampen the material before cutting. If power tools are used exhaust ventilation should be installed.
- Appropriate PPE must be used where measures cannot keep the exposure level below exposure standard (refer to Code of Practice).
- A clearance inspection and sampling program should be carried out after completion of demolition/removal and a Clearance Certificate issued.

6.2.3 LEAD PAINT

Lead containing paints above the 0.1 %w/w threshold were identified at the time of inspection, the following recommendations are made for lead paint:

- The following national standards and codes of practice are applicable:
  - Australian Standard: Guide to lead paint management, Part 2: Residential and commercial buildings (AS 4361.2 - 2017).
  - SafeWork NSW (Nov 2019) Code of Practice, Demolition Work.
- Any works which may disturb potential lead-based paint systems should be conducted in accordance with the requirements of AS4361.2-2017 Guide to Lead Paint Management, Part 2: Residential and Commercial buildings.
- PPE including AS 1716 approved respirators with P1 (dust) or P2 (dust and fumes) filters and coveralls should be worn to prevent exposure to airborne lead.
- Lead Paint materials should be kept in a wet condition during the removal operations with a manually controlled, consistent low-pressure spray.
- As per Clause 49 and 50 of NSW WHS Regulation 2017, occupational monitoring for lead should be carried out during any demolition operations.
- Following completion of demolition operations, a clearance inspection and sampling program should be carried out and a Clearance Certificate issued.
- The materials containing lead-based paint may be demolished and disposed of at an appropriate NSW EPA licensed landfill. These materials should not be recycled unless the recycling facility has been notified of the presence of lead paint and deem the material acceptable under their licence conditions for disposal /recycling at the facility.

6.2.4 LEAD DUST REMOVAL PROCEDURE

Lead is a hazardous substance thus a risk assessment should be carried out before any demolition works. Contractors and workers involved in the cleaning, repairing or replacement of ceilings are advised to consider the following procedures, in order to minimise health risks from lead containing dust. These procedures include:

1. Working in Ceilings

- Ceiling voids must be cleaned of accumulated dust before commencing any work involving partial or complete removal of the ceiling itself and householders advised to clear or cover personal effects in adjoining living spaces as much as is practicable.
- The sealing of any openings between living areas of the dwelling and the ceiling void prior to the commencement of any work to prevent dust entering the living area.
- The use of vacuum cleaners which comply with AS/NZS 3544 Industrial vacuum cleaners for particulates hazardous to health, to prevent the release of lead containing dust while it is being removed.

- To minimise contamination of living areas of the dwelling, airless spraying with PVA to seal the cleaned surfaces is recommended whenever the ceiling is removed.

2. Personal Protective Equipment (PPE)

The use of Personal Protective Equipment, including:

- Respirators complying with AS/NZS 1716 Respiratory Protective Devices and used according to AS/NZS 1715 Selection, use and maintenance of respiratory protective devices. If the results of the risk assessment identify significant chemical contamination, a full-face respirator may be required to provide the needed level of respiratory protection. Note: A respiratory protection program should be set up by management in accordance with AS/NZS 1715.
- Where respirators relying on facial fit are being used, workers should shave daily as beard and stubble can interfere with the facial fit, which could result in exposure to lead containing dust.
- Eye protection, complying with AS/NZS 1336 and AS/NZS 1337 whenever full-face respirators are not worn.
- Disposable coveralls with fitted hood (the type suitable for use in agricultural spraying and asbestos removal work, changed at regular intervals).

3. Decontamination and Personal Hygiene

The adoption of thorough decontamination procedures before each work break, including the observance of a high standard of personal hygiene. This can be achieved by:

- Provision of soap and adequate washing facilities.
- Washing of hands before eating, drinking and smoking.
- Employers providing laundering of work clothes.
- Placing any used disposable overalls into marked bags, which should be sealed for disposal with other waste.
- The containment and disposal of the removed dust and any contaminated clothing, rags and other waste should be in accordance with any NSW Department of Environment and Conservation (NSW DEC) (formerly the NSW EPA) requirements.
- After the work has been done, all equipment must be decontaminated, and the area cleaned of dust. Use wet methods to dampen down dust material before wiping up or use industrial vacuum cleaners.

4. Training

Workers should be provided with training that includes:

- The hazards associated with this type of work.
- An understanding of the health risk assessment process.
- An understanding of the results of health surveillance and biological monitoring.
- The selection, use and maintenance of respirators.
- Safe work methods.
- Acceptable personal hygiene for this type of work.

All training should be documented, and a register of training kept.

6.2.5 POLYCHLORINATED BIPHENYLS (PCB)

Potential PBC containing light fittings and electrical components were observed during the inspection. However, should future demolition work or inspection of previously inaccessible areas identify potential PCB containing fittings and components the following should be adhered to:

- Workers may be exposed to PCBs when dismantling electrical capacitors and transformers or when cleaning up spills and leaks. Appropriate control measures should be implemented when handling damaged capacitors to ensure that any spillage does not contact workers and is appropriately cleaned up and disposed of.
- All work must be planned and executed in a manner that minimises the number of persons involved, the degree of handling of PCB and the amount of waste material produced.

- Any equipment or parts potentially containing PCBs should be placed in a polyethylene bag and then placed into a marked sealable metal container, which is appropriately labelled. Leaking capacitors must be treated as if containing PCB unless it can be established that this is not the case.
- If PCBs cannot be transported immediately for disposal, all containers should be stored in a protected area which prevents any discharge of PCBs to the environment.
- PPE including gloves made of materials that are resistant to PCBs (e.g., polyethylene, nitrile rubber or neoprene), should be provided to workers and worn when there is any likelihood of exposure to PCBs.
- Waste disposal of PCB waste (defined as PCB concentrations of >50mg/kg in building materials) are regulated under the PCB Chemical Control Order 1994, which contains condition relating to disposing of PCB waste The NSW EPA has prepared a Guideline for the Management of Materials Containing PCBs Below Fifty Milligrams Per Kilogram which contains 'good practice' procedures for the disposal, transport and storage of materials containing PCBs below 50 milligrams per kilogram. All waste must be disposed of in accordance with the NSW EPA (2014) Waste Classification guidelines.

7 Limitations

This report has been prepared in accordance with the scope of services described in the **Section 1.3**. The letter has been prepared for the sole use of the client and has been prepared in accordance with a scope of work agreed by the client.

The report or document does not purport to provide legal advice and any conclusions or recommendations made should not be relied upon as a substitute for such advice.

The report does not constitute a recommendation by Reditus for the client or any other party to engage in any commercial or financial transaction and any decision by the client or other party to engage in such activities is strictly a matter for the client.

The report relies upon data, surveys, measurements and results taken at or under the site at particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the client. Furthermore, the report has been prepared solely for use by the client and Reditus accepts no responsibility for its use by other parties. The client agrees that Reditus' report or associated correspondence will not be used or reproduced in full or in part for promotional purposes and cannot be used or relied upon by any other individual, party, group or company in any prospectus or offering. Any individual, party, group or company seeking to rely on this report cannot do so and should seek their own independent advice.

No warranties, express or implied, are made. Subject to the scope of work undertaken, Reditus assessment is limited strictly to identifying typical environmental conditions associated with the subject property based on the scope of work and testing undertaken and does not include and evaluation of the structural conditions of any buildings on the subject property or any other issues that relate to the operation of the site and operational compliance of the site with state or federal laws, guidelines, standards or other industry recommendations or best practice. Scope of work undertaken for assessments are agreed in advance with the client and may not necessarily comply with state or federal laws or industry guidelines for the type of assessment conducted.

Additionally, unless otherwise stated Reditus did not conduct soil, air or wastewater analyses including asbestos or perform contaminated sampling of any kind. Nor did Reditus investigate any waste material from the property that may have been disposed off-site or undertake and assessment or review of related site waste management practices.

The results of this assessment are based upon (if undertaken as part of the scope work) a site inspection conducted by Reditus personnel and/or information from interviews with people who have knowledge of site conditions and/or information provided by regulatory agencies. All conclusions and recommendations regarding the property are the professional opinions of the Reditus personnel involved with the project, subject to the qualifications made above.

While normal assessments of data reliability have been made, Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Reditus, or developments resulting from situations outside the scope of this project/assessment.

Reditus is not engaged in environmental auditing and/or reporting of any kind for the purpose of advertising sales promoting, or endorsement of any client's interests, including raising investment capital, recommending investment decisions, or other publicity purposes. Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Reditus, or developments resulting from situations outside the scope of this project.

In relation the conduct of asbestos inspections or the preparation of hazardous materials reports Reditus has conducted inspections and the identification of hazardous material within the constraints presented by the property. Whilst efforts are made to access areas not normally accessed during normal use of the site to identify the presence of asbestos or other hazardous material, unless explicitly tested no guarantee can be provided that such material is or is not present.

Reditus' professional opinions are based upon its professional judgment, experience, and training. These opinions are also based upon data derived from the limited testing and analysis described in this report or reports reviewed. It is possible that additional testing and analysis might produce different results and/or different opinions or other opinions. Reditus has limited its investigation(s) to the scope agreed upon with its client. Reditus believes that its opinions are reasonably supported by the testing and analysis that has been undertaken (if any), and that those opinions have been developed according to the professional standard of care for the environmental consulting

profession in this area at this time. Other opinions and interpretations may be possible. That standard of care may change and new methods and practices of exploration, testing and analysis may develop in the future, which might produce different results.

While the HAZMAT audit has attempted to locate all the hazardous materials, the survey was a visual inspection and sampling process. Only those hazardous materials that were physically accessible could be located and identified. It is possible that materials, which may be concealed within inaccessible areas / voids, may not have been located during the survey. Such inaccessible areas may include:

- Areas accessible only by dismantling equipment or performing minor localised demolition works.
- Voids or internals of plant, equipment, air-conditioning ducts, electrical components.
- Locations behind locked doors.
- Ceiling voids and wall cavities.
- Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure (these voids are only accessible during major demolition works).
- Height restricted areas.
- Beneath the building.

Destructive surveying and sampling techniques were not employed to gain access to those areas listed above. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of Hazardous Materials has been detected.

Prior to any refurbishment works, further investigations should be performed using destructive sampling techniques. During the site works, care should be exercised when accessing any previously inaccessible areas and required that work cease pending further sampling if materials suspected of containing potentially hazardous or unknown materials if encountered.

A

Figures

REDITUS

Map	
22148_rp02_f01_siteloc_v01	
Date of Export	
20/06/2024	
Author	**Approver**
JP	TS
Data Source	
Metromap, Google Maps, Open Street Map, NSW Government	

Legend

- Site Boundary
- Lot Boundaries
- Major Roads
- Railways
- Surface Water

Watercourses

- Rivers
- Stream (Perennial)
- Stream (Non-Perennial)
- Unnamed Stream (Non-Perennial)
- Other Channels

Figure 1 - Site Location

25-27 Leeds Street, Rhodes NSW 2138

22148 - Hazardous Materials Survey

Billbergia Pty Ltd

REDITUS

Map	
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Date of Export	**Map Scale (approx. at A3)**
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Author	**Approver**
JP	TS
Data Source	
Metromap, Google Maps, Open Street Map, Geoscience Australia	

Legend

- Site Boundary
- Lot Boundaries

Figure 2 - Site Layout

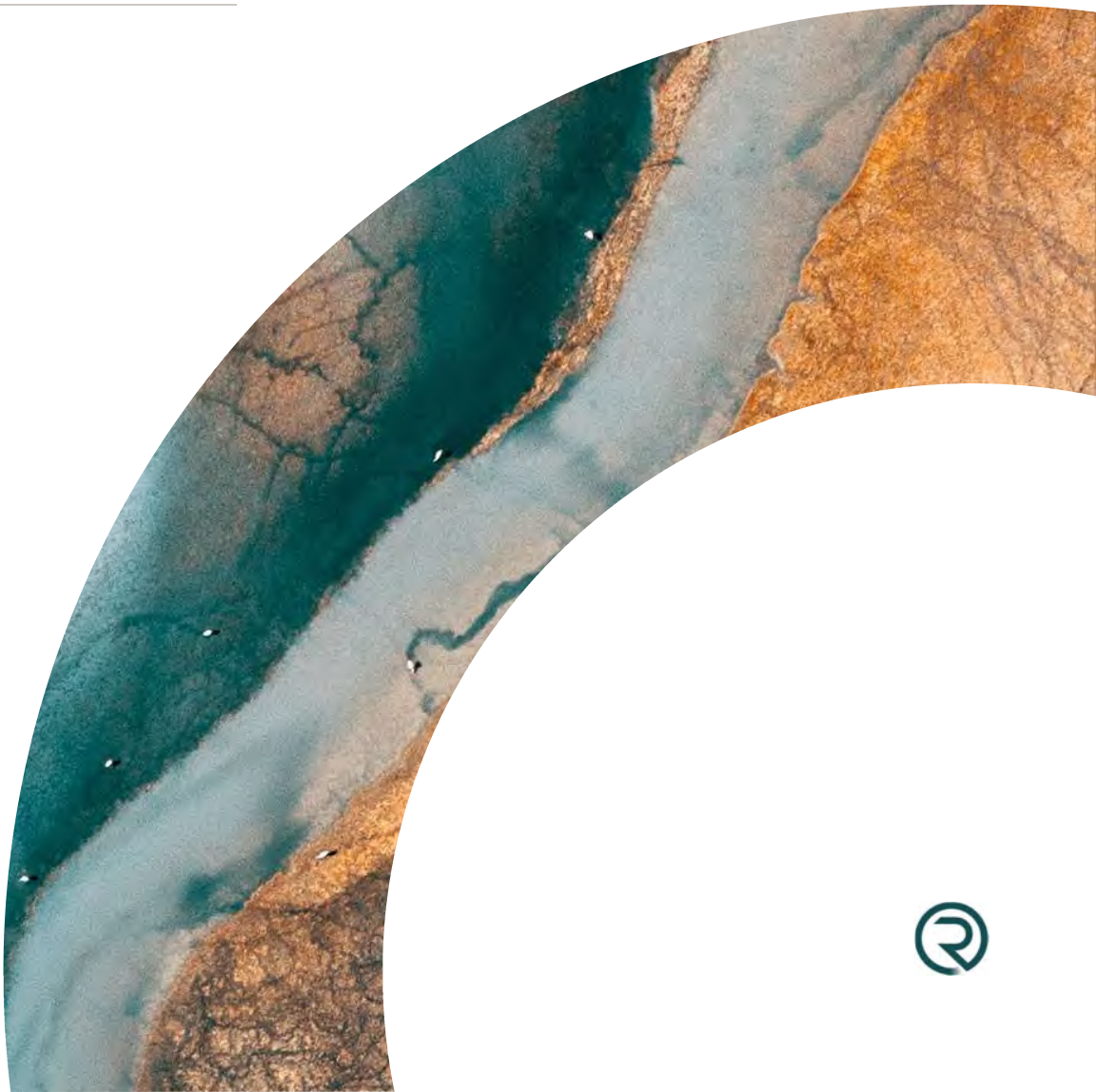
25-27 Leeds Street, Rhodes NSW 2138

22148 - Hazardous Materials Survey

Billbergia Pty Ltd

B

HAZMAT Register



Project Number: 22418 **Site Address:** 27 Leeds Street, Rhodes NSW **Operator:** JP

Project Name: HAZMAT Survey **Date:** 23/5/2024

BUILDING	ROOM/LOCATION	MATERIAL TYPE	SAMPLE ID	AREA (M^2)	WEATHERING	DESCRIPTION (TEXTURE/COLOUR)
Pet food warehouse	External pipework	Paint	P1	<10	Moderately Weathered	Brown paint
Pet food warehouse	Interior brickwork	Paint	P2	600	Not weathered	White paint/brick
Pet food warehouse	Interior high visibility barrier	Paint	P3	<10	Moderately Weathered	Orange high visibility paint
Pet food warehouse	NW office within warehouse – walls	Fibrous cement sheeting/paint	P4/A1	25	Not weathered	White paint
Pet food warehouse	Columns and roof	Paint	P5	200	Not weathered	Black paint
Pet food warehouse	Wooden doors and frames, upstairs office	Paint	P6	50	Not weathered	Grey paint
Pet food warehouse	Exterior of building – north side	Paint	P7	310	Moderately Weathered	Brown paint
Pet food warehouse	Interior door	Paint	P8	5	Not weathered	Green/blue paint
Pet food warehouse	Interior building supports	Paint	P9	<5	Moderately Weathered	Red/brown paint
Flooring supply warehouse	Interior flooring	Paint	P10	100	Not weathered	Yellow paint
Flooring supply warehouse	Interior flooring	Paint	P11	55	Not weathered	Reddish/purple paint
Flooring supply warehouse	Warehouse ground floor bathroom	Paint	P12	100	Not weathered	White paint
Flooring supply warehouse	Doors and frames	Paint	P13	<10	Moderately Weathered	Blue paint
Flooring supply warehouse	Ground floor bathroom	Fibrous cement sheeting/paint	P14/A3	150	Slightly weathered	White paint
Flooring supply warehouse	Store room	Paint	P15	10	Moderately Weathered	White paint
Flooring supply warehouse	Office wall and door	Paint	P16	50	Very weathered	Pink paint
Flooring supply warehouse	Office wall and door	Paint	P17	10	Not weathered	Bright blue paint
Fabrication shop	Interior	Paint	P18	30	Moderately Weathered	Blue paint

Project Number: 22418 **Site Address:** 27 Leeds Street, Rhodes NSW **Operator:** JP

Project Name: HAZMAT Survey **Date:** 23/5/2024

BUILDING	ROOM/LOCATION	MATERIAL TYPE	SAMPLE ID	AREA (M^2)	WEATHERING	DESCRIPTION (TEXTURE/COLOUR)
Fabrication shop	Interior	Paint	P19	50	Not weathered	Dark grey paint
Fabrication shop	Interior - bathroom	Paint	P20	30	Not weathered	Cream/white paint
Golf cart workshop	Ground-floor office	Fibrous cement sheeting/paint	P21/A8	100	Slightly weathered	Cream paint
Golf cart workshop	Cart storage room	Fibrous cement sheeting/paint	P22/A9	100	Very weathered	Cream paint
Golf cart workshop	Awning workshop	Paint	P23	10	Slightly weathered	Purple paint
Golf cart workshop	Upstairs walls/doors	Fibrous cement sheeting/paint	P24/A11	400	Slightly weathered	Blue paint
Golf cart workshop	Upstairs doors	Fibrous cement sheeting/paint	P25/A13	100	Very weathered	Cream paint
Golf cart workshop	External facades of upstairs carpark	Paint	P26	20	Very weathered	Brown paint
Golf cart workshop	External facades of upstairs carpark	Paint	P27	10	Slightly weathered	White paint
25 Leed Street	Driveway	Paint	P28	100	Moderately-very weathered	Black paint
Catering facility	Interior of building	Paint	P29	<5	Not weathered	Red paint
Furniture showroom	Back room/hallway	Fibrous cement sheeting/paint	P30/A15	100	Not weathered	White paint
Furniture showroom	Back room/hallway	Paint	P31	10	Slightly weathered	Light blue paint
Furniture showroom	Front room – doorway frame	Paint	P32	<5	Very weathered	White paint
Signage business	Ground floor walls	Fibrous cement sheeting/paint	P33/A16	30	Not weathered	White paint
Signage business	Ground floor walls	Fibrous cement sheeting/paint	P34/A17	10	Not weathered	Grey/dark blue paint
Pet food warehouse	Bathroom	Vinyl floor tile	A2	20	Moderately Weathered	Speckled white floor tile
Flooring supply warehouse	Office flooring	Veneer floor tiles	A4	20	Moderately Weathered	Floor tile

Project Number: 22418 **Site Address:** 27 Leeds Street, Rhodes NSW **Operator:** JP

Project Name: HAZMAT Survey **Date:** 23/5/2024

BUILDING	ROOM/LOCATION	MATERIAL TYPE	SAMPLE ID	AREA (M^2)	WEATHERING	DESCRIPTION (TEXTURE/COLOUR)
Flooring supply warehouse	Stairwell	Cement floor tiles	A5	20	Moderately Weathered	Cement floor tiles
Flooring supply warehouse	Roof	Internal roof tile	A6	225	Moderately Weathered	Roof tile, consistent with others on top floor of warehouse
Flooring supply warehouse	Ground floor	Wood floor tile	A7	20	Not weathered	Grey
Golf cart workshop	Ground floor	Vinyl flooring	A10	20	Very weathered	Fibrous flooring material
Golf cart workshop	Upstairs room	Vinyl floor tile	A12	10	Very weathered	Green vinyl floor tile
Golf cart workshop	Upstairs cart parking	Fibrous cement sheeting	A14	5	Very weathered	Fibrous cement sheeting, dimpled texture. Stacked against wall.
Golf cart workshop	Upstairs cart parking	Bituminous membrane	A15	<5	Very weathered	Rubber/bituminous matting on ground, sporadic
Pet food warehouse	Windowsill next to NW office	Dust	D1	50	Not applicable	Black/grey deposited dust on undisturbed surface
Flooring Supply warehouse	Undisturbed surface	Dust	D2	1,500	Not applicable	Black/grey dust deposited on undisturbed surface
Golf cart workshop	Counter	Dust	D3	650	Not applicable	Black/grey dust deposited on undisturbed surface
Site	-	Fluorescent light fittings	Not sampled	200-400	Not applicable	Fluorescent light fittings present throughout site. Fittings within the golf cart workshop have been changed out to LEDs
Golf cart workshop	Cart store room	Insulation	Not sampled	100	No applicable	Assumed to contain SMF
External façade	Upstairs office – eaves	Fibrous cement sheeting	Not sampled	400	Slightly weathered	Potentially asbestos contaminating material
Site	-	Fuse boxes	Not sampled	~10	-	Assumed to contain potentially asbestos containing backboard material
Site	Warehouse roofing	Corrugated roofing material	Not sampled	~2,500	Slightly weathered	Signage indicates that roofing material contains asbestos

1 Risk Assessment Criteria

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

- The likelihood the material is to be disturbed by workers.
- Friability of the material particularly for ACM.
- The condition of the material i.e. evidence of physical damage or influence of external factors such as weather conditions and water.
- The risk of exposure to workers when working within close proximity to the material.

Where these factors have indicated that there is a possibility of exposure, this provides the consultant with a risk priority rating and the ability to provide the most appropriate recommendations for repair, maintenance or abatement of the material.

Should suspect ACMs be identified during future works that are not identified within the ACM Registers, then the material should be sampled and analysed for the suspected hazard by a competent person or Licensed Asbestos Assessor. This Risk Assessment criteria should be applied to any ACM identified.

1.1 Material Condition

The condition of the material identified during the inspection, and the meaning of each category rating, are summarised as follows:

- **Very Good condition**: Refers to the material being undamaged and in "original" condition with no deterioration and sealed i.e. no exposed asbestos fibres.
- **Good condition**: Refers to the material being undamaged and in "near original" condition with minimal deterioration, minor cracked edges, flaking paint or sealant i.e. not exposing asbestos fibres.
- **Fair condition**: Refers to the material exhibiting minor damage including breaks, cracks, deterioration, holes etc. and some surface damage.
- **Poor condition**: Refers to the material being severely damaged, associated debris and dust is located within close proximity, the material is weathered and broken down with the potential for exposure to workers.

1.2 Lead Dust Risk Assessment Criteria

There are currently no specific requirements for lead dust in occupational environments in Australia. Reditus has therefore adopted a semi-quantitative 'risk-based' range of 'acceptance criteria' for lead in dust based on surface dust lead loading limits outlined in the superseded Australian Standard AS4361.2 (1998) - Guide to lead paint management, Part 2: Residential and commercial buildings. The criteria are summarised as follows:

- **<1 mg/m^2 – Low Risk (low concentration).**
- **1-5 mg/m^2 – Moderate Risk (moderate concentration).**
- **>5 mg/m^2 – High Risk (high concentration).**

The above lead-dust 'conditions' are subsequently assessed using the risk assessment matrix outlined below to determine the level of risk.

1.3 Friability

Friability, as it relates to ACM, describes the ease of which fibres can be released from the material, in its current condition.

- **Friable ACM**: Refers to ACM which may become crumbled, pulverised or reduced to powder by hand pressure when dry. Examples of products include fire door core insulation, sprayed insulation and pipe lagging. Generally

this type of material contains more asbestos fibres and is considered more hazardous than non-friable asbestos products.

- **Bonded (non-friable) ACM**: Also known as bonded asbestos, are ACM that typically comprise asbestos fibres tightly bound in a stable product matrix. Examples of non-friable asbestos products include asbestos cement materials, vinyl floor tiles, gaskets and electrical backing boards.

1.4 Likelihood of Disturbance of the Material

ACM can be classified as having low, medium or high likelihood of disturbance. This means that workers, contractors or the general public can get within close proximity of a material, potentially exposing themselves to the material.

- **Unlikely**: Unlikely accessibility describes a material that cannot be easily disturbed, such as materials in voids, set ceilings or where work activates within the area are unlikely to disturb the material.
- **Likely**: Likely accessibility describes a material that is visible but normal access is impeded by physical barriers, such as materials behind cladding or present in a ceiling space or are height restricted and where work activities within the area are likely to impact the material.
- **Highly Likely**: High accessibility describes a material that can be easily accessed or damaged due to their close proximity to worker, contractors, general public, and where work activities are going to impact on the material with high occupancy within the area.

1.5 Risk Matrix

To determine the level of risk a material has, the risk matrix is used. The risk rating is based on the condition of the material and the likelihood of disturbing the material.

Condition	Likelihood of Disturbance		
	Highly Likely	**Likely**	**Unlikely**
Poor	Very High	High	Medium
Fair	High	Medium	Low
Good	Medium	Medium	Low
Very Good	Medium	Low	Very Low

1.6 Level of Risk

The level of risk for the material identified are described below:

- **Very Low Risk**: Describes a material that poses a very low health risk to workers, contractors and the general public as the material in very good condition and is unlikely to be disturbed.
- **Low Risk**: Describes a material that poses a low health risk to workers, contractors and the general public providing the material stays in a stable condition, for example a material that is in good condition and has unlikely accessibility.
- **Medium Risk**: Describes a material that poses an increased risk to workers, contractors and the general public in the area, however, is in a semi-stable condition with minor amounts of damage.
- **High Risk**: Describes a material that poses a high risk of exposure to workers, contractors and the general public working in the area of the material. Generally, a material with a high-risk ranking is in a poor condition.
- **Very High Risk**: Describes a material that poses a very high risk of exposure to workers, contractors and the general public working in the area of the material and therefore the area is not suitable for occupancy. Urgent remediation is required (i.e. within 24 hours of identification of the material). There is a likelihood of imminent risk of harm to workers. Generally, sites that require demolition or refurbishment works where the identified material is to be impacted on warrant a very high-risk rating.

2 Priority Risk Rating

The priority risk rating is determined from the likelihood of disturbing the material, the condition of the material and the level of risk to workers, contractors and the general public. The priority risk rating system ranges from 1 to 4, with Priority Risk Rating 1 being the highest and Priority Risk Rating 4 being the lowest.

2.1 Priority Risk Rating 1: High or Very High Risk Potential

Work area has a material, which is either damaged or being exposed to continual disturbance or potential to expose workers to the material. Due to these conditions, there is an increased potential for exposure and to contaminate the work area.

Recommendation usually includes isolation through physical barriers, air monitoring to be undertaken and the material to be promptly removed by an appropriately licensed asbestos contractor or similar. After abatement of the material, a re-inspection or clearance inspection should be conducted by a competent person (e.g. Licensed Asbestos Assessor for asbestos) to confirm that the area has been satisfactorily cleared of the material.

Lead concentrations in accumulated dust may present a serious health risk to site users, particularly during works which may disturb accumulated dust. It is recommended that lead-dust is removed in accordance with guidelines outlined in this report prior to disturbance or demolition works.

2.2 Priority Risk Rating 2: Hazard with Medium Risk Potential

Work area has a material with a potential for disturbance due to the following conditions:

1. The material, friable or non-friable, bonded or unbonded, has been disturbed or damaged and its current condition is unstable; or
2. The material, friable or non-friable, bonded or unbonded, is accessible and can, when disturbed, present a short-term exposure risk to workers, contractors and the general public; or
3. The material, friable or non-friable, bonded or unbonded, could pose an exposure risk if workers, contractors or the general public are in close proximity.

Recommendations usually include remediation abatement measures to be taken within a 3-month period or less and management through the appropriate management plans and systems.

Excessive lead-dust loads may prevent an unacceptable risk to site users and/or workers during disturbance or demolition works. It is recommended that controls be implemented during dust disturbance works to minimise the generation of fugitive dust.

2.3 Priority Risk Rating 3: Hazard with Low Risk Potential

Work area has a material where:

1. The condition of a material is stable (including friable ACM and unbonded SMF) and has a low potential for disturbance; or
2. The material is non-friable, bonded or in fair condition, however, has been damaged, but does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Recommendations include remediation of the material and ongoing management of the friable/unbonded and remediated non-friable/bonded materials.

For lead dust exhibiting a hazard with low risk potential no further action is required.

2.4 Priority Risk Rating 4: Hazard with Very Low Risk Potential

The material is in good condition. It is most unlikely that the material can be disturbed from workers in the work area. It is considered the material poses a negligible health risk.

These materials should be maintained in good condition and the condition monitored in accordance with the ACM Register and the ACM Management Plan.

For lead dust exhibiting a hazard with very low risk potential no further action is required.

C

Photoboard

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

Photo No.	Date
1	23/05/2024
Direction Facing -	
Description P1	

Photo No.	Date
2	23/05/2024
Direction Facing -	
Description P2	

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

Photo No.	Date
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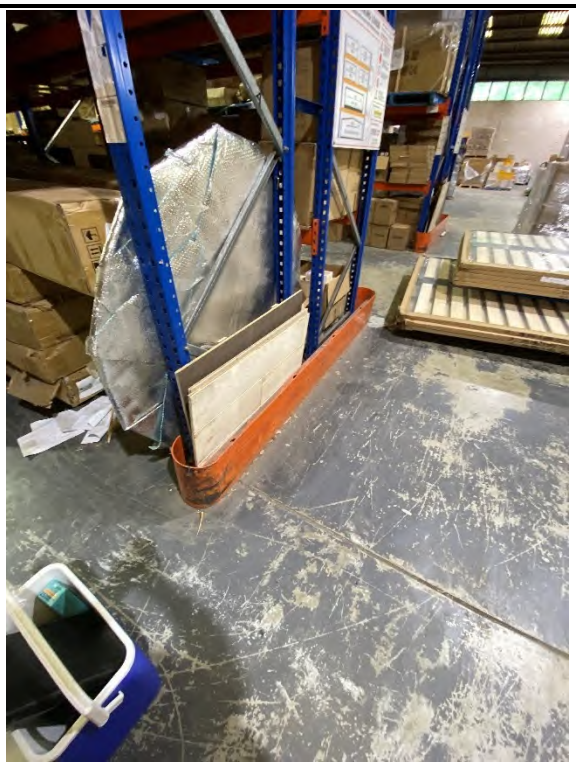

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4	23/05/2024
Direction Facing -	
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APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

Photo No.	Date
5	23/05/2024
Direction Facing -	
Description P5	

Photo No.	Date
6	23/05/2024
Direction Facing -	
Description D1	

APPENDIX C SITE PHOTOGRAPHS	
Report Title Hazardous Materials Survey	

Client Name	Site Location	Project Number
Billbergia Pty ltd	25-27 Leeds Street, Rhodes NSW 2138	22148

Photo No.	Date
7	23/05/2024
Direction Facing -	
Description P7	

Photo No.	Date
8	23/05/2024
Direction Facing -	
Description P8	

Photo No.	Date
9	23/05/2024
Direction Facing -	
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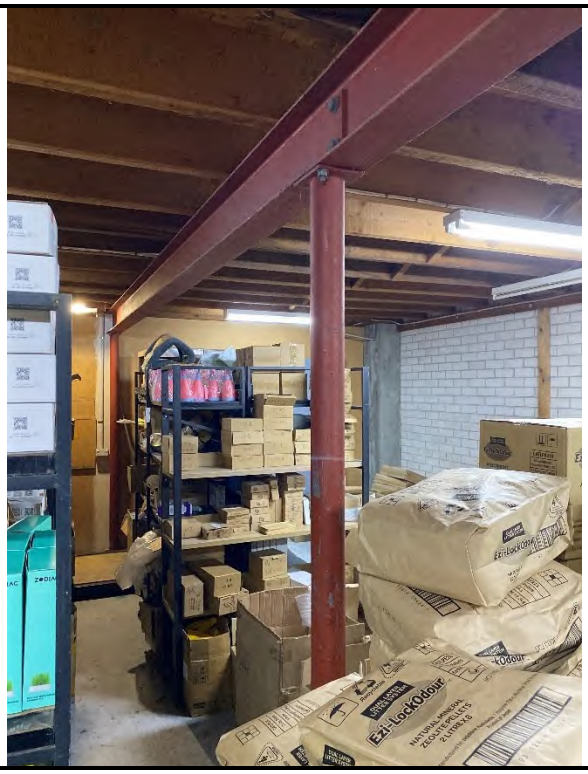

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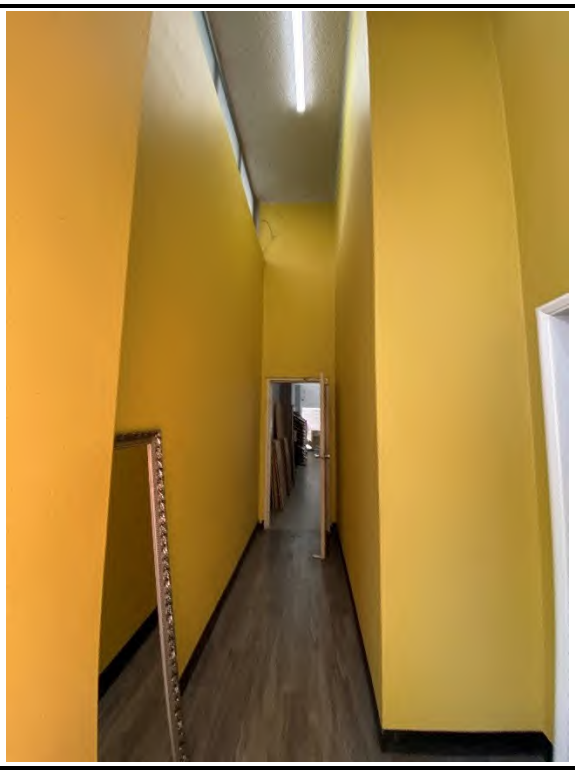

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

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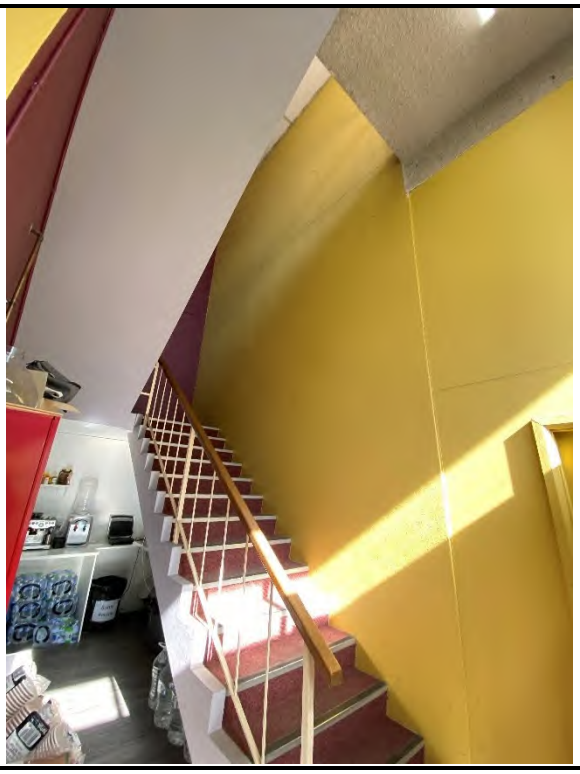

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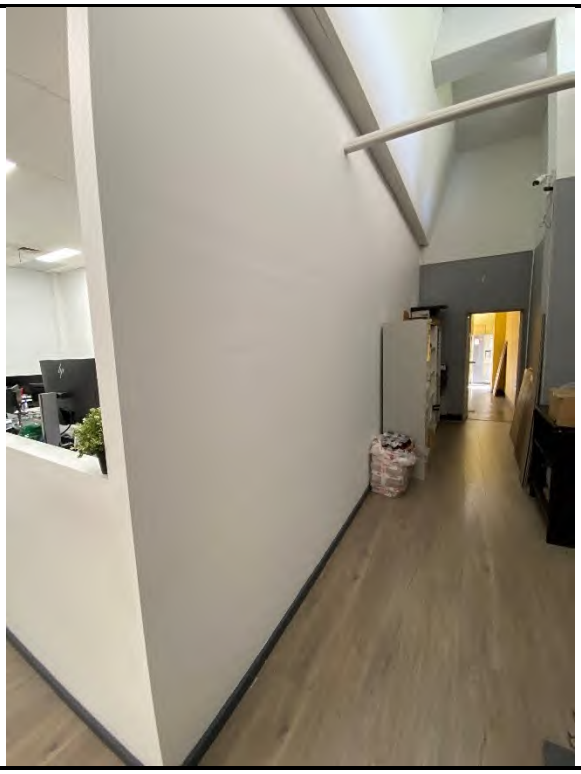

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

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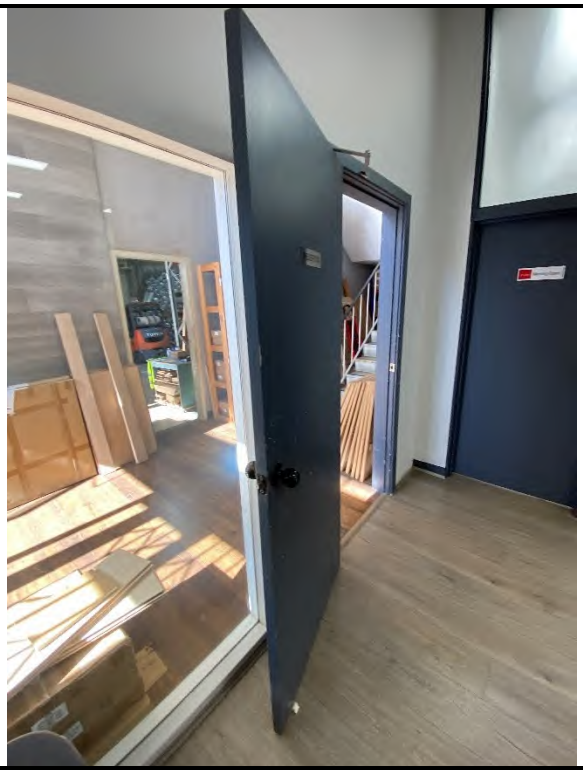

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APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

Photo No.	Date
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Direction Facing -	
Description P16	

Photo No.	Date
16	23/05/2024
Direction Facing -	
Description P17	

Photo No.	Date
17	23/05/2024
Direction Facing -	
Description P18	

Photo No.	Date
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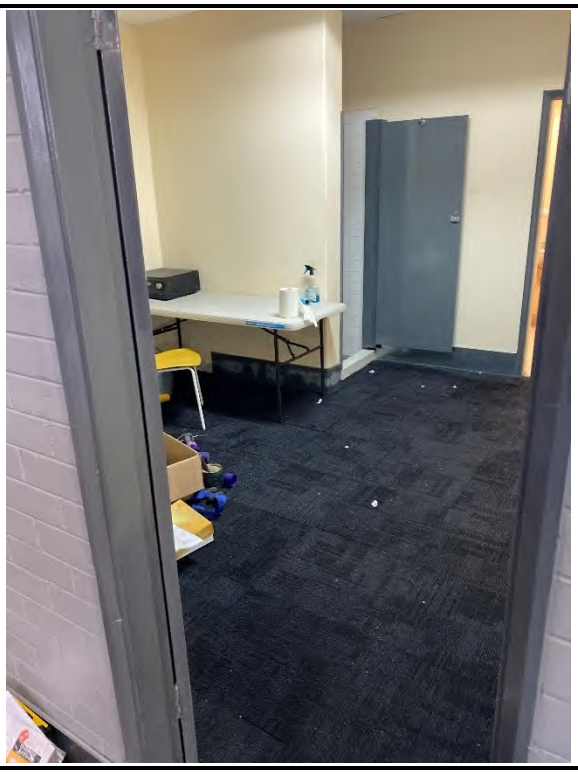

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

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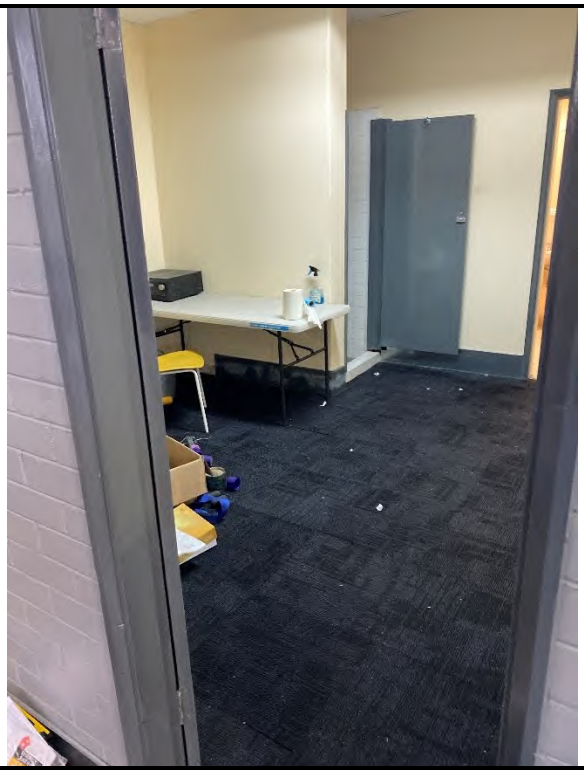

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Direction Facing -	
Description P23	

Photo No.	Date
22	23/05/2024
Direction Facing -	
Description P24/A11	

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

Photo No.	Date
23	23/5/2024
Direction Facing -	
Description P26	

Photo No.	Date
24	23/5/2024
Direction Facing -	
Description P27	

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

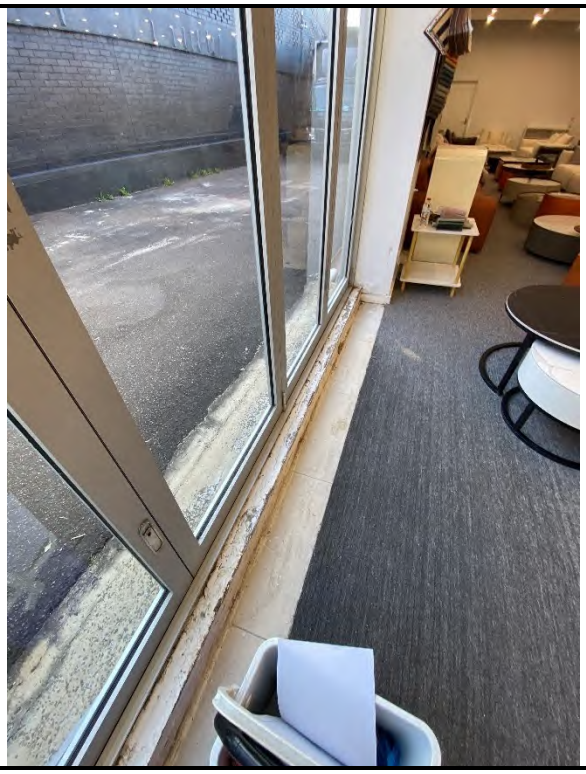
Photo No.	Date
25	23/5/2024
Direction Facing -	
Description P28	

Photo No.	Date
26	23/5/2024
Direction Facing -	
Description P29	

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

Photo No.	Date
27	23/5/2024
Direction Facing -	
Description P30/A15	

Photo No.	Date
28	23/5/2024
Direction Facing -	
Description P32	



APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

Photo No.	Date
29	23/5/2024
Direction Facing -	
Description P33/A16	

Photo No.	Date
30	23/5/2024
Direction Facing -	
Description P34/A17	

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

Photo No.	Date
31	23/5/2024
Direction Facing -	
Description A2	

Photo No.	Date
32	23/5/2024
Direction Facing -	
Description A6	

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

Photo No.	Date
33	23/5/2024
Direction Facing -	
Description A14	

Photo No.	Date
34	23/5/2024
Direction Facing -	
Description A15	

APPENDIX C SITE PHOTOGRAPHS	
Report Title Hazardous Materials Survey	

Client Name	Site Location	Project Number
Billbergia Pty ltd	25-27 Leeds Street, Rhodes NSW 2138	22148

Photo No.	Date
35	23/5/2024
Direction Facing -	
Description D2	

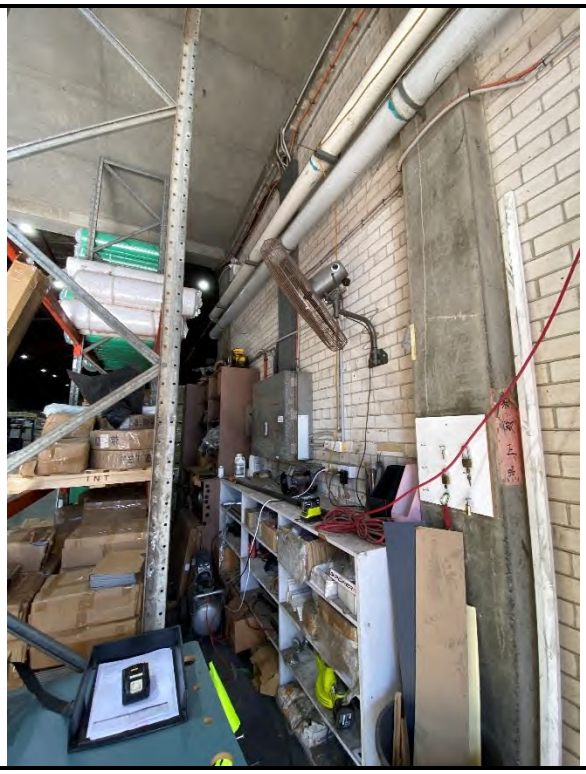


Photo No.	Date
36	23/5/2024
Direction Facing -	
Description Light fitting	

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

Photo No.	Date
37	23/5/2024
Direction Facing -	
Description Fuse box	

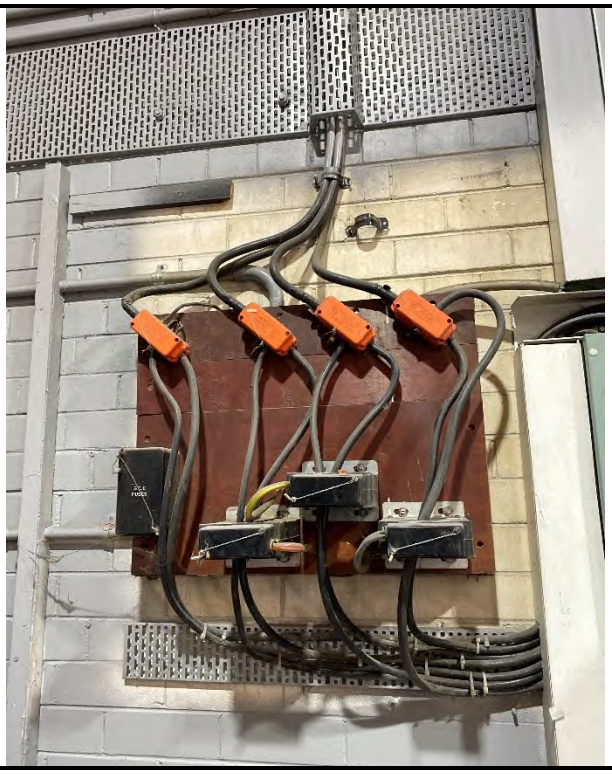


Photo No.	Date
38	23/5/2024
Direction Facing -	
Description Fuse box	

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey		
Client Name Billbergia Pty ltd	Site Location 25-27 Leeds Street, Rhodes NSW 2138	Project Number 22148

Photo No.	Date
39	23/5/2024
Direction Facing -	
Description ACM roofing. Some translucent corrugated fiberglass paneling also present for light ingress	

D

Laboratory Reports

CHAIN OF CUSTODY FORM - Client

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ENVIROLAB GROUP
National phone number 1300 424 344

Sydney Lab - Envirolab Services
12 Ashley St, Chatswood, NSW 2067
P: 02 9910 6200 | E: sydney@envirolab.com.au

Perth Lab - MPL Laboratories
16-18 Hayden Crt, Myaree, WA 6154
P: 08 9317 2505 | E: lab@mpl.com.au

Melbourne Lab - Envirolab Services
25 Research Drive, Croydon South, VIC 3136
P: 03 9763 2500 | E: melbourne@envirolab.com.au

Adelaide Office - Envirolab Services
7a The Parade, Norwood, SA 5067
P: 08 7087 8500 | E: adelaide@envirolab.com.au

Brisbane Office - Envirolab Services
20a, 10-20 Depot St, Banyo, QLD 4014
P: 07 3266 9532 | E: brisbane@envirolab.com.au

Darwin Office - Envirolab Services
Unit 7, 17 Willes Rd, Berrimah, NT 0828
P: 08 8987 1201 | E: darwin@envirolab.com.au

Client: Reditus Consulting	Client Project Name/Number/Site etc (to report title): 22148
Contact Person: Toby Scrivener / Jack Palma	
Project Mgr: Toby Scrivener	PO No.: 22148
Sampler: Jack Palma	Envirolab Quote No.:
Address: Unit 1A, Level 1, 29-33 Waratah Street Kirrawee NSW	Date results required: Standard
	Or choose: standard / same day / 1 day / 2 day / 3 day *Note: Inform lab in advance if urgent turnaround is required - surcharges apply*
Phone: 02 9521 6567 Mob: 0477 882 807 0408 988 954	Additional report format: esdat
Email Invoice To: accounts@reditusconsulting.com; tobyscrivener@reditus.com.au	Lab Comments:
Email Results To: tobyscrivener@reditus.com.au; reditusconsulting@esdat.com.au; jackpalma@reditus.com.au	

Sample Information					Tests Required															Comments
Envirolab Sample ID	Client Sample ID or Information	Depth	Date sampled	Type of sample	Asbestos ID - Materials	Lead in paint	Lead in wipe													Provide as much information about the sample as you can
1	P1	-	23/05/2024	Paint		x														
2	P2	-	23/05/2024	Paint		x														
3	P3	-	23/05/2024	Paint		x														
4	P4/A1	-	23/05/2024	Material	x	x														
5	P5	-	23/05/2024	Paint		x														
6	P6	-	23/05/2024	Paint		x														
7	P7	-	23/05/2024	Paint		x														
8	P8	-	23/05/2024	Paint		x														
9	P9	-	23/05/2024	Paint		x														
10	P10	-	23/05/2024	Paint		x														
11	P11	-	23/05/2024	Paint		x														
12	P12	-	23/05/2024	Paint		x														
13	P13	-	23/05/2024	Paint		x														
14	P14/A3	-	23/05/2024	Material	x	x														
#46 (x2) 15	NR P15	-	23/05/2024	Paint		x														
15	P16	-	23/05/2024	Paint		x														
16	P17	-	23/05/2024	Paint		x														
17	P18	-	23/05/2024	Paint		x														
18	P19	-	23/05/2024	Paint		x														
19	P20	-	23/05/2024	Paint		x														
20	P21/A8	-	23/05/2024	Material	x	x														
21	P22/A9	-	23/05/2024	Material	x	x														
22	P23	-	23/05/2024	Paint		x														
23	P24/A11	-	23/05/2024	Material	x	x														
24	P25/A13	-	23/05/2024	Material	x	x														
25	P26	-	23/05/2024	Paint		x														
26	P27	-	23/05/2024	Paint		x														
27	P28	-	23/05/2024	Paint		x														
28	P29	-	23/05/2024	Paint		x														
29	P30/A15	-	23/05/2024	Material	x	x														
30	P31	-	23/05/2024	Paint		x														
31	P32	-	23/05/2024	Paint		x														
32	P33/A16	-	23/05/2024	Material	x	x														
33	P34/A17	-	23/05/2024	Material	x	x														
34	A2	-	23/05/2024	Material	x															
35	A4	-	23/05/2024	Material	x															
36	A5	-	23/05/2024	Material	x															
#45 (x2)	NR A6	-	23/05/2024	Material	x															
37	A7	-	23/05/2024	Material	x															
38	A10	-	23/05/2024	Material	x															
39	A12	-	23/05/2024	Material	x															
40	D1	-	23/05/2024	Wipe			x													
41	D2	-	23/05/2024	Wipe			x													
42	D3	-	23/05/2024	Wipe			x													
				Sample Count	15	34	3													

☐ *Please tick the box if observed settled sediment present in water samples is to be included in the extraction and/or analysis*

Relinquished by (Company): Reditus	Received by (Company):	Lab Use Only
Print Name: Jack Palma	Print Name:	Job number: Cooling: Ice / Ice pack / None
Date & Time: 24/05/2024 10:55	Date & Time:	Temperature: Security seal: Intact / Broken / None
Signature:	Signature:	TAT Req - SAME day / 1 / 2 / 3 / 4 / STD

Envirolab Services
12 Ashley St
Chatswood NSW 2067
Ph: (02) 9910 6200

Job No: 352249

Date Received: 24/5/24
Time Received: 1620
Received By: MW
Temp: Cool/Ambient 20°C
Cooling: Ice/Icepack
Security: Intact/Broken/None

43 A14
44 A15
45 unlabelled ~~Paint~~
46 unlabelled paint 2

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

SAMPLE RECEIPT ADVICE

Client Details

Client	Reditus Consulting
Attention	Jack Palma, Toby Scrivener

Sample Login Details

Your reference	22148
Envirolab Reference	352249
Date Sample Received	24/05/2024
Date Instructions Received	24/05/2024
Date Results Expected to be Reported	03/06/2024

Sample Condition

Samples received in appropriate condition for analysis	Yes
No. of Samples Provided	25 Paint, 18 Material, 3 Swab
Turnaround Time Requested	Standard
Temperature on Receipt (°C)	20
Cooling Method	None
Sampling Date Provided	YES

Comments

Nil

Please direct any queries to:

Aileen Hie	Jacinta Hurst
Phone: 02 9910 6200	**Phone: 02 9910 6200**
Fax: 02 9910 6201	**Fax: 02 9910 6201**
Email: ahie@envirolab.com.au	**Email: jhurst@envirolab.com.au**

Analysis Underway, details on the following page:

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

Sample ID	Asbestos ID - materials	Lead in Paint	Lead in swab
P1		✓	
P2		✓	
P3		✓	
P4/A1	✓	✓	
P5		✓	
P6		✓	
P7		✓	
P8		✓	
P9		✓	
P10		✓	
P11		✓	
P12		✓	
P13		✓	
P14/A3	✓	✓	
P16		✓	
P17		✓	
P18		✓	
P19		✓	
P20		✓	
P21/A8	✓	✓	
P22A9	✓	✓	
P23		✓	
P24/A11	✓	✓	
P25/A13	✓	✓	
P26		✓	
P27		✓	
P28		✓	
P29		✓	
P30/A15	✓	✓	
P31		✓	
P32		✓	
P33/A16	✓	✓	

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

Sample ID	Asbestos ID - materials	Lead in Paint	Lead in swab
P34/A17	✓	✓	
A2	✓		
A4	✓		
A5	✓		
A7	✓		
A10	✓		
A12	✓		
D1			✓
D2			✓
D3			✓
A14	✓		
A15	✓		
Unlabelled sample	✓		
Unlabelled paint 2		✓	

The '✓' indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

Additional Info

Sample storage - Waters are routinely disposed of approximately 1 month and soils approximately 2 months from receipt.
Requests for longer term sample storage must be received in writing.
Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default.
TAT for Micro is dependent on incubation. This varies from 3 to 6 days.

Envirolab Services Pty Ltd
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www.envirolab.com.au

CERTIFICATE OF ANALYSIS 352249

Client Details

Client	Reditus Consulting
Attention	Jack Palma, Toby Scrivener
Address	Shop 1, 29-33 Waratah St, KIRRAWEE, NSW, 2232

Sample Details

Your Reference	**22148**
Number of Samples	25 Paint, 18 Material, 3 Swab
Date samples received	24/05/2024
Date completed instructions received	24/05/2024

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.

Please refer to the last page of this report for any comments relating to the results.

Report Details

Date results requested by	03/06/2024
Date of Issue	03/06/2024

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

Asbestos Approved By
Analysed by Asbestos Approved Analyst: Stuart Chen
Authorised by Asbestos Approved Signatory: Lucy Zhu

Results Approved By
Giovanni Agosti, Group Technical Manager
Lucy Zhu, Asbestos Supervisor

Authorised By
Nancy Zhang, Laboratory Manager

Asbestos ID - materials						
Our Reference		352249-4	352249-14	352249-20	352249-21	352249-23
Your Reference	UNITS	P4/A1	P14/A3	P21/A8	P22A9	P24/A11
Date Sampled		23/05/2024	23/05/2024	23/05/2024	23/05/2024	23/05/2024
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	28/05/2024	28/05/2024	28/05/2024	28/05/2024	28/05/2024
Mass / Dimension of Sample	-	27x15x2mm	35x25x2mm	15x10x2mm	80x45x6mm	20x18x2mm
Sample Description	-	White paint & plaster backing	White paint & plaster backing	White paint & plaster backing	Beige paint & plaster backing	Grey paint & plaster backing
Asbestos ID in materials	-	No asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected Synthetic mineral fibres detected	No asbestos detected Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference		352249-24	352249-29	352249-32	352249-33	352249-34
Your Reference	UNITS	P25/A13	P30/A15	P33/A16	P34/A17	A2
Date Sampled		23/05/2024	23/05/2024	23/05/2024	23/05/2024	23/05/2024
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	28/05/2024	28/05/2024	28/05/2024	28/05/2024	28/05/2024
Mass / Dimension of Sample	-	20x15x2mm	27x20x2mm	20x15x2mm	30x20x1mm	28x13x3mm
Sample Description	-	Beige paint & plaster backing	Beige paint & plaster backing	White paint & plaster backing	Black paint & plaster backing	A)White vinyl tile B)Adhesive & mastic
Asbestos ID in materials	-	No asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected	A)Chrysotile asbestos detected B)No asbestos detected Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	A)[NT]; B)No asbestos detected

Asbestos ID - materials						
Our Reference		352249-35	352249-36	352249-37	352249-38	352249-39
Your Reference	UNITS	A4	A5	A7	A10	A12
Date Sampled		23/05/2024	23/05/2024	23/05/2024	23/05/2024	23/05/2024
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	28/05/2024	28/05/2024	28/05/2024	28/05/2024	28/05/2024
Mass / Dimension of Sample	-	20x10x2mm	50x45x3mm	25x10x2mm	35x13x2mm	55x55x3mm
Sample Description	-	Brown fibrous material	A)White vinyl tile B)Adhesive	Grey vinyl sheet	Brown foam material	Grey vinyl tile & adhesive
Asbestos ID in materials	-	No asbestos detected Organic fibres detected	A)Chrysotile asbestos detected B)No asbestos detected Organic fibres detected	No asbestos detected Synthetic mineral fibres detected	No asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected
Trace Analysis	-	No asbestos detected	A)[NT]; B)No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials				
Our Reference		352249-43	352249-44	352249-45
Your Reference	UNITS	A14	A15	Unlabelled sample
Date Sampled		23/05/2024	23/05/2024	23/05/2024
Type of sample		Material	Material	Material
Date analysed	-	28/05/2024	28/05/2024	28/05/2024
Mass / Dimension of Sample	-	110x80x5mm	48x40x10mm	30x20x3mm
Sample Description	-	Grey cement material	Black rubbery mastic	White plaster & fibrous backing
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected

Lead in Paint						
Our Reference		352249-1	352249-2	352249-3	352249-4	352249-5
Your Reference	UNITS	P1	P2	P3	P4/A1	P5
Date Sampled		23/05/2024	23/05/2024	23/05/2024	23/05/2024	23/05/2024
Type of sample		Paint	Paint	Paint	Material	Paint
Date prepared	-	31/05/2024	31/05/2024	31/05/2024	03/06/2024	31/05/2024
Date analysed	-	31/05/2024	31/05/2024	31/05/2024	03/06/2024	31/05/2024
Lead in paint	%w/w	0.22	<0.005	<0.005	<0.005	<0.005

Lead in Paint						
Our Reference		352249-6	352249-7	352249-8	352249-9	352249-10
Your Reference	UNITS	P6	P7	P8	P9	P10
Date Sampled		23/05/2024	23/05/2024	23/05/2024	23/05/2024	23/05/2024
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	31/05/2024	31/05/2024	31/05/2024	31/05/2024	31/05/2024
Date analysed	-	31/05/2024	31/05/2024	31/05/2024	31/05/2024	31/05/2024
Lead in paint	%w/w	0.050	0.01	<0.005	0.03	<0.005

Lead in Paint						
Our Reference		352249-11	352249-12	352249-13	352249-14	352249-15
Your Reference	UNITS	P11	P12	P13	P14/A3	P16
Date Sampled		23/05/2024	23/05/2024	23/05/2024	23/05/2024	23/05/2024
Type of sample		Paint	Paint	Paint	Material	Paint
Date prepared	-	31/05/2024	31/05/2024	31/05/2024	03/06/2024	31/05/2024
Date analysed	-	31/05/2024	31/05/2024	31/05/2024	03/06/2024	31/05/2024
Lead in paint	%w/w	0.10	0.077	<0.005	<0.005	0.04

Lead in Paint						
Our Reference		352249-16	352249-17	352249-18	352249-19	352249-20
Your Reference	UNITS	P17	P18	P19	P20	P21/A8
Date Sampled		23/05/2024	23/05/2024	23/05/2024	23/05/2024	23/05/2024
Type of sample		Paint	Paint	Paint	Paint	Material
Date prepared	-	31/05/2024	31/05/2024	31/05/2024	31/05/2024	03/06/2024
Date analysed	-	31/05/2024	31/05/2024	31/05/2024	31/05/2024	03/06/2024
Lead in paint	%w/w	<0.005	<0.005	0.14	0.19	<0.005

Lead in Paint						
Our Reference		352249-21	352249-22	352249-23	352249-24	352249-25
Your Reference	UNITS	P22A9	P23	P24/A11	P25/A13	P26
Date Sampled		23/05/2024	23/05/2024	23/05/2024	23/05/2024	23/05/2024
Type of sample		Material	Paint	Material	Material	Paint
Date prepared	-	03/06/2024	31/05/2024	03/06/2024	03/06/2024	31/05/2024
Date analysed	-	03/06/2024	31/05/2024	03/06/2024	03/06/2024	31/05/2024
Lead in paint	%w/w	<0.005	0.005	<0.005	<0.005	0.16

Lead in Paint						
Our Reference		352249-26	352249-27	352249-28	352249-29	352249-30
Your Reference	UNITS	P27	P28	P29	P30/A15	P31
Date Sampled		23/05/2024	23/05/2024	23/05/2024	23/05/2024	23/05/2024
Type of sample		Paint	Paint	Paint	Material	Paint
Date prepared	-	31/05/2024	31/05/2024	31/05/2024	03/06/2024	31/05/2024
Date analysed	-	31/05/2024	31/05/2024	31/05/2024	03/06/2024	31/05/2024
Lead in paint	%w/w	0.01	0.007	<0.005	<0.005	<0.005

Lead in Paint					
Our Reference		352249-31	352249-32	352249-33	352249-46
Your Reference	UNITS	P32	P33/A16	P34/A17	Unlabelled paint 2
Date Sampled		23/05/2024	23/05/2024	23/05/2024	23/05/2024
Type of sample		Paint	Material	Material	Paint
Date prepared	-	31/05/2024	03/06/2024	03/06/2024	31/05/2024
Date analysed	-	31/05/2024	03/06/2024	03/06/2024	31/05/2024
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005

Lead in swab				
Our Reference		352249-40	352249-41	352249-42
Your Reference	UNITS	D1	D2	D3
Date Sampled		23/05/2024	23/05/2024	23/05/2024
Type of sample		Swab	Swab	Swab
Date prepared	-	28/05/2024	28/05/2024	28/05/2024
Date analysed	-	29/05/2024	29/05/2024	29/05/2024
Lead in Swabs	µg/swab	14	24	33

Method ID	Methodology Summary
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.
Metals-020/021/022	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.
Metals-020/021/022	Acid digestion of Dust wipes/swabs and /or miscellaneous samples 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	-			03/06/2024	2	31/05/2024	31/05/2024		03/06/2024	[NT]
Date analysed	-			03/06/2024	2	31/05/2024	31/05/2024		03/06/2024	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	2	<0.005	<0.005	0	101	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	[NT]
Date prepared	-			[NT]	18	31/05/2024	31/05/2024		31/05/2024	[NT]
Date analysed	-			[NT]	18	31/05/2024	31/05/2024		31/05/2024	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	18	0.14	0.16	13	103	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	21	03/06/2024	03/06/2024		[NT]	[NT]
Date analysed	-			[NT]	21	03/06/2024	03/06/2024		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	21	<0.005	<0.005	0	[NT]	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	25	31/05/2024	31/05/2024		[NT]	[NT]
Date analysed	-			[NT]	25	31/05/2024	31/05/2024		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	25	0.16	0.17	6	[NT]	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	30	31/05/2024	31/05/2024		[NT]	[NT]
Date analysed	-			[NT]	30	31/05/2024	31/05/2024		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	30	<0.005	<0.005	0	[NT]	[NT]

QUALITY CONTROL: Lead in swab					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			28/05/2024	[NT]	[NT]	[NT]	[NT]	28/05/2024	[NT]
Date analysed	-			29/05/2024	[NT]	[NT]	[NT]	[NT]	29/05/2024	[NT]
Lead in Swabs	µg/swab	1	Metals-020/021/022	<1	[NT]	[NT]	[NT]	[NT]	106	[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.

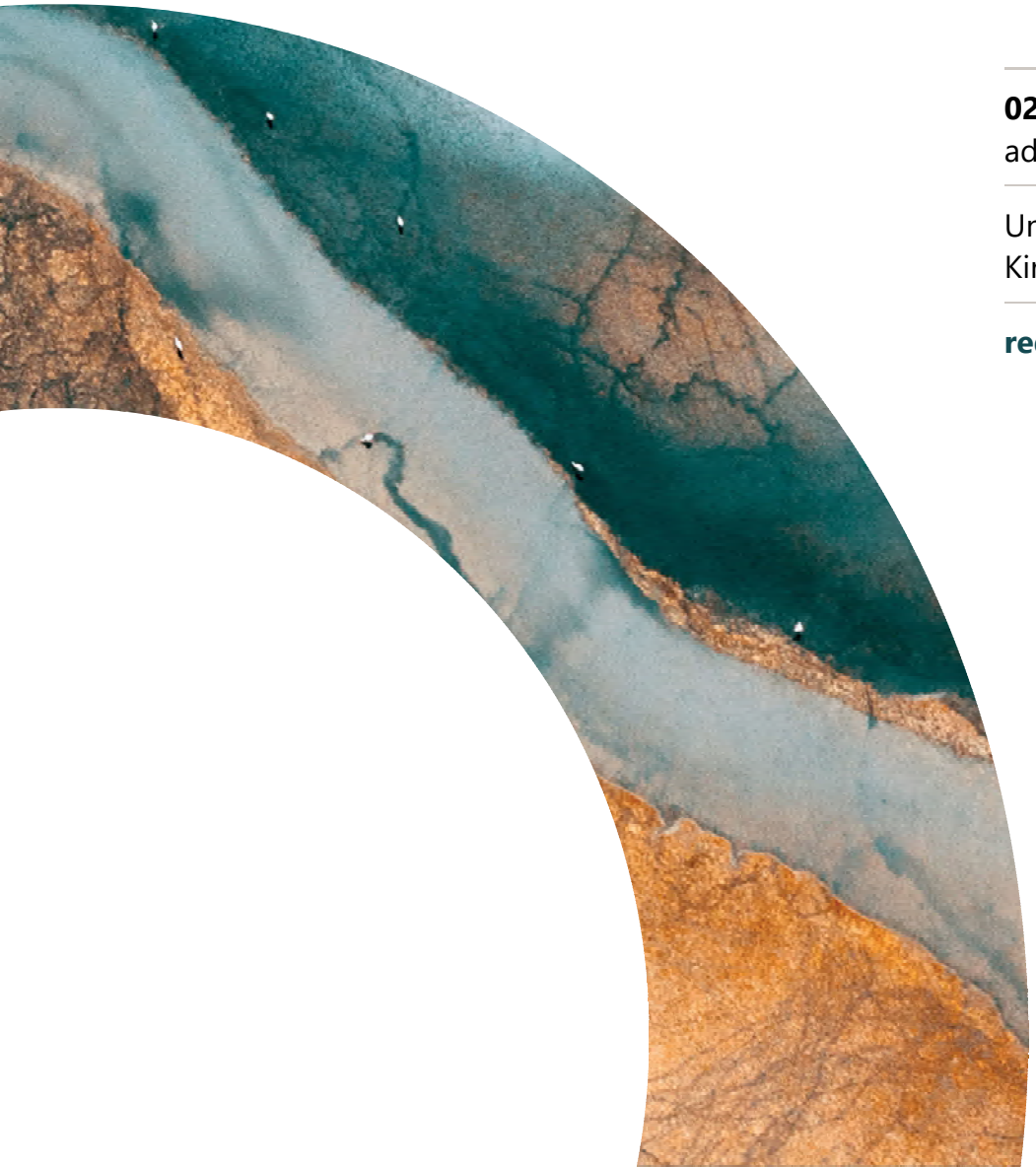
Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

Report Comments

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.

Samples 352249-34 & 36; The supplied samples were sub-sampled (A & B) in order to accurately report the analytical results representative of the entire sample, as per AS4964-2004.

Acid Extractable Metals in Paint: Minimal sample was supplied for sample #1 (<0.01g).



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