

Hazardous Materials Management Survey and Register

366 Jamison Rd, Jamisontown NSW 2750

JOB NUMBER: JN05770

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PREPARED FOR: Centurion Project Management

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366 Jamison Rd, Jamisontown NSW 2750

Executive Summary

A Hazardous materials (Hazmat) survey was carried out for Robert Poon on behalf of Centurion Project Management at 366 Jamison Rd, Jamisontown NSW 2750. The scope of services for this investigation was to as far as reasonably practicable locate and record the location, extent and product type of any presumed or known hazardous materials and to provide the client with a workable register. The survey was conducted by Lee Hands, Senior Hazmat Consultant, Benjamin Munday, Hazmat Consultant, Jonathan Eagle, Hazmat Consultant & Jasmin Gates, Hazmat Consultant on 7th and 8th January 2025.

Representative samples were collected from materials as specified.

- asbestos containing materials (ACM)
- asbestos containing dust (ACD)
- Lead containing paint
- Lead containing dust (LCD).

Visual identification of:

- Synthetic mineral fibres
- Poly-chlorinated biphenyl (PCB)-containing capacitors in fluorescent light and fan fittings
- Ozone Depleting Substances (ODS).

All data generated from the survey was used to create an Asbestos register (Table 3). A summary of the survey findings is shown in Table 1 and a summary of inaccessible areas is shown in Table 2.

Table 1 – Summary of High to Low Risk findings

Hazardous material	General Location	Risk	Summary Recommendation
Low voltage HRC fuse	Internal, Zone 4, Plant Room, loose fuse	Medium	Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).
Fibre cement sheeting	External, northern eave lining; External, Zone 1, eastern gable, under roof tiles, edging strip; External, Zone 2, eastern diagonal hallway blue infill panels below glass; External, Zone 6, southeast courtyard, concealed eaves; External, Zone 9, soffit; and Internal, Zone 5, north facing skylight, edging strip and walls	Low	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.

PCB-containing capacitors	External, Zone 3, entrance portico, light fittings	Low	Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.
Lead dust	Ceiling spaces to Zones 2 and 6	Low	The lead dust should be removed under controlled conditions by competent person(s) prior to demolition works. Appropriate PPE and RPE is required. Air monitoring and validation dust samples after completion of remediation is recommended.
Gasket	Plant/motor rooms throughout	Low	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.

Table 2 – Summary of inaccessible areas

Location	Reason for inaccessibility
External, Zone 1, raised roof section, corrugated external wall material	No access at the time of inspection. Gain access to confirm presence of hazmat.
External, Zone 1, north facing weatherboard to gable	No access at the time of inspection. Gain access to confirm presence of hazmat.
Internal, Zone 6, Plant Room, ceiling cavity, hot water tank	No access at the time of inspection. Gain access to confirm presence of hazardous materials in the water tank e.g. insulation, electrical wiring etc.
External, Zone 9, north side of building, inaccessible pit	No access at the time of inspection. Gain access to pit to identify any potential hazardous materials e.g. asbestos pit wall linings.
External, Zone 10, external south ground pit	No access at the time of inspection. Gain access to identify any potential hazardous materials e.g. asbestos pit wall linings.
External, Zone 10, east ground, inaccessible pits	No access at the time of inspection. Gain access to identify any potential hazardous materials e.g. asbestos pit wall linings.
Internal, throughout alarmed fire doors	No access at the time of inspection. Gain access to confirm presence of hazmat.
Internal, Zone 2, cleaners room ceiling space	No access at the time of inspection. Gain access to confirm presence of hazmat.
Internal, Zone 3, dining room hallway, western hatch	No access at the time of inspection. Gain access to confirm presence of hazmat.

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Abbreviations/Definition

AM	Amosite asbestos (brown asbestos)
AC	Asbestos cement (asbestos-containing fibrous cement material)
ACD	Asbestos Containing Dust
ACM	Asbestos-containing material
AIS	Asbestos In Soil
AS 1216	Standards Association of Australia, Classification and Class Labels for Dangerous Goods
AS 1319	Standards Association of Australia, Rules for the Design and Use of Safety Signs for the Occupational Environment
AS 1715	Standards Association of Australia, Selection, Use and Maintenance of Respiratory Protective Devices
AS 1716	Standards Association of Australia, Respiratory Protective Devices
ASCC	Australian Safety & Compensation Council
CR	Crocidolite asbestos (blue asbestos)
CH	Chrysotile asbestos (white asbestos)
DECC	Department of Environment and Climate Change (now NSW EPA)
EPA	Environment Protection Authority
FC	Fibre cement (usually sheeting)
NAD	No asbestos detected
NATA	National Association of Testing Authorities, Australia
NOA	Naturally Occurring Asbestos
NOHSC	National Occupational Health and Safety Commission
P	Presumed asbestos material
PPE	Personal protective equipment
SMF	Synthetic Mineral Fibre
SP	Strongly Presumed
RPE	Respiratory protective equipment
WH&S	Workplace health and safety

1. Introduction

A hazardous materials management survey was carried out for Robert Poon on behalf of Centurion Project Management (client), at 366 Jamison Rd, Jamisontown NSW 2750 by Lee Hands, Senior Hazmat Consultant, Benjamin Munday, Hazmat Consultant, Jonathan Eagle, Hazmat Consultant & Jasmin Gates, Hazmat Consultant, between 7th and 8th of January 2025.

The site is a former hospital now operating as a nursing aged care home built 1960s with additions in 1980s. For the purpose of this survey, the site locations are referred to by Zones as per the fire escape plans throughout the facility. Throughout are brick buildings with concrete walls, tiled roofs and a variety of vinyl flooring both visible and concealed by carpet as well as numerous presumed polychlorinated biphenyls light fittings. Aged care rooms throughout consist of teal vinyl tiling concealed by modern timber vinyl, plasterboard walls and ceiling. At the centre of the facility, referred to as part of Zone 7, is the original hospital, comprising of vinyl flooring, plasterboard and vinyl wall lining and plasterboard ceilings.

The aim of survey was to identify accessible or presumed hazardous materials as far as reasonably practicable and to prepare a material register, provide a qualitative risk assessment and provide recommendation and procedures to allow the client to manage their risk at their premises.

2. Procedure

2.1 Survey methodology

The adopted survey undertaken was in line with the Health and Safety Executive (HSE) document The Survey Guide (HSG 264).

Hazardous materials Demolition & Refurbishment Survey, full access sampling and identification survey (pre-demolition/major refurbishment surveys) involves some destructive techniques and is designed to locate and describe all Asbestos Containing Materials (ACMs) and other Hazardous Materials (Hazmats) within the building as far as reasonably practicable. Not all structures such as concrete flooring, brick wall cavities, underground drainage systems; etc can be accessed in the survey. Special access arrangements should be provided by the client if investigations of such areas are required. A survey of this nature is normally required prior to major refurbishment or demolition works, with all services isolated and the areas un-occupied at the time inspection.

Due to the building operating as a live aged care facility at the time of inspection a management survey methodology was adopted (presumptive and sampling survey). The methodology is a combination of visual inspections of the accessible areas of the building/structure and entails the collection of representative samples where possible, required for subsequent laboratory analysis. This type of survey is fundamentally intrusive but not destructive.

2.1.1 Asbestos

Asbestos analysis on the samples collected were conducted by a laboratory accredited under the National Association of Testing Authorities (NATA) to ISO/IEC 17025. The methodology adopted is polarised light microscopy (PLM) under dispersion staining.

Where visually identical suspect materials are identified at different locations, they may be referenced to previously sampled materials and considered to contain asbestos. However, where it is not possible to sample, materials that can be reasonably anticipated to contain asbestos are **presumed** as such.

Furthermore, where materials are considered to be most likely asbestos, samples may not be taken and the material is **strongly presumed** to contain asbestos.

2.1.2 Lead dust and paint

Representative samples had been taken and forwarded to a NATA laboratory for analysis. Laboratory analysis of lead based paints is used to achieve a reportable weight by weight percentage of lead throughout the paint layers and is reported against the Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017] in which the lead content (calculated as lead metal) is in excess of 0.1 % by weight of the dry film as determined by laboratory testing.

In the absence of current up to date action levels, clearance levels from AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) has been adopted as lead dust loadings permissible. These levels are compared against the following maximum levels:

- Bare and carpeted floors and surfaces: 1 mg/m²
- Interior window sills: 5 mg/m²
- Exterior surfaces: 8 mg/m²
- Ceiling and wall voids which may be exposed: 4 mg/m²

Note, for demolition purposes, the action level for lead dust in ceiling cavity has been reduced by 50% of the recommended maximum levels of external lead in dust in accordance with occupational hygiene best practice.

2.1.3 Synthetic mineral fibres (SMF) materials

Most SMF is identified using visual indicator and surveyor experience. SMF can also be identified by laboratory using Polarised Light Microscopy supplemented with Dispersion Staining techniques.

2.1.4 Polychlorinated biphenyls (PCBs)

Capacitors to most light fittings and fans are presumed to be PCB containing based on visual indicators and the age of the building and light fittings. Where safe access to capacitors is possible, the details of the brand, model of each capacitor and capacity were recorded and checked against the ANZECC database of known PCB capacitors and PCB free capacitors.

2.1.5 Ozone Depleting Substances (ODSs)

A visual inspection of any refrigerant gas labels on the representative refrigeration units and plants was documented. In the absence of labels the assessment of ODS is based on the age and condition of the plant and comments are made based on the equipment and the likelihood of ODS presence.

No Sampling of ODS has taken place as part of this audit and only structural items are recorded, such as AC units.

2.2 Survey accessibility

Access was made only where it was safe to do so, such as by solid floors, decking, walkways, protected catwalks or ladders was available. Minimal to no disturbance of any equipment was undertaken as part of the survey as all plant, electrical installations, pipe-work and associated equipment that were considered live at the time of the survey.

Access through the buildings and structures on the site was made by systematic walkthrough, with the order of the items listed in the asbestos register reflective of the order of the survey.

Access is often restricted to structures such as:

- Support columns, enclosed within cladding or concealed within the fabric of the building; sealed voids (under solid floor, wall or ceiling).
- Under suspected Asbestos, i.e., nothing that would disturb possible asbestos materials and give rise to airborne fibres.
- Within live electrical fuse or switch boxes; conduits and all other live plant items, lift machinery and fire doors at the time of the survey.
- Above 3 metres in height, or roof where safe access is not provided
- Within confined spaces

2.3 Risk Assessment

The risk assessment methodology adopted for this survey is predominantly a qualitative one and it relies on the competence and training of the surveyor and their interpretation of the risk matrix. To utilise the Asbestos risk matrix found within (Appendix A – Qualitative Risk Matrix) of this report, the following factors must be considered:

- Condition of the material. This is described as being either
 - good (not been damaged or have not deteriorated)
 - medium (minor deterioration or damage) or
 - poor (materials which have been extensively damaged or their condition has deteriorated over time);
- Proximity of air plenums and direct air stream
- Friability of the material (ease with which the material can be crumbled) listed as either friable or non-friable (If Applicable)
- Requirement for access for building or maintenance operations and accessibility (low, medium or high)
- Likelihood of disturbance of the material
- Exposed surface areas and;
- Environmental conditions.

These aspects are in turn judged upon;

- a) potential for fibre generation (Friability) and,
- b) the potential for exposure.

3. Asbestos Limitation

3.1 Hazmat Register

This Hazmat Register ("**the Register**") will be prepared in accordance with the details set out in this contract between the Client and EHO Consulting Pty Ltd ACN 620 205 192 ("**EHOC**").

3.2 Scope of Services

The Scope of Services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints and these factors will be set out in the Register provided by EHOC to the Client.

3.3 Reliance on data

In preparing this report, EHOC has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and associated individuals and organisations which are referred to in this report ("**the Data**").

Unless otherwise stated in the report, EHOC has not verified the accuracy or completeness of the Data to the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("**Conclusions**") are based on the whole or part of the Data so supplied by the Client then the Conclusions set out in this report are contingent upon the accuracy and completeness of the Data.

In addition to the information provided by the Client to EHOC, EHOC will not be liable in the future in any way in relation to incorrect Conclusions should any Data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to EHOC by the Client.

3.4 Report for the benefit of Client

The report has been prepared for the benefit of the Client and no other party. EHOC assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or Conclusions expressed in the Report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the Report (including without limitation matters arising from any negligent act or omission of EHOC or for any loss or damage suffered by any other party in relying upon the matters dealt with or Conclusions expressed in the Report). Other parties should not rely upon the report or the accuracy or completeness of any Conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

3.5 Other limitations

EHOC will not be liable to update or revise the report to take into account any events, emergent circumstances or facts occurring or becoming apparent after the date of the Report.

The Scope of Services did not include any assessment of the title to nor ownership of the properties, buildings and structures referred to in the report, nor the application or interpretation of laws in the jurisdiction in which those properties, buildings and structures are located.

The Scope of Services encompasses the totality of the work that will be completed by EHOC.

4. Survey findings

Table 3 – Hazardous Materials Register

Material Identification			Risk Assessment		Risk Management & Corrective Actions			Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
External, eave linings throughout	Off-white paint	LP01	<0.1% Lead	TH	NA	-	Not lead-containing paint (≤0.1% w/w) as described in AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings. No further action required.	
External, eaves and roof	Grey paint	LP02	<0.1% Lead	TH	NA	-	Not lead-containing paint (≤0.1% w/w) as described in AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings. No further action required.	
External, northern eave lining	Fibre cement sheeting	ASB01	NAD* Presumed Asbestos	TH	NF	Low	No asbestos detected by the laboratory. Asbestos has been detected in samples of eaves linings/soffits from other locations around the site. Due to no easily discernible visual difference between the full extents of asbestos and non-asbestos containing eaves linings/soffits ALL eaves linings/soffits at the site are to be managed as asbestos containing. Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	

Key: CH=Chrysotile, AM=Amosite, CR=Crocidolite, UMF=Unknown mineral fibre. SMF=Synthetic Mineral Fibres, NAI=No Asbestos Identified, NHD=No Hazmat Detected, NAD=No Asbestos Detected, NHI=No Hazmat Identified, F=Friable Asbestos within soft matrix, NF=Non-Friable Asbestos (i.e. Bonded) Asbestos within solid matrix, TH=Throughout, P=Presumed, SP=Strongly Presumed, R=Referenced sample, TH=Throughout, UK=Unknown, Lm=Linear Metre

Material Identification		Risk Assessment			Risk Management & Corrective Actions		Photo	
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
External, Zone 1, eastern Carrier unit	R22 refrigerant, 3.4KG	ODS01	ODS	1 unit	NA	Negligible	Ozone depleting gas should be degassed by a licenced refrigerant tradesperson prior to demolition works and disposed of as per EPA requirements.	
External, Zone 1, eastern courtyard units, Daikin	R32 refrigerant gas	ODS02	Non-ODS	2 units	NA	-	No ozone depleting gas identified. No further action required.	
External, Zone 1, gables throughout, under roof tiles, edging strip	Fibre cement sheeting	ASB02	CH	TH	NF	Low	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
External, Zone 1, gables throughout, edging strip	Fibre cement sheeting	ASB02/R1	CH	TH	NF	Low	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	

Key: CH=Chrysotile, AM=Amosite, CR=Crocidolite, UMF=Unknown mineral fibre. SMF=Synthetic Mineral Fibres, NAI=No Asbestos Identified, NHD=No Hazmat Detected, NAD=No Asbestos Detected, NHI=No Hazmat Identified, F=Friable Asbestos within soft matrix, NF=Non-Friable Asbestos (i.e. Bonded) Asbestos within solid matrix, TH=Throughout, P=Presumed, SP=Strongly Presumed, R=Referenced sample, TH=Throughout, UK=Unknown, Lm=Linear Metre

Material Identification		Risk Assessment			Risk Management & Corrective Actions			Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
External, Zone 1, north facing weatherboard to gable	Unknown material	-	Unknown	-	NA	-	No access at the time of inspection. Gain access to confirm presence of hazmat.	
External, Zone 1, northeastern brick, expansion joint	Mastic	ASB03	NAD	TH	NA	-	No asbestos detected. No further action required.	
External, Zone 1, northern Carrier unit	R410a refrigerant gas	ODS03	Non-ODS	1 unit	NA	-	No ozone depleting gas identified. No further action required.	
External, Zone 1, northern eave, light fittings throughout	PCB-containing capacitors	PCB01	Presumed PCB	3 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	

Key: CH=Chrysotile, AM=Amosite, CR=Crocidolite, UMF=Unknown mineral fibre. SMF=Synthetic Mineral Fibres, NAI=No Asbestos Identified, NHD=No Hazmat Detected, NAD=No Asbestos Detected, NHI=No Hazmat Identified, F=Friable Asbestos within soft matrix, NF=Non-Friable Asbestos (i.e. Bonded) Asbestos within solid matrix, TH=Throughout, P=Presumed, SP=Strongly Presumed, R=Referenced sample, TH=Throughout, UK=Unknown, Lm=Linear Metre

Material Identification		Risk Assessment			Risk Management & Corrective Actions			Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
External, Zone 1, northern unit, Daikin inverter	R32 refrigerant gas, 1.5kg	ODS04	Non-ODS	7 units	NA	-	No ozone depleting gas identified. No further action required.	
External, Zone 1, northern unit, Toshiba inverter	R410a refrigerant gas	ODS05	Non-ODS	1 unit	NA	-	No ozone depleting gas identified. No further action required.	
External, Zone 1, raised roof section, corrugated external wall material	Inaccessible	-	Unknown	-	NA	-	No access at the time of inspection. Gain access to confirm presence of hazmat.	
External, Zone 1 and Zone 8, southeastern units	Refrigerant gas	ODS06	Presumed ODS	Unknown	NA	Negligible	No access at time of inspection. Air conditioner units presumed to contain Ozone depleting refrigerant gas. Inspect units prior to demolition. Ozone depleting gas should be degassed prior to demolition works and disposed of as per EPA requirements.	-

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Material Identification		Risk Assessment				Risk Management & Corrective Actions		Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
External, Zone 1, southern light fittings	PCB-containing capacitors	PCB02	Presumed PCB	3 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	-
External, Zone 1, western light fittings	PCB-containing capacitors	PCB03	Presumed PCB	5 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
External, Zone 1, western section, south unit, Daikin	R32 refrigerant gas	ODS07	Non-ODS	4 units	NA	-	No ozone depleting gas identified. No further action required.	
External, Zone 1, western unit, Daikin	R32 refrigerant gas	ODS08	Non-ODS	11 units	NA	-	No ozone depleting gas identified. No further action required.	

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Material Identification		Risk Assessment			Risk Management & Corrective Actions		Photo	
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
External, Zone 2, eastern diagonal hallway blue infill panels below glass	Fibre cement sheeting	ASB19	CH	5 sqm	NF	Low	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
External, Zone 2, Food Storage room, walls	Fibre cement sheeting	ASB18	NAD	32 sqm	NA	-	No asbestos detected. No further action required.	
External, Zone 2, Food Storage, western and northern soffits	Fibre cement sheeting	ASB17	NAD	10 sqm	NA	-	No asbestos detected. No further action required.	
External, Zone 2, Seminar Room and food storage area	Soft yellow paint system	LP05	<0.1% Lead	TH	NA	-	Not lead-containing paint (≤0.1% w/w) as described in AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings. No further action required.	

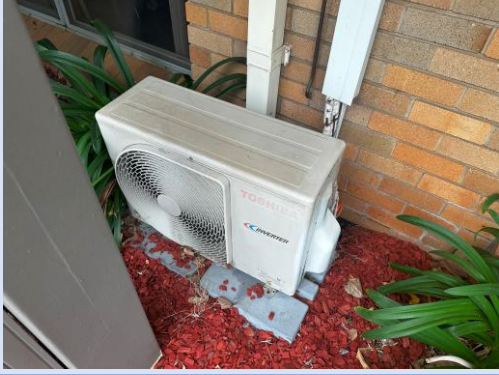
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Material Identification			Risk Assessment			Risk Management & Corrective Actions		Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
External, Zone 2, Seminar Room, north unit, TECO unit LA1293YHS	Refrigerant gas	ODS09	Presumed ODS	1 unit	NA	Negligible	Ozone depleting gas should be degassed by a licenced refrigerant tradesperson prior to demolition works and disposed of as per EPA requirements.	
External, Zone 2, southern area, eastern unit, Daikin	R32 refrigerant gas	ODS10	Non-ODS	1 unit	NA	-	No ozone depleting gas identified. No further action required.	
External, Zone 2, southern area, light fittings	PCB-containing capacitors	PCB04	Presumed PCB	6 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
External, Zone 2, west, TECO unit	Refrigerant gas	ODS11	Presumed ODS	1 unit	NA	Negligible	Ozone depleting gas should be degassed by a licenced refrigerant tradesperson prior to demolition works and disposed of as per EPA requirements.	

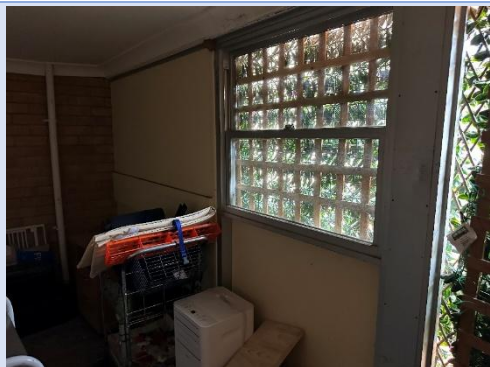
Key: CH=Chrysotile, AM=Amosite, CR=Crocidolite, UMF=Unknown mineral fibre. SMF=Synthetic Mineral Fibres, NAI=No Asbestos Identified, NHD=No Hazmat Detected, NAD=No Asbestos Detected, NHI=No Hazmat Identified, F=Friable Asbestos within soft matrix, NF=Non-Friable Asbestos (i.e. Bonded) Asbestos within solid matrix, TH=Throughout, P=Presumed, SP=Strongly Presumed, R=Referenced sample, TH=Throughout, UK=Unknown, Lm=Linear Metre

Material Identification		Risk Assessment			Risk Management & Corrective Actions		Photo	
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
External, Zone 3, entrance portico	Fibre cement sheeting	ASB04	CH	36 sqm	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
External, Zone 3, entrance portico, light fittings	PCB-containing capacitors	PCB05	Presumed PCB	4 units	NF	Low	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
External, Zone 3, northern light fitting	PCB-containing capacitor	PCB06	Presumed PCB	1 unit	NF	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
External, Zone 3, northern unit, Carrier inverter	R410a refrigerant gas	ODS12	Non-ODS	1 unit	NA	-	No ozone depleting gas identified. No further action required.	

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External, Zone 3, northern unit, Daikin	Refrigerant gas	ODS13	Non-ODS	1 unit	NA	-	No ozone depleting gas identified. No further action required.	
External, Zone 4, brick expansion joint	Bituminous Mastic	ASB03/R1	NAD	TH	NA	-	No asbestos detected. No further action required.	
External, Zone 4, northern unit, Daikin	Refrigerant gas	ODS13	Non-ODS	1 unit	NA	-	No ozone depleting gas identified. No further action required.	
External, Zone 4, northern unit, Toshiba	R410a refrigerant gas	ODS15	Non-ODS	1 unit	NA	-	No ozone depleting gas identified. No further action required.	

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Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
External, Zone 5, northern section of courtyard, expansion join to eastern bricks	Bituminous Mastic	ASB03/R2	NAD	7 Lm	NA	-	No asbestos detected. No further action required.	
External, Zone 5, northern section of courtyard, southeastern wall panel	Fibre cement sheeting	ASB34/R1	CH	1 sqm	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
External, Zone 5, northern section of courtyard, western fire door, core material	Millboard	P1	Presumed Asbestos	1 unit	F	Negligible	1989 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
External, Zone 5, northwest section of courtyard, infill panels	Fibre cement sheeting	ASB34	CH	TH	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	-

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External, Zone 5, northwestern unit, Carrier inverter	Refrigerant gas	ODS16	Non-ODS	2 units	NA	-	No ozone depleting gas identified. No further action required.	
Internal, Zone 5, northwestern unit, Daikin inverter	R32 refrigerant gas, 1.5kg	ODS17	Non-ODS	2 units	NA	-	No ozone depleting gas identified. No further action required.	
External, Zone 5, northwestern unit, Toshiba inverter	R410a refrigerant gas	ODS18	Non-ODS	2 units	NA	-	No ozone depleting gas identified. No further action required.	
External, Zone 6 eastern courtyard unit, Daikin	R32 refrigerant gas	ODS19	Non-ODS	2 units	NA	-	No ozone depleting gas identified. No further action required.	

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External, Zone 6 eastern courtyard unit, Toshiba	R410a refrigerant gas	ODS20	Non-ODS	1 unit	NA	-	No ozone depleting gas identified. No further action required.	-
External, Zone 6, Delivery Dock southern wall	Fibre cement sheeting	ASB10	NAD	16 sqm	NA	-	No asbestos detected. No further action required.	
External, Zone 6, Maintenance Shed, light fittings	PCB-containing capacitors	PCB07	Presumed PCB	5 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
External, Zone 6, northwestern unit, Daikin inverter	Refrigerant gas	ODS21	Non-ODS	3 units	NA	-	No ozone depleting gas identified. No further action required.	-

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External, Zone 6, northwestern unit, Toshiba inverter	R410a refrigerant gas	ODS22	Non-ODS	1 unit	NA	-	No ozone depleting gas identified. No further action required.	
External, Zone 6, Plant Room, Carrier units	R22 Refrigerant gas, 6.3KG	ODS23	ODS	2 units	NA	Negligible	Ozone depleting gas should be degassed by a licenced refrigerant tradesperson prior to demolition works and disposed of as per EPA requirements.	
External, Zone 10, southeast courtyard, concealed eaves	Fibre cement sheeting	P2	Presumed Asbestos	10 sqm	NF	Low	Eaves concealed by cladding. It is presumed that asbestos cement soffits are under the cladding. Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
External, Zone 6, southern Bradway Unit	Refrigerant gas	ODS24	Presumed ODS	1 unit	NA	Negligible	Ozone depleting gas should be degassed by a licenced refrigerant tradesperson prior to demolition works and disposed of as per EPA requirements.	-

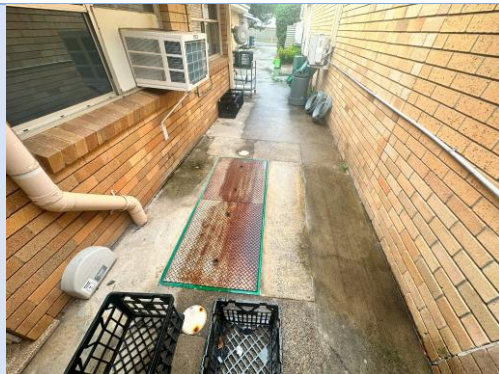
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External, Zone 6, southern light fittings	PCB-containing capacitors	PCB08	Presumed PCB	2 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	-
External, Zone 7, south, western MSB light fitting	PCB-containing capacitors	PCB09	Presumed PCB	1 unit	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
External, Zone 7, southeast unit, Daikin	R32 refrigerant gas, 1.5kg	ODS25	Non-ODS	1 unit	NA	-	No ozone depleting gas identified. No further action required.	-
External, Zone 7, southern Store Room wall lining	Fibre cement sheeting	ASB12	NAD	40 sqm	NA	-	No asbestos detected. No further action required.	

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External, Zone 9, eaves throughout	White paint system	LP03	<0.1% Lead	TH	NA	-	Not lead-containing paint ($\leq 0.1\%$ w/w) as described in AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings. No further action required.	
External, Zone 9, north facing infill panel and gable eaves	Fibre cement sheeting	ASB07	NAD	15 sqm	NA	-	No asbestos detected. No further action required.	
External, Zone 9, north side of building, inaccessible pit	Pit Wall linings	-	Unknown	Unknown	NA	-	No access at the time of inspection. Gain access to pit to identify any potential hazardous materials e.g. asbestos pit wall linings.	
External, Zone 9, roof, edging strip	Fibre cement sheeting	ASB06	NAD	TH	NA	-	No asbestos detected. No further action required.	

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External, Zone 9, soffit	Fibre cement sheeting	ASB05	NAD* Presumed Asbestos	TH	NF	Low	*No asbestos detected by the laboratory. Asbestos has been detected in samples of eaves linings/soffits from other locations around the site. Due to no easily discernible visual difference between the full extents of asbestos and non-asbestos containing eaves linings/soffits ALL eaves linings/soffits at the site are to be managed as asbestos containing. Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
External, Zone 9, western courtyard units, Daikin	R32 refrigerant gas	ODS27	Non-ODS	5 units	NA	-	No ozone depleting gas identified. No further action required.	-
External, Zone 10, Activities Room, window putty	Mastic	ASB14	NAD	TH	NA	-	No asbestos detected. No further action required.	
External, Zone 10, east ground, inaccessible pits	Inaccessible	-	Unknown	3 units	NA	-	No access at the time of inspection. Gain access to identify any potential hazardous materials e.g. asbestos pit wall linings.	

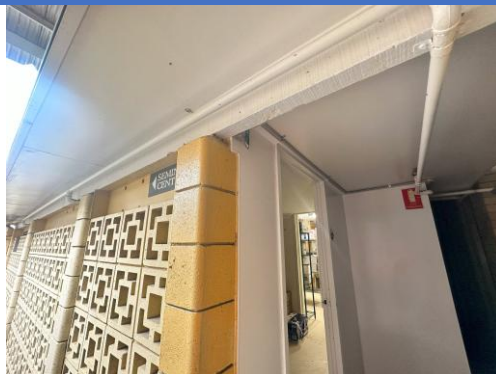
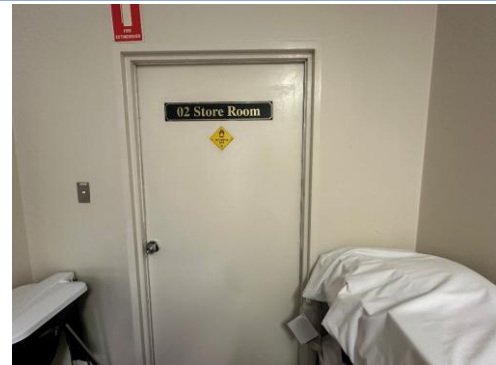
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External, Zone 10, east of Activities Room light fittings	PCB-containing capacitors	PCB10	Presumed PCB	2 units	NA	Negligible	Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	-
External, Zone 10, eastern unit, Daikin	R32 refrigerant gas	ODS28	Non-ODS	1 unit	NA	-	No ozone depleting gas identified. No further action required.	-
External, Zone 10, eastern unit, Toshiba	R410a refrigerant gas	ODS29	Non-ODS	3 units	NA	-	No ozone depleting gas identified. No further action required.	-
External, Zone 10, external south ground pit	Inaccessible	-	Unknown	NA	NA	-	No access at the time of inspection. Gain access to identify any potential hazardous materials e.g. asbestos pit wall linings.	

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External, Zone 10, south courtyard, light fittings	PCB-containing capacitors	PCB11	Presumed PCB	2 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
External, Zone 10, south wall unit, Carrier	R22 Refrigerant gas, 3.4KG	ODS30	ODS	1 unit	NA	Negligible	Ozone depleting gas should be degassed by a licenced refrigerant tradesperson prior to demolition works and disposed of as per EPA requirements.	
External, Zone 10, south wall unit, Toshiba	R410a refrigerant gas	ODS31	Non-ODS	2 units	NA	-	No ozone depleting gas identified. No further action required.	-
External, Zone 10, southeast corner, south and southeast infill panels	Fibre cement sheeting	ASB13/R1	NAD	10 Lm	NA	-	No asbestos detected. No further action required.	

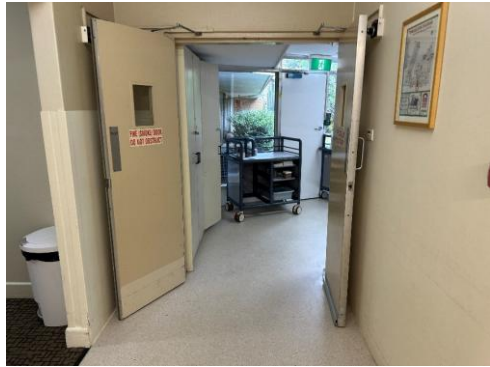
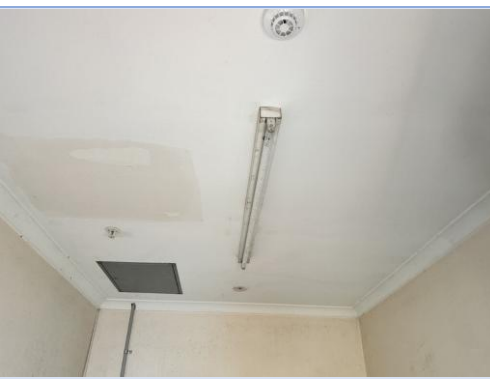
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External, Zone 10, southeast corner, south eave soffit	Fibre cement sheeting	ASB13	NAD	8 Lm	NA	-	No asbestos detected. No further action required.	
External, Zone 11,I light fittings	PCB-containing capacitors	PCB12	Presumed PCB	4 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	-
Internal, alarmed fire doors	Inaccessible	-	Unknown	TH	NA	-	No access at the time of inspection. Gain access to confirm presence of hazmat.	
Internal, Zone 1, double fire doors to Magnolia Wing, core material	Millboard	P3	Presumed Asbestos	2 units	F	Negligible	Unknown year white core identified. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	-

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Internal, Zone 1, light fittings throughout	PCB-containing capacitors	PCB13	Presumed PCB	TH	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 1, skylights, wall lining	Fibre cement sheeting	P4	Presumed Asbestos	TH	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	-
Internal, Zone 1, Staff Toilet, tiled walls	Fibre cement sheeting	P5	Presumed Asbestos	18 sqm	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
Internal, Zone 2, Cleaners Room, ceiling cavity	Inaccessible	-	Unknown	-	NA	-	No access at the time of inspection. Gain access to confirm presence of hazmat.	-

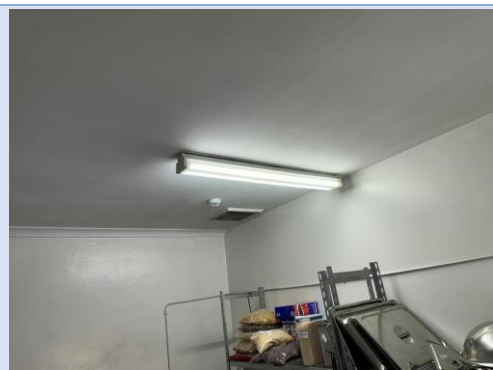
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Internal, Zone 2, doorway north of Kitchen, fire door core material	Fire door core insulation	P6	Presumed Asbestos	1 unit	F	Negligible	1905 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 2, Food Storage Room, light fittings	PCB-containing capacitors	PCB14	Presumed PCB	5 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 2, hallway east of Kitchen, fire door core material	Fire door core insulation	SP1	Strongly Presumed Asbestos	1 unit	F	Negligible	1989 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 2, Hot Water Heater Room, light fitting	PCB-containing capacitor	PCB15	Presumed PCB	1 unit	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	

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Internal, Zone 2, Kitchen	Vinyl sheeting - navy blue	ASB28/R1	NAD	65 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 2, Kitchen cool room and freezer, light fitting	PCB-containing capacitors	PCB16	Presumed PCB	2 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 2, Kitchen, flooring	Vinyl flooring - speckled grey	ASB24/R1	NAD	TH	NA	-	No asbestos detected. No further action required.	
Internal, Zone 2, Kitchen, flooring	Vinyl flooring - light blue	ASB21/R2	NAD	TH	NA	-	No asbestos detected. No further action required.	

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Internal, Zone 2, Kitchen, flooring	Vinyl flooring - dark speckled grey	ASB28/R2	NAD	TH	NA	-	No asbestos detected. No further action required.	
Internal, Zone 2, Kitchen, light fittings	PCB-containing capacitors	PCB17	Presumed PCB	9 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 2, Kitchen, north entry fire door, core material	Fire door core insulation	SP2	Strongly Presumed Asbestos	1 unit	F	Negligible	1980s tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 2, light fittings throughout	PCB-containing capacitors	PCB18	Presumed PCB	TH	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	-

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Internal, Zone 2, linen and supplies closet flooring	Vinyl sheeting - teal	ASB22/R1	NAD	4 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 2, Quality Office, concealed vinyl flooring	Vinyl sheeting - beige	ASB29	NAD	TH	NA	-	No asbestos detected. No further action required.	
Internal, Zone 2, Quality Office, light fittings	PCB-containing capacitors	PCB19	Presumed PCB	4 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 2, room and hallways adjacent Kitchen, flooring	Vinyl sheeting - Grey speckled	ASB24	NAD	20 sqm	NA	-	No asbestos detected. No further action required.	

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Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Internal, Zone 2, room northeast of Kitchen, ceiling	Fibre cement sheeting	ASB23	CH	8 sqm	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
Internal, Zone 2, Seminar Room light fittings	PCB-containing capacitors	PCB20	Presumed PCB	11 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 2, southern Staff Room, light fittings	PCB-containing capacitors	PCB21	Presumed PCB	3 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 2, southern Staff Room, flooring	Vinyl flooring - grey speckled with red and white	ASB24/R2	NAD	30 sqm	NA	-	No asbestos detected. No further action required.	

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Internal, Zone 2, southern Staff Room, flooring	Vinyl flooring - rust red	ASB30	NAD	10 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 2, western electrical switch cabinet	Low voltage HRC fuses	P7	Presumed Asbestos	1 sqm	F	Negligible	Fuses of this type have been known to contain asbestos in the internal components of the use. Isolate the electrical supply and collect sample of fuses for laboratory analysis. This material must be removed by a Class A licensed asbestos removalist and air monitoring and a clearance certificate must be conducted by a licensed asbestos assessor.	
Internal, Zone 2, western Electrical Switch Room, ceiling	Horsehair plaster	ASB16	NAD	8 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 2, western Electrical Switch Room, ceiling space	Lead dust	LD02	Lead Containing Dust (21mg/m2)	12 sqm	NA	Low	Do not disturb, restrict access to ceiling cavity. Remove by competent hazardous materials removal contractor prior to demolition or refurbishment works, with clearance conducted by competent hazardous materials consultant.	

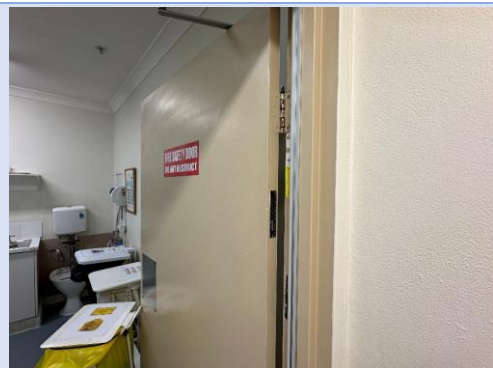
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Internal, Zone 2, western Electrical Switch Room, debris on floor	Fibre cement sheet	ASB15	NAD	3 units	NA	-	No asbestos detected. No further action required.	
Internal, Zone 3, Dining Room hallway, western hatch	Inaccessible	-	Unknown	-	NA	-	No access at the time of inspection. Gain access to confirm presence of hazmat.	
Internal, Zone 3, light fittings throughout	PCB-containing capacitors	PCB22	Presumed PCB	TH	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	-
Internal, Zone 4, northern light fitting	PCB-containing capacitor	PCB23	Presumed PCB	1 unit	NF	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	

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Internal, Zone 4, Plant Room hallway, west end fire door, core material	Fire door core insulation	P8	Presumed Asbestos	1 unit	F	Negligible	Unknown tag, material presumed to contain friable asbestos. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 4, Plant Room, flooring	Paper composite	ASB32	NAD	TH	NA	-	No asbestos detected. No further action required.	
Internal, Zone 4, Plant Room, hot water piping insulation	SMF	SMF01	SMF	4 sqm	F	Negligible	Remove under controlled conditions.	
Internal, Zone 4, Plant Room, loose fuse	Low voltage HRC fuse	SP3	Strongly Presumed Asbestos	1 unit	F	Medium	Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	

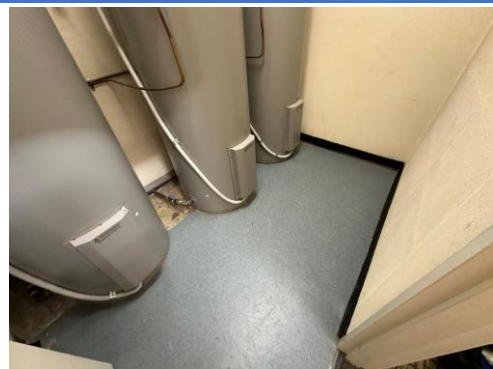
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Internal, Zone 4, Plant Room, machinery	Gasket	ASB31	CH	1 unit	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
Internal, Zone 5, 02 Store Room fire door, core material	Fire door core insulation	P9	Presumed Asbestos	1 unit	F	Negligible	Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 5, Dirty Utility	Light blue vinyl	ASB21/R3	NAD	TH	NA	-	No asbestos detected. No further action required.	
Internal, Zone 5, Dirty Utility, second fire door, core material	Fire door core insulation	P10	Presumed Asbestos	1 unit	F	Negligible	1989 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	

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Internal, Zone 5, Dirty Utility, south wall lining behind rust red vinyl	Fibre cement sheeting	ASB36	NAD	2 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 5, Dirty Utility, wall vinyl	Rust-red vinyl	ASB30/R1	NAD	2 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 5, eastern fire door, south of Zone 4 Plant Room, core material	Fire door core insulation	P11	Presumed Asbestos	1 unit	F	Negligible	1990 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	-
Internal, Zone 5, hallway throughout, under carpet	Teal vinyl	ASB22/R4	NAD	TH	NA	-	No asbestos detected. No further action required.	

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Internal, Zone 5, hot water system room	Light blue vinyl	ASB21/R4	NAD	4 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 5, Jasmine Staff Room fire door, core material	Fire door core insulation	P12	Presumed Asbestos	1 unit	F	Negligible	Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 5, Jasmine Staff Room, flooring	Teal vinyl tile	ASB22/R2	NAD	TH	NA	-	No asbestos detected. No further action required.	
Internal, Zone 5, Jasmine Wing double fire doors, core material	Fire door core insulation	P13	Presumed Asbestos	2 units	F	Negligible	Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	

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Internal, Zone 5, Medical Store	Teal vinyl tile	ASB22/R3	NAD	TH	NA	-	No asbestos detected. No further action required.	
Internal, Zone 5, north facing skylight, walls	Fibre cement sheeting	ASB04/R2	CH	TH	NF	Low	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
Internal, Zone 5, northern light fitting	PCB-containing capacitors	PCB24	Presumed PCB	4 units	NF	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 5, northwestern unit, Daikin inverter	R32 refrigerant gas, 1.5kg	ODS32	Non-ODS	2 units	NA	-	No ozone depleting gas identified. No further action required.	-

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Internal, Zone 5, room adjacent west of Zone 4 Plant Room	Gasket	ASB31/R1	CH	2 sqm	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
Internal, Zone 5, room adjacent west of Zone 4 Plant Room, boiler insulation	Insulation	ASB33	NAD	4 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 5, Treatment Room fire door, core material	Fire door core insulation	P14	Presumed Asbestos	1 unit	F	Negligible	1989 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 5, Treatment Room flooring	Beige speckled vinyl	ASB35	NAD	TH	NA	-	No asbestos detected. No further action required.	

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Internal, Zone 6, eastern double fire doors, core material	Fire door core insulation	SP4	Strongly Presumed Asbestos	2 units	F	Negligible	1989 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 6, Jasmine Ward main hallway southern double fire doors, core material	Fire door core insulation	SP5	Strongly Presumed Asbestos	2 units	F	Negligible	1985 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 6, main hallway western double fire doors, core material	Fire door core insulation	SP6	Strongly Presumed Asbestos	2 units	F	Negligible	1989 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 6, Maintenance Shed, loose sheeting	Fibre cement sheeting	ASB11	NAD	4 units	NA	-	No asbestos detected. No further action required.	

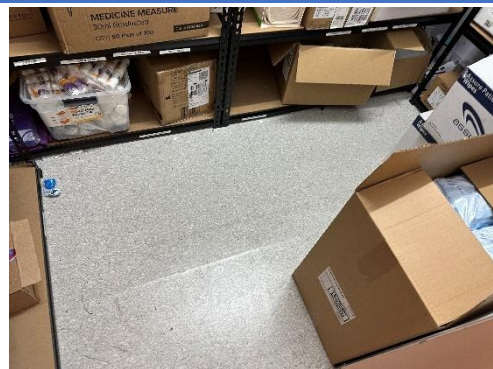
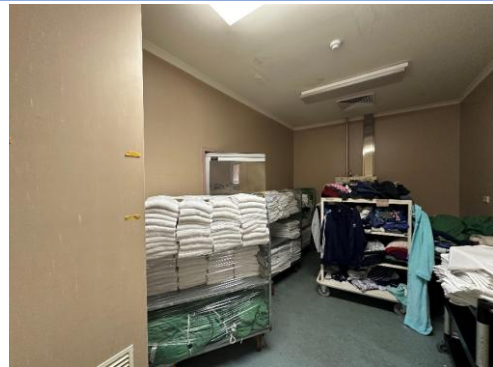
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Internal, Zone 6, Maintenance Shed, store room western walls and ceiling	Masonite and plasterboard	-	NAI	TH	NA	-	No asbestos identified. No further action required.	
Internal, Zone 6, Medical Records Room, flooring	Light brown vinyl	ST-1838C-ASB4/R1	NAD	16 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 6, Plant Room, ceiling cavity	Lead dust	LD01	38 mg/m²	12 sqm	NA	Low	The lead dust should be removed under controlled conditions by competent person(s) prior to demolition works. Appropriate PPE and RPE is required. Air monitoring and validation dust samples after completion of remediation is recommended.	
Internal, Zone 6, Plant Room, ceiling cavity, hot water tank	Inaccessible insulation	-	Unknown	-	NA	-	No access at the time of inspection. Gain access to confirm presence of hazardous materials in the water tank e.g. insulation, electrical wiring etc.	

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Internal, Zone 6, Power Board Plant Room, equipment	Gasket	ASB31/R2	CH	1 sqm	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
Internal, Zone 6, Power Board Plant Room, red boiler	Insulation	P15	Presumed Asbestos	4 sqm	F	Negligible	Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 6, Power Board Plant Room, roof cavity	Insulation	ASB37	NAD	10 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 6, south of Room 70, store rooms, flooring	Grey speckled with red and white	ASB24/R4	NAD	6 sqm	NA	-	No asbestos detected. No further action required.	

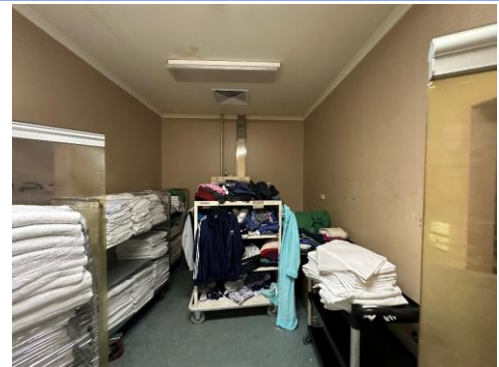
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Internal, Zone 6, south visitors lounge, office adjacent south, flooring	Grey speckled with red and white	ASB24/R3	NAD	8 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 7, Dining Room northwestern entrance, larger door to double fire doors, core material	Fire door core insulation	P16	Presumed Asbestos	2 units	F	Negligible	1990 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 7, Laundry floor	Vinyl sheeting – blue	ASB28	NAD	TH	NA	-	No asbestos detected. No further action required.	
Internal, Zone 7, light fittings throughout	PCB-containing capacitors	PCB25	Presumed PCB	TH	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	

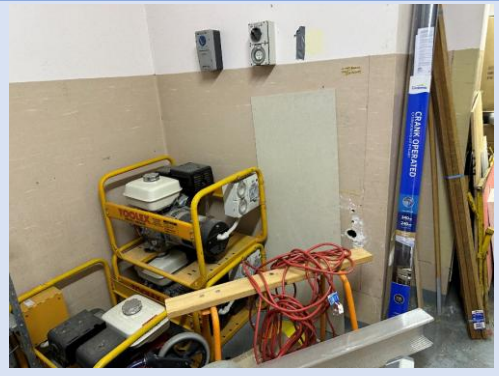
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Internal, Zone 7, south, western MSB, light fitting	PCB-containing capacitors	PCB26	Presumed PCB	2 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	-
Internal, Zone 7, Staff Room amenities, light fittings	PCB-containing capacitors	PCB27	Presumed PCB	5 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 7, Staff Room flooring	Vinyl sheeting – blue	ASB21	NAD	TH	NA	-	No asbestos detected. No further action required.	-
Internal, Zone 7, Staff Room flooring	Vinyl sheeting – teal	ASB22	NAD	TH	NA	-	No asbestos detected. No further action required.	-

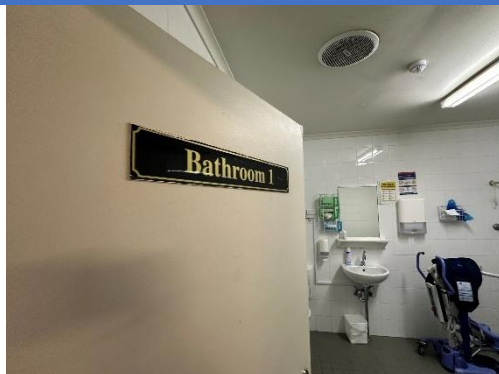
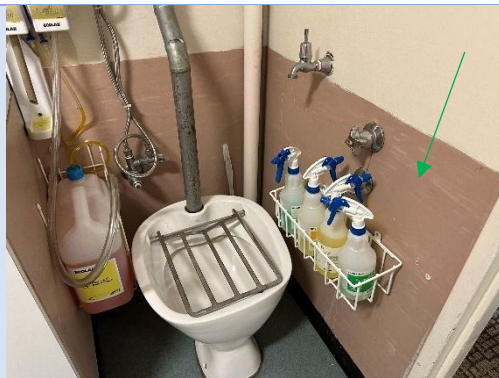
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Internal, Zone 7, Staff Room light fittings	PCB-containing capacitors	PCB28	Presumed PCB	10 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 7, Staff Room, water closets and shower rooms	Fibre cement sheeting	ASB20	NAD	80 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 7, Storage Room and Linen Storage Room adjacent to Laundry, walls	Vinyl wall lining - salmon	ASB27	NAD	TH	NA	-	No asbestos detected. No further action required.	
Internal, Zone 7, store room north of Theatre Room, hot water pipe	Insulation	SMF02	SMF	4 sqm	F	Negligible	Remove under controlled conditions.	

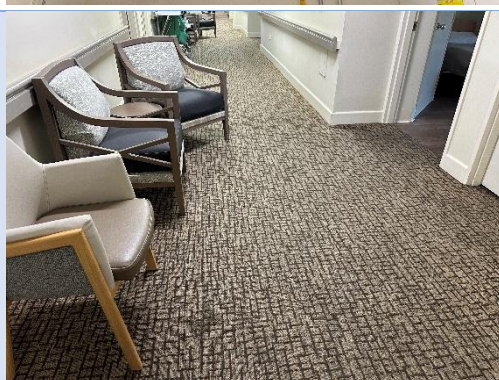
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Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Internal, Zone 7, western double fire doors, core material	Millboard	SP7	Strongly Presumed Asbestos	2 units	F	Negligible	1989 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 7, western hallway, northern section	Loose cement sheeting panel	ASB15/R1	NAD	2 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 8, Aged Care Rooms, bathroom wall lining behind tiles	Fibre cement sheeting	P17	Presumed Asbestos	20 sqm	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
Internal, Zone 8, Aged Care Rooms, flooring, concealed vinyl	Teal vinyl	ASB22/R7	NAD	TH	NA	-	No asbestos detected. No further action required.	

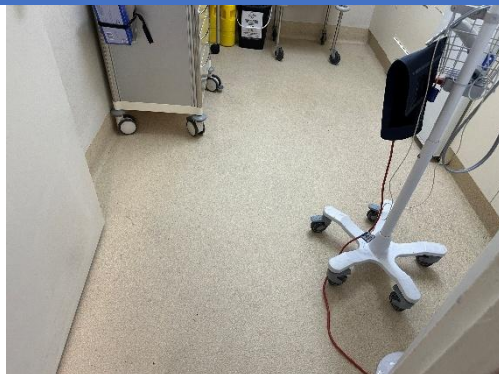
Key: CH=Chrysotile, AM=Amosite, CR=Crocidolite, UMF=Unknown mineral fibre. SMF=Synthetic Mineral Fibres, NAI=No Asbestos Identified, NHD=No Hazmat Detected, NAD=No Asbestos Detected, NHI=No Hazmat Identified, F=Friable Asbestos within soft matrix, NF=Non-Friable Asbestos (i.e. Bonded) Asbestos within solid matrix, TH=Throughout, P=Presumed, SP=Strongly Presumed, R=Referenced sample, TH=Throughout, UK=Unknown, Lm=Linear Metre

Material Identification		Risk Assessment			Risk Management & Corrective Actions		Photo	
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Internal, Zone 8, Bathroom 1, behind tiles walls	Fibre cement sheeting	P18	Presumed Asbestos	36 sqm	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
Internal, Zone 8, Dirty Utility, corner to toilet, vinyl wall lining	rust-red vinyl	ASB30/R2	NAD	2 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 8, Dirty Utility, corner to toilet, vinyl wall lining	south wall lining behind rust red vinyl	ASB36/R1	NAD	2 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 8, Dirty Utility, flooring	Light blue vinyl	ASB21/R5	NAD	TH	NA	-	No asbestos detected. No further action required.	

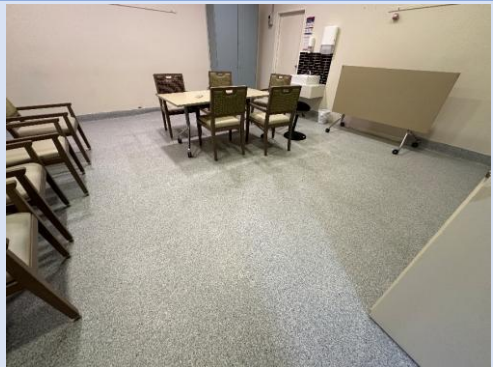
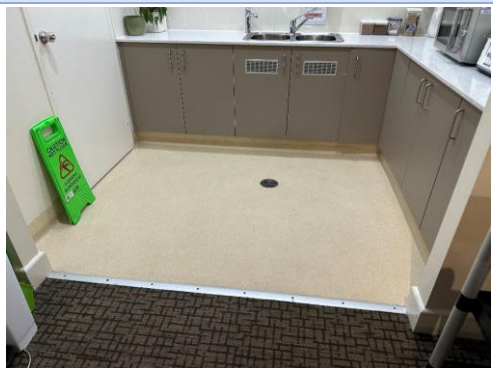
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Material Identification			Risk Assessment			Risk Management & Corrective Actions		Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Internal, Zone 8, light fittings throughout	PCB-containing capacitors	PCB29	Presumed PCB	TH	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 8, northwest office and hallway throughout, underneath carpet, flooring	Teal vinyl	ASB22/R6	NAD	TH	NA	-	No asbestos detected. No further action required.	
Internal, Zone 8, southern double fire doors	Fire door core insulation	P19	Presumed Asbestos	2 units	F	Negligible	1990 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	
Internal, Zone 8, southern double fire doors, core material	Fire door core insulation	P20	Presumed Asbestos	2 units	F	Negligible	1990 tag. Remove item intact under controlled conditions prior to demolition works by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).	

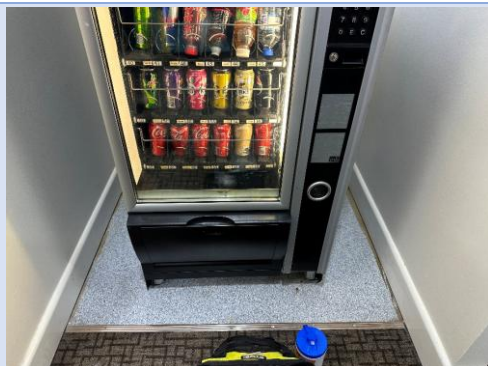
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Material Identification		Risk Assessment			Risk Management & Corrective Actions			Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Internal, Zone 8, Treatment Room, flooring	Beige vinyl	ASB35/R1	NAD	TH	NA	-	No asbestos detected. No further action required.	
Internal, Zone 9, Bathroom 7, floor to ceiling walls behind tiles	Fibre cement sheeting	P21	Presumed Asbestos	30 sqm	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
Internal, Zone 9, light fittings throughout	PCB-containing capacitors	PCB30	Presumed PCB	4 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 9, light fittings throughout	PCB-containing capacitors	PCB31	Presumed PCB	TH	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	

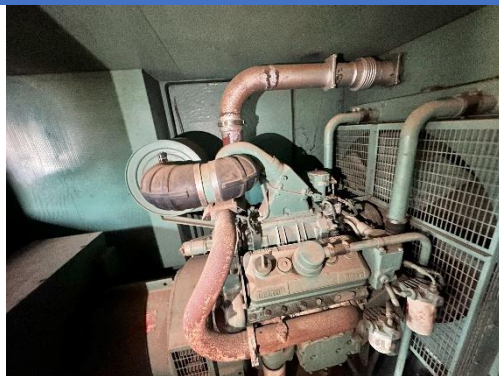
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Material Identification		Risk Assessment			Risk Management & Corrective Actions			Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Internal, Zone 9, throughout flooring	Concealed teal vinyl	ASB22/R5	NAD	TH	NA	-	No asbestos detected. No further action required.	
Internal, Zone 10, Craft Room	Vinyl sheeting - Blue - red and white speckle	ASB25/R1	NAD	35 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 10, Kitchen, flooring	Vinyl sheeting - off-white/yellow	ASB26	NAD	8 sqm	NA	-	No asbestos detected. No further action required.	
Internal, Zone 10, old toilet converted into office	Vinyl sheeting - Blue - red and white speckle	ASB25/R2	NAD	6 sqm	NA	-	No asbestos detected. No further action required.	

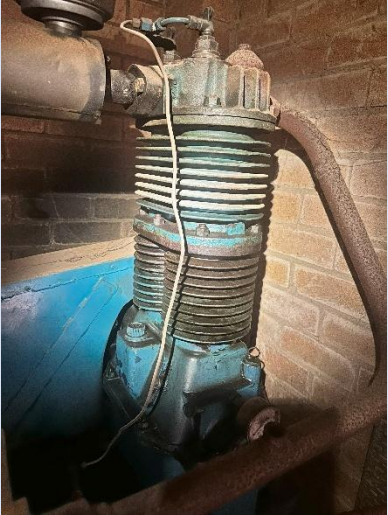
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Material Identification		Risk Assessment			Risk Management & Corrective Actions		Photo	
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Internal, Zone 10, storage rooms and corridors adjacent, door frames	Lead paint - pink	LP04	<0.01% Lead	TH	NA	-	Not lead-containing paint (≤0.1% w/w) as described in AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings. No further action required.	
Internal, Zone 10, Toilet 1, tiles walls	Fibre cement sheeting	P22	Presumed Asbestos	18 sqm	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
Internal, Zone 10, Toilet 2, tiles walls	Fibre cement sheeting	P23	Presumed Asbestos	18 sqm	NF	Negligible	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
Internal, Zone 10, vending machine area, flooring	Vinyl sheeting Blue - red and white speckle	ASB25	NAD	4 sqm	NA	-	No asbestos detected. No further action required.	

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Material Identification		Risk Assessment			Risk Management & Corrective Actions		Photo	
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Internal, Zone 11, emergency back-up generator	Inaccessible, likely to contain gaskets	P24	Presumed Asbestos	6 units	NF	Negligible	Generators of this type and age are known to contain asbestos gaskets within the engine components (eg head gasket). No access was possible to any gaskets of the generator at the time of inspection. Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.	
Internal, Zone 11, Main Power Board Room, light fittings	PCB-containing capacitors	PCB32	Presumed PCB	2 units	NA	Negligible	Inaccessible during survey due to live electrical hazard. Confirm presence of polychlorinated biphenyls prior to demolition. PCB-containing material should be removed prior to demolition works and disposed of as per EPA requirements.	
Internal, Zone 11, Main Power Board Room, packers	Fibre cement sheet	ASB08	NAD	-	NA	-	No asbestos detected. No further action required.	

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Material Identification			Risk Assessment		Risk Management & Corrective Actions		Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)	
Internal, Zone 11, Motor Room, machinery gaskets	Gasket	ASB09	CH	4 units	NF	Low	Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended. 

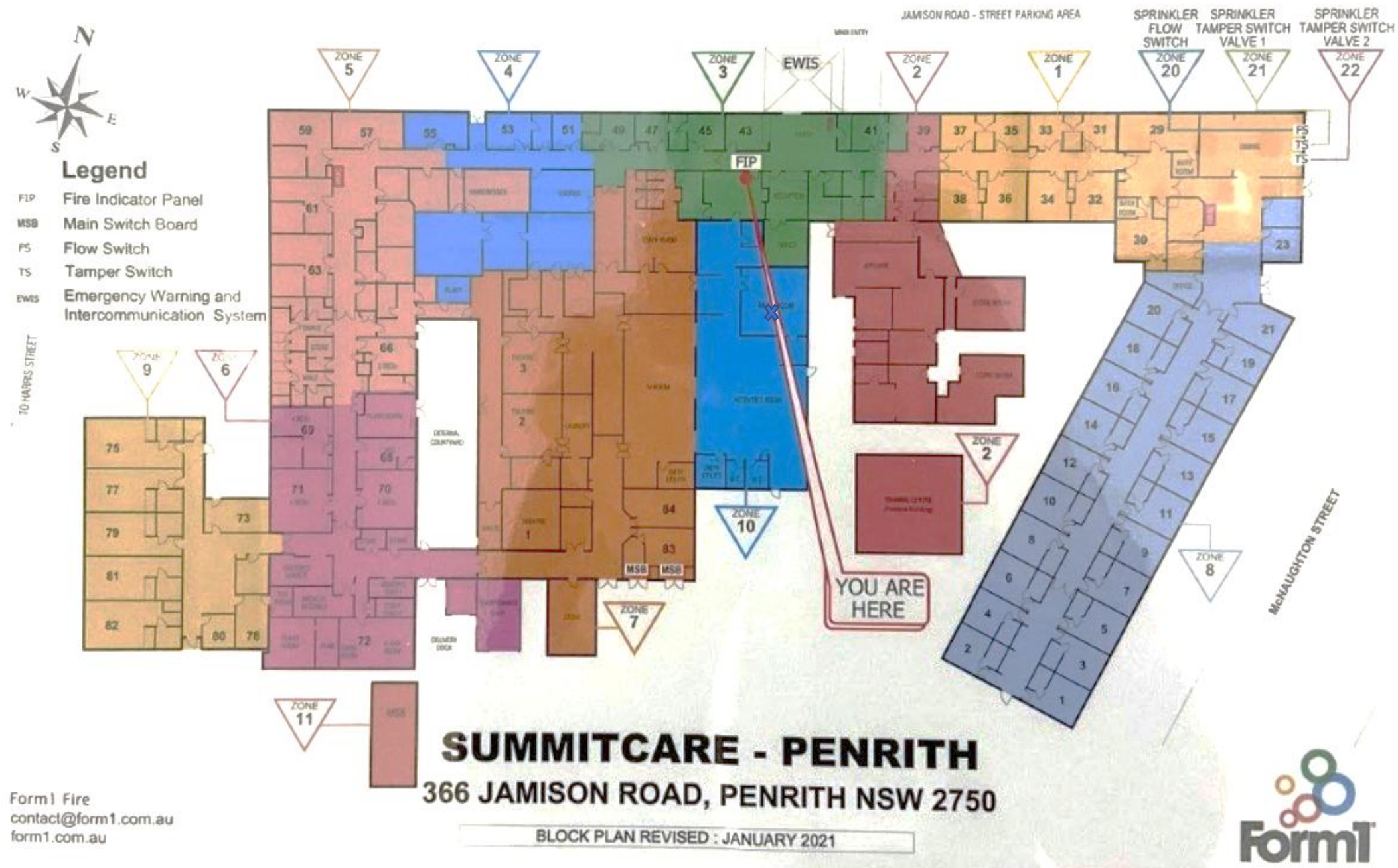
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4.1 Reference Plans

Figure 1 - Depicts site plan with referenced Zones

FIRE ALARM BLOCK PLAN

IN THE EVENT OF A FIRE RING 000 TO ENSURE FIRE SERVICE RESPONSE



Appendix A – Qualitative Risk Matrix

Table 4 – Condition and Disturbance Assessment

Condition		
1	GOOD	NO OBVIOUS DETERIORATION, SECURED IN PLACE, SEALED AND ENCAPSULATED
2	LOW DAMAGE	SCRAPES AND SCTARCHES, ENCAPSULATED
3	FAIR	MINOR DAMAGE OR DETERIORATION, NOT SEALED OR ENCAPSULATED
4	MODERATE	MAJOR DAMAGE THROUGHOUT, NO DEBRIS OR DUST, NOT BE SEALED / ENCAPSULATED
5	POOR	OBVIOUS DAMAGED OR DETERIORATION, EXTENSIVE DUST AND CONTAMINATION
Disturbance		
1	INACCESSIBLE	NOT ACCESSIBLE BUT VISIBLE
2	UNLIKELY	DISTURBANCE UNLIKELY DURING TYPICAL OCCUPATION OF THE BUILDING
3	POSSIBLE	DISTURBANCE UNLIKELY DURING TYPICAL OCCUPANCY OF THE BUILDING HOWEVER MAY OCCUR DURING MAINTENANCE WORKS
4	LIKELY	DISTURBANCE MAY OCCUR DURING TYPICAL OCCUPANCY OF THE BUILDING AND IS LIKELY DURING MAINTENANCE WORKS
5	CERTAIN	VERY LIKELY TO OCCUR DUE HEIGHT AND TRANSIT ROUTE

Table 5 – Risk Assessment Chart

Material Condition		Probability of Disturbance				
		Inaccessible	Unlikely	Possible	Likely	Certain
		1	2	3	4	5
Good	1	2	3	4	5	6
Low	2	3	4	5	6	7
Fair	3	4	5	6	7	8
Moderate	4	5	6	7	8	9
Poor	5	6	7	8	9	10

LEGEND: 1-3 **NEGLIGIBLE** 4-5 **LOW RISK** 6-7 **MEDIUM RISK** 8-10 **HIGH RISK**

Appendix B – Legislative Requirements

Table 6 – Australian legislative requirements

STATE Primary Asbestos Legislation	Asbestos Survey Requirements	Asbestos Documentation Review Requirements	Reporting Requirements	Supporting Documentation
COMMONWEALTH Work Health & Safety Act 2011 Work Health & Safety Regulations 2011 Chapter 8 – Asbestos https://www.safeworkaustralia.gov.au/safety-topic/hazards/asbestos/resources	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a competent person. If sampling is to be conducted must be NATA accredited laboratory. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. An asbestos register is not required if building was constructed after 31 December 2003.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020. Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020 AS 4361.2 ‘Guide to lead Paint Management, Part 2: Commercial and Residential Buildings’ (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
AUSTRALIAN CAPITAL TERRITORY Work Health & Safety Act 2011 Work Health & Safety Regulations 2011 Chapter 8 – Asbestos https://www.worksafe.act.gov.au/laws-and-compliance/codes-of-practice	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a competent person. If sampling is to be conducted must be NATA accredited laboratory. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. An asbestos register is not required if building was constructed after 31 December 2003.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020. Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 ‘Guide to lead Paint Management, Part 2: Commercial and Residential Buildings’ (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
NEW SOUTH WALES Work Health & Safety Act 2011 Work Health & Safety Regulations 2017 Chapter 8 – Asbestos https://www.safework.nsw.gov.au/hazards-a-z/asbestos	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a competent person. If sampling is to be conducted must be NATA accredited laboratory. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. An asbestos register is not required if building was constructed after 31 December 2003.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020. NSW Government Code of Practice – How to Manage and Control Asbestos in the Workplace 2022. How to Safely Remove Asbestos: Code of Practice 2022. Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 ‘Guide to lead Paint Management, Part 2: Commercial and Residential Buildings’ (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
NORTHERN TERRITORY Work Health & Safety (National Uniform Legislation) Act 2011 Work Health & Safety (National Uniform Legislation) Regulations 2011	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a competent person. If sampling is to be conducted must be NATA accredited laboratory.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020. Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)]

STATE Primary Asbestos Legislation	Asbestos Survey Requirements	Asbestos Documentation Review Requirements	Reporting Requirements	Supporting Documentation
Chapter 8 – Asbestos https://asbestos.nt.gov.au/general-information/legislation-and-codes-of-practice	A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.		Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. An asbestos register is not required if building was constructed after 31 December 2003.	Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 ‘Guide to lead Paint Management, Part 2: Commercial and Residential Buildings’ (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
QUEENSLAND Work Health & Safety Act 2011 Work Health & Safety Regulations 2011 Chapter 8 – Asbestos https://www.asbestos.qld.gov.au/general-information/legislation-and-codes-practice	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a competent person. If sampling is to be conducted must be NATA accredited laboratory. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. An asbestos register is not required if building was constructed after 31 December 2003.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020. WHSQ How to manage and control asbestos in the workplace Code of Practice 2021 WHSQ How to Safely Remove Asbestos Code of Practice 2021 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 ‘Guide to lead Paint Management, Part 2: Commercial and Residential Buildings’ (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
SOUTH AUSTRALIA Work Health & Safety Act 2012 Work Health & Safety Regulations 2012 Chapter 8 – Asbestos https://www.safework.sa.gov.au/workplaces/codes-of-practice#COPs	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a competent person. If sampling is to be conducted must be NATA accredited laboratory. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. An asbestos register is not required if building was constructed after 31 December 2003.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020. Gov. of South Australia - How to Safely Remove Asbestos Code of Practice 2020 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 ‘Guide to lead Paint Management, Part 2: Commercial and Residential Buildings’ (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
TASMANIA Work Health & Safety Act 2012 Work Health & Safety Regulations 2012 Chapter 8 – Asbestos https://worksafe.tas.gov.au/asbestos	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a competent person. If sampling is to be conducted must be NATA accredited laboratory. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2018. Safe Work Australia Code of Practice – How to Safely Remove Asbestos 2018 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021

STATE Primary Asbestos Legislation	Asbestos Survey Requirements	Asbestos Documentation Review Requirements	Reporting Requirements	Supporting Documentation
			An asbestos register is not required if building was constructed after 31 December 2003.	Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
VICTORIA Occupational Health & Safety Act 2004 Occupational Health and Safety Regulations 2017 – Part 4.4 - Asbestos https://www.worksafe.vic.gov.au/asbestos	Person who manages or controls a workplace must ensure, so far is reasonably practicable, identify all asbestos present that is under their management or control. Must determine the location, type, friability condition and likelihood of ACM sustaining damage or deterioration. Division 6 requires that prior to any demolition or refurbishment works, the person who manages or controls the workplace must review the asbestos register and revise if it is inadequate in regard to the planned works.	Undertake review and revision of risk assessment when condition of asbestos changes, remedial work has been carried out or the assessment is no longer valid. At least once every 5 years.	Reports must include the type, location, friability & condition of asbestos, Identification of inaccessible areas and risk assessment including dates.	Work Safe Victoria Compliance Code – Managing Asbestos in Workplaces 2019 Work Safe Victoria Compliance Code – Removing Asbestos in Workplaces 2019 AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
WESTERN AUSTRALIA Occupational Safety and Health Act 1984 Occupational Health and Safety Regulations 1996 Division 4 - Further requirements in relation to certain hazardous substances. Subdivision 1 – Asbestos. Regulation 5.43 https://www.commerce.wa.gov.au/worksafe/occupational-safety-and-health-act-and-regulations	Employer, main contractor, self-employed person or person having control of the workplace to ensure that presence and location of asbestos at the workplace is identified. The process of identification and assessment of risks arising from asbestos hazards are to be conducted in accordance with the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)].	Annual review of register and management plan under NOHSC: 2018(2005). A visual inspection of ACM should be undertaken as part of any review.	Under NOHSC:2018(2005): Maintain a register on the premises which includes date of assessment, location & types of asbestos, analysis, risk assessments, control measures, and details of competent person who undertook the assessment. Details of presumptions made and likely asbestos in inaccessible areas to be included	Health (Asbestos) Regulations 1992 Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)] Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018 (2005)] Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.

Appendix C – Analysis certificates



AUSTRALIAN SAFER ENVIRONMENT & TECHNOLOGY PTY LTD

ABN 36 088 095 112

Our ref: ASET123733 / 126913 / 1 – 40

Your ref: JN05770 HSR

NATA Accreditation No: 14484

20 January 2025

EHO Consulting
16/380 Pennant Hills Road
Pennant Hills NSW 2120



Accredited for compliance with ISO/IEC 17025 - Testing.

Attn: Mr Martin Daniel

Dear Martin

Asbestos Identification

This report presents the results of forty samples forwarded by EHO Consulting on 9 January 2025 for analysis for asbestos. This report supersedes the report issued on 17 January 2024.

1. Introduction: Forty samples forwarded were examined and analysed for the presence of asbestos on 16 January 2025.

2. Methods: The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining method (Australian Standard AS 4964 - 2004 and Safer Environment Method 1 as the supplementary work instruction) (Qualitative Analysis only).

3. Results: **Sample No. 1. ASET123733 / 126913 / 1. JN05770 / ASB 1 - Northern elevation, eaves soffit sheets.**
Approx dimensions 2.0 cm x 2.0 cm x 0.4 cm
The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.
No asbestos detected.

Sample No. 2. ASET123733 / 126913 / 2. JN05770 / ASB 2 - Zone 1, Eastern gable, under roof tiles.
Approx dimensions 1.6 cm x 1.0 cm x 0.5 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos detected.

Sample No. 3. ASET123733 / 126913 / 3. JN05770 / ASB 3 - Zone 1, Northeastern brick.
Approx dimensions 3.0 cm x 1.5 cm x 0.5 cm
The sample consisted of a fragment of bituminous material containing organic fibres.
No asbestos detected.

Sample No. 4. ASET123733 / 126913 / 4. JN05770 / ASB 4 - Zone 3, entrance portico.
Approx dimensions 3.5 cm x 2.5 cm x 0.4 cm
The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.
Chrysotile asbestos detected.

SUITE 710 / 90 GEORGE STREET, HORNSBY NSW 2077 – P.O. BOX 1644 HORNSBY WESTFIELD NSW 1635

PHONE: (02) 99872183 FAX: (02) 99872151 EMAIL: info@ausset.com.au WEBSITE: www.Ausset.com.au

OCCUPATIONAL HEALTH & SAFETY STUDIES • INDOOR AIR QUALITY SURVEYS • HAZARDOUS MATERIAL SURVEYS • RADIATION SURVEYS • ASBESTOS SURVEYS
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Sample No. 5. ASET123733 / 126913 / 5. JN05770 / ASB 5 - Zone 9, soffit.

Approx dimensions 3.0 cm x 2.4 cm x 0.4 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 6. ASET123733 / 126913 / 6. JN05770 / ASB 6 - Zone 9, roof.

Approx dimensions 4.5 cm x 1.5 cm x 0.4 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 7. ASET123733 / 126913 / 7. JN05770 / ASB 7 - Zone 9, North facing infill panel and gable eaves.

Approx dimensions 3.5 cm x 3.0 cm x 0.4 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 8. ASET123733 / 126913 / 8. JN05770 / ASB 8 - Zone 11, main power board room, packers.

Approx dimensions 1.4 cm x 1.0 cm x 0.3 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 9. ASET123733 / 126913 / 9. JN05770 / ASB 9 - Zone 11, motor room, gasket.

Approx dimensions 2.0 cm x 1.0 cm x 0.4 cm

The sample consisted of a fragment of soft fibrous material containing organic fibres

Chrysotile asbestos detected.

Sample No. 10. ASET123733 / 126913 / 10. JN05770 / ASB 10 - Zone 6, external, delivery dock Southern wall.

Approx dimensions 4.4 cm x 2.3 cm x 0.5 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 11. ASET123733 / 126913 / 11. JN05770 / ASB 11 - Zone 6, maintenance shed internal.

Approx dimensions 5.5 cm x 3.0 cm x 0.5 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 12. ASET123733 / 126913 / 12. JN05770 / ASB 12 - Zone 6, maintenance shed internal.

Approx dimensions 3.1 cm x 1.5 cm x 0.6 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.



Sample No. 13. ASET123733 / 126913 / 13. JN05770 / ASB 13 - Zone 10, Southeast corner, south eave soffit.

Approx dimensions 1.8 cm x 1.5 cm x 0.4 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 14. ASET123733 / 126913 / 14. JN05770 / ASB 14 - Zone 10, external activities room, windows.

Approx dimensions 10.0 cm x 0.3 cm x 0.3 cm

The sample consisted of a fragment of a soft rubberized mastic-like material.

No asbestos detected.

Sample No. 15. ASET123733 / 126913 / 15. JN05770 / ASB 15 - Zone 2, Western electrical switch room.

Approx dimensions 4.9 cm x 2.8 cm x 0.5 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 16. ASET123733 / 126913 / 16. JN05770 / ASB 16 - Zone 2, Western electrical switch room, ceiling.

Approx dimensions 4.7 cm x 3.0 cm x 1.2 cm

The sample consisted of fragments and powder of soft plaster material containing organic fibres

No asbestos detected.

Sample No. 17. ASET123733 / 126913 / 17. JN05770 / ASB 17 - Zone 2, food storage, Western and Northern soffits.

Approx dimensions 2.2 cm x 1.0 cm x 0.5 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 18. ASET123733 / 126913 / 18. JN05770 / ASB 18 - Zone 2, food storage room, external walls.

Approx dimensions 1.6 cm x 1.0 cm x 0.5 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 19. ASET123733 / 126913 / 19. JN05770 / ASB 19 - Zone 2, external eastern diagonal hallway blue infill panels adjacent glass.

Approx dimensions 1.4 cm x 1.0 cm x 0.5 cm

The sample consisted of a fragment of a fibro plaster cement material.

Chrysotile asbestos detected.

Sample No. 20. ASET123733 / 126913 / 20. JN05770 / ASB 20 - Zone 7, staff room, water closets and shower rooms.

Approx dimensions 2.5 cm x 1.4 cm x 0.5 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.



Sample No. 21. ASET123733 / 126913 / 21. JN05770 / ASB 21 - Zone 7, staff room flooring.

Approx dimensions 12.3 cm x 5.0 cm x 0.4 cm

The sample consisted of a fragment of linoleum floor covering material, with an attached layer of glue-like material containing synthetic mineral fibres.

No asbestos detected (An independent confirmatory analytical technique is advised due to the nature of the sample).

Sample No. 22. ASET123733 / 126913 / 22. JN05770 / ASB 22 - Zone 7, staff room flooring.

Approx dimensions 9.8 cm x 5.5 cm x 0.4 cm

The sample consisted of a fragment of linoleum floor covering material, with an attached to a layer of glue-like material containing organic fibres.

No asbestos detected (An independent confirmatory analytical technique is advised due to the nature of the sample).

Sample No. 23. ASET123733 / 126913 / 23. JN05770 / ASB 23 - Zone 2, room Northeast of kitchen, ceiling.

Approx dimensions 2.0 cm x 1.7 cm x 0.4 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres, with an attached layer of paint material.

Chrysotile asbestos detected.

Sample No. 24. ASET123733 / 126913 / 24. JN05770 / ASB 24 - Zone 2, room and hallways adjacent kitchen, flooring.

Approx dimensions 9.3 cm x 5.0 cm x 0.4 cm

The sample consisted of a fragment of linoleum floor covering material, with an attached to a layer of glue-like material containing organic fibres.

No asbestos detected (An independent confirmatory analytical technique is advised due to the nature of the sample).

Sample No. 25. ASET123733 / 126913 / 25. JN05770 / ASB 25 - Zone 10, vending machine area flooring.

Approx dimensions 14.0 cm x 12.0 cm x 0.4 cm

The sample consisted of a fragment of linoleum floor covering material, with an attached to a layer of glue-like material containing organic fibres.

No asbestos detected (An independent confirmatory analytical technique is advised due to the nature of the sample).

Sample No. 26. ASET123733 / 126913 / 26. JN05770 / ASB 26 - Zone 10, kitchen, flooring.

Approx dimensions 12.3 cm x 10.2 cm x 0.4 cm

The sample consisted of a fragment of linoleum floor covering material, with an attached to a layer of glue-like material containing organic fibres and a layer of soft plaster or putty-like material containing organic fibres.

No asbestos detected (An independent confirmatory analytical technique is advised due to the nature of the sample).

Sample No. 27. ASET123733 / 126913 / 27. JN05770 / ASB 27 - Zone 7, storage room and linen storage room adjacent to laundry, walls.

Approx dimensions 10.4 cm x 8.2 cm x 0.3 cm

The sample consisted of a fragment of linoleum floor covering material, with an attached to a layer of glue-like material containing organic fibres.

No asbestos detected (An independent confirmatory analytical technique is advised due to the nature of the sample).



Sample No. 28A. ASET123733 / 126913 / 28A. JN05770 / ASB 28A - Zone 7, laundry floor.

Approx dimensions 7.4 cm x 5.5 cm x 0.3 cm

The sample consisted of a fragment of a linoleum floor covering material, with an attached to a layer of soft mastic-like material containing organic fibres.

No asbestos detected (An independent confirmatory analytical technique is advised due to the nature of the sample).

Sample No. 28B. ASET123733 / 126913 / 28B. JN05770 / ASB 28B - Zone 7, laundry floor.

Approx dimensions 13.3 cm x 8.0 cm x 0.4 cm

The sample consisted of a fragment of a linoleum floor covering material, with an attached to a layer of soft mastic-like material containing organic fibres.

No asbestos detected (An independent confirmatory analytical technique is advised due to the nature of the sample).

Sample No. 28C. ASET123733 / 126913 / 28C. JN05770 / ASB 28C - Zone 7, laundry floor.

Approx dimensions 10.0 cm x 6.6 cm x 0.3 cm

The sample consisted of a fragment of a linoleum floor covering material, with an attached to a layer of soft mastic-like material containing organic fibres.

No asbestos detected (An independent confirmatory analytical technique is advised due to the nature of the sample).

Sample No. 29. ASET123733 / 126913 / 29. JN05770 / ASB 29 - zone 2, Quality office, concealed vinyl flooring.

Approx dimensions 15.6 cm x 13.0 cm x 0.5 cm

The sample consisted of a fragment of linoleum floor covering materials, with an attached to a layer of soft mastic-like material containing organic fibres.

No asbestos detected (An independent confirmatory analytical technique is advised due to the nature of the sample).

Sample No. 30. ASET123733 / 126913 / 30. JN05770 / ASB 30 - Zone 2, Southern staffroom, flooring.

Approx dimensions 14.0 cm x 11.2 cm x 0.3 cm

The sample consisted of a fragment of linoleum floor covering material, with an attached to a layer of soft mastic-like material containing organic fibres.

No asbestos detected (An independent confirmatory analytical technique is advised due to the nature of the sample).

Sample No. 31. ASET123733 / 126913 / 31. JN05770 / ASB 31 - Zone 4, plant room, machinery.

Approx dimensions 1.0 cm x 0.8 cm x 0.3 cm

The sample consisted of a fragment of soft fibrous material containing organic fibres.

Chrysotile asbestos detected.

Sample No. 32. ASET123733 / 126913 / 32. JN05770 / ASB 32 - Zone 4, plant room, paper composite flooring.

Approx dimensions 5.0 cm x 3.0 cm x 0.4 cm

The sample consisted of a fragment of soft fibrous material containing organic fibres.

No asbestos detected.

Sample No. 33. ASET123733/ 126913/ 33. JN05770 / ASB 33 - Zone 5, room adjacent West of zone 4 plant room, boiler insulation.

Approx dimensions 1.8 cm x 1.3 cm x 0.4 cm

The sample consisted of a fibrous mass containing synthetic mineral fibres and organic fibres.

No asbestos detected.

Sample No. 34. ASET123733 / 126913 / 34. JN05770 / ASB 34 - Zone 5, Northwest section of courtyard, infill panels.

Approx dimensions 1.7 cm x 1.0 cm x 0.3 cm

The sample consisted of a fragment of a fibre cement material.

Chrysotile asbestos detected.

Sample No. 35. ASET123733 / 126913 / 35. JN05770 / ASB 35 - Zone 5, treatment room flooring.

Approx dimensions 16.5 cm x 9.0 cm x 0.3 cm

The sample consisted of a fragment of a linoleum floor covering material, with an attached to a layer of glue-like material containing organic fibres.

No asbestos detected (An independent confirmatory analytical technique is advised due to the nature of the sample).

Sample No. 36. ASET123733 / 126913 / 36. JN05770 / ASB 36 - Zone 5, dirty utility, South wall lining behind rust red vinyl.

Approx dimensions 1.5 cm x 1.2 cm x 0.4 cm

The sample consisted of fragments and powder of soft plaster material, attached to a layer of soft fibrous material containing organic fibres.

No asbestos detected.

Sample No. 37. ASET123733 / 126913 / 37. JN05770 / ASB 37 - Zone 6, power board plant room, roof cavity insulation.

Approx dimensions 9.0 cm x 7.0 cm x 1.5 cm

The sample consisted of a fibrous mass containing organic fibres.

No asbestos detected.

Reported by,



**Mahen De Silva. BSc, MSc, Grad Dip (Occ Hyg)
Occupational Hygienist / Approved Identifier.
Approved Signatory**



Accredited for compliance with ISO/IEC 17025 - Testing.

The results contained in this report relate only to the sample/s submitted for testing. Australian Safer Environment & Technology accepts no responsibility for whether or not the submitted sample/s is/are representative. Results indicating "No asbestos detected" indicates a reporting limit specified in AS4964-2004 which is 0.1g/ Kg (0.01%). Any amounts detected at assumed lower level than that would be reported, however those assumed lower levels may be treated as "No asbestos detected" as specified and recommended by A4964-2004. Trace / respirable level asbestos will be reported only when detected.

SYDNEY ANALYTICAL LABORATORIES

Page 1 of 3

Office:
PO BOX 48
ERMINGTON NSW 2115

Laboratory:
1/4 ABBOTT ROAD
SEVEN HILLS NSW 2147
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Fax: (02) 9838 8919
A.C.N. 003 614 695
A.B.N. 81 829 182 852
NATA No: 1884

ANALYTICAL REPORT for:

EHO CONSULTING

16/380 PENNANT HILLS RD
PENNANT HILLS 2020

ATTN: LEE HANDS

JOB NO: SAL29082F
CLIENT ORDER: JN05770
DATE RECEIVED: 09/01/25
DATE COMPLETED: 13/01/25
TYPE OF SAMPLES: DUST WIPES/PAINTS
NO OF SAMPLES: 7



.....
Issued on 13/01/25
Lance Smith
(Chief Chemist)

SYDNEY ANALYTICAL LABORATORIES

Page 2 of 3

ANALYTICAL REPORT

JOB NO: SAL29082F

CLIENT ORDER: JN05770

SAMPLES	Pb mg	Pb %
1 LD01	0.38	
2 LD02	0.21	
3 LP01		<0.01
4 LP02		<0.01
5 LP03		0.01
6 LP04		0.05
7 LP05		<0.01
MDL	0.001	0.01
Method Code	A9	A8
Preparation	P1	P1

SITE: 366 JAMISON ROAD, JAMISONTOWN
DATE OF COLLECTION: 07/01/25

ANALYTICAL REPORT

JOB NO: SAL29082F

CLIENT ORDER: JN05770

METHODS OF PREPARATION AND ANALYSIS

The tests contained in this report have been carried out on the samples as received by the laboratory. In the case where an analyte or group of analytes are received outside of recommended holding times, the analysis will proceed and the report annotated. Analysis is carried out within analyte holding times where possible.

- P1 Analysis performed on sample as received
- A9 Total Lead on Dust Wipe - In House Method A8
 Determined by APHA 3111B (Flame AAS)
- A8 Total Lead in Paint/Dust - In House Method A8
 Determined by APHA 3111B (Flame AAS)