

Hazardous Materials Survey Report - Administration Building

132 McCredie Road, Smithfield NSW 2161

11-Feb-2025

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Hazardous Materials Survey Report - Administration Building

132 McCredie Road, Smithfield NSW 2161

Client: Goodman Property Services (Aust) Pty Limited

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Glossary

Asbestos	The asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock forming minerals that consist of a mixture that contains 1 or more of the following minerals: actinolite, amosite, anthophyllite, chrysotile, crocidolite, or tremolite.
Asbestos containing material (ACM)	Any material or thing that, as part of its design, contains asbestos.
Asbestos Removal Control Plan (ARCP)	A plan designed to ensure asbestos removal works are well planned and carried out in a safe manner. A licensed asbestos removal contractor must prepare an ARCP for any licensed asbestos removal work they are commissioned to undertake.
Asbestos work area	Area identified for asbestos or ACM related activities. The area must be signed and barricaded to prevent the entry of unauthorised personnel.
Class A licence	A licence that authorises the licence holder to conduct Class A asbestos removal work and Class B asbestos removal work. This allows the licence holder to conduct friable asbestos removal work and non-friable asbestos, ACM or ACD removal work.
Class B licence	A licence that authorises the licence holder to conduct Class B asbestos removal work. This allows the licence holder to conduct the removal of more than 10 m² of non-friable asbestos or ACM removal work and/or the removal of ACD associated with the removal of more than 10 m² of non-friable asbestos.
Class A asbestos removal work	Work requiring a Class A asbestos removal licence
Class B asbestos removal work	Work requiring a Class B asbestos removal licence
Competent person	A person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of the specific work.
Friable (asbestos)	Asbestos or ACM that is in a powder form or that can be crumbled, pulverised or reduced to powder by hand pressure when dry.
Hazardous Materials / Hazmat	In the context of this report hazardous materials refers to any positively identified, assumed or suspected materials as defined in Section 2.0 .
Hazardous Materials Register	A register that identifies assessed hazmat and comments removal recommendations.
Licensed Asbestos Assessor	A person who holds an Asbestos Assessor licence. This licence is required for airborne fibre monitoring, conducting clearance inspections and issuing of clearance certificates for Class A asbestos removal work.
Licensed asbestos removal work	Asbestos removal work for which a Class A asbestos removal licence or a Class B asbestos removal licence is required.
Lead Paint	A paint film or component of a paint system containing a lead concentration in excess of 0.1% weight/weight (w/w).
Non-friable asbestos	Asbestos or ACM that is not friable, including material containing asbestos fibres reinforced with a bonding compound.
PCBU	Person conducting a business or undertaking
Person with Management or Control	For example, Property Managers and/or Licensed asbestos removal contractor who has control of an asbestos work area. Must ensure the Asbestos Management Plan is readily available to workers, Health & Safety Representatives, and PCBUs.

**Polychlorinated Biphenyls
(PCBs)**

Polychlorinated biphenyls' or PCBs means a substance in which the biphenyl structure has chlorine atoms substituted for hydrogen atoms to varying degrees.

Synthetic Mineral Fibres (SMF)

A heterogeneous group of fibrous inorganic materials manufactured into a fibrous product (e.g. glasswool, rockwool and refractory ceramic fibre).

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Executive Summary

This Hazardous Materials Survey Report has been prepared by AECOM Australia Pty Ltd (AECOM) to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility at 132 McCredie Road, Guildford West NSW 2161, (the site) in the Cumberland Council Local Government Area (LGA). The site is legally described as Lot 1 in DP596315.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the Project Pluto Data Centre (SSD-69223466) dated 4 April 2024

This report concludes that the proposed data centre is suitable and warrants approval subject to the implementation of the following mitigation measure:

- Where hazardous building materials (Hazmat) have been identified or are suspected to be present on-site, a comprehensive risk management strategy should be implemented. The three main strategies include manage in-situ, mitigate, and remove. The most appropriate strategy is dependent on the risk of exposure, the type of hazmat present, and the likely of hazmat being disturbed. See Section 8.2 for a full description of the mitigation measures.

Following the implementation of the above mitigation measure, the remaining impacts are appropriate.

AECOM was commissioned by Goodman Property Services (Aust) Pty Limited (Goodman) to conduct a Hazmat survey at the Administration Building located at 132 McCredie Road, Smithfield, NSW 2164 (the 'Site').

The survey was conducted to, as far as practicable, locate and identify accessible Hazmat at the Site and to provide recommendations to assist Goodman in meeting their statutory obligation under *NSW Work Health and Safety Act 2011* and the *NSW Work Health and Safety Regulation 2017*.

Survey information and key findings are presented in **Table A**.

Table A: Survey Information and Key findings

Item	Details
Client	Goodman Property Services (Aust) Pty Limited
Site Name	Administration Building
Site Address	132 McCredie Road, Smithfield, NSW 2164
Dates of Survey	18 - 19 July 2024
AECOM Surveyor	Marc Wydro
Survey Information	
For the purpose of the survey, Hazmat was limited to asbestos containing materials (ACM); lead paint; synthetic mineral fibre (SMF); and polychlorinated biphenyls (PCB) in fluorescent light fixtures.	
The survey was undertaken by visual inspection and through semi-intrusive methods of those areas of the Site that were accessible at the time of the inspection. Representative samples (limited to ACM and lead paint) were collected for the purpose to confirm the presences of Hazmat by qualitative and quantitative analysis.	
A total of 32 samples were collected, which comprised of 13 suspected ACM samples and 19 suspected lead paint samples. Samples were forwarded to an NATA accredited laboratory for analysis and issue of a laboratory identification report (357195). Analysis was conducted using the following method:	
- Asbestos identification by polarised microscopy including dispersion staining as per Australian Standard 4964-2004; and - Determination of lead concentrations by ICP-AES with reference to US EPA Method 6010.	
In addition, information from the HIBBS Report (document reference: S11091-R01), dated November 2019) was also used and referenced.	
The following summary details hazmat identified or assumed at the Site:	

Site Name	ACM	Lead Paint	SMF	PCB
Administration Building	Present	Present	Present	Present
Note: 'Present' means Hazmat identified (by laboratory analysis) or assumed (by evidence based on the surveyor's experience). '-' means Hazmat was not identified (by laboratory analysis) or not assumed (by evidence based on the surveyor's experience).				
Risk Status				
Most identified and/or assumed hazmat items were classified as low risk. Four hazmat items were classified as medium risk as summarised below: • External: Yellow paint to bollards and rails South of the Site. Medium Risk – Stabilise and/or encapsulate. • External: Moulded asbestos utility pit South of the Site. Medium Risk – Leave in situ and re-inspect at regular intervals. • Internal: West wing, Cream tiles to fire hose room floor. Medium Risk - Access to exposed/damaged materials should be restricted. Consider removal as soon as practicable by a Class A or Class B licensed asbestos removal contractor. • Internal: East wing, SMF insulation to boiler and pipework. Medium Risk - Engage an appropriately experienced contractor to encapsulate the exposed insulation.				
Other				
Caution regarding asbestos status to the south eaves. Asbestos was not detected in the sample collected by AECOM (Sample ID P4), however, was detected in the HIBBS sample (sample ID S5217/07) as reported in the November 2019 report by HIBBS (ref: S11091-R01). As such, all eaves should be assumed to contain asbestos materials until further sampling by a competent person proves otherwise.				

The Hazardous Materials Register is not a definitive description of all hazardous materials present at the Site and is only representative of that identified on the date(s) of the survey.

This report should be read in its entirety.

1.0 Introduction

A State Significant Development Application (SSDA) has been prepared in support of a proposed data centre at 132 McCredie Road, Guildford West NSW 2161 (the site). The site is zoned E4 General Industrial and has a road frontage to McCredie Road. The developable site area is 71,710 sq.m.

The proposed development comprises:

- Site preparation works including demolition, bulk excavation and removal of existing hard standing and structures on the site, tree and vegetation clearing, and bulk earthworks;
- Construction, fit out and operation of a 100 MVA data centre with a maximum building height of 25.67m (RL 45,269) and total gross floor area of 29,444 m2 comprising:
 - At-grade parking for 51 car parking spaces and 2 accessible car parking spaces
 - Three (3) loading dock spaces.
 - Two (2) levels of technical data hall floor space with incorporating a total of nine (9) data halls
 - Ancillary office space located on the ground floor
- Provision of required utilities, including:
 - Underground fuel storage
 - Two (2) Switch-rooms
 - Four (4) 1,350kL industrial water storage tanks
- Vehicle entry and egress driveways located along McCredie Road
- Internal access road
- Associated landscaping and site servicing
- Installation of services and drainage infrastructure.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the Project Pluto Data Centre (SSD-69223466) dated 4 April 2024

Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 1 SEARs requirements addressed in the report

Item	Description of requirement	Section reference
18. Waste Management	If buildings are proposed to be demolished or altered, provide a hazardous materials survey.	Entire report

AECOM Australia Pty Ltd (AECOM) was commissioned by Goodman Property Services (Aust) Pty Limited (Goodman) to conduct a hazardous building materials (Hazmat) survey at the Administration Building located at 132 McCredie Road, Smithfield, NSW 2164 (the 'Site').

The survey was conducted to, as far as practicable, locate and identify accessible Hazmat at the Site and to provide recommendations to assist Goodman in meeting their statutory obligation under *NSW Work Health and Safety Act 2011* and the *NSW Work Health and Safety Regulation 2017*.

This report presents the findings of the survey and includes the following appendices:

- **Appendix A:** Legislative Framework;
- **Appendix B:** Hazardous Materials Register;
- **Appendix C:** Site Plans;
- **Appendix D:** Photographic Records;

- **Appendix E:** NATA Endorsed Laboratory Report;
- **Appendix F:** Health Risk Assessment Matrix;
- **Appendix G:** Limitations.

1.1 Objective

The objective of the survey was to, as far as practicable, locate and identify accessible Hazmat at the Site and to provide recommendations to assist Goodman in meeting their statutory obligations specific to Hazmat. For the purpose of this report, Hazmat consisted of the following:

- Asbestos containing materials (ACM);
- Lead paint;
- Synthetic mineral fibre (SMF); and
- Polychlorinated biphenyls (PCB) in fluorescent light fixtures.

2.0 The Site

The site is located on Gandangara Land and is in the Smithfield Industrial Area within the Cumberland Local Government Area (LGA). It is bounded by McCredie Road to the north.

The front part of the site adjoins the Guildford Transmission Substation, which is located immediately to the east and fronts onto McCredie Road. Other industrial uses are located further east, with residential properties beyond.

The Guildford West Sports Ground, which comprises several playing fields, is located to the south of the Guildford Transmission Substation. The playing fields bound the southern part of the site to the east. The playing fields / public recreation area also abut the southern boundary of the site.

Prospect Creek is located to the south of the public recreation area and is zoned C2 Environmental Protection. The area to the south of Prospect Creek is predominately characterised by low density single storey residential housing.

The site is located in the south eastern corner of the Smithfield Industrial Estate and is within close proximity of the Cumberland Highway (A28) and M4 and M7 motorways, which provide access to Sydney CBD, western Sydney and the south. A range of large format industrial uses are located to the west and north west of the site. The Smithfield Industrial Estate extends across the A28 to Gipps Road (approximately 3km west of the site). It forms part of the broader Smithfield Wetherill Park industrial area, which is one of the largest of its kind in the Southern Hemisphere and makes a significant contribution to the New South Wales and Australian economies.

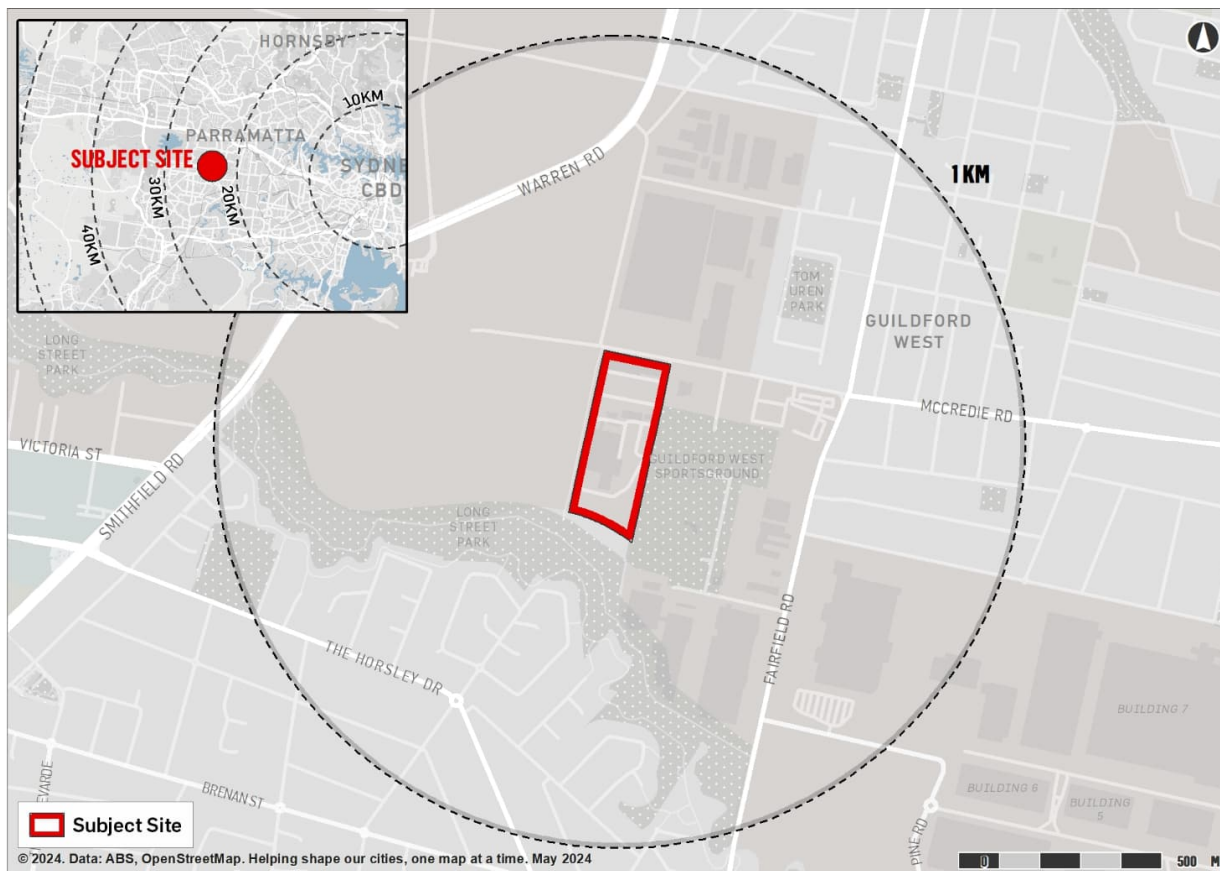
The site has a net developable area of 71,710 sqm and is currently vacant. It previously operated as a Castrol Lubricants facility. However, the majority of the site has now been cleared and subject to category 1 remediation works. A single storey office building is located on the northern portion of the site fronting McCredie Road. The building is vacant.

Figure 1 Site Aerial



Source: Urbis, 2024

Figure 2 Local Context



Source: Urbis, 2024

3.0 Staging

The proposal seeks consent for development to be constructed and operated in two phases to reflect the staged availability power supply. The proposed stages involve the following:

Stage 1: Demolition of existing structures and construction of the main data centre building as well as the car park, perimeter access road, site access/exit driveways and landscaping. Stage one will involve the fit-out and operation of five of the 9 proposed data halls at levels 1 and 2 as well as the associated electrical rooms, generators, storage and office rooms.

Stage 2: Completion of the ultimate development scheme involving the extension of the building to the south with an additional four data halls, associated electrical rooms and generators, and associated landscaping and external works. The electrical substations will also be constructed in the north of the site during this phase.

The works are to be completed in five (5) construction stages, as per below:

Stage 1:

- CC1 – Demolition
- CC2 – Site Preparation works (including but not limited to vegetation removal, earthworks & piling, installation of footings, retaining walls)
- CC3 – Inground services installation, structural works
- CC4 – Façade construction, installation of services, fit out
- CC5 – Landscaping and external works

Stage 2:

- CC1 – Site Preparation works (earthworks & piling, installation of footings)
- CC2 – Inground services installation, structural works
- CC3 – Façade construction, installation of services, fit out
- CC4 – Landscaping and external works

The information provided in this Hazmat report is relevant to the vacant, single storey office building located on the northern portion of the site fronting McCredie Road, as captured in the recommendations/mitigation measures (Section 8.2).

4.0 Scope of Work

The scope of work included the following:

- A review of provided documentation (Hibbs & Associates Pty Ltd, BP Hazardous Building Materials Survey Updates, PB Guildford, dated November 2019 (doc. Ref: S11091-R01);
- A survey of accessible internal and external areas of the building, referencing existing records to identify and locate accessible hazmat. This includes hazmat within building fabric and within a 2m radius of the external ground surface;
 - Suspected ACM and lead paint were sampled and forwarded to a National Association of Testing Authorities (NATA) accredited laboratory for analysis:
 - Samples were collected via “semi-intrusive methods” to locate visible above ground, in-situ and accessible Hazmat within the height and safe access limitations imposed by a standard A-frame ladder;
 - SMF materials were visually identified or as a result of asbestos identification analysis; and
 - Representative fluorescent light fittings were visually inspected following electrical isolation and printed details assessed against the *Guidelines for the identification of PCBs and Materials Containing PCBs, United Nations Environmental Programme, 1999*.
- Suspected Hazmat were photographed where possible;
- Site plans were marked up with sample identification details;
- Delivery of a Hazardous Materials Register (the register) included in the Hazardous Materials Survey Report (this report). The register contains the location, condition, and extent of Hazmat detected during the survey.

5.0 Site Description

Site information and details of the surveyed building are summarised below in **Table 1**.

Table 2 Site Information

Item	Details
Client	Goodman Property Services (Aust) Pty Limited
Site Name	Administration Building
Site Address	132 McCredie Road, Smithfield, NSW 2164
Dates of Survey	18 - 19 July 2024
AECOM Surveyor	Marc Wydro
Building Details	The building was vacant at the time of the inspection and was connected to power and water. Building Description: • Construction: Single-storey steel frame with brick exterior and concrete slab foundation. Steel roof. • Layout: Three distinct wings (West Wing, Central Area, East Wing). Wing Details: • West Wing: Comprised of workstations, offices, meeting rooms, and restrooms. • Central Area: Comprised of a reception area, showroom, plant rooms, a commercial kitchen, storage rooms, and restrooms. • East Wing: Comprised of workstations, individual offices, meeting rooms, restrooms, and kitchens.

6.0 Hazardous Material Information and Methodology

6.1 Site Inspection / Limitation

The survey was undertaken by visual inspection and through semi-intrusive methods of those areas of the Site that were accessible at the time of the inspection. Representative samples (limited to suspected ACM and suspected lead paint) were collected for the purpose of confirming Hazmat by qualitative and quantitative analysis with the following conditions:

- Where identical suspected Hazmat were observed at different locations (within the same building/structure), visual confirmation was used (referencing identical suspected material samples as indicated by “As” in the register); and
- When sampling was not possible, (i.e. lack of accessibility, electrical hazard, the possibility of causing significant damage and /or risk of causing contamination) a reasonable assumption was made as to the presence or absence of hazmat based on the surveyors’ experience, considering factors such as age, physical appearance, and fixing method.

The Survey was undertaken:

- Within reach using a standard A-frame ladder; and
- Without putting the surveyor’s health or others at risk.

During the survey, the electrical installations were not dismantled. Assumptions were made regarding the presence of Hazmat to these installations. Subsurface areas were not inspected and are excluded from the survey. Details of inaccessible areas are further outlined in **Section 6.1**.

6.2 Asbestos Containing Materials

ACM is defined in the *WHS Regulation* as any material or thing that, as part of its design, contains asbestos. Asbestos is classified as either friable or non-friable.

- **Friable asbestos:** Is an ACM that is in a powder form or can be crumbled, pulverised, or reduced to a powder by hand pressure when dry.
- **Non-friable asbestos:** Is any material (other than friable asbestos material) that contains asbestos, including material containing asbestos fibres reinforced with a bonding compound.

Asbestos and ACM products were banned in Australia on 31 December 2003. As such, materials suspected to contain asbestos were sampled and assessed when the building was constructed prior to this date and as required based on the surveyor’s experience. Suspected ACM samples were sent for analysis to a NATA accredited laboratory for examination as per *Australian Standard: Method for the Qualitative Identification of Asbestos in Bulk Samples (AS 4964-2004)*.

6.3 Lead Paint

Lead paint is classified as a paint film or component of a paint system containing lead greater than 0.1% w/w, as defined in *Australian/New Zealand Standard Guide to hazardous paint management. Part 2: Lead paint in residential, public and commercial buildings (AS/NZS 4361.2:2017)*.

The concentration of lead in paint has declined from 50% w/w before 1965, to 1% w/w in 1965. In 1992, it was reduced to 0.25% w/w, and in 1997 it was further reduced to 0.1%w/w. Paint systems were sampled and assessed only when the building was constructed prior to 1998 and as required based on the surveyor’s experience. Paint samples were collected (where possible) to include multiple coatings, i.e. back to the substrate material. It should be noted, that in some instances lead paint may have been overlain by more recent, non-lead paints.

Paint samples were sent to a NATA accredited laboratory for analysis under inhouse methods. Samples were examined with reference to *US EPA Method 6010, Inductively coupled plasma-atomic emission spectrometry* and/or by *cold vapor atomic absorption spectrometry* to determine the quantitative concentration of lead (% w/w).

6.4 Synthetic Mineral Fibre

SMF materials are a heterogeneous group of fibrous inorganic materials manufactured into a fibrous product that is primarily used for insulation purposes. SMF can be classified into three groups (glasswool, rockwool and refractory ceramic fibre (RCF)), as detailed in the SafeWork NSW *Information Guide Safe Management of Synthetic Mineral Fibres – Glasswool and Rockwool, 2015*. Glasswool and rockwool are grouped into bonded and un-bonded classifications based on the use of binding materials.

Un-bonded SMF (an insulation that has no adhesive or cements and is loose material packed into a package) were assessed primarily by visual examination. The identification of unbonded and bonded SMF may also be a result of asbestos identification analysis.

6.5 Polychlorinated Biphenyls

PCBs are chlorinated, aromatic hydrocarbon found as oil in capacitors and transformers used in electrical light fittings, electric motors, ceiling fans and dish washers. For the purpose of this survey, PCBs are limited to capacitors within light fittings which were predominantly used in fluorescent light fittings between the 1950s -1970s. In 1976 PCBs were banned from being manufactured and imported after being found to be a human carcinogen. Inspections were not undertaken on live fluorescent light fittings, fluorescent light fittings that appeared to be modern, and fluorescent light fittings in buildings constructed post 1976.

The location of suspected PCB-containing capacitors was determined by building age construction date and visual appearance only.

7.0 Results

7.1 Inaccessible Areas

For the purposes of risk management, inaccessible areas should be assumed to potentially contain Hazmat until they can be proven otherwise. It is not necessary to engage a competent person to confirm or reject this claim if the person with management or control of the workplace assumes that Hazmat is present or if that person has reasonable grounds to believe that Hazmat are not present.

A list of general inaccessible areas (by visual or physical means) is detailed below in **Table 2**.

Table 3 Summary of Inaccessible Areas

General Inaccessible Areas
- Rooms that were unable to be unlocated (eg. West wing – HV Room). - Subsurface soil, including beneath foundation slabs. - Confined spaces (eg. inside subfloor voids). - Areas above the safe reach of an A frame ladder. - Electrical Components (eg. electrical distribution boards, fluorescent light fittings, electrical switchboards).

For the purposes of risk management, it is recommended that inaccessible areas listed in **Table 2** and the register in **Appendix B**, be assumed to contain Hazmat until proven otherwise.

7.2 Survey Findings

The Survey findings are summarised below in **Table 3**.

Table 4 Summary of Detected or Assumed Hazmat

Building Name	ACM	Lead Paint	SMF	PCB
Administration Building	Present	Present	Present	Present

Note:

'Present' means Hazmat identified (by laboratory analysis) or assumed (by evidence based on the surveyor's experience).

'-' means Hazmat was not identified (by laboratory analysis) or not assumed (by evidence based on the surveyor's experience).

Most identified and/or assumed hazmat items were classified as low risk. Four hazmat items were classified as medium risk as summarised below:

- External – Yellow paint to bollards and rails South of the Site. Medium Risk – Stabilise and/or encapsulate.
- External – Moulded asbestos utility pit South of the Site. Medium Risk – Leave in situ and re-inspect at regular intervals.
- Internal – West wing, Cream tiles to fire hose room floor. Medium Risk - Access to exposed/damaged materials should be restricted. Consider removal as soon as practicable by a Class A or Class B licensed asbestos removal contractor.
- Internal – East wing, SMF insulation to boiler and pipework. Medium Risk - Engage an appropriately experienced contractor to encapsulate the exposed insulation.

A complete list of Hazmat identified or assumed during the Survey, including details about the identification, location, condition and recommendation has been provided in the register in **Appendix B**.

If laboratory analysis found no hazmat (i.e. asbestos not detected, or lead levels below 0.1% w/w), then identical non-hazmat items were excluded from the asbestos register.

Supporting Site Plans (containing sample locations where samples were collected), Photographic Records, the NATA Endorsed Laboratory Report (**357195**), and the Condition Assessment Matrix are provided in **Appendix C** to **Appendix F**.

No one section or part of a section of this report should be taken as given an overall idea of this report. Each section must be read in conjunction with the whole of this report, including all appendices.

7.3 Asbestos Containing Materials

Non-friable ACM was confirmed in samples taken from the Site. The majority of ACM was found to be in good condition and posed a low risk. However, one ACM sample (ID P17), cream items located in the west wing fire hose room, was in poor condition and posed a medium risk.

7.4 Lead Paint

Lead was detected in paint systems at the Site. Paint samples that returned results exceeding the adopted lead paint criteria of 0.1% w/w ranged in condition from good to fair.

7.5 Synthetic Mineral Fibre

Unbonded and bonded SMF was visually detected and assumed to be present at the Site. The condition of the identified SMF material ranged in condition from good to fair and posed a low to medium risk.

7.6 Polychlorinated Biphenyls

PCB containing capacitors were assumed to be present at the Site to inaccessible fluorescent light fixtures. The assumed PCBs were all in good condition and pose a low risk.

8.0 Conclusions and Recommendations

8.1 Conclusions

This report concludes that the proposed data centre is suitable and warrants approval subject to the implementation of the following mitigation measures listed in Section 8.2 below.

Following the implementation of the recommended mitigation measures, the remaining impacts are appropriate.

Where Hazmat have been identified or are suspected to be present on-site, a comprehensive risk management strategy should be implemented. The three main strategies include manage in-situ, mitigate, and remove. The most appropriate strategy is dependent on the risk of exposure, the type of hazmat present, and the likely of hazmat being disturbed.

Most identified and/or assumed hazmat items were classified as low risk. Four hazmat items were classified as medium risk as summarised below:

- External: Yellow paint to bollards and rails South of the Site. Medium Risk – Stabilise and/or encapsulate.
- External: Moulded asbestos utility pit South of the Site. Medium Risk – Leave in situ and re-inspect at regular intervals.
- Internal: West wing, Cream tiles to fire hose room floor. Medium Risk - Access to exposed/damaged materials should be restricted. Consider removal as soon as practicable by a Class A or Class B licensed asbestos removal contractor.
- Internal: East wing, SMF insulation to boiler and pipework. Medium Risk - Engage an appropriately experienced contractor to encapsulate the exposed insulation.

General recommendations for such strategies are outlined below.

8.2 Recommendations/Mitigation Measures

8.2.1 Asbestos Containing Materials

8.2.1.1 Manage In-Situ

This approach is generally suitable for low-risk non-friable ACM. It prioritises administrative controls with periodic reviews. The following steps should be undertaken to comply with applicable legislation and guidelines listed in **Appendix A**:

- **Maintaining an accessible register:** Ensure all workers can easily access the hazmat register, which details the location and type of ACM on-site.
- **Signage and labelling:** Clearly mark identified ACM with signs and labels (where practical) to raise awareness.
- **Developing an Asbestos Management Plan (AMP):** Create a plan outlining procedures for managing ACM, including inspections, maintenance, and worker training.
- **Regular reviews:** Regularly review, maintain, and update the hazmat register and AMP under these circumstances:
 - During periodic reviews of the AMP itself.
 - If additional asbestos or ACM is found.
 - If asbestos is removed, disturbed, sealed, or enclosed.
 - At least every five years.

8.2.1.2 Mitigate

This approach generally applies to low to medium risk non-friable or friable ACM. It involves a combination of engineering and administrative controls when removal is not practical. These control measures can include:

- **Enclosure:** Creating a physical barrier between the ACM and its surroundings to minimise exposure from everyday interactions.
- **Encapsulation:** Coating the ACM in a resilient material (e.g., reinforced plastic, resins) to prevent the liberation of airborne asbestos fibres.
- **Sealing:** Applying a protective coating (paint) to the ACM surface to reduce fibre release and binding of existing fibres.

Encapsulating and sealing ACM are considered "asbestos-related works" due to direct interaction with the material. The following legislative requirements may apply when implementing such mitigation measures:

- Engage a licensed asbestos removal contractor (Class A or Class B) to undertake the work.
- The contractor must:
 - Notify the regulator of the planned asbestos work.
 - Prepare a Safe Work Method Statement and Safety Management Plan.
 - Limit access to the work area (e.g., barricades, signs).
 - Provide suitable decontamination facilities for workers.
- Consider engaging a hygienist or qualified professional to monitor airborne asbestos levels during mitigation work, especially if exceeding exposure standards is a concern.

It should be noted that mitigation of ACM is temporary and requires regular inspections by a qualified professional to assess the ongoing effectiveness of the controls. Removal of mitigated ACM should be considered if the applied controls degrade or become damaged, and that mitigation is generally not preferred for managing friable ACM.

8.2.1.3 Remove

ACM must be removed prior to any construction, demolition, refurbishment, alteration, or maintenance works that are likely to result in the disturbance of ACM. Any work involving the removal of ACM must be undertaken under controlled conditions, with the following considerations:

- The following licence requirements must be adhered to with regards to asbestos removal works and asbestos removal contractors:
 - **Class A Licence** - For the removal of any amount of friable ACM, asbestos containing dust. Can also be used for the removal of non-friable ACM.
 - **Class B Licence** - For the removal of greater than 10 m² of non-friable ACM and associated asbestos containing dust.
 - **No licence required** – Applies for the removal of up to 10 m² of non-friable ACM and associated dust.
- The licensed asbestos removal contractor (where used as per licence requirements) is to ensure they have conducted and implemented the following:
 - Notified the regulator of the licensed asbestos removal work.
 - Prepared a Safe Work Method Statement and an Asbestos Removal Control Plan.
 - Limited access to the asbestos work area (e.g. barricading, signage).
 - Provided decontamination facilities appropriate for the type of asbestos removal works.

- For Class A licensed asbestos removal works:
 - Ensure an independent Licensed Asbestos Assessor is engaged to conduct airborne asbestos monitoring prior to, during and following any works.
 - Airborne asbestos analysis should be undertaken by a NATA Accredited laboratory in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition [NOHSC: 3003 (2005)].
 - Ensure an independent Licensed Asbestos Assessor conducts a clearance inspection following the Class A licensed asbestos removal works. This is undertaken to assess the adequacy of the removal works and to validate that asbestos has been removed to a satisfactory standard and that the affected areas are safe for reoccupation. This must include clearance airborne asbestos monitoring and may include soil validation sampling depending on the asbestos removal work.
- For Class B licensed asbestos removal works:
 - Ensure an independent Licensed Asbestos Assessor is engaged to conduct airborne asbestos monitoring prior to and during any works.
 - Airborne asbestos analysis should be undertaken by a NATA Accredited laboratory in accordance with [NOHSC: 3003 (2005)].
 - Ensure an independent Licensed Asbestos Assessor or competent person conducts a clearance inspection following the Class B licensed asbestos removal works. This is undertaken to assess the adequacy of the removal works and to validate that asbestos has been removed to a satisfactory standard and that the affected areas are safe for reoccupation. This may include clearance airborne asbestos monitoring and / or soil validation sampling depending on the asbestos removal work.
- Asbestos waste must be contained and labelled in accordance with the Globally Harmonized System (GHS) of Classification and Labelling of Chemicals before being removed from an asbestos work area;
- Clause 79 of the NSW *Protection of the Environment Operations (waste) Regulation 2014* requires asbestos waste transporters and facilities receiving asbestos waste in NSW weighting more than 100 kilograms of asbestos waste, or 10 m² of asbestos waste that is asbestos sheeting, in any single load) must provide tracking information to the EPA via the Integrated Waste Tracking Solution (IWTS).
- ACM must also be disposed of at a suitably approved waste collection facility. All tipping dockets must be retained.

8.2.2 Lead Paint

8.2.2.1 Manage In-Situ

This approach is generally suitable for low-risk lead paint. It prioritises administrative controls with periodic reviews. The following steps should be undertaken to comply with applicable legislation and guidelines listed in **Appendix A**:

- **Maintaining an accessible register:** Ensure all workers can easily access the hazmat register, which details the location and type of lead paint on-site.
- **Signage and labelling:** Clearly mark identified lead paint with signs and labels (where practical) to raise awareness.
- **Regular reviews:** Regularly review, maintain, and update the hazmat register.

8.2.2.2 Mitigate

This approach generally applies to low to medium risk lead paint, or when removal is not practical. This is a short-term solution which may involve various stabilisation methods such as over-painting and encapsulation, which is described below:

- **Over-paint:** Applying a layer of lead-free paint over existing lead paint (typically for indoor use). This is only suitable for firmly affixed lead paint without defects like peeling or flaking.
- **Encapsulate:** Creating a barrier between lead paint and the surrounding environment (usually applicable for external environments). The encapsulant is usually a specialised liquid-applied coating or an adhesively bonded covering (e.g. two-pack epoxies and polyurethane coatings) offering a longer service life compared to over-painting.

The *WHS Regulation*, clause 392 defines a lead process as any work that exposes a worker to lead particulates, lead dust or lead fumes. The process of over-painting and encapsulation may be considered a lead process by the regulator if works require disturbance of the lead paint (e.g. removing flaking lead paint and associated debris). As such, the following recommendations are applicable when undertaking mitigation works:

- Seek approval from the regulator regarding the nature of the mitigation works with respect to lead processes;
- Where mitigation works are deemed a lead process, address relevant *WHS Regulation* clauses associated with lead processes.

8.2.2.3 Remove

Lead paint should be removed under controlled conditions in accordance with applicable legislation outlined in **Appendix A**. The following recommendations are provided when undertaking lead paint removal works.

Removal methods include:

- **Removal of lead-painted building products in its entirety** - Building products covered in lead paint may be removed in its entirety (with lead paint in-situ).
- **Removal of lead paint from the building product** – This process involves the removal of lead paint from a building product surface only. Lead paint removal may be conducted using only approved methods such as:
 - Wet scraping and wet sanding;
 - On site chemical stripping; and
 - Removal by heat gun and scraper.

The removal of lead paint from building products may be defined as a lead process or lead risk work based on *WHS Regulation*, clauses 392 and 394. As such, the following should be considered:

- Seek approval from the regulator regarding the nature of the removal works with respect to lead processes and lead risk work; and
- Where removal works are deemed a lead process or lead risk work, address relevant *WHS Regulation* clauses associated with lead processes.

The *WHS Regulation (Chapter 7)* outlines specific requirements relating to lead risk work that need to be conducted by a person conducting a business or undertaking (PCBU) (or the contractor engaged to do the work), including:

- Ensuring information is provided to workers about the risks and health effects when working with lead;
- Ensuring health monitoring is provided to workers before lead risk works starts and one month after starting; and
- Ensuring a lead risk work notification form is submitted at least seven (7) days before lead works commences.

Other considerations include:

- Preparation of a Safe Work Method Statement for the selected methodology;
- Limiting access to the lead paint work area (e.g. barricading, signage);

- Providing suitable decontamination facilities and processes;
- Managing lead related waste in accordance with the requirements detailed in *Protection of the Environment Operations (Waste) Regulation 2014*; and
- Schedule 1 of the NSW *Protection of the Environment Operations (waste) Regulation 2014* requires lead waste transporters to provide tracking information to the EPA via the Integrated Waste Tracking Solution (IWTS).
- Lead related waste must be disposed at a suitably approved waste collection facility. All tipping dockets must be retained.

8.2.3 Synthetic Mineral Fibres

8.2.3.1 Manage In-Situ

This option is applicable when there is a low risk of exposure to SMF for situations where the SMF is serving its intended purpose. Management in-situ may occur through administrative controls and periodic reviews of the SMF over time, with adherence to applicable legislation and guidance requirements listed in **Appendix A**.

8.2.3.2 Mitigate

This approach generally applies to low to medium risk SMF, or when removal is not practical. This is a short-term solution which may involve various stabilisation methods such as enclosing or encapsulating exposed SMF as described below:

- **Enclosing** - Placing a fixed physical barrier between the SMF and the surrounding area reducing the risk of exposure to airborne SMF fibres from general interactions.
- **Encapsulating** – Utilising a resilient matrix (e.g. reinforced plastic, vinyls, resins, mastics, bitumen, flexible plaster and cement) to prevent the release of SMF fibres.

Mitigation measures should be supported through regular inspections by a competent person to evaluate the ongoing effectiveness of the applied controls. If over time, mitigation control measures are no longer effective (e.g. sealed SMF subjected to degradation and damage), the SMF should be removed.

Please note mitigation measures may be restricted depending on the purpose of the SMF and the exposure conditions of the SMF.

8.2.3.3 Remove

SMF should be removed under controlled conditions in accordance with applicable legislation outlined in **Appendix A**.

PCBUs must take reasonable measures to prevent workers and others from being exposed to health and safety risks due to glasswool and rockwool at levels exceeding Safe Work Australia's *Workplace exposure standards for airborne contaminants* (2024).

General SMF removal guidance is provided below, as per the two types: bonded and unbonded:

- **Bonded** – Removal (by approved methods) can be performed in dry conditions if there is minimal physical abrasion;
 - Any physical abrasion, including cutting, should be kept to a minimum during removal. If there is minimal physical abrasion, the removal can be performed in a dry condition. Only in circumstances where heat or other causes have made the bonded material attach itself to the substrate should physical abrasion take place. If this occurs, removal should be performed as for unbonded glasswool and rockwool removal.
- **Un-bonded** – SMF should be wetted down prior to removal to assist with minimising the release of airborne SMF fibres.
 - Removal of unbonded material is more dusty and difficult. The unbonded material should be thoroughly wet down before removal takes place. Dry removal may be necessary when there are electrical and heat hazards. Increased respiratory protection may be necessary when

working in enclosed or poorly ventilated spaces or where the insulation has undergone physical change.

Additional recommendations for SMF removal works include:

- Access should be restricted to the work area (e.g. barricading, signage). Workers not engaged in this work should not be within 3 metres of the work area;
- Provide adequate washing facilities on site to wash the skin, and to treat dust in the eyes;
- PPE will need to be used, in combination with other effective control measures, when working with SMF materials. The selection and use of PPE should be based on a risk assessment.
- Class P1 and Class P2 respiratory protective equipment (RPE) that conforms to the requirements of AS/NZS 1716-2012 Respiratory Protective Devices and select RPE in accordance with AS/NZS 1715-2009 Selection, Use and Maintenance of Respiratory Protective Devices must be used during SMF material removal works.
- Contaminated PPE and equipment must be decontaminated, disposed of/managed as per the requirements of documentation listed in **Appendix A**.
- Always use manual hand tools in preference to power tools to trim or cut SMF materials. (If power tools are used, they should be fitted with exhaust extraction at the point where the dust is generated or supply other effective local exhaust ventilation).
- Regularly clean the work area to remove any build up of fibres and/or dust. Visible waste materials should be removed promptly to avoid being trampled and spread about.
- Waste should be sealed in plastic bags or other containers which prevent fibre and/or dust release, and disposed of in accordance with local waste disposal authority requirements; and
- Following SMF removal works the area should be vacuumed using an HEPA vacuum.

8.2.4 Polychlorinated Biphenyls

8.2.4.1 Manage In-Situ

This option is applicable when there is a low risk of exposure to PCB's. This option requires administrative controls with regular inspections to evaluate the integrity of casings, and to check for structural damage / deterioration. The following steps should be undertaken to comply with applicable legislation and guidelines listed in **Appendix A**:

- Ensure PCB component of the hazardous materials register is readily accessible to all workers;
- Identify PCBs at the Site by means of signage and labels (where practicable);
- Develop and implement a management plan to control risks associated with in-situ PCBs, including conducting periodic inspections to monitor the condition of PCB casings for signs of damage or leaks, and to identify when they are at the end of their functioning life; and
- Review, maintain, and update the hazmat register and management plan to record any changes.

8.2.4.2 Remove

PCB capacitors should be removed in accordance with applicable legislation outlined **Appendix A** when lighting systems are replaced or retrofitted with a non-PCB capacitor. The following recommendations are provided for PCB capacitor removal works:

- Removal work should account for the safe handling of PCB containing equipment with the use of suitable personal protective equipment (PPE) to mitigate PCB exposure (this may include PCB resistant disposable gloves, chemical resistant coveralls, a full face shield, and a suitable respirator).
- Clean-up of PCB leaks or spills:
 - Non-porous surfaces – Depending on the size of the leak or spill, PCBs can be firstly controlled using an absorbent material (preferably a commercial absorbent) to soak up the

- PCBs and prevent the spill travelling further or entering the environment. The surface should then be cleaned using an appropriate organic solvent compatible with PCS's.
- Porous surfaces - Contaminated porous materials and surfaces should be removed and place into a strong, sealed polyethylene bag, then placed into a sealable metal drum labelled as 'PCB Waste' for disposal.
 - All materials and PPE used for removal works must be placed in a strong, sealed polyethylene bag, then placed in a sealable metal drum labelled as 'PCB Waste' for disposal.
- Transport and Disposal:
 - Contact the applicable State or Territory environmental authority prior to transportation and disposal.
 - PCB waste is defined as the following:
 - <2 mg/kg – PCB free.
 - 2mg/kg - <50 mg/kg – Non-scheduled PCB waste.
 - >50 mg/kg – Scheduled PCB material of waste.
 - >100,000 mg/kg – Concentrated PCB materials.
 - Non-scheduled PCB waste must be disposed of by a method approved by the EPA or at landfills approved by the EPA to receive such waste. Methods are detailed in the following:
 - *Polychlorinated Biphenyl (PCB) Waste Management Plan – Appendix B, Environment Protection and Heritage Council, 2002 (revised April 2003).*
 - Scheduled PCB waste shall be transported in accordance with the Australian Code for the Transport of Dangerous Goods by Road and Rail.
 - If 10 kg or more of PCB waste requires storage or transportation, the applicable State regulatory body must be notified of the quantity, location and type of material.
 - Where a number of similar small equipment items containing PCBs, such as PCB capacitors, are known to exist on anyone premises, the requirement for notification shall be based on the aggregate weight of PCBs in these units.

Appendix A

Legislative Framework

Appendix A Legislative Framework

The following legislation and guidelines have been referenced throughout this report. The guidance in this report is not exhaustive and the following legislation and guidelines should be followed as a minimum.

Legislation / Standards / Codes / Guidance Literature
Overarching Legislation applicable for all hazardous materials
New South Wales Work Health and Safety Act 2011
New South Wales Work Health and Safety Regulation 2017
Protection of the Environment Operations (Waste) Regulation 2014
Contaminated Land Management Act 1997
Safe Work Australia Workplace Exposure Standards for Airborne Contaminants (January 2024)
Asbestos
SafeWork NSW Code of Practice: How to Safety Remove Asbestos
SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace
Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres: 2nd Edition [NOHSC: 3003 (2005)]
Government of Western Australia Department of Health, Guidelines of the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia (August 2021)
AS 4964 - 2004, Method for the Qualitative Identification of Asbestos in Bulk Samples
Lead Paint
AS4361.1 – 2017, Guide to Hazardous Paint Management, Part 1: Lead and Other Hazardous Metallic Pigments in Industrial Applications.
AS 4361.2 – 2017 Guide to hazardous paint management. Part 2: Lead paint in residential public and commercial buildings
AS 3640 – 2009 Workplace Atmospheres Method for Sampling and Gravimetric Determination of Inhalable Dust
Relevant Codes of practice for working with lead including SafeWork Australia/NIOSH (1994) National Code of Practice for the Control and Safe Use of Inorganic Lead at Work and Demolition Work
US EPA Method 6010, Inductively coupled plasma-atomic emission spectrometry
Synthetic Mineral Fibres
SafeWork NSW Information Guide, Safe Management of Synthetic Mineral Fibres (SMF) Glasswool and Rockwool, 2015.
SafeWork Australia Guide to Handling Refractory Ceramic Fibres, 2013
Polychlorinated Biphenyls
Guidelines for the Identification of PCBs and Materials Containing PCBs, United Nations Environmental Programme, 1999
ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors
Polychlorinated Biphenyl (PCB) Waste Management Plan, Environment Protection and Heritage Council, 2002 (revised April 2003)
Polychlorinated Biphenyl (PCB) Chemical Control Order 1997
Polychlorinated Biphenyls Management Plan, Revised Edition April 2003

Appendix B

Hazardous Materials Register

Client: Goodman Property Services (Aust) Pty Limited
Job Number: 60635909
Address: 132 McCredie Road, Smithfield, NSW 2164
Survey date: 18-19 July 2024
Surveyor: Marc Wydro

Hazardous Materials Register



No.	Location			Material Description								Risk Assessment						Recommendation
	Area	Room/Area	Location	Material Application	Photo No.	Approx. Quantity	Unit	Hazmat Status	Sample ID	Sample Results	Sub-Result	Friability	Condition	Activities	Risk of Fibre Release	Location	Risk Status	Comments and Recommendations
Administration Building1																		
1	External	North	Eaves	Fibre cement sheeting	2	250	m ²	ACM	S5217/06	Asbestos detected	Chrysotile, Crocidolite	Non-friable	Good	Low	Moderate	Low	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
2	External	North	Eaves	Capacitors to fluorescent light fittings	3	19	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
3	External	North	Window frames, fascia, vertical support beams	Brown/grey paint	4	Throughout	-	Lead paint	P1	Lead detected above 0.1% w/w	0.26 %w/w	-	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
4	External	North	Walls	Cream paint	5	450	m ²	Not lead paint	P2	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required
5	External	North	Expansion gap to wall	Fibre cement sheeting	6, 7	11	Linear m	ACM	P3	Asbestos detected	Chrysotile	Non-friable	Fair	Low	Moderate	Low	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
6	External	East	Eaves	Fibre cement sheeting	8	25	m ²	ACM	As S5217/06	Asbestos detected	Chrysotile, Crocidolite	Non-friable	Good	Low	Moderate	Low	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
7	External	East	Eaves	Capacitors to fluorescent light fittings	8	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
8	External	South	Eaves	Fibre cement sheeting	9	120	m ²	ACM	S5217/07	Asbestos detected*	Chrysotile, Crocidolite	Non-friable	Fair	Low	Moderate	Low	Low	Caution advised. Asbestos was not detected in the sample collected by AECOM. However, chrysotile and crocidolite asbestos was detected in south eaves (sample ID S5217/07) as reported by HIBBS (ref: S11091-R01). As such, all eaves should be assumed to contain asbestos materials until further sampled and proved otherwise by a competent person.
8a	External	South	Eaves	Fibre cement sheeting	9	120	m ²	Not ACM	P4	No asbestos detected*	-	-	-	-	-	-	-	Caution advised. Asbestos was not detected in the sample collected by AECOM. However, chrysotile and crocidolite asbestos was detected in south eaves (sample ID S5217/07) as reported by HIBBS (ref: S11091-R01). As such, all eaves should be assumed to contain asbestos materials until further sampled and proved otherwise by a competent person.
9	External	South	Eaves	Capacitors to fluorescent light fittings	10	15	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
10	External	South	Window frames, fascia, vertical support beams	Brown/grey paint	11	Throughout	-	Lead paint	As P1	Lead detected above 0.1% w/w	0.26 %w/w	-	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
11	External	South	Subfloor voids	Inaccessible area - confined space	12	-	-	-	-	-	-	-	-	-	-	-	-	Non-accessed area, Confined Space. Subfloor Void should be assumed to contain hazmat until surveyed and proved otherwise by a competent person.
12	External	South	Bollards and rails	Yellow paint	13	5	m ²	Lead paint	P5	Lead detected above 0.1% w/w	2.5 %w/w	-	Fair	-	-	-	Medium	Lead paint in fair condition should be stabilised and/or encapsulated with reference AS4361.2-2017.
13	External	South	Utility pit	Moulded fibre cement	14	1	m ²	Not ACM SMF	P6	No asbestos detected	SMF detected	-	Fair	-	-	-	Medium	Leave in situ and re-inspect at regular intervals.
14	External	West	Eaves	Fibre cement sheeting	15	39	m ²	ACM	As S5217/06	Asbestos detected	Chrysotile, Crocidolite	Non-friable	Good	Low	Moderate	Low	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
15	External	West	Eaves	Capacitors to fluorescent light fittings	15	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
16	External	West	Window frames, fascia, vertical support beams	Brown/grey paint	16	Throughout	-	Lead paint	As P1	Lead detected above 0.1% w/w	0.26 %w/w	-	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
17	External	West	Walls surrounding HV roller door	Fibre cement sheeting	17	6	m ²	Not ACM	P7	No asbestos detected	-	-	-	-	-	-	-	No action required.
18	West wing	HV Room	-	Inaccessible area - locked room	-	-	-	-	-	-	-	-	-	-	-	-	-	Non-accessed area, Locked Area. Area should be assumed to contain hazmat until surveyed and proved otherwise by a competent person.
19	West wing	Office 1	Ceiling	Suspended ceiling tiles	18	16	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
20	West wing	Office 1	Ceiling	Capacitors to fluorescent light fittings	18	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
21	West wing	Office 1	Walls	White paint	19	24	m ²	Not lead paint	P8	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required
22	West wing	Office 1	Floor under carpet	White tiles	20, 21	16	m ²	ACM	P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
23	West wing	Office 1	Floor under carpet	Black adhesive to underside of white tile	20, 21	16	m ²	Not ACM	P10	No asbestos detected	-	-	-	-	-	-	-	No action required.
24	West wing	Office 2	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
25	West wing	Office 2	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
26	West wing	Office 2	Floor under carpet	White tiles	22	13	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
27	West wing	Office 3	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
28	West wing	Office 3	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
29	West wing	Office 3	Floor under carpet	White tiles	23	13	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
30	West wing	Office 4	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.

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Hazardous Materials Register



No.	Location			Material Description								Risk Assessment						Recommendation
	Area	Room/Area	Location	Material Application	Photo No.	Approx. Quantity	Unit	Hazmat Status	Sample ID	Sample Results	Sub-Result	Friability	Condition	Activities	Risk of Fibre Release	Location	Risk Status	Comments and Recommendations
31	West wing	Office 4	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
32	West wing	Office 4	Floor under carpet	White tiles	24	13	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
33	West wing	Office 5	Ceiling	Suspended ceiling tiles	-	19	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
34	West wing	Office 5	Ceiling	Capacitors to fluorescent light fittings	-	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
35	West wing	Office 5	Walls	Light blue paint	25	14	m ²	Not lead paint	P12	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required
36	West wing	Office 5	Floor under carpet	White tiles	26	19	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
37	West wing	Office 6	Ceiling	Suspended ceiling tiles	-	19	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
38	West wing	Office 6	Ceiling	Capacitors to fluorescent light fittings	-	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
39	West wing	Office 6	Floor under carpet	White tiles	27	19	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
40	West wing	Office 7	Ceiling	Suspended ceiling tiles	-	19	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
41	West wing	Office 7	Ceiling	Capacitors to fluorescent light fittings	-	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
42	West wing	Office 7	Floor under carpet	White tiles	28	19	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
43	West wing	Office 8	Ceiling	Suspended ceiling tiles	-	19	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
44	West wing	Office 8	Ceiling	Capacitors to fluorescent light fittings	-	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
45	West wing	Office 8	Floor under carpet	White tiles	29	19	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
46	West wing	Office 9	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
47	West wing	Office 9	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
48	West wing	Office 9	Floor under carpet	White tiles	30	13	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
49	West wing	Office 10	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
50	West wing	Office 10	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
51	West wing	Office 10	Walls	Beige paint	31	9	m ²	Lead paint	P13	Lead detected above 0.1% w/w	0.163 %w/w	-	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
52	West wing	Office 10	Floor under carpet	White tiles	32	13	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
53	West wing	Office 11	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
54	West wing	Office 11	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
55	West wing	Office 11	Walls	Beige paint	33	9	m ²	Lead paint	As P13	Lead detected above 0.1% w/w	0.163 %w/w	-	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
56	West wing	Office 11	Floor under carpet	White tiles	34	13	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
57	West wing	Office 12	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
58	West wing	Office 12	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
59	West wing	Office 12	Walls	Beige paint	35	9	m ²	Lead paint	As P13	Lead detected above 0.1% w/w	0.163 %w/w	-	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
60	West wing	Office 12	Floor under carpet	White tiles	36	13	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
61	West wing	Office 13	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
62	West wing	Office 13	Ceiling	Capacitors to fluorescent light fittings	-	3	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
63	West wing	Office 13	Floor under carpet	White tiles	37	14	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
64	West wing	RX super room	Ceiling	Capacitors to fluorescent light fittings	-	3	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.

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Hazardous Materials Register



No.	Location			Material Description								Risk Assessment						Recommendation
	Area	Room/Area	Location	Material Application	Photo No.	Approx. Quantity	Unit	Hazmat Status	Sample ID	Sample Results	Sub-Result	Friability	Condition	Activities	Risk of Fibre Release	Location	Risk Status	Comments and Recommendations
65	West wing	RX super room	Floor under carpet	White tiles	38	19	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
66	West wing	Magnatech room	Ceiling	Capacitors to fluorescent light fittings	-	3	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
67	West wing	Magnatech room	Floor under carpet	White tiles	39	19	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
68	West wing	Excellence room	Ceiling	Suspended ceiling tiles	-	23	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
69	West wing	Excellence room	Ceiling	Capacitors to fluorescent light fittings	-	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
70	West wing	Excellence room	Walls	Navy paint	40	7	m ²	Not lead paint	P11	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required
71	West wing	Excellence room	Floor under carpet	White tiles	41	23	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
72	West wing	Store 1	Ceiling and walls	Light blue paint	42	42	m ²	Not lead paint	P14	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required
73	West wing	Store 1	Ceiling	Capacitors to fluorescent light fittings	43	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
74	West wing	Workstation area	Ceiling	Suspended ceiling tiles	44	500	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
75	West wing	Workstation area	Ceiling	Capacitors to fluorescent light fittings	44	Throughout	-	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
76	West wing	Workstation area	South wall	Purple paint	45	30	m ²	Not lead paint	P15	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required
77	West wing	Workstation area	Doors and walls	White paint	46	60	m ²	Not lead paint	P16	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required
78	West wing	Workstation area	Floor under carpet	White tiles	47	500	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
79	West wing	Fire hose room	Floor	Cream tiles	48	1	m ²	ACM	P17	Asbestos detected	Chrysotile	Non-friable	Poor	Moderate	Low	Moderate	Medium	Access to exposed/damaged materials should be restricted. Consider removal as soon as practicable by a Class A or Class B licensed asbestos removal contractor.
80	West wing	Ceiling void	Above suspended ceiling tiles	Sarking to underside of roof	49	500	m ²	SMF	Visual	Assumed	-	Bonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
81	West wing	Meeting room	Ceiling	Capacitors to fluorescent light fittings	50	7	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
82	West wing	Meeting room	Ceiling	Suspended ceiling tiles	51	19	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
83	West wing	Meeting room	Floor under carpet	White tiles	52	58	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
84	West wing	Store 2	Ceiling	Capacitors to fluorescent light fittings	53	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
85	West wing	Store 2	Walls and ceiling	Cream paint	54	34	m ²	Not lead paint	P18	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required
86	West wing	Store 2	Hot water system	Internal insulation	55	1	Item	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
87	West wing	Store 2	Floor under carpet	White tiles	56	10	m ²	ACM	As P9	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
88	Central area	West corridor	Walls	Grey paint	57	50	m ²	Not lead paint	P19	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required
89	Central area	Meeting room 1	Ceiling and walls	White paint	58, 59	76	m ²	Not lead paint	P20	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required
90	Central area	Plant room (AC)	Ceiling	Sarking to underside of roof	60	Throughout	-	SMF	Visual	Assumed	-	Bonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
91	Central area	Plant room (AC)	Ceiling and walls	Capacitors to fluorescent light fittings	61	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
92	Central area	Plant room (AC)	Plant	Blue paint	62	20	m ²	Not lead paint	S11091/P03	Lead detected below 0.1% w/w	Negative	-	-	-	-	-	-	No action required. Refer to HIBBS report (S11091-R01)
93	Central area	Plant room (AC)	Electrical cabinet	Orange paint	63	2	m ²	Lead paint	S11091/P04	Lead detected above 0.1% w/w	0.59 %w/w	-	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals. Refer to HIBBS report (S11091-R01)
94	Central area	Plant room (AC)	Ducting	Beige paint	64	15	m ²	Lead paint	P21	Lead detected above 0.1% w/w	0.44 %w/w	-	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
95	Central area	Communication room	Electrical distribution cabinet	Inaccessible area - electrical hazard	65	1	Item	-	-	-	-	-	-	-	-	-	-	Non-accessed area, Electrical hazard. Item should be assumed to contain hazmat until surveyed and proved otherwise by a competent person.
96	Central area	Communication room	Ceiling	Capacitors to fluorescent light fittings	66	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
97	Central area	Communication room	Floor under carpet	White tiles	67	20	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
98	Central area	Reception	Ceiling	Capacitors to fluorescent light fittings	68	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.

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Hazardous Materials Register



No.	Location			Material Description								Risk Assessment							Recommendation
	Area	Room/Area	Location	Material Application	Photo No.	Approx. Quantity	Unit	Hazmat Status	Sample ID	Sample Results	Sub-Result	Friability	Condition	Activities	Risk of Fibre Release	Location	Risk Status	Comments and Recommendations	
99	Central area	Canteen	Ceiling	Suspended ceiling tiles	69	15	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.	
100	Central area	Canteen	Ceiling	Capacitors to fluorescent light fittings	69	16	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.	
101	Central area	Canteen	South windows	Window putty	70	Throughout	-	Not ACM	P22	No asbestos detected	-	-	-	-	-	-	-	No action required.	
102	Central area	Wakefield room	Floor under carpet	White tiles	71	67	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.	
103	Central area	First aid room 1	Ceiling	Capacitors to fluorescent light fittings	72	1	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.	
104	Central area	First aid room 1	Walls	Yellow paint	73	21	m ²	Not lead paint	P23	Lead detected below 0.1% w/w	0.084 %w/w	-	-	-	-	-	-	No action required	
105	Central area	Hot water room	Ceiling	Capacitors to fluorescent light fittings	74	1	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.	
106	Central area	Hot water room	Hot water system	Internal insulation	75	2	Item	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.	
107	Central area	Kitchen office	Ceiling	Capacitors to fluorescent light fittings	76, 77	1	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.	
108	Central area	Kitchen	Ceiling	Capacitors to fluorescent light fittings	78	8	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.	
109	Central area	Kitchen	Instant hot water system	Internal insulation	79	1	Item	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.	
110	Central area	Kitchen	Electrical distribution cabinet	Inaccessible area - electrical hazard	80	1	Item	-	-	-	-	-	-	-	-	-	-	Non-accessed area, Electrical hazard. Item should be assumed to contain hazmat until surveyed and proved otherwise by a competent person.	
111	Central area	East-West corridor	Floor under carpet	White tiles	81	62	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.	
112	Central area	Hot water room (within Male toilet corridor)	Hot water system	Internal insulation	82	1	Item	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.	
113	Central area	First aid room 2	Ceiling	Capacitors to fluorescent light fittings	83	1	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.	
114	Central area	First aid room 2	Walls	Cream paint	84	30	m ²	Not lead paint	S11091/P01	Lead detected below 0.1% w/w	Negative	-	-	-	-	-	-	No action required. Refer to HIBBS report (S11091-R01)	
115	Central area	First aid room 2	Floor	White tiles	85	7	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.	
116	Central area	Store 3	Ceiling	Capacitors to fluorescent light fittings	86	1	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.	
117	Central area	Store 3	Floor	White tiles	87	6	m ²	ACM	P24	Asbestos detected	Chrysotile	Non-friable	Fair	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.	
118	Central area	Store 3	Floor	Black adhesive to underside of white tile	87	6	m ²	Not ACM	P25	No asbestos detected	-	-	-	-	-	-	-	No action required.	
119	Central area	Storage room	Ceiling	Capacitors to fluorescent light fittings	88	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.	
120	Central area	Storage room	Floor	White tiles	89	30	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Fair	Moderate	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.	
121	Central area	Enginuity and associated offices	Ceiling	Capacitors to fluorescent light fittings	90	>20	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.	
122	Central area	Enginuity and associated offices	Ceiling	Suspended ceiling tiles	90	216	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.	
123	Central area	Enginuity and associated offices	Floor	White tiles	91, 92	216	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Fair	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.	
124	East wing	Plant room	Ceiling	Capacitors to fluorescent light fittings	93	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.	
125	East wing	Plant room	Ceiling	Sarking to underside of roof	93	47	m ²	SMF	Visual	Assumed	-	Bonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.	
126	East wing	Plant room	Door and door frame	Brown paint	94	6	m ²	Lead paint	S11091/P07	Lead detected above 0.1% w/w	0.15 %w/w	-	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals. Refer to HIBBS report (S11091-R01)	
127	East wing	Plant room	Boiler and pipework	Internal insulation	95	1	Item	SMF	Visual	Assumed	-	Unbonded	Fair	-	-	-	Medium	Engage an appropriately experienced contractor to encapsulate the exposed insulation in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].	
128	East wing	Plant room	Motors	Gaskets	96	Throughout	-	Not ACM	P26	No asbestos detected	-	-	-	-	-	-	-	No action required.	
129	East wing	Plant room	Blower unit and duct work	Brass paint	97	32	m ²	Not lead paint	P27	Lead detected below 0.1% w/w	0.084 %w/w	-	-	-	-	-	-	No action required	
130	East wing	Plant room	Electrical distribution cabinets	Inaccessible area - electrical hazard	98	3	Item	-	-	-	-	-	-	-	-	-	-	Non-accessed area, Electrical hazard. Item should be assumed to contain hazmat until surveyed and proved otherwise by a competent person.	
131	East wing	Store 1	Ceiling	Capacitors to fluorescent light fittings	99	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.	
132	East wing	Store 1	Walls	Light green paint	100	55	m ²	Not lead paint	P28	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required	

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133	East wing	Store 1	Floor	White tiles	101	23	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Fair	Moderate	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
134	East wing	Mgt room	Ceiling	Capacitors to fluorescent light fittings	102	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
135	East wing	Mgt room	Ceiling	Suspended ceiling tiles	102	28	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
136	East wing	Mail room	Ceiling	Capacitors to fluorescent light fittings	103	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
137	East wing	Mail room	Ceiling	Suspended ceiling tiles	103	16	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
138	East wing	Mail room	Floor under carpet	White tiles	104	16	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
139	East wing	Office 1	Ceiling	Capacitors to fluorescent light fittings	-	4	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
140	East wing	Office 1	Ceiling	Suspended ceiling tiles	-	16	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
141	East wing	Office 1	Floor under carpet	White tiles	105	16	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
142	East wing	Office 2	Ceiling	Capacitors to fluorescent light fittings	-	3	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
143	East wing	Office 2	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
144	East wing	Office 2	Floor under carpet	White tiles	106	13	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
145	East wing	Office 3	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
146	East wing	Office 3	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
147	East wing	Office 3	Floor under carpet	White tiles	107	13	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
148	East wing	Store 3	Ceiling	Capacitors to fluorescent light fittings	-	1	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
149	East wing	Store 3	Ceiling	Suspended ceiling tiles	-	5	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
150	East wing	Store 3	Floor under carpet	White tiles	108	5	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
151	East wing	Comms room	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
152	East wing	Comms room	Ceiling	Suspended ceiling tiles	-	7	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
153	East wing	Comms room	Floor under carpet	White tiles	109	7	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
154	East wing	Office 4	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
155	East wing	Office 4	Ceiling	Suspended ceiling tiles	-	9	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
156	East wing	Office 4	Floor under carpet	White tiles	110	9	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
157	East wing	Mtg room 2	Ceiling	Capacitors to fluorescent light fittings	-	5	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
158	East wing	Mtg room 2	Ceiling	Suspended ceiling tiles	-	19	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
159	East wing	Mtg room 2	Floor under carpet	White tiles	111	19	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
160	East wing	Office 5	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
161	East wing	Office 5	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
162	East wing	Office 5	Floor under carpet	White tiles	112	13	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
163	East wing	Office 6	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
164	East wing	Office 6	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
165	East wing	Office 6	Floor under carpet	White tiles	113	13	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
166	East wing	Office 7	Ceiling	Capacitors to fluorescent light fittings	-	2	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.

Client: Goodman Property Services (Aust) Pty Limited
Job Number: 60635909
Address: 132 McCredie Road, Smithfield, NSW 2164
Survey date: 18-19 July 2024
Surveyor: Marc Wydro

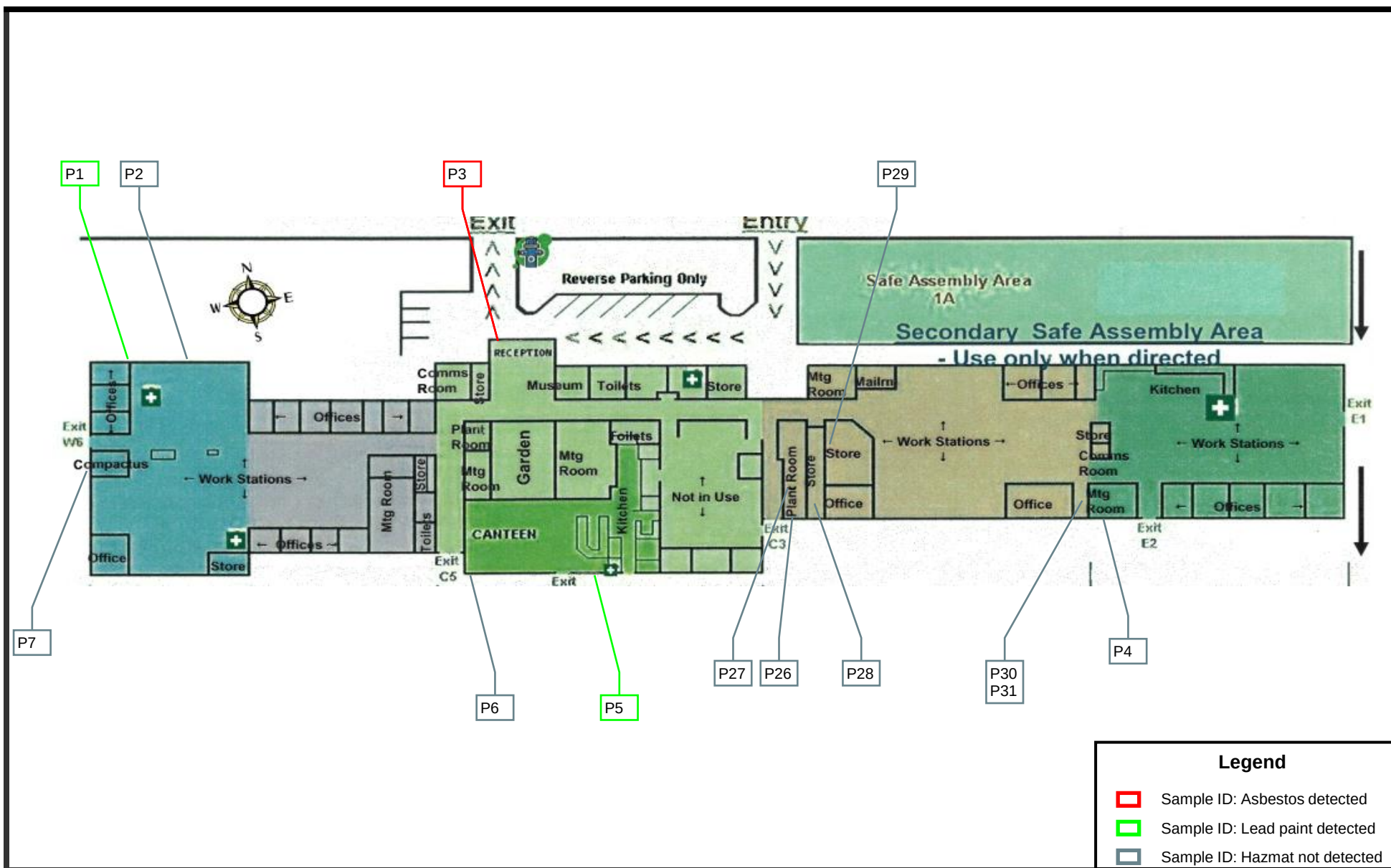
Hazardous Materials Register



No.	Location			Material Description								Risk Assessment						Recommendation
	Area	Room/Area	Location	Material Application	Photo No.	Approx. Quantity	Unit	Hazmat Status	Sample ID	Sample Results	Sub-Result	Friability	Condition	Activities	Risk of Fibre Release	Location	Risk Status	Comments and Recommendations
167	East wing	Office 7	Ceiling	Suspended ceiling tiles	-	13	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
168	East wing	Office 7	Floor under carpet	White tiles	114	13	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
169	East wing	Office 8	Ceiling	Capacitors to fluorescent light fittings	-	6	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
170	East wing	Office 8	Ceiling	Suspended ceiling tiles	-	29	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
171	East wing	Office 8	Floor under carpet	White tiles	115	29	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
172	East wing	Store 2	Ceiling	Capacitors to fluorescent light fittings	-	7	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
173	East wing	Store 2	Ceiling	Suspended ceiling tiles	-	32	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
174	East wing	Store 2	Walls	Beige paint	116	55	m ²	Not lead paint	P29	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required
175	East wing	Store 2	Floor	White tiles	117	32	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Fair	Moderate	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
176	East wing	Workstation area	Ceiling	Capacitors to fluorescent light fittings	118	Throughout	-	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
177	East wing	Workstation area	Ceiling	Suspended ceiling tiles	118	626	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
178	East wing	Workstation area	Floor	White tiles	119	626	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Fair	Moderate	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
179	East wing	Kitchenette	Ceiling	Suspended ceiling tiles	120	7	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
180	East wing	Kitchenette	Floor	Blue tiles	121	3.5	m ²	Not ACM	P30	No asbestos detected	-	-	-	-	-	-	-	No action required.
181	East wing	Kitchenette	Floor	Green tiles	121	3.5	m ²	Not ACM	P31	No asbestos detected	-	-	-	-	-	-	-	No action required.
182	East wing	Kitchenette	Floor under blue and green tiles	White tiles	-	7	m ²	ACM	As P24	Asbestos detected	Chrysotile	Non-friable	Good	Low	Low	Moderate	Low	Label material as containing asbestos. Re-inspect at regular intervals in line with requirements of NSW WHS legislation. Removal should be undertaken prior to any demolition or refurbishment which may affect the material.
183	East wing	Kitchen	Ceiling	Capacitors to fluorescent light fittings	122	3	Item	PCB	Visual	Assumed	-	-	Good	-	-	-	Low	Non-accessed item. Capacitors to fluorescent light fittings should be treated as containing PCB until inspected and compared with (ANZECC) documentation.
184	East wing	Kitchen	Ceiling	Suspended ceiling tiles	122	32	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.
185	East wing	Kitchen	Walls	Red paint	123	28	m ²	Not lead paint	P32	Lead detected below 0.1% w/w	<0.005 %w/w	-	-	-	-	-	-	No action required
186	East wing	Kitchen	Hot water system inside cupboard	Internal insulation	124	1	m ²	SMF	Visual	Assumed	-	Unbonded	Good	-	-	-	Low	Leave in situ and re-inspect at regular intervals.

Appendix C

Site Plans



AECOM

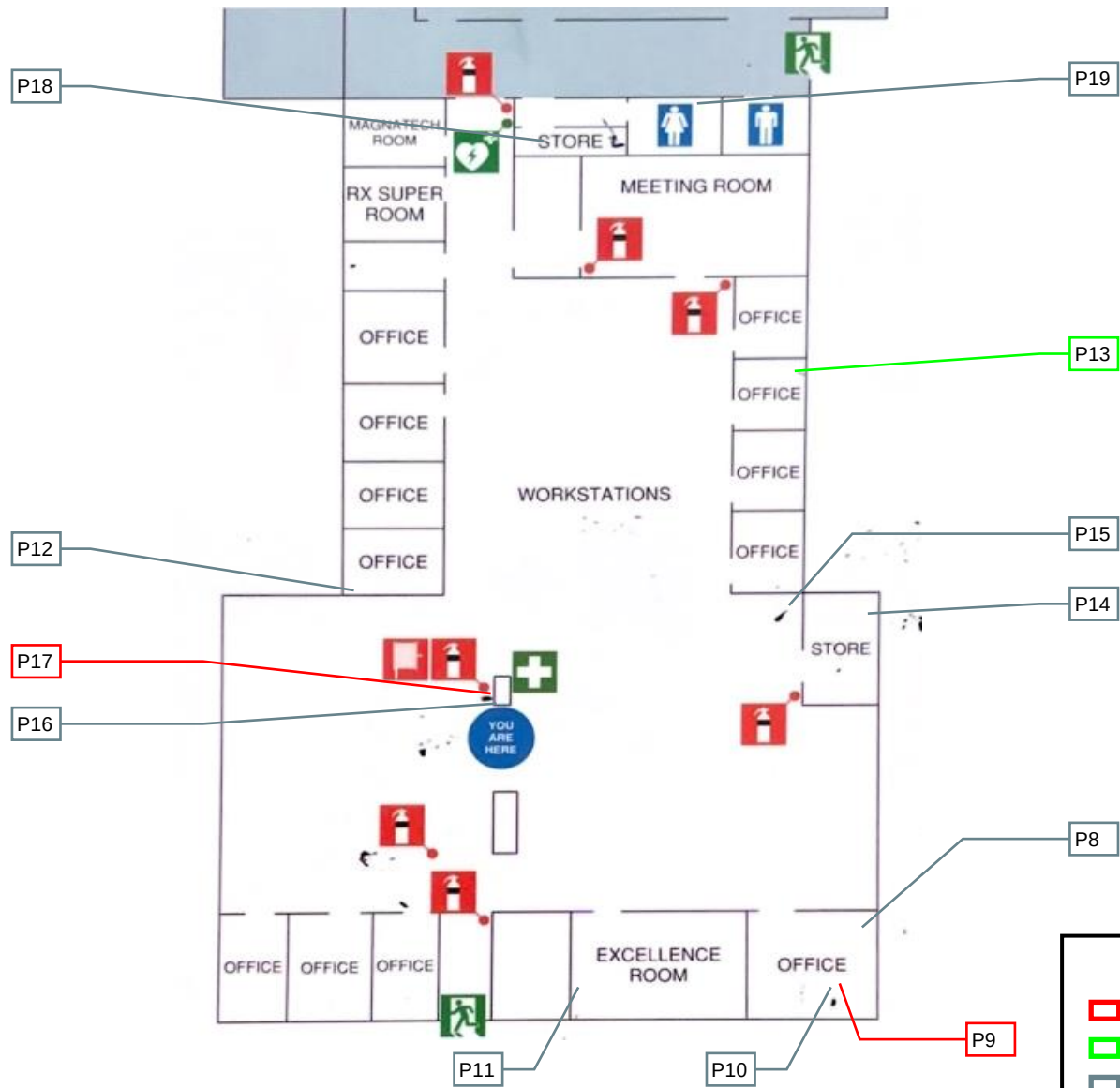
www.aecom.com

Client:	Goodman Property Services (Aust) Pty Limited
Address:	132 McCredie Road, Smithfield, NSW 2164
Building:	Administration Building

Figure:	1
Area:	External and East Wing
Project No:	60635909



Not to Scale



AECOM

www.aecom.com

Client: Goodman Property Services (Aust) Pty Limited

Address: 132 McCredie Road, Smithfield, NSW 2164

Building: Administration Building

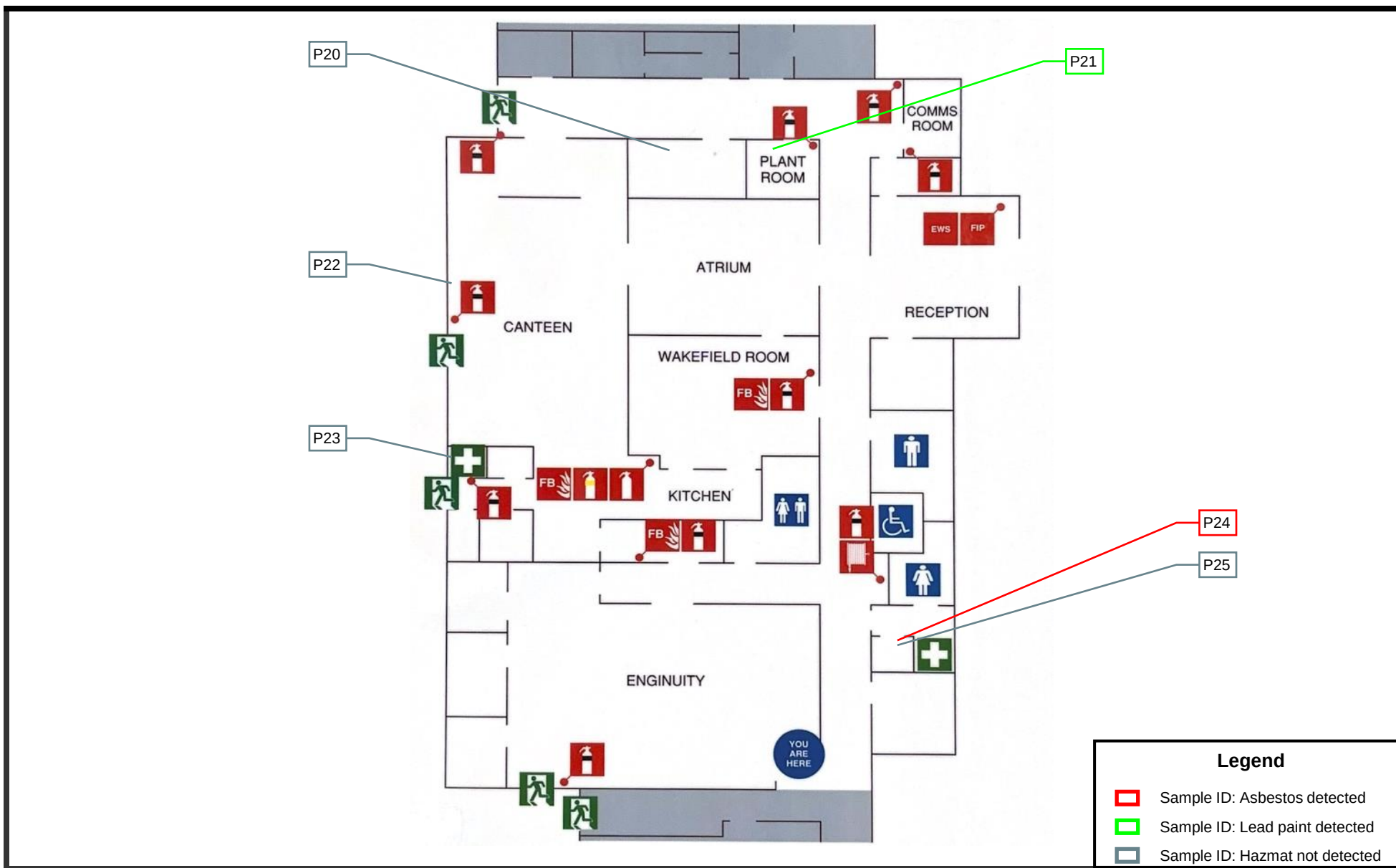
Figure: 2

Area: West Wing

Project No: 60635909



Not to Scale



AECOM

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Client: Goodman Property Services (Aust) Pty Limited

Address: 132 McCredie Road, Smithfield, NSW 2164

Building: Administration Building

Figure: 3

Area: Central

Project No: 60635909



Not to Scale

Appendix D

Photographic Records

Photographic Record



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

Photographic Record

AECOM



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

Photographic Record



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

Photographic Record



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24

Photographic Record



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30

Photographic Record



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

Photographic Record

AECOM



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

Photographic Record

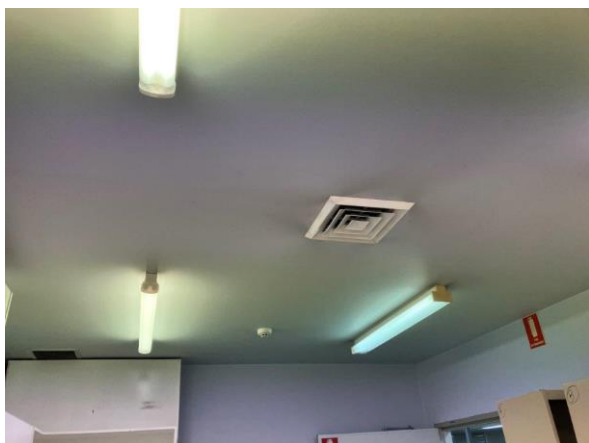


Photo 43

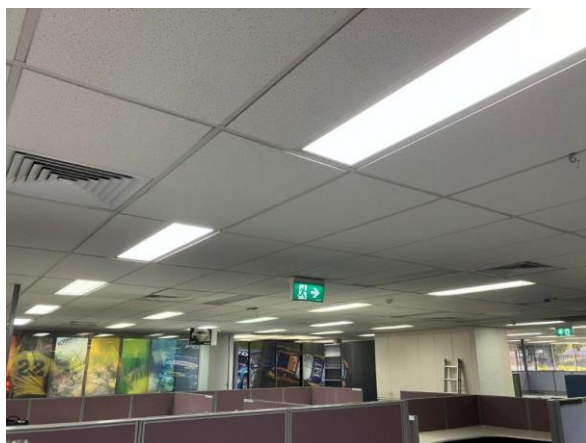


Photo 44

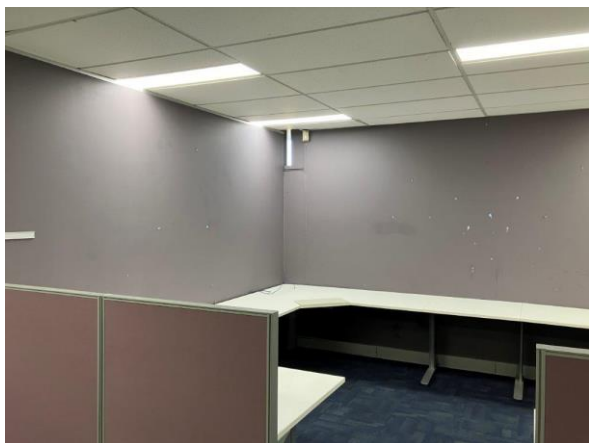


Photo 45



Photo 46



Photo 47



Photo 48

Photographic Record

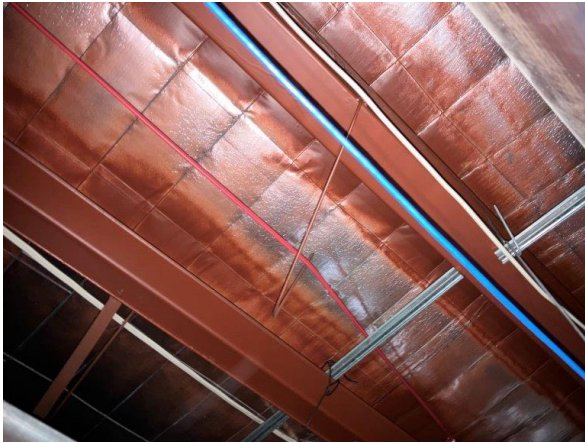


Photo 49



Photo 50



Photo 51

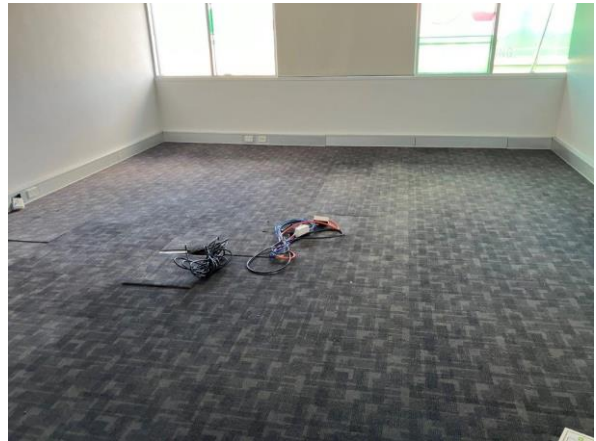


Photo 52



Photo 53



Photo 54

Photographic Record



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60

Photographic Record

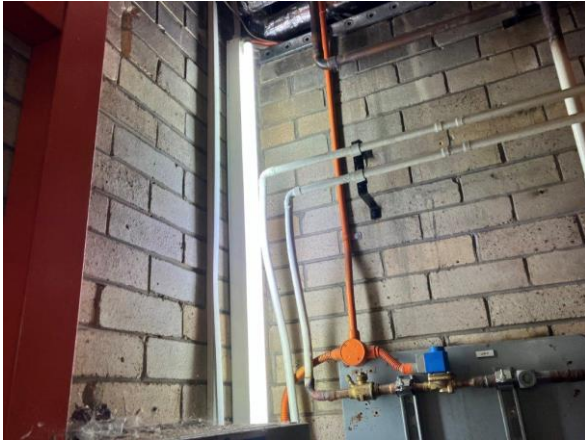


Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66

Photographic Record



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72

Photographic Record



Photo 73



Photo 74



Photo 75



Photo 76

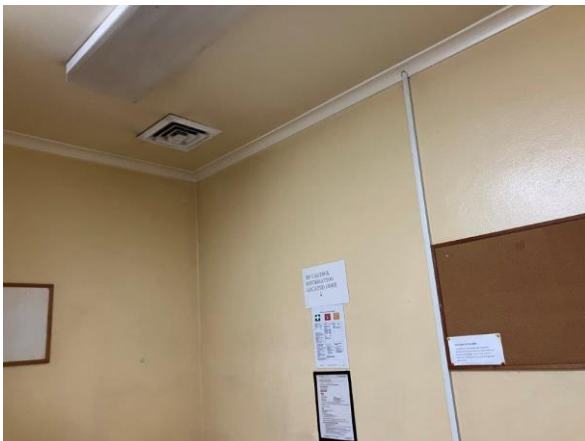


Photo 77



Photo 78

Photographic Record



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83

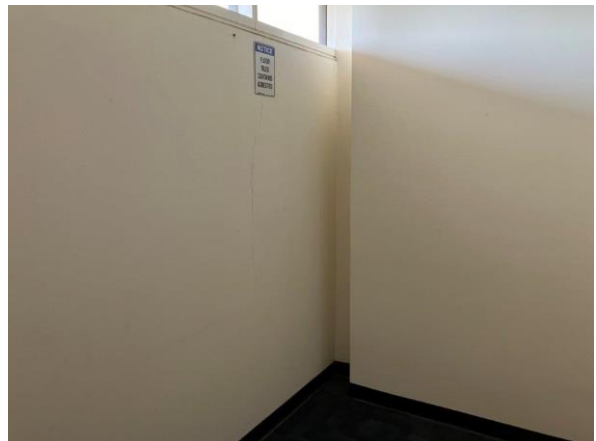


Photo 84

Photographic Record



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90

Photographic Record



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95

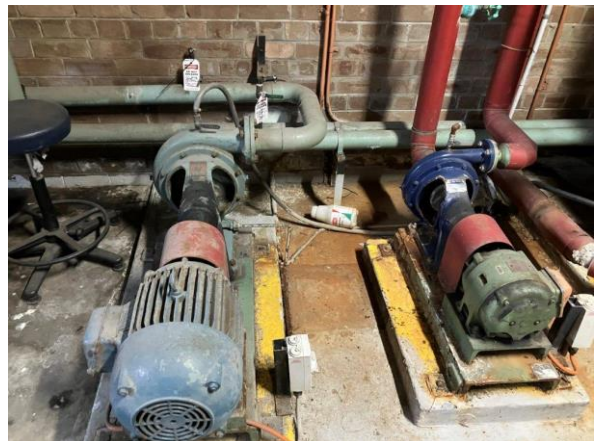


Photo 96

Photographic Record



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102

Photographic Record



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108

Photographic Record



Photo 109



Photo 110



Photo 111

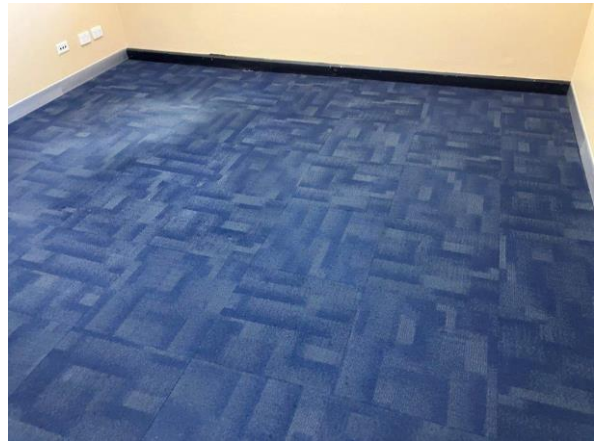


Photo 112



Photo 113



Photo 114

Photographic Record



Photo 115



Photo 116



Photo 117



Photo 118

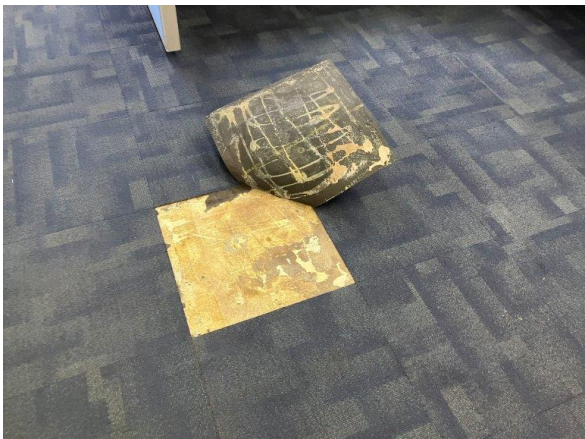


Photo 119



Photo 120

Photographic Record



Photo 121



Photo 122



Photo 123



Photo 124

Appendix E

NATA Endorsed Laboratory Report

CERTIFICATE OF ANALYSIS 357195

Client Details

Client	AECOM Australia Pty Ltd (Newcastle)
Attention	Marc Wydro
Address	5/585 Maitland Road, Mayfield West, NSW, 2304

Sample Details

Your Reference	<u>Goodman - 630635909 1.6.1</u>
Number of Samples	23 Paint, 9 Material
Date samples received	23/07/2024
Date completed instructions received	23/07/2024

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

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

Report Details

Date results requested by	30/07/2024
Date of Issue	30/07/2024
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Asbestos Approved By

Analysed by Asbestos Approved Analyst: Lucy Zhu
Authorised by Asbestos Approved Signatory: Lucy Zhu

Results Approved By

Aileen Hie, Customer Service Supervisor
Giovanni Agosti, Group Technical Manager
Loren Bardwell, Development Chemist
Lucy Zhu, Asbestos Supervisor
Stuart Chen, Asbestos Approved Identifier/Report coordinator
Timothy Toll, Senior Chemist

Authorised By

Nancy Zhang, Laboratory Manager

Asbestos ID - materials						
Our Reference		357195-3	357195-4	357195-6	357195-7	357195-9
Your Reference	UNITS	P3	P4	P6	P7	P9
Date Sampled		18/07/2024	18/07/2024	18/07/2024	18/07/2024	18/07/2024
Type of sample		Paint	Material	Paint	Paint	Paint
Date analysed	-	25/07/2024	25/07/2024	25/07/2024	25/07/2024	25/07/2024
Mass / Dimension of Sample	-	35x25x3mm	43x30x5mm	27x10x5mm	35x20x2mm	40x34x2mm
Sample Description	-	Brown hardened mastic	Beige fibre cement material	Grey fibre cement material	Beige fibre cement material	A)Beige vinyl tile B)Black adhesive
Asbestos ID in materials	-	Chrysotile asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	A)Chrysotile asbestos detected
			Organic fibres detected	Synthetic mineral fibres detected	Organic fibres detected	B)No asbestos detected
Trace Analysis	-	[NT]	No asbestos detected	No asbestos detected	No asbestos detected	A)[NT]; B)No asbestos detected

Asbestos ID - materials						
Our Reference		357195-10	357195-17	357195-22	357195-24	357195-25
Your Reference	UNITS	P10	P17	P22	P24	P25
Date Sampled		18/07/2024	18/07/2024	18/07/2024	18/07/2024	18/07/2024
Type of sample		Paint	Paint	Paint	Material	Material
Date analysed	-	25/07/2024	25/07/2024	25/07/2024	25/07/2024	25/07/2024
Mass / Dimension of Sample	-	20x20x1mm	75x50x2mm	19x7x3mm	38x25x2mm	14x10x1mm
Sample Description	-	Black adhesive	A)Beige vinyl tile B)Black adhesive	Pink hardened mastic	A)Beige vinyl tile B)Black adhesive	Black adhesive
Asbestos ID in materials	-	No asbestos detected	A)Chrysotile asbestos detected B)No asbestos detected	No asbestos detected	A)Chrysotile asbestos detected B)No asbestos detected	No asbestos detected Organic fibres detected
Trace Analysis	-	No asbestos detected	A)[NT]; B)No asbestos detected	No asbestos detected	A)[NT]; B)No asbestos detected	No asbestos detected

Asbestos ID - materials				
Our Reference		357195-26	357195-30	357195-31
Your Reference	UNITS	P26	P30	P31
Date Sampled		18/07/2024	18/07/2024	18/07/2024
Type of sample		Material	Material	Material
Date analysed	-	25/07/2024	25/07/2024	25/07/2024
Mass / Dimension of Sample	-	10x7x1mm	25x20x2mm	45x35x2mm
Sample Description	-	Brown fibrous material	Blue vinyl tile	Green vinyl tile
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected

Lead in Paint						
Our Reference	UNITS	357195-1	357195-2	357195-5	357195-8	357195-11
Your Reference		P1	P2	P5	P8	P11
Date Sampled		18/07/2024	18/07/2024	18/07/2024	18/07/2024	18/07/2024
Type of sample		Paint	Paint	Paint	Material	Material
Date prepared	-	25/07/2024	25/07/2024	25/07/2024	25/07/2024	25/07/2024
Date analysed	-	25/07/2024	25/07/2024	25/07/2024	25/07/2024	25/07/2024
Lead in paint	%w/w	0.26	<0.005	2.5	<0.005	<0.005

Lead in Paint						
Our Reference	UNITS	357195-12	357195-13	357195-14	357195-15	357195-16
Your Reference		P12	P13	P14	P15	P16
Date Sampled		18/07/2024	18/07/2024	18/07/2024	18/07/2024	18/07/2024
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	25/07/2024	25/07/2024	25/07/2024	25/07/2024	25/07/2024
Date analysed	-	25/07/2024	25/07/2024	25/07/2024	25/07/2024	25/07/2024
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005	<0.005

Lead in Paint						
Our Reference	UNITS	357195-18	357195-19	357195-20	357195-21	357195-23
Your Reference		P18	P19	P20	P21	P23
Date Sampled		18/07/2024	18/07/2024	18/07/2024	18/07/2024	18/07/2024
Type of sample		Material	Paint	Paint	Paint	Paint
Date prepared	-	25/07/2024	25/07/2024	25/07/2024	25/07/2024	25/07/2024
Date analysed	-	25/07/2024	25/07/2024	25/07/2024	25/07/2024	25/07/2024
Lead in paint	%w/w	<0.005	<0.005	<0.005	0.44	0.084

Lead in Paint					
Our Reference	UNITS	357195-27	357195-28	357195-29	357195-32
Your Reference		P27	P28	P29	P32
Date Sampled		18/07/2024	18/07/2024	18/07/2024	18/07/2024
Type of sample		Paint	Paint	Paint	Paint
Date prepared	-	25/07/2024	25/07/2024	25/07/2024	25/07/2024
Date analysed	-	25/07/2024	25/07/2024	25/07/2024	25/07/2024
Lead in paint	%w/w	0.061	<0.005	<0.005	<0.005

Method ID	Methodology Summary
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.
Metals-020/021/022	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL: Lead in Paint					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			25/07/2024	2	25/07/2024	25/07/2024		25/07/2024	[NT]
Date analysed	-			25/07/2024	2	25/07/2024	25/07/2024		25/07/2024	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	2	<0.005	<0.005	0	102	[NT]

QUALITY CONTROL: Lead in Paint					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	27	25/07/2024	25/07/2024		[NT]	[NT]
Date analysed	-			[NT]	27	25/07/2024	25/07/2024		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	27	0.061	0.063	3	[NT]	[NT]

Result Definitions

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

Quality Control Definitions

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

Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

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

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

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

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

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

Measurement Uncertainty estimates are available for most tests upon request.

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

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

Report Comments

Note, even after disintegration, it can be difficult to detect the presence of asbestos in some asbestos containing bulk materials using PLM and dispersion staining. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.

Samples 357195-9, 17, 24; The supplied samples were sub-sampled (A & B) in order to accurately report the analytical results representative of the entire sample, as per AS4964-2004.

Asbestos Analysis Results

Sample No.	Sample Location	Analysis Result
S11091/BSA01/01	Main Production Warehouse. External, south section adjacent loading bay, roof ridge capping: Corrugated asbestos cement sheet.	Contains Chrysotile and Amosite
S11091/BSA01/02	Main Production Warehouse. External, south west corner, roof sheeting: Corrugated asbestos cement sheet.	Contains Chrysotile
S11091/BSA01/03	Main Production Warehouse. External, middle south, roof sheeting: Corrugated asbestos cement sheet.	Contains Chrysotile
S11091/BSA01/04	Production Oil Plant. External, roof: Corrugated asbestos cement sheet.	Contains Chrysotile, Amosite and Crocidolite
S11091/BSA01/05	Production Oil Plant. External, switch room, roof to switch room: Corrugated asbestos cement sheet.	Contains Chrysotile, Amosite and Crocidolite
S11091/BSA01/06	Production Oil Plant. External, roof, gutters: Mixture of organic material and asbestos cement.	Contains Chrysotile, Amosite and Crocidolite, OF and SMF
S11091/BSA01/07	Main Production Warehouse. External, roof, north east, gutters: Asbestos cement debris.	Contains Chrysotile, Amosite and Crocidolite, OF and SMF
S11091/BSA01/08	Main Production Warehouse. External, roof, north east, roof: Corrugated asbestos cement sheet.	Contains Chrysotile
S11091/BSA01/09	Main Production Warehouse. External, roof, south east corner, gutters: Asbestos cement gutters.	Contains Chrysotile and Amosite
S11091/BSA01/10	Main Production Warehouse. External, roof, gutters on the eastern side of the roof	
	Sub sample (A) Asbestos cement debris	Contains Chrysotile
	Sub sample (B) Organic material	Contains Chrysotile, OF and SMF
S11091/BSA01/11	Main Production Warehouse. External, roof, side flashing: Profile asbestos cement sheet.	Contains Chrysotile
S11091/BSA01/12	Main Production Warehouse. External, roof, roof to loading dock: Corrugated asbestos cement sheet.	Contains Chrysotile

Sample No.	Sample Location	Analysis Result
S11091/BSA01/13	Main Production Warehouse. Northern part of warehouse, pipework throughout: Gasket.	Contains Chrysotile
S11091/BSA01/14	Main Production Warehouse. North west, Hotbox: Insulation.	Contains Amosite
S11091/BSA01/15	Main Production Warehouse. External, loading dock, downpipes: Asbestos cement downpipe.	Contains Chrysotile
S11091/BSA01/16	Production Oil Plant. External, telecommunication pits: Asbestos cement product.	Contains Chrysotile
S11091/BSA01/17	Main Switch Room. Switch room, ceiling: Fibre cement sheeting.	No asbestos fibres detected
S5217/01	Administration Building. External, on the south side of the building (west end): Sealant material.	Contains Chrysotile
S5217/02	Administration Building. External, on the south side of the building (west end): Sealant material.	Contains Chrysotile
S5217/03	Administration Building. External, on the external west perimeter wall: Fibre cement sheeting.	No asbestos fibres detected
S5217/04	Administration Building. West Photocopy/Printer room, floor: Vinyl floor tiles.	No asbestos fibres detected
S5217/05	Administration Building. First Aid room, floor: Vinyl floor tiles.	Contains Chrysotile
S5217/06	Administration Building. External, north eave lining: Flat asbestos cement sheet.	Contains Chrysotile and Crocidolite
S5217/07	Administration Building. External, south eave lining: Flat asbestos cement sheet.	Contains Chrysotile and Crocidolite
S5217/08	Security Gatehouse. Security Gatehouse, north eaves: Flat asbestos cement sheet.	Contains Chrysotile
S5217/09	Security Gatehouse. Security Gatehouse, ceiling: Flat asbestos cement sheet.	Contains Chrysotile
S5217/10	Security Gatehouse. Security Gatehouse, south eave lining: Flat asbestos cement sheet.	Contains Chrysotile
S5217/11	Amenities Building. External, south eave lining: Flat asbestos cement sheet.	Contains Chrysotile
S5217/12	Amenities Building. External, west eave lining: Flat asbestos cement sheet.	Contains Chrysotile

Sample No.	Sample Location	Analysis Result
S5217/13	Amenities Building. Lunch Room, floor: Vinyl floor tiles.	No asbestos fibres detected
S5217/14	Amenities Building. West Recreation Room, floor: Vinyl floor tiles.	No asbestos fibres detected
S5217/15	Old Laboratory Building. External, eave lining: Flat asbestos cement sheet.	Contains Chrysotile and Crocidolite
S5217/16	Production Oil Plant. External, Roof: Corrugated asbestos cement sheet.	Contains Chrysotile
S5217/17	Production Oil Plant. Electrical switch room, wall lining: Flat asbestos cement sheet.	No asbestos fibres detected
S5217/18	Main Production Warehouse. External, Roof: Corrugated asbestos cement sheet.	Contains Chrysotile
S5217/19	Old Laboratory Building. Store, ceiling: Flat asbestos cement sheet.	Contains Chrysotile
S5217/20	Old Laboratory Building. External, infil panel around external extraction vent: Flat asbestos cement sheet.	Contains Chrysotile
S5217/21	Main Production Warehouse. Eastern Amenities, ceiling: Flat asbestos cement sheet.	Contains Chrysotile
S5217/22	Main Switch Room. Main Switch Room, electrical backing board: Electrical backing board.	Contains Chrysotile
S7006/01	Administration Building. Communications room, white coloured vinyl floor tile: Vinyl floor tiles.	No asbestos fibres detected

- (1) Chrysotile - White Asbestos
- (2) Amosite – Brown Asbestos
- (3) Crocidolite – Blue Asbestos

- (4) SMF – Synthetic Mineral Fibre
- (5) OF – Organic Fibre

Lead in Paint Analysis Results

Sample No.	Sample Location	Analysis Result
S11091/P01	Administration Building. First Aid room, west wall: Cream coloured paint system.	Negative
S11091/P02	Administration Building. First Aid room, door frame: White coloured paint system.	Negative
S11091/P03	Administration Building. Plant room behind lunch room, HVAC: Blue coloured paint system.	Negative
S11091/P04	Administration Building. Plant room behind lunch room, switchboard: Orange coloured lead based paint system.	Positive (0.59%)
S11091/P05	Administration Building. Lunch room, south wall: White coloured paint system.	Negative
S11091/P06	Administration Building. Lunch room, southern window frame: Dark grey coloured lead based paint system.	Positive (0.12%)
S11091/P07	Administration Building. Eastern plant room, door frame: Brown coloured lead based paint system.	Positive (0.15%)
S11091/P08	Administration Building. External, fascia to perimeter, south fascia: Dark grey coloured lead based paint system.	Positive (0.14%)
S11091/P09	Security Gatehouse. External, eaves: White coloured paint system.	Negative
S11091/P10	Amenities Building. Lunchroom, door frame: White coloured paint system.	Negative
S11091/P11	BP Training and Conference Centre. External, metal cladding, eastern cladding: White coloured paint system.	Negative
S11091/P12	BP Training and Conference Centre. Heritage storage, door frame: Green coloured paint system.	Negative
S11091/P13	Production Oil Plant. External, tank WT604 outside the switchroom: White coloured paint system.	Negative
S11091/P14	Production Oil Plant. Switchroom, switchboard: Orange coloured lead based paint system.	Positive (0.29%)
S11091/P15	Main Switch Room. External, switchboards: Orange coloured lead based paint system.	Positive (0.74%)

Sample No.	Sample Location	Analysis Result
S11091/P16	Old Laboratory Building. Office, door frame: Pink coloured paint system.	Negative
S11091/P17	Old Laboratory Building. Office, duct to ceiling: Pink coloured paint system.	Negative
S11091/P18	Tank Farm and Drum Dock. External, tank T120: Cream coloured paint system.	Negative
S11091/P19	Main Production Warehouse. north east, switchboard: Orange coloured lead based paint system.	Positive (0.74%)
S11091/P20	Main Production Warehouse. External, tank 105: White coloured paint system.	Negative
S11091/P21	Boiler House Building. Boiler House, door frame: White coloured paint system.	Negative
S11091/P22	Despatch Office Building. External, eaves: White coloured paint system.	Negative
S11091/P23	Despatch Office Building. Office, door frame: White coloured paint system.	Negative
S11091/P24	Dangerous Goods Shed. External, cladding: White coloured paint system.	Negative
S11091/P25	Fire Pump Room Shed. External, door frame: White coloured paint system.	Negative
S11091/P26	Fire Pump Room Shed. pumps, pipework: Red coloured paint system.	Negative

Appendix F

Health Risk Assessment Matrix

Appendix F Health Risk Assessment Matrix

Asbestos Containing Materials

The potential risks posed by asbestos containing materials are due to a number of risk factors including:

- ACM classification/friability of the material (Analysis);
- Condition of the material;
- Activities which may affect the material;
- Friability (risk of fibre release) from the material; and
- Location of the material.

The hazard levels for this assessment have been determined according to risk factors detailed in **Table F1**.

Table F1 Asbestos Hazard Levels

Risk Factor/Description			Hazard Level
Analysis/Result (Present/Not Present)	Bonded or Non-Friable	Materials that contain asbestos in a bonded matrix (may consist of Portland cement or various resin/binders and cannot be crushed by hand when dry).	2
	Friable	ACM which, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure.	5
Condition	Good	<i>In situ</i> materials that exhibit little or no sign of damage or deterioration.	1
	Fair	Materials that exhibit mild to moderate damage and/or deterioration.	2
	Poor	Materials that exhibit moderate to severe damage or deterioration.	3
Activities	Low	The location of the material and use of the area indicate that the material will not likely be disturbed during normal operations.	1
	Moderate	The location of the material and use of the area indicate that the material might be disturbed during normal operations.	2
	High	The location of the material and use of the area indicate that the material is likely to be disturbed during normal operations. Evidence of prior disturbance may be present.	4
Risk of Fibre Release	Low	Material is not prone to release asbestos fibres (e.g. resins, floor tiles).	1
	Moderate	Material that may release fibres upon disturbance (e.g. cement products).	2
	High	Material likely to release significant fibre concentrations upon disturbance (e.g. spray coating).	3
Location	Low	ACM is present in an open environment (e.g. outdoors).	1
	Moderate	ACM is present within a semi-enclosed environment. /internal	2
	High	ACM is located within an enclosed environment and exposed to forced ventilation.	4

The multiplication of the asbestos type and each risk factor can be then used to determine the Hazard Level as follows:

ACM Classification x Condition x Activities x Risk of Fibre Release x Location = Risk Status

The recommended health risk/action priority rating for each Hazard Level is provided in **Table F2**

Table F2 Health Assessments

Risk Status	Overall Hazard Level
Low	0 – 19
Medium	20 – 49
High	> 50

Control measure guidelines for each Health Assessment are provided in **Table F3**.

Table F3 Definitions of Health Assessment and Control Measure Guidelines

Health Assessment		Definition
Risk Status	Low	Products or materials that pose negligible risk to occupants in the general vicinity for which they are located. They consist of materials that currently are in a good condition, located in areas which are not subject to activities that may impact upon them and are of a type which do not readily release asbestos fibres upon contact. These materials should be identified and warning signs erected. The material does not present a significant risk unless disturbed by intrusive work such as drilling, cutting, breaking or sanding. Maintain and monitor the material.
Hazard Level	0 – 19	
Action Priority	AP3	
Risk Status	Medium	Products or materials that pose a risk to occupants in the general vicinity for which they are located in their current state. They consist of materials whose condition has degraded, in an area where they may be impacted upon by surrounding activities and of a type that can release asbestos fibres upon contact. Removal or encapsulation and regular reviews or assessments are recommended for these materials.
Hazard Level	20 – 49	
Action Priority	AP2	
Risk Status	High	Products or materials that pose an immediate or elevated risk to occupants in the general vicinity for which they are located. They consist of materials that are in poor condition, may be located within return air plenums or are in an area where activities are very likely to impact upon the material. Immediate actions should be taken for these materials to be removed by a licensed asbestos removal contractor. Alternative management strategies must be considered where removal of ACM is not practicable.
Hazard Level	> 50	
Action Priority	AP1	

Synthetic Mineral Fibres

The potential health risks posed by SMF (Potential cancer for RCF, and irritation for bonded and un-bonded) are due to the following risk factors including:

- SMF Status (Analysis);
- Material Condition; and
- SMF Type.

The risk factors used to determine the health assessment for this assessment are detailed in **Table F4**.

Table F4 Risk Factors

Risk Factor/Description		
Analysis/Result	Present/ Assumed	Identified by visual examination or as a result of the findings for asbestos identification analysis.

Risk Factor/Description		
	Not Present	Based on findings of the visual examination.
Material Condition	Good	Materials that exhibit little or no sign of damage or deterioration.
	Fair	Materials that exhibit mild to moderate damage and/or deterioration.
	Poor	Materials that exhibit moderate to severe damage or deterioration.
SMF Type	Bonded	SMF containing a binding agent that has been cured in the manufacturing process and has a specific shape, such as in a batt or blanket form or as compressed boards.
	Un-bonded	SMF that has no adhesive, binder or cement and is loose material packed into a package, such as un-bonded glasswool and rockwool materials.
	RCF	SMF used for high performance thermal insulation, such as in furnaces, kilns, and other industrial heaters.

The health assessment for SMF is only applicable to materials identified in the SMF status above as detected / assumed. The health assessment is determined from the material condition and SMF type.

The health assessment and corresponding definition is provided in **Table F5**.

Table F5 Definitions of Health Assessment and Control Measure Guidelines

Condition	SMF Type	Definition	Health Assessment
Good	Bonded / Un-bonded	SMF products or materials that pose negligible risk to occupants in the general vicinity for which they are located. They consist of bonded or un-bonded SMF types in good condition and Bonded SMF type in fair condition, and are unlikely to release fibres. Maintain materials in their current condition and incorporate into a Hazardous Materials Management Plan. Engage an appropriately experienced contractor to undertake remedial/removal works in accordance with the <i>Safe Management of Synthetic Mineral Fibres (SMF)</i> , NSW WorkCover, 2015 prior to demolition or refurbishment.	Low
Fair	Bonded		
Good	RCF	High performance thermal insulation that pose negligible risk to occupants in the general vicinity for which they are located. They consist of materials that in good conditions and are unlikely to release fibres. Maintain materials in good condition and incorporate into a Hazardous Materials Management Plan. Engage an appropriately experienced contractor to undertake remedial/removal works in accordance with the <i>Guide to Handling Refractory Ceramic Fibres</i> , SafeWork Australia 2013 prior to demolition or refurbishment.	Moderate
Fair	Un-bonded	SMF insulation products or materials that pose a moderate risk to occupants in the general vicinity for which they are located. They consist of materials that are in fair to poor condition and are likely to release fibres. Access to exposed/damaged materials should be restricted. Engage an appropriately experienced contractor to undertake remedial/removal works in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)] prior to demolition or refurbishment.	
Poor	Bonded / Un-bonded		

Condition	SMF Type	Definition	Health Assessment
Fair / Poor	RCF	High performance thermal insulation that pose moderate to elevated risk to occupants in the general vicinity for which they are located. They consist of materials that in fair to poor conditions and are likely to release fibres in their current state. Access to exposed/damaged materials should be immediately restricted. Engage an appropriately experienced contractor to undertake removal works in accordance with the <i>Guide to Handling Refractory Ceramic Fibres, SafeWork Australia 2013</i> prior to demolition or refurbishment.	High

Lead Based Paint

The potential risks posed by lead based paint are due to the following risk factors including:

- Lead status (Analysis); and
- Material Condition.

The risk factors used to determine the health assessment for this assessment are detailed in **Table F6**.

Table F6 Risk Factors

Risk Factor/Description		
Analysis/ Result	Present/Assumed	Identified by lead analysis as exceeding 1.0% w/w for paint and 0.43mg/m ² for dust, or assumed to be present by reference to similar materials identified to contain lead.
	Not Present	Based on findings of lead analysis.
Material Condition	Good	Painted surfaces that exhibit little or no signs of flaking, deterioration or weathering.
	Fair	Painted surfaces that exhibit moderate signs of flaking, deterioration and/or weathering.
	Poor	Painted surfaces that exhibit significant signs of flaking, deterioration and/or weathering, and all lead containing dust.

The health assessment for lead based paint is only applicable to paint and dust identified in the lead status above as detected / assumed. This health assessment is determined from the potential for exposure by ingestion and inhalation as a result of the lead status and material condition. The health assessment and corresponding definition is provided in **Table F7**.

Table F7 Definitions of Health Assessment and Control Measure Guidelines

Paint / Dust	Condition	Definition	Health Assessment
Paint	Good	Painted surfaces that pose negligible lead risk to occupants in the general vicinity for which the paint is located. They consist of paints that are generally in good condition. Re-inspect at regular intervals in line with hazardous materials management plan. Monitor/maintain material.	Low
	Fair	Painted surfaces that pose a moderate lead risk to occupants in the general vicinity for which the paint is located. They consist of paints that display minor signs of flaking, deterioration or weathering. Recommended control measures include re-inspections at regular intervals, stabilisation and/or encapsulation in accordance with AS/NZ 4361.2-2017.	Moderate

Paint / Dust	Condition	Definition	Health Assessment
	Poor	Painted surfaces that pose a high lead risk to occupants in the general vicinity for which the paint is located. They consist of paints that display significant signs of flaking, deterioration and weathering. Recommended control measures include removal in accordance with AS/NZ 4361.2-2017.	High

Polychlorinated Biphenyls

The potential risks posed by PCBs are due to the following risk factors including:

- PCB status (Analysis/Result); and
- Material Condition.

The risk factors used to determine the health assessment for this assessment are detailed in **Table F8**.

Table F8 Risk Factors

Risk Factor/Description		
Analysis/Result	Present / Assumed	Identified by visual examination of the capacitor or where required by analytical analysis.
	Not Present	Based on findings of the visual examination or by analytical analysis.
Material Condition	Good	Capacitor exhibits no damage, corrosion, deterioration or leakage.
	Fair	Capacitor exhibits moderate signs of damage, corrosion, and deterioration.
	Poor	Capacitor exhibits significant signs of damage, corrosion, deterioration and/or leakage.

The health assessment for PCBs is only applicable to materials identified in the PCB status above as detected / assumed. This health assessment is determined from the potential for exposure by adsorption and inhalation as a result of the PCB status and material condition. The health assessment and corresponding definition is provided in **Table F9**.

Table F9 Definitions of Health Assessment and Control Measure Guidelines

Condition	Definition	Health Assessment
Good	Items that pose negligible risk to occupants in the general vicinity for which the PCB is located. They consist of capacitors or transformers that are generally in good condition. Maintain/Monitor items in good condition and incorporate into a hazardous materials management plan. Remove under controlled conditions and dispose of in accordance with environmental protection requirements prior to refurbishment or demolition works.	Low
Fair	Items that pose a moderate risk to occupants in the general vicinity for which the PCB is located. They consist of capacitors or transformers that display moderate signs of damage, corrosion, and deterioration. Items access should be restricted and an appropriately experienced contractor should be engaged to remove the item under controlled conditions and dispose of in accordance with environmental protection requirements.	Moderate

Condition	Definition	Health Assessment
Poor	Items that pose a high risk to occupants in the general vicinity for which the PCB is located. They consist of capacitors or transformers that display significant signs of damage, corrosion, deterioration and/or leakage. Item access should be immediately restricted and remove by an appropriately experienced contractor under controlled conditions using correct PPE.	High

Any risk assessment presented in this document was made on the basis of the nature of activities observed at the time the survey was undertaken. The Hazardous Materials Register should form part of the Site Health and Safety Management System and should be reviewed where there is any significant change in circumstances which affect the current risk assessment and in conjunction with *NSW Work Health and Safety Act 2011* and *NSW Work Health and Safety Regulation 2017*.

Appendix G

Limitations

Appendix G Limitations

AECOM has prepared this report in accordance with the usual care and thoroughness of the consulting profession for the use of Goodman Property Services (Aust) Pty Limited and only those third parties who have been authorised in writing by AECOM to rely on the report. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the relevant property.

It is based on generally accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this report.

It is prepared in accordance with the agreed scope of work and for the purpose outlined in AECOM project scope with Goodman Property Services (Aust) Pty Limited (60635909) and **Section 2.0** of this report.

This report should be read in full and no excerpts are to be taken as representative of the findings. No responsibility is accepted by AECOM for use of any part of this report in any other context.

This report is based upon a intrusive survey of an unfamiliar site. During the survey all reasonable efforts were made by AECOM to identify the physical presence of hazardous materials within the subject site. However, AECOM cannot guarantee that all hazardous materials within the site have been identified in this report or that the results contained in this report are definitive. Hazardous materials are frequently concealed within the fabric of buildings or within sealed voids, and the ability to sample is restricted by the nature of the building(s) on site. Further, the samples (where collected) are representative only of the specific locations from which they are taken. The results do not necessarily reflect conditions at any location removed from the specific points of sampling. It must always remain a possibility that hazardous materials (other than those identified within this report) may be found during any maintenance, refurbishment or demolition activity, and suitable precautions should always be taken when carrying out such activities.

In this report, we have identified or assumed the presence of hazardous materials (limited to ACM, lead paint, SMF, and PCB, henceforth referred to as hazardous materials). Until proven otherwise, it should be assumed that any similar materials not otherwise detailed will also contain the corresponding hazardous material. The same assumption should not be made in respect of those materials which are similar to those identified in this report as not containing hazardous material.

Where this report indicates that information has been provided to AECOM by third parties, AECOM has made no independent verification of this information unless required as part of the agreed scope of work. AECOM assumes no liability for any inaccuracies in or omissions to that information.

Except as specifically stated in the report, AECOM makes no statement or representation of any kind as to the suitability of the facility for any purpose and/or the potential risk to human health and safety posed by the presence (or otherwise) of asbestos containing materials, lead containing dust or lead based paints.

The information in this report is considered to be accurate at the date of issue and is in accordance with conditions at the site on the date of inspection. Opinions and recommendations presented herein apply to the site existing at the time of our investigation and cannot necessarily apply to site changes of which AECOM is not aware and has not had the opportunity to evaluate. This document and the information contained herein should only be regarded as validly representing the site conditions at the time of the investigation unless otherwise explicitly stated in a preceding section of this report. AECOM disclaims responsibility for any changes that may have occurred after this time.

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