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Sarah Smith
Manager, Property Investments
Goodman Property
1-11 Hayes Road
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19 November 2024

Dear Sarah

Thanks again for the opportunity to work with Goodman Property on this project, please find attached our report. Please contact me directly on +61 455 022 452 if you have any queries.

Yours sincerely

Steven Hains
Head of Property Risk
steven.hains@workscience.com.au

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REPORT FOR GOODMAN PROPERTY
DUE DILEGENCE HAZARDOUS MATERIALS ASSESSMENT
685 GARDENERS ROAD, MASCOT NSW 2020

Our Ref: J010137

19 NOVEMBER 2024

Hazardous Materials Assessment

Document Number	J010137
Site Address	685 Gardeners Road, Mascot NSW 2020
Date of Inspection	14/11/2024
Project Manager	Steven Hains, Head of Property Risk
Project Manager Contact	steven.hains@workscience.com.au
Client	Goodman Property

Quality Information

Distribution

Issue	Revision	Issued To	Date	Prepared	Reviewed
Draft	0	Goodman Property	18/11/2024	Dylan Rumsey	Simon Gorham
Final	0	Goodman Property	19/11/2024	Dylan Rumsey	Steven Hains

Revision History

Revision	Date	Modified	Reviewed	Amendments / Changes

Executive Summary

Work Science was engaged by Goodman (the client) to undertake a hazardous materials assessment at 685 Gardeners Road, Mascot NSW 2020 (the site). It is understood that Goodman Property is currently undertaking due diligence on the site.

The purpose of the assessment was to provide an overview of the hazardous materials at the site. A site inspection was undertaken on 14th November 2024 by Dylan Rumsey, Hazmat Consultant, Work Science.

Key Findings – Presumed

	Asbestos	Asbestos Dust	SMF	PCBs	Lead Paint	Lead Dust	α Quartz (Silica)	Engineered Stone Products
External	✓				✓		✓	
Internal – Office Area – Ground Level	✓		✓				✓	
Internal – Office Area – Level One	✓		✓				✓	
Internal - Warehouse	✓	✓	✓		✓		✓	

Recommendations

Work Science provides the following recommendations in relation to the assessment undertaken:

Asbestos Containing Materials

- Internal – Warehouse – Sawtooth Roof Structure – Ceiling Space & Horizontal Surfaces – Throughout – Dust and Debris - Given the nature, location and age of the sawtooth roof further investigation is recommended to determine if an original corrugated asbestos cement sheet roof has been removed and replaced. No sampling undertaken and no access to areas at height during current inspection. Undertake further investigations as to the potential historical asbestos containing roof and associated debris. Recommended to liaise with the vendor to obtain additional information regarding historic asbestos information (e.g. registers, sample reports, removal details, clearance certificates etc). Pending information provided further physical investigations and sampling may be required to determine the risk from potential of previous asbestos roof.
- Internal – Warehouse – East & Warehouse – Front Warehouse Portion – Upper Wall Sections - Confirm status, if identified as positive, engage a licenced asbestos contractor to repair and/or encapsulate damaged surfaces on this item with a suitable asbestos sealant as soon as practicable. Once sealed, label, maintain in good condition and incorporate into a HMMP. Remove by licence asbestos removal contractor if item is to be impacted by refurbishment or demolition.
- External – Eaves and Fire Door Cores – Confirm status, label, maintain in good condition and incorporate into a HMMP. Remove by licence asbestos removal contractor if item is to be impacted by refurbishment or demolition.

- Internal – Office Area – Ground Level – Multiple Areas Throughout – Fibre Cement Sheeting - Confirm status, label, maintain in good condition and incorporate into a HMMP. Remove by licence asbestos removal contractor if item is to be impacted by refurbishment or demolition.
- Internal – Office Area – Level One – Male & Female Toilets – Ceilings – Fibre Cement Sheeting - Confirm status, label, maintain in good condition and incorporate into a HMMP. Remove by licence asbestos removal contractor if item is to be impacted by refurbishment or demolition.
- Internal – Warehouse – Electrical Room & Storeroom – Throughout – Internal Components – Bituminous Materials - Confirm status, label, maintain in good condition and incorporate into a HMMP. Remove by licence asbestos removal contractor if item is to be impacted by refurbishment or demolition.
- Confirm the status of suspected asbestos-containing materials (via sampling and analysis by a NATA accredited laboratory).
- Schedule periodic re-assessments of the asbestos-containing materials remaining in-situ to monitor their condition in accordance with Section 3.2 of the Code of Practice How to Manage and Control Asbestos in the Workplace (SafeWork NSW, 2022).

Lead Containing Paint and Dust

- External – Warehouse Entrances – Metal Plates to Entrance Columns – Green Paint - Engage an appropriately experienced/trained contractor to remove areas of flaking paint and stabilise. Once stabilised, maintain in good condition and incorporate into an HMMP. Remove under controlled conditions prior to demolition or refurbishment.
- External – Bollards – Yellow Paint – Confirm status, maintain in good condition and incorporate into an HMMP. Remove under controlled conditions prior to demolition or refurbishment.
- Internal – Warehouse – Western Front Warehouse Portion – Walls – Yellow Paint - Confirm status, maintain in good condition and incorporate into an HMMP. Remove under controlled conditions prior to demolition or refurbishment.
- Confirm the status of suspected lead-containing paint (via sampling and analysis by a NATA accredited laboratory).
- All identified lead-based paint systems should be maintained in good condition. Any works on lead-based paint systems likely to create dust, fumes or mist should be undertaken in accordance with AS/NZS 4361.2-2017 Guide to Hazardous Paint Management Part 2: Lead paint in residential, public and commercial buildings.
- All surfaces painted prior to 1997 should be assumed to contain lead above the current safe concentration of >0.1% w/w (AS/NZS 4361.2:2017). Conduct further testing prior to any refurbishment, remedial or demolition works on painted surfaces that is likely to generate dust or fumes.

Polychlorinated biphenyl (PCBs) oils

- Nil.

Synthetic Mineral Fibres (SMF)

- Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.

α Quartz (Silica)

- Maintain in good condition and incorporate into a HMMP. Implement controls during activities where mechanical damage of the material may occur, and dust generated.

General Recommendations

- Assess areas that were inaccessible during the Assessment for hazardous materials (by a competent person prior to access or disturbance).
- If any suspect hazardous materials are found during future works, works should cease pending further investigation and any necessary sampling (by a competent occupational hygienist).
- Conduct a destructive asbestos and hazardous materials assessment prior to any demolition or refurbishment works in accordance with Part 8.6 of the NSW *Work Health and Safety Regulations 2017*.

1 Introduction

Work Science was engaged by Goodman (the client) to undertake a hazardous materials assessment at 685 Gardeners Road, Mascot NSW 2020 (the site). It is understood that Goodman Property is currently undertaking due diligence on the site.

The purpose of the assessment was to provide a presumptive overview of the hazardous materials at the site (for the purposes of consideration from a purchaser due diligence perspective). A site inspection was undertaken on 14th November 2024 by Dylan Rumsey, Hazmat Consultant, Work Science.

2 Scope

The scope of the project was to undertake a due diligence hazardous materials assessment 685 Gardeners Road, Mascot NSW. The materials within the scope of the assessment included:

- Asbestos-containing materials;
- Asbestos dust;
- Synthetic Mineral Fibre (SMF);
- Polychlorinated Biphenyls (PCBs) within fluorescent light fitting capacitors;
- Lead-containing paint;
- Lead-containing dust;
- α Quartz (Crystalline Silica); and
- Engineered Stone Products.

Sampling of asbestos and lead paint/dust was excluded from the scope of the survey at the request of the client.

3 Methodology

Site Inspection Process

Work Science conducted a walkthrough of the site to identify locations where asbestos and hazardous materials were used within the building construction. Inspection areas were limited to those where access was made available by the Client. Any areas unable to be accessed were noted as such within the Register, including the likelihood of presence of hazardous materials in these areas.

Sampling and Laboratory Analysis

All suspected hazardous materials were visually assessed only – no samples were taken. This assessment was non-intrusive and no access to areas at height was available during the inspection.

Crystalline Silica

Crystalline silica or α quartz, is a naturally occurring mineral found in various construction materials such as sand, concrete, brick, mortar, and stone. Silica is a key component of many construction materials due to its abundance and desirable properties, including strength and durability.

Silica can exist in different forms, and understanding whether it is bonded or friable is crucial for assessing its potential health risks, especially in the context of the built environment. In its bonded form it refers to silica-containing materials where the silica particles are tightly bound within the material's matrix. In this form, the silica particles are not easily released into the air as respirable dust under normal conditions. Friable, on the

other hand, refers to silica-containing materials where the silica particles are loosely bound and can be easily released into the air as respirable dust when the material is disturbed or damaged.

This assessment is targeted towards material that can become friable through mechanical damage. The walk-through inspection is primarily observation based, with estimates of exposure sourced from the consultant's previous experience and professional judgment. Of particular note is the impending ban on engineered stone products. Any identified materials suspected to contain engineered stone will be visually assessed and included in the register.

Reporting

The Due Diligence Hazardous Materials Report contains a Register of the specific locations, condition, extent, friability, risk assessment of the asbestos and hazardous materials visually identified. The report also includes photographs of identified hazardous materials as well as recommendations for any remedial works required or any ongoing management requirements, as well as a list of areas unable to be safely accessed. A copy will be provided to Goodman in draft for review prior to finalisation. Final reports will be available on the Work Science online platform.

Please note the costs for removal and replacement of identified asbestos-containing materials is an estimate only. It is recommended that quotations be sought from a licensed asbestos removal contractor for a more accurate budget figure.

4 Legislation

The Assessment was undertaken in accordance with the following:

- NSW Work Health and Safety Regulations 2017.
- Safe Work Australia – How to manage and control asbestos in the workplace (July 2022).
- AS 4964-2004 *Method for the qualitative identification of asbestos in bulk samples.*
- AS 4361.2:2017 *Guide to hazardous paint management Part 2: Residential, public and commercial buildings*.
- ANZECC: *Identification of PCB-containing capacitors*, 1997.
- NSW EPA Polychlorinated Biphenyl (PCB) Chemical Control Order 1997.

5 Project Team

- Steven Hains, Head of Property Risk, qualified and seasoned property risk and compliance expert. Steve led the project and performed the role of project director (including quality control, client liaison, and escalation point as required).
- Simon Gorham, NSW HAZMAT and Occupational Hygiene Lead, with over 20 years' experience in asbestos and hazardous materials, air quality, site contamination, and occupational hygiene risk management. Simon has strong practical experience in health risk assessments in a large variety of fields.
- Dylan Rumsey, Consultant. Dylan has 3 years' of extensive experience in Asbestos Consultancy. Dylan's areas of expertise include asbestos and hazardous building materials audits, air monitoring and clearance inspections, asbestos in soils, and risk assessments.

6 Inaccessible Areas

All reasonable efforts were made to identify reasonably accessible materials. However, some materials and surfaces may be concealed which were not accessible during the inspection.

The following specific inaccessible or restricted areas were noted during the Assessment:

- Restricted access beneath floor coverings throughout the site, access would have caused damage to the site.
- Restricted access within ceiling voids due to height restrictions and due to the risk posed in accessing potentially asbestos-contaminated areas in a working site.
- No access to roof of property.

In addition to the areas noted above, general areas not included within the assessment include, but are not limited to:

- Areas that may damage the building fabric, fixtures, decoration, or fittings.
- Areas are only accessible by demolishing or dismantling building structures or plant.
- Within live plant or electrics.
- Confined spaces.
- Areas behind locked doors.
- Under the concrete slab or subsurface of the site.
- Areas only accessible using specialised equipment, mechanical tools or machinery.
- Areas in excess of 3 metres or requiring height access equipment.
- Concealed service voids such as shafts, tunnels, conduits and ducts.

Areas not accessed are deemed to contain hazardous materials until such a time that access can be gained and the presence, or otherwise, of hazardous materials can be confirmed.

7 Summary of Key Risks/Issues

Hazardous Material	Key Risks/Issues	Budget Cost Implications (ex GST)
Asbestos	Presumed asbestos-containing materials (e.g. fibre cement sheeting, fire door core, bituminous material.	Asbestos and hazardous materials inspection (including sampling), then periodic re-inspections (pending findings) minimum 5-yearly (2029) – estimated cost $6,500 ex GST (1) for initial inspection, sampling and register update and estimated cost $4,000 ex GST (3) for 5-yearly re-inspection.
	Internal – Warehouse – Sawtooth Roof Structure – Ceiling Space & Horizontal Surfaces – Throughout – Dust & Debris - Further investigation is recommended to determine if an original corrugated asbestos cement sheet roof has been removed and replaced. Recommended to liaise with the vendor to obtain additional information regarding historic asbestos information (e.g. registers, sample reports, removal details, clearance certificates etc). Pending information provided further physical investigations and sampling may be required to determine the risk from potential of previous asbestos roof.	Undertake further testing and sampling of areas at height (requires scissor lift and tenant storage removed) – estimate $10,000 (1)
	Pending long term plans for the site – major refurbishment and/or demolition may require significant asbestos removal works, particularly relating to presumed fibre cement sheeting, fire door cores and bituminous materials.	Budget estimate $100,000 ex GST for removal of presumed asbestos containing materials (including air monitoring and clearances (3)
SMF	Identified in various locations – glass fibre insulation, ceiling tiles, penetration pillow insulation, pipework insulation, roof sarking insulation, hot water unit insulation. Materials are generally in good condition.	Nil.

Hazardous Material	Key Risks/Issues	Budget Cost Implications (ex GST)
Lead paint	Lead paint was presumed on the building structure in various locations such as bollards (good condition – external), metal plates (fair condition – external) and walls (good condition – internal warehouse. Generally in good condition with the exception of: External – Warehouse entrances – Metal plates to concrete columns – Green paint. No lead dust identified; further sampling may be required.	Remediate lead paint in poor and fair condition by competent contractor – estimate $10,000 including air monitoring and clearance certificate (1)

*TBC – pending lease arrangement may be customer requirement to remediate/make safe.

Key: (1) Short Term

(2) Medium Term

(3) Longer Term

A summary of the short-term, medium term and longer-term costs is provided below:

(1) Short Term (within three months)	(2) Medium Term (12 months)	(3) Longer Term (5-years)
Asbestos/hazardous materials inspection, sampling, and register update - $6,500 Asbestos sampling at height – historic asbestos roof investigation - $10,000	Budget estimate $10,000 ex GST for removal of presumed lead-containing materials (including air monitoring and clearances)	Asbestos/hazardous materials re-inspection $4,000 Budget estimate $100,000 ex GST for removal of presumed asbestos containing materials (including air monitoring and clearances)
~$16,500	$10,000	~$104,000

If you have any questions or require any further assistance, please do not hesitate to contact the undersigned.

Steven Hains

Head of Property Risk

0455 022 452

steven.hains@workscience.com.au

Appendix A – Hazardous Materials Register (including photographs

Hazardous Materials Register

685 Gardeners Road, Mascot NSW 2015

Due Diligence Hazardous Materials Assessment

Survey Date	14/11/2024
Inspected by	Dylan Rumsey

Building Age	Unknown

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Location	Item/Feature	Hazard	Sample Status	Sample Number	Photo Number	Friability	Condition	Disturbance Potential	Risk Status	Approx. Quantity	Labelled	Control Priority	Recommendations	Comments
All areas - Throughout														
Construction Materials and Structural Elements	* Concrete and cement products * Bricks, pavers, and other similar blocks * Ceramic and porcelain wall and floor tiles, roof tiles, * Grout, mortar, and render * Plasterboard	Crystalline silica (α-quartz)	Presumed Positive	Not Sampled - Visual Observation	-	-	-	-	-	-	-	-	Maintain in good condition and incorporate into a HMMP. Implement controls during activities where mechanical damage of the material may occur, and dust generated.	Register provided as reference to list of typical construction products that may contain crystalline silica. Any works that damage or disturb silica containing products should be undertaken in accordance the HMMP.
External														
Eaves - North	Fibre Cement Sheeting	Asbestos	Presumed Positive	-	1	Non-Friable	Good	Low	Low	15m2	No	P4	Confirm status, label & maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition.	-
Bollards	Yellow Paint	Lead Paint	Presumed Positive	-	2	-	Good	Low	Low	1m2	-	-	Confirm status, maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to refurbishment or demolition.	-
Warehouse Entrances - Metal Plates To Concrete Columns	Green Paint	Lead Paint	Presumed Positive	-	3	-	Fair	Low	Low	5m2	-	-	Confirm status, if positive engage an appropriately experienced/trained contractor to remove areas of flaking paint and stabilise. Once stabilised, maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to refurbishment or demolition.	-
Fire Exit Doors - Throughout	Fire Door Core - Timber Appearance	Asbestos	Presumed Negative	-	-	-	-	-	-	-	-	-	-	Visual inspection completed - Presumed negative due to timber appearance.
Fire Exits Doors - Throughout	Fire Door Core - Non-Timber Appearance	Asbestos	Presumed Positive	-	-	Friable	Good	Low	Low	10m2	No	P4	Confirm status, label & maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition.	-
Location	**Item/Feature**	**Hazard**	**Sample Status**	**Sample Number**	**Photo Number**	**Friability**	**Condition**	**Disturbance Potential**	**Risk Status**	**Approx. Quantity**	**Labelled**	**Control Priority**	**Recommendations**	**Comments**
Internal - Office Area - Ground Floor														
Male Toilets - Partition Walls	Fibre Cement Sheeting	Asbestos	Presumed Positive	-	4	Non-Friable	Good	Low	Low	20m2	No	P4	Confirm status, label & maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition.	-
Male Toilets - Window Boards	Fibre Cement Sheeting	Asbestos	Presumed Positive	-	5	Non-Friable	Good	Low	Low	2m2	No	P4	Confirm status, label & maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition.	-
Ladies Toilets & Change Rooms - Walls & Ceilings	Fibre Cement Sheeting	Asbestos	Presumed Positive	-	6	Non-Friable	Good	Low	Low	25m2	No	P4	Confirm status, label & maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition.	-
Office - Ceiling	Fibre Cement Sheeting	Asbestos	Presumed Positive	-	7	Non-Friable	Good	Low	Low	30m2	No	P4	Confirm status, label & maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition.	-
Break Room - Above Sink	Hot Water System - Internal Insulation	SMF	Presumed Positive	-	8	Bonded	Good	-	-	1 Unit	-	-	Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to refurbishment or demolition.	-
Storeroom - Wall Penetrations	Penetration Pillows - Insulation Material	SMF	Presumed Positive	-	9	Bonded	Good	-	-	1 Unit	-	-	Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to refurbishment or demolition.	-

Location	Item/Feature	Hazard	Sample Status	Sample Number	Photo Number	Friability	Condition	Disturbance Potential	Risk Status	Approx. Quantity	Labelled	Control Priority	Recommendations	Comments
Internal - Office Area - Level One														
Male & Female Toilets - Ceilings	Fibre Cement Sheeting	Asbestos	Presumed Positive	-	10	Non-Friable	Good	Low	Low	10m2	No	P4	Confirm status, label & maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition.	-
Ceiling - Throughout	Ceiling Tiles	SMF	Presumed Positive	-	11	Bonded	Good	-	-	170m2	-	-	Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to refurbishment or demolition.	-
Kitchenette - Below Sink	Hot Water System - Internal Insulation	SMF	Presumed Positive	-	12	Bonded	Good	-	-	1 Unit	-	-	Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to refurbishment or demolition.	-
Internal - Warehouse														
Warehouse - Throughout	Roof Lining - Sarking Insulation	SMF	Presumed Positive	-	13	Bonded	Good	-	-	1500m2	-	-	Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to refurbishment or demolition.	-
Electrical Room	Timber Backing Boards	Asbestos	Presumed Negative	-	-	-	-	-	-	-	-	-	-	Visual inspection completed - Presumed negative due to timber appearance.
Electrical Room & Storeroom - Throughout	Internal Components - Bituminous Material	Asbestos	Presumed Positive	-	14	Non-Friable	Good	Low	Low	20m2	No	P4	Confirm status, label & maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition.	No internal access to electrical distribution boards throughout the building due to live power.
East & West - Front Warehouse Portions - Upper Wall Sections	Fibre Cement Sheeting	Asbestos	Presumed Positive	-	15	Non-Friable	Good	Low	Low	80m2	No	P3	Confirm status, label & seal exposed edges. Once exposed edges are remediated, maintain in good condition and incorporate into a HMMP. Remove by a licenced asbestos removal contractor prior to refurbishment or demolition.	-
Western Front Warehouse Portion - Walls	Yellow Paint	Lead Paint	Presumed Positive	-	16	-	Good	Low	Low	150m2	-	-	Confirm status, maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to refurbishment or demolition.	-
Roof Access Room - Rear of Warehouse	Hot Water System - Internal Insulation	SMF	Presumed Positive	-	17	Bonded	Good	-	-	1 Unit	-	-	Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to refurbishment or demolition.	-
Ceiling Space Above Cool Rooms	Hot Water System - Internal Insulation	SMF	Presumed Positive	-	18	Bonded	Good	-	-	1 Unit	-	-	Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to refurbishment or demolition.	-
Ceiling Space Above Cool Rooms - Throughout	Pipe Insulation	SMF	Presumed Positive	-	19	Bonded	Good	-	-	20m	-	-	Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to refurbishment or demolition.	-
Warehouse - Sawtooth Roof Structure - Ceiling Space & Horizontal Surfaces - Throughout	Dust and Debris	Asbestos Dust	Presumed Positive	-	20	Unknown	Unknown	Low	Unknown	1250m2	-	P2	Undertake further investigations as to the potential historical asbestos containing roof and associated debris. Recommended to liaise with the vendor to obtain additional information regarding historic asbestos information (e.g. registers, sample reports, removal details, clearance certificates etc). Pending information provided further physical investigations and sampling may be required to determine the risk from potential of previous asbestos roof.	Given the nature, location and age of the sawtooth roof further investigation is recommended to determine if an original corrugated asbestos cement sheet roof has been removed and replaced. No sampling undertaken and no access to areas at height during current inspection.

Photos

Photo 1: External - Eaves - North - Fibre Cement Sheeting

Photo 2: External - Bollards - Yellow Paint

Photo 3: External - Warehouse Entrances - Metal Plates to Concrete Columns - Green Paint

Photo 4: Internal - Office Area - Ground Floor - Male Toilets - Partition Walls - Fibre Cement Sheeting

Photo 5: Internal - Office Area - Ground Floor - Male Toilets - Window Boards - Fibre Cement Sheeting

Photo 6: Internal - Office Area - Ground Floor - Ladies Toilets & Change Rooms - Walls & Ceilings - Fibre Cement Sheeting

Photo 7: Internal - Office Area - Ground Floor - Office - Ceiling - Fibre Cement Sheeting

Photo 8: Internal - Office Area - Ground Floor - Break Room - Above Sink - Hot Water System - Internal Insulation

Photo 9: Internal - Office Area - Ground Floor - Storeroom - Wall Penetrations - Penetration Pillows - Insulation Material

Photo 10: Internal - Office Area - Level One - Male & Female Toilets - Ceilings - Fibre Cement Sheeting

Photo 11: Internal - Office Area - Level One - Ceiling - Throughout - Ceiling Tiles

Photo 12: Internal - Office Area - Level One - Kitchenette - Below Sink - Hot Water System - Internal Insulation

Photo 13: Internal - Warehouse - Throughout - Roof Lining - Sarking Insulation - SMF

Photo 14: Internal - Warehouse - Electrical Room & Storerooms - Throughout - Internal Components - Bituminous Material

Photo 15: Internal - Warehouse - East & West - Front Warehouse Portions - Upper Wall Sections - Fibre Cement Sheeting

Photo 16: Internal - Warehouse - Western Front Warehouse Portion - Walls - Yellow Paint

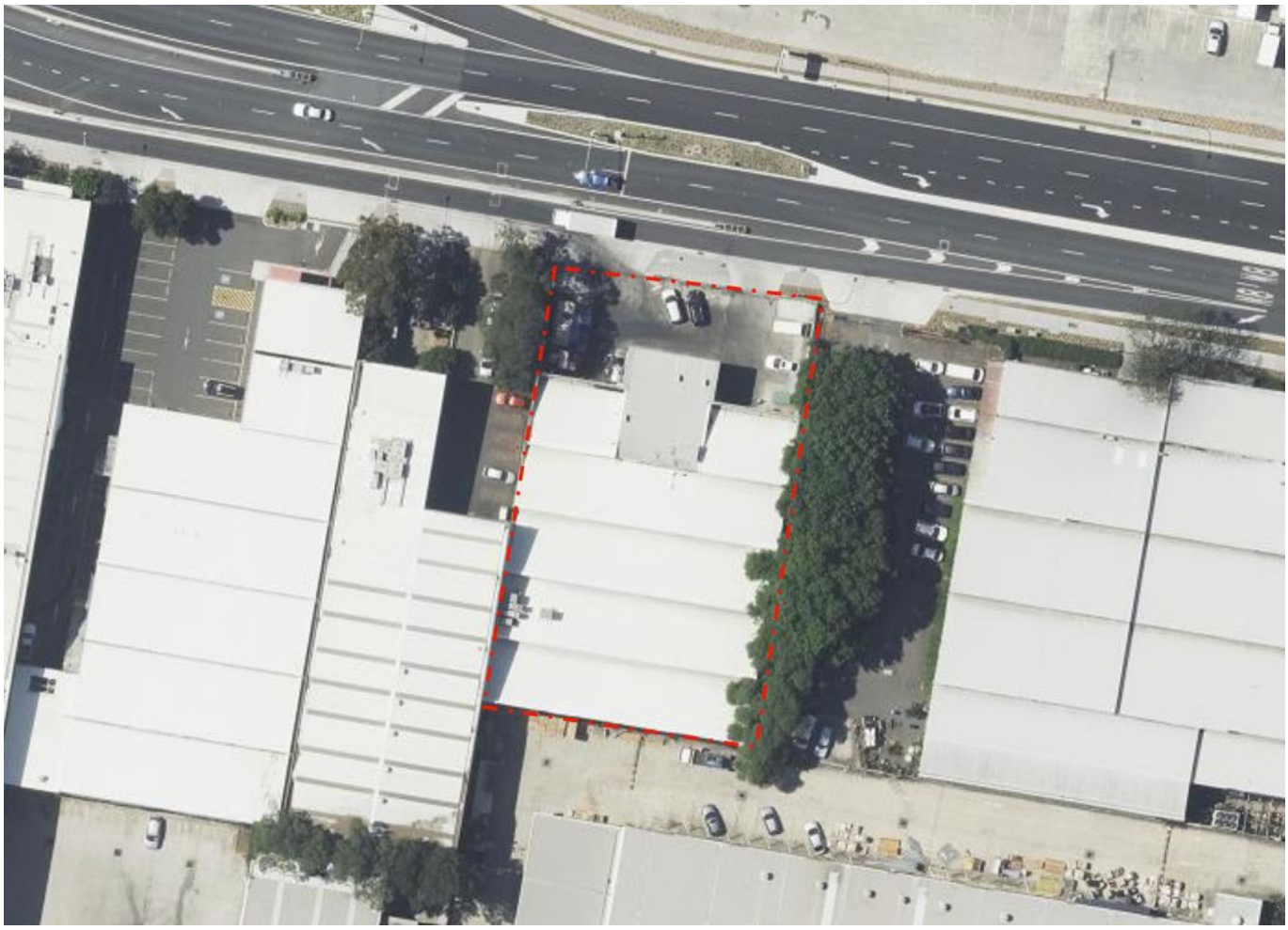
Photo 17: Internal - Warehouse - Roof Access Room - Rear of Warehouse - Hot Water System - Internal Insulation

Photo 18: Internal - Warehouse - Ceiling Space Above Cool Rooms - Hot Water System - Internal Insulation

Photo 19: Internal - Warehouse - Ceiling Space Above Cool Rooms - Throughout - Pipe Insulation

Photo 20: Internal - Warehouse - Sawtooth Roof Structure - Ceiling Space & Horizontal Surfaces - Throughout - Dust & Debris

Appendix B – Site Overview & Site Plans



Appendix C – Risk Assessment Factors and Ratings

The presence of hazardous materials does not necessarily constitute an exposure risk. However, where materials have been damaged or easily disturbed an exposure risk may be posed. To assess the potential health risk posed by hazardous materials, Work Science adopts the following risk assessment approach.

Risk Factor	Risk	Description
Friability	Non-Friable Asbestos	Non-friable means any ACM that is not friable, typically comprising asbestos fibres reinforced with a stable non-asbestos matrix or impregnated within a bonding component. Examples of non-friable ACMs include fibro cement products, vinyl tiles, electrical backing boards, compressed gaskets, and mastic material to ductwork and wall expansion joints.
	Friable Asbestos	Friable means any ACM that can be crumbled, pulverised or reduced to a powder by hand pressure when dry. Examples of friable ACMs include sprayed limpet insulation, pipe work lagging, woven rope or gaskets, millboard paper and some fire door cores.
Condition	Good	Material is generally in good condition, with no or very little damage or deterioration.
	Moderate	Material has suffered some minor damage e.g. in the form of broken edges, cracking or surface deterioration.
	Poor	Material has been significantly damaged, or its condition has deteriorated, usually resulting in associated dust/debris.
Disturbance Potential	Low	Materials is usually inaccessible or unlikely to be disturbed by occupants or during maintenance works.
	Moderate	Materials that are accessible and may be disturbed by maintenance works, however normal occupant activities pose a low risk of disturbance.
	High	Materials that are likely to be disturbed during maintenance works or their accessibility poses a risk to occupants based upon activities in the area.

Based on the above factors an overall Risk Rating is allocated:

Priority Risk Rating	Description	Action timeframe
1	High risk, restrict access	Immediate action required
	The asbestos containing material is generally friable, in poor condition with associated dust/debris and is easily accessibly or disturbed. As such, the material poses a high health risk and immediate action is required. Access restrictions to the area should be immediately applied. Consideration should be given to conduct airborne asbestos monitoring and commence planning for remediation works conducted using a licensed asbestos removal contractor.	
2	Moderate risk, implement controls	<6 Months
	Whilst not posing an immediate risk the material is generally damaged and reasonably accessible. Control measures (i.e. restrict access, sealing, enclosing) are recommended to be implemented and remediation works are likely to be required in the short term.	
3	Low risk, manage in-situ	1-5 years
	Friable asbestos materials are in good condition and have a low disturbance potential. Non-friable asbestos materials may have minor damage but do not pose a risk unless grossly disturbed. In general, the asbestos are considered to pose a low health risk whilst undisturbed.	
4	Very low risk, manage in-situ	≤5 years
	The non-friable and other hazardous materials are in good condition and are considered unlikely to be disturbed under normal circumstances. The materials should be routinely inspected to monitor any changes to their condition or disturbance potential.	

Appendix D – Statement of Limitations

All and any Services proposed by Work Science to the Client are subject to the Terms and Conditions provided. No variation to these terms is agreed unless agreed in writing by Work Science.

The Services were carried out in accordance with the current and relevant industry standards of testing, interpretation and analysis. The Services were carried out in accordance with Commonwealth, State, Territory or Government legislation, regulations and/or guidelines. The Client will be deemed to have accepted these Terms when the Client provides approval to proceed or when the Company commences the Services at the request of the Client.

The Services were carried out for the Specific Purpose outlined in the Proposal. To the fullest extent permitted by law, Work Science, its related bodies corporate, its officers, consultants, employees and agents assume no liability, and will not be liable to any person, or in relation to, any losses, damages, costs or expenses, and whether arising in contract, tort including negligence, under statute, in equity or otherwise, arising out of, or in connection with, any matter outside the Specific Purpose.

The Client acknowledged and agreed that investigations were reliant on information provided to Work Science by the Client or other third parties. Work Science made no representation or warranty regarding advice based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Work Science have any liability for, or in relation to, any information/documentation supplied or prepared by any third party, including any third party recommended by Work Science. The Client releases and indemnifies Work Science from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Work Science by the Client, its employees or other third parties.

The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purposes outlined in the Agreement, and only those third parties who have been authorized in writing by Work Science. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorized in writing by Work Science. Any person relying upon this Report beyond its exclusive use and Specific Purpose, and without the express written consent of Work Science, does so entirely at their own risk and without recourse to Work Science for any loss, liability or damage. To the extent permitted by law, Work Science assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. Except as specifically agreed by Work Science in writing, it does not authorize the use of this Report by any third party. 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 site.

The conclusions, or data referred to in this Report, should not be used as part of a specification for a project without review and written agreement by Work Science. This Report has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Work Science does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site it investigated.
This Report should be read in whole and should not be copied in part or altered. The Report as a whole set outs the findings of the investigations. No responsibility is accepted by Work Science for use of parts of the Report in the absence (or out of context) of the balance of the Report.

The Client acknowledges and agrees that the Services relate only to the identification of hazardous materials as specified in the Proposal. Items not mentioned within the proposal are specifically excluded from the scope of the investigation

The Client acknowledges and agrees that the sampling methodology and level of intrusiveness is as specified in the Proposal. Unless specifically mentioned within the Proposal, the investigation is largely visual with limited sampling conducted. Items of similar appearance may be assumed to have similar composition. The Client acknowledges and agrees that without substantial demolition of the building(s), it may not be possible for the Company to detect every source of hazardous materials in the building(s).

Latent Conditions/Inaccessible Areas

It is acknowledged and agreed by the Client that it is possible that hazardous building materials, which may be concealed within inaccessible areas/voids, and behind equipment/fittings may not be identified during the investigation undertaken by the Company. Such inaccessible areas fall into a number of categories – reference should be made to the Report for details of areas unable to be accessed.

Obligation of the Client

Prior to the commencement of Services, the Client must provide all documents and information known to the Client that relate to the identity, locations or quantity, of any suspected hazardous building materials on or within the building or site, or have previously existed. Where no information is provided, the Company will assume that the Client is not aware of or in possession of any information relating to existing or historic hazardous materials on site. The Client represents and warrants that the Client has informed the Company of any hazardous material which it knows or has reason to believe exists on the site.

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