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HYECORP PROPERTY GROUP PTY LTD

Hazardous Materials Survey

37 Archer Street, Chatswood NSW

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Executive Summary

Hyecorp Property Group Pty Ltd engaged EI Australia (EI) to conduct a hazardous materials survey for the buildings located at 37 Archer Street, Chatswood NSW ('the site').

This report presents the findings of a qualitative risk assessment of the hazardous materials detected within the buildings. Inspections of the site were conducted on 16 and 17 December 2024.

This document has been completed to assist Hyecorp Property Group Pty Ltd with redevelopment of the site, which shall include the demolition of all existing structures.

Key Findings

A presence / absence summary of the identified hazardous materials is presented below.

Property	ACM (friable)	ACM (non-friable)	LCD	LBP	SMF	PCB
Northern Block	No	No	No	No	**Yes**	**Yes**
South Block	No	No	No	**Yes**	**Yes**	No
Shared Basement and Common Area	No	No	No	No	**Yes**	No

Footnotes:
ACM = asbestos-containing material; LCD = lead containing dust; LBP = lead-based paint; SMF = synthetic mineral fibre;
PCB = polychlorinated biphenyl
Hazardous materials may be present within the inaccessible areas stated in the register (**Appendix A**).

All identified hazardous building materials were ranked ***Priority 3 or Priority 4*** (i.e. stable and posing low to negligible health risk under present conditions)***.*** No immediate remedial action was considered necessary.

Limitations to Survey

Some of the building interiors, such as internal wall spaces and roof (ceiling) cavities, were inaccessible at the time of inspection. The presence of hazardous materials in these areas should be confirmed when they become accessible, with the status of any such material determined as per the procedure defined in **Section 4** of this report. In the meantime, any confined space, in particular a roof / ceiling cavity, should be assumed as containing hazardous (lead) dust, at least.

The sampling did not include electricity fuse / switch / meter backing boards and capacitors, due to potential electrocution hazard. All black mounting boards were thus assumed to be asbestos-containing.

Additional Comments

Numerous air conditioner units were attached to external and internal walls of the site buildings. All casing and working components were metal, plastic and rubber. No fibrous lagging was observed. SMF insulation was expected to be associated with the flexible, metal foil ducts, however.

All electrical wiring within the buildings appeared to be insulated by plastic or rubber materials / conduits (i.e. no asbestos-containing insulation materials were detected).

Recommendation

Adopting the precautionary principle, and in the absence of a more comprehensive sampling and analytical program, EI recommends that where there is doubt over the type of any building material, it should be assumed as containing a hazardous substance.

1. Introduction

1.1 Background and Purpose

EI Australia (EI) was engaged by Hyecorp Property Group Pty Ltd, to conduct a hazardous materials survey (HMS) for the residential buildings complex comprising the 14 townhouses overlaying a shared common basement, located at 37 Archer Street, Chatswood NSW (henceforth referred to as 'the site').

EI understood that the site was designated for redevelopment, which included demolition of the existing structures. A HMS was required prior to commencement of the works.

This report documents the findings of the HMS performed by EI, which involved inspection of the existing buildings present on the site, identification and sampling of potential hazardous materials, and subsequent laboratory analysis for the relevant hazardous substance(s). In addition, it provides recommendations for the safe management of hazardous materials during the proposed demolition works.

The report is submitted in support of the relevant State Significant Development (SSD) application and the Planning Secretary's Environmental Assessment Requirements (SEARs). It specifically addresses Condition 17, which relates to the waste management component of the SEARs.

1.2 Scope of Works

The scope of the HMS included:

- Inspection of the site buildings, to ascertain whether they contained hazardous material(s), namely:
  - asbestos-containing materials (ACMs);
  - lead-based paints (LBPs);
  - lead-containing dust (LCD);
  - synthetic mineral fibres (SMFs); and/or
  - polychlorinated biphenyls (PCBs).
- Undertake qualitative risk assessment of the identified hazardous materials; and
- Prepare a report with the findings of the survey, including a hazardous material register and recommendations (control strategies) for the on-going management of the identified hazardous materials.

2. Site Description

2.1 Identification and Location

The site identification details and associated information are presented in **Table 2-1**.

Table 2-1 Site Details

Attribute	Description
Street Address	37 Archer Street, Chatswood NSW
Location	The site is located approximately 750 meters east of the Chatswood metro and train station. Bound by: • North: Residential followed by Albert Avenue; • East: Bertram Street followed by residential; • South: Residential followed by Johnson Street. ▪ West: Archer Street followed by residential.
Geographical Coordinates	North-eastern corner of site (datum GDA2020-MGA56): Easting: 332164.334 Northing: 6258737.578 (Source: http://maps.six.nsw.gov.au)
Area	Approximately 2,201m^2 (Source: http://maps.six.nsw.gov.au)
Description	Roughly rectangular shaped block of land comprised of residential properties, featuring two multiple-storey buildings with 14 townhouses, a shared sublevel basement, garbage room and common area in Strata Plan (SP) 38065.

2.2 Building Descriptions

The buildings were the focus of this HMS. A brief description of each is provided in **Table 2-2**.

Table 2-2 Building Descriptions

Description	
37 Archer Street This property contained a townhouse complex of 14 dwellings, organised between two buildings (northern and southern) of similar material. Each town house was 1-2 storeys featuring a single-level basement garage, garbage room and common area. The principal materials of building construction were tile roofing, brick external walls, brick and rendered internal walls, plasterboard ceilings, and concrete flooring.	

3. General Methodology

The survey was conducted to identify the presence and condition of hazardous materials on / in the buildings comprising the site. Based on EI's experience, those most likely to be present included:

- ACMs;
- LBPs applied to building surfaces;
- Lead present in built-up dust on building surfaces;
- SMF insulation and sheeting; and
- Fluorescent light capacitor fittings containing PCBs.

The scope of this survey was limited to inspection of the accessible building construction materials, including finishes, with the collection of representative samples suspected of containing a hazardous substance (listed above), where it was permissible to do so. Limitations were placed on the ambit of the inspection, due to access restrictions on some parts of the site.

Due to the destructive nature of the sampling process, as well as access constraints, it was not possible to collect samples of all (suspected) materials. Where it was not possible to collect a sample, the inspector used their professional experience to make a judgement on the status of the material, or area, concerned. Where the inspector believed the material could contain asbestos, lead, SMF and/or PCB, this was recorded in the survey report and the corresponding material should be treated as hazardous.

3.1 Asbestos

This component of the survey was carried out in accordance with the guidelines documented in the SafeWork NSW (2022a) *How to Manage and Control Asbestos in the Workplace* and SafeWork NSW (2022b) *How to Safely Remove Asbestos*. Below are definitions of the two forms of asbestos.

Non-friable (bonded) asbestos material

Non-friable asbestos is any material that contains asbestos in a bonded matrix. It may consist of Portland cement or various resin/binders and cannot be crushed by hand when dry.

Friable asbestos material

Friable asbestos is any material that contains asbestos and is in the form of a powder, or can be crumbled, pulverized or reduced to powder by hand pressure when dry

Five samples of suspected ACM were collected during the inspections (4-Asb-01, 4-Asb-2, 4-Asb-3, Ext-Asb-1, 12-Asb-1). Each was analysed for the presence of asbestos by the contracted laboratory (SGS Australia Pty Ltd), in accordance with Australian Standard *AS4964-2004 Method for the Qualitative Identification of Asbestos in Bulk Samples*. Being fibre identification analysis, the presence of SMF was recorded, if detected. The reporting limit of the method was 0.1 g/kg. Refer to **Appendix B** for the laboratory documentation. The hazardous materials register (**Appendix A**) includes the sample results.

3.2 Lead in Paint

Australian Standard AS 4361.2-2017 *Guide to Lead Paint Management, Part 2: Lead Paint in Residential, Public and Commercial Buildings* defines LBP as a paint film or component coat of a paint system in which the lead content (calculated as total lead metal) is in excess of 0.1% by

weight of the dry film. The *NSW Work Health and Safety Regulation 2017* currently defines a lead process as works on paint containing more than 1.0% by dry weight of lead.

Nineteen samples of paint were collected during the inspections (3-Pb-1 and 3-Pb-2, 4-Pb-1 to 4-Pb-3, 5-Pb-1 and 5-Pb-2, 6-Pb-1 and 6-Pb-2, 8-Pb-1 and 8-Pb-2, 9-Pb-1 and 9-Pb-2, 11-Pb-1, 12-Pb-1, 13-Pb-1 and 13-PB-2, Ext-Pb-1 and Ext-Pb-2). Each was analysed for lead content by the contracted laboratory (SGS Australia Pty Ltd), in accordance with method *AN065/AN320*. The reporting limit was 0.001% w/w. Refer to **Appendix B** for the laboratory documentation. The hazardous materials register (**Appendix A**) includes the sample results.

3.3 Lead in Dust

Where significant levels of dust were observed, a representative sample was collected and placed into a plastic zip-lock bag for laboratory analysis in mg/kg of lead. Currently, there is no guideline level for lead in bulk dust, thus levels can be compared to NEPM (2013) *Schedule B1 Guideline Investigation Levels for Soil and Groundwater* – Health Investigation Level A for Residential Properties with accessible soil of 300 mg/kg, as a conservative level where dust is readily accessible to workers during scheduled demolition and refurbishment works. The reporting limit was 1 mg/kg. Refer to **Appendix B** for the laboratory documentation. The hazardous materials register (**Appendix A**) includes the sample results.

The guideline levels above are mentioned for point of reference only, and specific guideline levels should be developed by a suitably qualified occupational hygienist, prior to demolition works commencing

3.4 Synthetic Mineral Fibres

This component of the survey was carried out in accordance with the guidelines documented in the SafeWork Australia *Code of Practice for the Safe Use of Synthetic Mineral Fibres* (NOHSC: 2006, 1990).

3.5 Polychlorinated Biphenyls

Information concerning capacitors in light fittings and other electrical equipment is derived from the Australian and New Zealand Environmental and Conservation Council *Identification of PCB Containing Capacitors Information Booklet* (ANZECC, 1997). This document defines PCB material and waste as follows:

<2 mg/kg	PCB free
2 mg/kg - <50 mg/kg	Non-scheduled PCB material or waste
>50 mg/kg	Scheduled PCB material or waste
>100,000 mg/kg (10%)	Concentrated PCB material

Due to the inherent hazard in accessing electrical components, or other reasons such as height restrictions, immovable equipment and furniture, some light fittings could not be safely accessed. In these instances, comment was made on the likelihood of PCB-containing materials, based upon age and appearance.

4. Risk Assessment

The buildings located at 37 Archer Street, Chatswood NSW were the subject of this HMS. The hazardous materials register, presented in **Appendix A**, includes assessment of the risks associated with each identified hazardous material. In order to assess the health risks associated with asbestos, lead, SMFs and PCBs, the following must be considered:

- Product type;
- Friability of the material;
- Condition;
- Accessibility of the material to occupants and/or maintenance personnel;
- Exposed surface area; and
- Surface treatment (if any).

The purpose of the assessment is to establish the relative risk posed by each specific hazardous material identified in this survey. The following factors are defined to assist in determining the relative health risk posed by each item.

4.1 Friability

The friability of a material describes the ease by which it can be crumbled, which in turn can increase the release of fibres and/or dust particulates into the air.

- **Friable asbestos** can be crumbled, pulverised, or reduced to powder by hand pressure, which makes it more dangerous than non-friable asbestos.
- **Non-friable asbestos** is typically comprised of asbestos fibres tightly bound in a non-asbestos matrix, such as corrugated and flat panel FCS. If accidentally damaged or broken these ACMs may release fibres initially, but may not continue to do so.
- **Sealed SMF** describes a synthetic fibrous material which has a specific designed shape and exists within a stable manufactured matrix, such as vinyl floor sheeting.
- **Unsealed SMF** is a loosely packed, synthetic fibrous material which has no adhesive or cementitious binding properties, such as roof and air conditioner duct insulation.
- **Friable LBP** exhibits signs of severe deterioration and can be crumbled or reduced to powder by hand pressure.
- **Non-friable LBP** has remained adhered to the surface and is not easily removed.
- All **LCD** is described as friable, due to its readily airborne nature.

4.2 Condition

The condition of each identified hazardous building material is reported as being **good**, **fair** or **poor**.

- **Good** refers to a material that is in sound condition, with no or very minor damage and deterioration.
- **Fair** refers to a material that is generally in a sound condition, with some areas of damage or deterioration.
- **Poor** refers to a material that is extensively damaged or deteriorated.

4.3 Accessibility

The accessibility of each identified hazardous material is reported as:

- **Regular:** in an occupied space of the building and accessible to all personnel using/entering the corresponding space.
- **Occasional:** in a room or building space that is used infrequently.
- **Maintenance Only:** when accessible to maintenance personnel only (out of normal reach).

4.4 Priority Ratings

The elements above are used to rate the overall health risk posed by the hazardous material present on the site.

Priority 1: Immediate Risk Level

A material which, due to its present condition and location, presents an immediate health risk. The material should be stabilised at the earliest practicable time, with the surrounding area isolated and remedial action(s) undertaken.

Priority 2: Elevated Risk Level

Damaged or unstable material which, if disturbed, presents an elevated health risk to personnel within its vicinity and has potential for contamination to be spread to other areas. The material should be stabilised at the earliest practicable time, with further remedial action(s) considered.

Priority 3: Low Risk Level

Stable material that has minor areas of damage requiring remedial action, or is likely to be subject to damage or to degrade due environmental conditions. It is recommended that maintenance work be performed to stabilise and repair damaged areas. Controls should be implemented to protect these materials from further damage or degrading factors.

Priority 4: Negligible Risk Level

Stable material that presents a negligible health risk unless damaged. Such material should be maintained in good condition. It should be reassessed prior to any works that will impact the material.

Inaccessible:

The location was not accessed during the survey (or only partially so) and a priority rating could not be applied with confidence. Once such a location is accessed more fully, the priority rating should be reassessed prior to any works being undertaken in the area.

5. Summary of Survey

The hazardous materials identified during this survey are listed in **Table 5-1**. Photographs of the materials are presented in the formal register in **Appendix A**. Recommendations for their handling and disposal are provided in **Section 6**.

Table 5-1 Summary Hazardous Materials

Building / Location	Material
Northern Block	
Unit 3, Internal, laundry, hot water heater, insulation	SMF
Unit 3, Internal, kitchen ceilings, fluorescent light fittings (capacitors)	PCB
Unit 4, Internal, laundry, hot water heater, insulation	SMF
Unit 5, Internal, laundry, hot water heater, insulation	SMF
Unit 6, Internal, laundry, hot water heater, insulation	SMF
Southern Block	
Unit 8, Internal, laundry, hot water heater, insulation	SMF
Unit 9, Internal, laundry, hot water heater, insulation	SMF
Unit 9, Internal, kitchen, living room and bedroom walls	LBP
Unit 11, Internal, laundry, hot water heater, insulation	SMF
Unit 12, Internal, laundry, hot water heater, insulation	SMF
Unit 13, Internal, laundry, hot water heater, insulation	SMF
Shared Basement and common area	
Internal, basement, hot water heater, insulation	SMF

Footnotes:
ACM = asbestos-containing material; LBP = lead-based paint; SMF = synthetic mineral fibre; PCB = polychlorinated biphenyl
Hazardous materials may be present within the inaccessible areas stated in the register (**Appendix A**).

All identified hazardous building materials were ranked ***Priority 3 or Priority 4*** (i.e. stable and posing low to negligible health risk under present conditions)***.*** No immediate remedial action was considered necessary.

Limitations to Survey

Some of the building interiors, such as internal wall spaces and roof (ceiling) cavities, were inaccessible at the time of inspection. The presence of hazardous materials in these areas should be confirmed when they become accessible, with the status of any such material determined as per the procedure defined in **Section 4** of this report. In the meantime, any confined space, in particular a roof / ceiling cavity, should be assumed as containing hazardous (lead) dust, at least.

The sampling did not include electricity fuse / switch / meter backing boards and capacitors, due to potential electrocution hazard. All black mounting boards were thus assumed to be asbestos-containing.

Additional Comments

Numerous air conditioner units were attached to external and internal walls of the site buildings. All casing and working components were metal, plastic and rubber. No fibrous lagging was observed. SMF insulation was expected to be associated with the flexible, metal foil ducts, however.

All electrical wiring within the buildings appeared to be insulated by plastic or rubber materials / conduits (i.e. no asbestos-containing insulation materials were detected).

Recommendation

Adopting the precautionary principle, and in the absence of a more comprehensive sampling and analytical program, EI recommends that where there is doubt over the type of any building material, it should be assumed as containing a hazardous substance.

6. Recommendations

6.1 Asbestos

No Asbestos Containing Materials (ACMs) were identified during the site inspection. Further intrusive inspection is to be conducted prior to any demolition works but following development approval. If asbestos is identified during future investigations, the following recommendation should apply:

Asbestos materials should be removed prior to the commencement of any demolition works that may cause their disturbance. The removal of these materials is to be done in accordance with *NSW Work Health and Safety Act 2011* and *Regulation 2017* and the following SafeWork NSW approved codes of practice:

- SafeWork NSW (2022a) *How to Manage and Control Asbestos in the Workplace*; and
- SafeWork NSW (2022b) *How to Safely Remove Asbestos.*

The asbestos removal works will require a minimum *Class B* licenced asbestos removal contractor (LARC). *Class A* LARCs are permitted to remove any amount of ACMs, including friable asbestos. *Class B* LARCs are only permitted to remove non-friable ACM. A restricted *Class A 'fire doors and safes only'* removal license is also available for the removal of asbestos insulated fire doors and safes, no other friable asbestos under that license.

The following measures are minimum requirements during the removal of ACM:

- The work area should be barricaded and appropriate signage installed.
- The ACM should be sealed or wetted with water.
- ACM should be removed with minimal breakage and where applicable, should be lowered to the ground not dropped.
- Where ACM are too large to fit into an asbestos labelled waste bag, the ACM should be stacked or placed on a 200µm plastic ground sheet or lined skip bin and not allowed to lie about the site where they may be further broken or crushed by machinery or workers.
- Asbestos waste is to be securely packaged and labelled. Asbestos waste bags are to be double bagged while ACM in polythene sheeting should be double wrapped with adhesive tape applied to the entire length of every overlap to secure materials to minimise the risk of the polythene sheeting tearing or splitting.
- Any dust and/or ACM debris remaining around the removal area should be cleaned up using an approved "H" type high-efficiency particulate absorbing (HEPA) vacuum cleaner.
- All asbestos containing waste is to be disposed at an approved disposal facility (contact local council or SafeWork NSW for nearest asbestos waste facility).

Where asbestos is to be removed, the LARC should prepare a site-specific asbestos removal control plan (ARCP) prior to undertaking any works. At the completion of asbestos removal works a clearance certificate is required.

6.1.1 Asbestos Removal Control Plan

A site-specific ARCP must be prepared by the LARC, to identify the management measures required to address the risks associated with potential exposure to asbestos. The ARCP must cover:

- Work area isolation (barrier protection, buffer zone);
- Removal methods (friable/non-friable);

- Contamination control methods (decontamination procedures); and
- Health and safety procedures (respiratory protection).

Asbestos removal works at the site, including the disturbance of any asbestos-impacted soils, must be managed strictly in accordance with the ARCP.

6.1.2 Asbestos Fibre Air Monitoring

Monitoring of asbestos fibres in ambient air is required (mandatory) during *Class A* friable ACM removal works, though not so during *Class B* non-friable ACM works.

Air monitoring for asbestos fibres must be undertaken by a NATA- (National Association of Testing Authorities-) accredited company that is independent of the demolition and/or asbestos removal company. A minimum of four monitoring stations, set on the boundaries of the work area(s) is suggested, although the monitoring program should be determined in collaboration with the appointed SafeWork NSW licenced asbestos assessor (LAA, if applicable), whom will also be independent of the demolition and/or asbestos removal company.

6.1.3 Management of Asbestos Waste

The management, including transportation, of asbestos waste must be carried out in accordance with Part 7 of the *Protection of the Environment Operations (Waste) Regulation 2014*, which includes:

- Appropriate packaging, sealing, covering and/or wetting of the waste, as is required for the form of the asbestos contamination (i.e. bonded asbestos, friable asbestos or asbestos-contaminated soil);
- Reporting on transportation of asbestos waste by the transporter to the EPA as required under Part 7, Section 79 of the *Waste Regulation 2014*; and
- Disposal to an appropriately licensed (i.e. lawful) premises, with proper advice to the occupier of the premises, while incorporating measures for the prevention of dust generation, in accordance with Part 7, Section 80 of the *Waste Regulation 2014.*

Any ACM removed from the site should be tracked from the time of their removal from the structure until their disposal. Tracking of all ACMs should be completed on the national *Integrated Waste Tracking Solution (IWTS)* system. This system will require all details of each ACM to be transported, including though not limited to:

- Origin of material;
- Material type;
- Approximate volume; and
- Truck registration number.

Disposal locations will be determined by the LARC. Disposal location, waste disposal documentation (i.e. weighbridge dockets, trip tickets and consignment disposal confirmation) and the above-listed information should be provided to the person conducting the clearance inspection for reporting purposes.

6.1.4 Asbestos Clearance Inspection

Under Clause 473 of the *NSW Work Health and Safety Regulation 2017*, a clearance inspection is required following the removal of greater than 10m² of ACM. The appointed person conducting the clearance inspection should be independent of the demolition and/or asbestos removal company. A clearance certificate must be issued prior to the area being re-occupied under non-asbestos conditions.

Note: Non-friable ACM removal can be cleared by a suitably qualified person (e.g. occupational hygienist or environmental scientist) as defined in the *WHS Regulation 2017*, with a subsequent clearance certificate issued prior to the area being re-occupied under non-asbestos conditions.

6.2 Lead

Structures should be managed in accordance with the procedures detailed in:

- NEPC (2013) *Guideline on Derivation of Health-Based Investigation Levels* (corresponding to Schedule B7 of the *National Environmental Protection (Assessment of Site Contamination) Amendment Measure*);
- Australian Standard AS 4874-2000 *Guide to Investigation of Potentially Contaminated Soil and Deposited Dust as Source of Lead*;
- Australian Standard AS 4361.2-1998 *Guide to Lead Paint Management; Part 2: Residential and Commercial Buildings*;
- Australian / New Zealand Standard AS/NZS 4361.2:2017 *Guide to Hazardous Paint Management; Part 2: Lead Paint in Residential, Public and Commercial Buildings;*
- NOHSC (1994a) *National Standard for the Control of Inorganic Lead at Work*; and
- NOHSC (1994b) *National Code of Practice for the Control and Safe Use of Inorganic Lead at Work.*

6.2.1 Lead Paint

There are currently no legislative requirements for the removal of stable lead-containing paints from structures remaining *in situ*. The following measures must be observed as minimum requirements when working with LBP to reduce the potential for lead dust exposure:

- LBPs on structures from residential premises, educational or child care institutions are to be removed from all surfaces prior to demolition. Paint wastes from such structures are pre-classified as *General Solid Waste* under the EPA (2014) *Waste Classification Guidelines*.
- Wear an approved (Australian Standard AS1716) half face respirator or dust mask with a 'P2' (dust and fumes) protection rating if working directly with materials coated with lead paint during the demolition works.
- Wear work clothes that do not catch dust or flakes in pockets or cuffs. Disposable *5/6 Tyvek* coveralls, or equivalent, are recommended for this type of lead work.
- Use an industrial vacuum cleaner fitted with a HEPA filter for dust and debris clean up.
- When working on lead paint surfaces:
  - Use heavy-duty plastic sheeting to seal off work areas and collect debris;
  - Place a plastic drop sheet under the area to be worked upon (ensuring it extends a minimum of two metres from the base of the wall or structure and an extra metre for each storey being worked on (consider height and use more plastic if needed));
  - Fold the edge of the plastic nearest the wall and/or structure and secure it with tape, in order to prevent any dust falling between the join; and
  - Fold and brace external edges of the plastic drop sheet.
- Wet any lead paint surface to be sanded or cut. Use water sparingly and do not spray water on power tools (e.g. drills). Wet the wall or structure to dampen down for dust control.
- Do not use open flame burners on lead paint.
- At the completion of the works, plastic sheeting, *Tyvek* suits, gloves and wet wipes used during lead paint removal are to be sealed in a way so that materials are contained within the plastic and disposed as hazardous waste.
- Due to the potential for high lead concentration and ease at which it is dispersed, any ceiling cavity dust be vacuumed using a "H" type HEPA vacuum cleaner to the furthest extent practical prior to demolition.

The *NSW Work Health and Safety Regulation 2017* requires that a person conducting a business or undertaking (PCBU) must notify SafeWork NSW of any maintenance / demolition involving lead materials. The notification form must be submitted to SafeWork NSW at least seven days in advance of the works. The corresponding forms, which list lodgement instructions, are available on the SafeWork NSW website.

Note: The PCBU must assess the risk(s) for each lead process. If a PCBU cannot determine whether lead risk work is being carried out, then it is taken to include such risk until determined otherwise.

6.2.2 Lead in Dust

The following recommendations must be observed as a minimum requirement when working within LD-containing areas, to reduce the potential for lead exposure:

- Wear an approved (Australian Standard AS1716) half face respirator or dust mask with a 'P2' (dust and fumes) protection rating if working directly with materials coated with lead paint during the demolition works.
- Wear work clothes that do not catch dust or flakes in pockets or cuffs. Disposable 5/6 *Tyvek* coveralls, or equivalent, are recommended for this type of lead work.

Use an industrial vacuum cleaner fitted with a HEPA filter for dust and debris clean up.

6.3 Synthetic Mineral Fibres

SMF products must be removed and disposed in accordance with the *NSW Work Health and Safety Regulation 2017* and Safe Work Australia *National Code of Practice for the Safe Use of Synthetic Mineral Fibres* (NOHSC:2006, 1990). In addition, the following documents should be consulted for additional guidance:

- *National Standard for the Safe Use of Synthetic Mineral Fibres* (NOHSC:1004, 1990); and
- *Code of Practice for the Safe Use of Synthetic Mineral Fibres* (NOHSC, 1993).

Under the EPA (2014) *Waste Classification Guidelines*, "synthetic fibre waste from materials such as fibreglass, polyesters and other plastics, being waste that is packaged securely to prevent dust emissions, but excluding asbestos waste which is a special waste", is pre-classified as *General Solid Waste (Non Putrescible)*.

6.4 Polychlorinated Biphenyl Capacitors

All fluorescent light tubes with metal-cased capacitors, as well as any electrical transformers, should be assumed as containing PCBs. Any leaking PCB-containing capacitors / transformers should be disposed prior to the commencement of any demolition works that may cause their disturbance.

The following measures must be adopted when removing / handling PCB-containing capacitors and transformers.

- Small quantities of PCBs are usually found in sealed capacitors and transformers. PCB-containing capacitors / transformers are unlikely to pose a health risk unless they become damaged and leak. Care must be taken when handling a damaged capacitor / transformer to ensure that spillage does not occur.
- The person handling any (damaged) capacitor / transformer should use disposable gloves. Wear gloves that are made of materials that are resistant to PCBs, such as *Viton*, polyethylene, polyvinyl alcohol (PVA), polytetrafluoroethylene (PTFE), butyl rubber, nitrile rubber or neoprene. Mid-arm length gauntlets may be required. Do not use gloves made of polyvinyl chloride (PVC) or natural rubber (latex).
- Wear disposable overalls made of *Tyvek* or materials with similar chemical resistant properties.

- When working with overhead equipment (e.g. fluorescent light fixtures), wear a full face shield and appropriate hair protection.
- Wash any non-disposable contaminated equipment with kerosene and collect the kerosene for disposal as a PCB-contaminated waste.
- PCB-containing equipment (capacitors, transformers, ballasts, etc.) is to be placed in a polyethylene bag, which then is to be placed in a sealable metal container. This container must be clearly marked with the details of the contents and must be maintained in good order (that is, no visible signs of damage or corrosion). If some of these materials are leaking, the container should be partially filled with an absorbent material, such as a commercial absorbent, kitty litter or a diatomaceous earth. The plastic wrapped leaking components can then be placed in the container.
- If PCB vapours are suspected (e.g. PCB leaks onto hot surface in confined space), wear a suitable respirator. Use a cartridge respirator suitable for chlorinated vapours. It is always prudent to ensure adequate ventilation. **Note:** PCBs do not vaporise readily at room temperature.
- Do not smoke while handling PCBs.
- After handling PCBs, even if gloves were worn, wash hands well in warm, soapy water before eating, drinking, smoking, handling food or drink, or using toilet facilities.

PCB capacitors / transformers are to be disposed at a licenced waste facility. If the PCB concentration is above the threshold concentration for scheduled waste (i.e. >50mg/kg), the waste must be also be transported by a suitably licenced contractor. For further details on this, contact the EPA.

6.5 Demolition and Waste Disposal

Demolition Plan

EI hereby makes the following recommendations in relation to the proposed building demolition and clean-up program. These recommendations provide the basis for a demolition works plan.

1. All demolition works are to be conducted in accordance with Standards Australia (2001) *Australian Standard AS 2601 The Demolition of Structures* and SafeWork NSW (2016) *Code of Practice: Demolition Work*.
2. The buildings are to be maintained in a stable and safe condition during any demolition work. Appropriate precautions must be taken to maintain building stability / safety in the event of severe weather conditions (e.g. localized high winds and storms).
3. The power, gas and/or water supplies should be disconnected prior to commencement of, and then throughout, any demolition work.
4. The site shall be secured at all times against the unauthorized entry of persons or vehicles. Provision shall be made for ready access to the site by emergency services.
5. The site boundaries (Archer Street and Bertram Street at least) are to be prominently labelled, giving clear warning that demolition is taking place and hazardous materials are present. All signage is to conform to *Australian Standard AS 1319 Safety Signs in the Occupational Environment*. It is recommended that a notice displaying the words *WARNING DEMOLITION IN PROGRESS*, or similar, be fixed at appropriate places.
6. Appropriate overhead protection should be implemented during the course of the program. This will mainly be for indoors (for on-site personnel).
7. All suspected hazardous materials must be handled in accordance with the relevant Safe Work Australia, SafeWork NSW and EPA guidelines. It will be of major importance to ensure that the works do not cause the release of dusts and/or fibres. The two main techniques for

the control of dusts are hosing down / wetting (including mist sprays and wet wipes) and vacuuming with suitable vacuum attachments fitted with HEPA filters.

8. All waste building materials must be disposed at EPA-licensed, landfill / waste recycling facilities under the EPA (2014) *Waste Classification Guidelines*.
9. Personal protective equipment shall be made available for the works, including coveralls, suitable respirators (e.g. P3 type), goggles, gloves, steel-capped boots and ear muffs. Clothing must be highly visible. If coveralls are not disposable, then the employer is responsible for laundering contaminated clothing. Exposure to fibres will be reduced by the wearing of a respiratory device, such as a dust mask, protective overalls and gloves.
10. Work shall be performed in well-ventilated areas. The building ceiling cavity represents a confined (dusty) space. In accordance with *Australian Standard AS 2601 The Demolition of Structures*, "requirements and procedures should be in place to prevent occupational illness, injuries and fatalities to persons entering and working in confined space".
11. Non-powered hand tools are to be used where possible, as these generate much less dust and noise.
12. Undue noise, especially during extended working hours, is to be avoided.
13. Use drop sheets to collect debris. Precautions must be taken to prevent slip and trip hazards. Upon completion, drop cloths will be rolled inward and placed in disposal bags with other wastes.
14. In addition to the health of site personnel and members of the public, the work must ensure protection of the immediate environment. In accordance with *Australian Standard AS 2601 The Demolition of Structures*, this is defined as "the properties, including public thoroughfares and spaces, having common boundaries with the demolition site, and where the property is a public thoroughfare, including the properties directly opposite the demolition site".
15. All works are to be executed by competent persons/contractors, with due regard at all times for safe working practices and in accordance with the work plan, a copy of which shall be kept on site. It will be of particular importance that the handling and disposal of hazardous materials is performed by appropriately qualified personnel.
16. Upon completion of any demolition, the site surface will require clean-up of building rubble and other debris. FCS fragments on the ground surface should be assumed as containing asbestos; hence, they are to be collected as best as practicable, then wetted and double wrapped / bagged in 200µm, builder's plastic or *Asbestos Waste* bags. Inspection(s) of the site should be performed, with final clearance certificate reporting, to confirm the absence of FCS fragments.
17. Any modifications to this/a work plan, which may be necessary as the work progresses, shall be made by a competent person, in accordance with Clause 2.1 of *Australian Standard AS 2601 The Demolition of Structures*. Appendix C of this standard sets out recommendations regarding the competence of site personnel.
18. This plan should be cross-referenced with the site-specific work plan(s) prepared by the appointed contractor(s), prior to demolition commencement.

Waste Disposal

The EPA (2014) *Waste Classification Guidelines* outline the storage, transport and disposal requirements relating to waste materials. Specific work procedures must be followed. In particular:

1. Panels of asbestos cement sheeting are to be double wrapped (cross wrapping) in 200µm, builder's plastic and transported to a landfill facility licensed to accept *Special Waste (Asbestos)*.

2. If using a skip bin or loading wastes directly onto trucks, the internal surfaces must be double lined with 200µm builder's plastic (cross laid) and the load securely covered before transporting to the waste facility.
3. Asbestos cement sheeting must have the bolts or screws removed and then the sheets removed with minimal breakage. Asbestos cement products are not to be thrown into bins or onto the ground - they are to be lowered in as whole sheets.
4. Hand picked fragments and vacuumed dusts are to be placed in clear, 200µm plastic bags which are clearly labelled "*Asbestos Waste*". They are to be transported to a landfill facility licensed to accept *Special Waste (Asbestos)*.

Note: these procedures also apply to SMFs.

In accordance with Schedule 1, Part 3 of the *Protection of the Environment Operations Act 1997*, "waste contaminated with lead (including dust and paint scrapings or flakes) from residential premises, educational institutions or child-care centres is already classified as *Solid Waste*" (EPA / Planning NSW, 2003). Under the EPA (2014) *Waste Classification Guidelines*, such waste can be disposed as *General Solid Waste* at a licensed landfill.

Under the EPA (2014) *Waste Classification Guidelines*, "synthetic fibre waste from materials such as fibreglass, polyesters and other plastics, being waste that is packaged securely to prevent dust emissions, but excluding asbestos waste which is a special waste", is pre-classified as *General Solid Waste (Non Putrescible)*.

PCB capacitors / transformers are to be disposed at a licenced waste facility. If the PCB concentration is above the threshold concentration for scheduled waste (i.e. >50mg/kg), the waste must be also be transported by a suitably licenced contractor.

7. Statement of Limitations

This report has been prepared by EI Australia (EI) pursuant to EI Australia's *Terms and Conditions*.

The report is for the sole use by Hyecorp Property Group Pty Ltd. No responsibility is accepted for the use of any part of this report in any other context or for any other purpose or by other third parties. This report does not purport to provide legal advice. This report is prepared in response to specific instructions from Hyecorp Property Group Pty Ltd.

Unless otherwise stated in this report, the survey evaluates the presence of hazardous materials in/on the building(s) of the identified site, and excludes buried waste materials, contaminated dusts, and soils. The findings presented in this report are the result of a site walkover inspection, sampling, laboratory analysis, interviews with site personnel, and review of any documentation provided to EI. To the best of EI's knowledge, and in view of these limitations, the findings presented in this report represent a reasonable interpretation of the building materials on the site at the time of investigation.

This report relies upon data, surveys, measurements, and/or results taken at, or under, the particular times and conditions specified in this report. Any conclusions or recommendations only apply to the findings at that particular time.

EI is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

The report should not be separated or reproduced in part, and EI should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way. In the interests of work health and safety, and in the absence of a more comprehensive testing program, EI recommends that where there is doubt over the composition of any suspect material, it should be assumed to contain a hazardous substance until verified otherwise by appropriate analysis.

This report must be read in its entirety, and must not be copied, distributed or referred to in part. This report is not intended to be used for the purpose of tendering, preparation of costing or budgets, programming of works, refurbishment works or demolition works, unless expressly stated. The report must not be reproduced without the written approval of EI.

This report was conducted by trained personnel who have exercised reasonable care, skill and diligence. However, except for any non-excludable statutory provision, EI gives no warranty in relation to its services or the report, and is not liable for any loss, damage, injury or death suffered by any party (whether caused by negligence or otherwise) arising from or relating to the services or the use or otherwise of this report. All conclusions and recommendations made in this report are of the professional opinions of EI personnel involved with the project, and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report, or which are not made known to EI personnel, and which may impact on those opinions, are not the responsibility of EI.

Inaccessible Areas

It is noted that given the constraints of practicable access encountered during the HMS, the following areas were not accessed or inspected:

- Units 1, 2, 7, 10 and 14;
- Common area, garbage room;
- Wall cavities and set ceilings;
- Within those areas accessible only by dismantling equipment;
- Concealed within the building structure;
- Within voids and cavities created and intimately concealed within the building structure and only accessible during major demolition works;
- Areas deemed unsafe or hazardous at time of inspection; and
- Height restricted areas, including building roof areas.

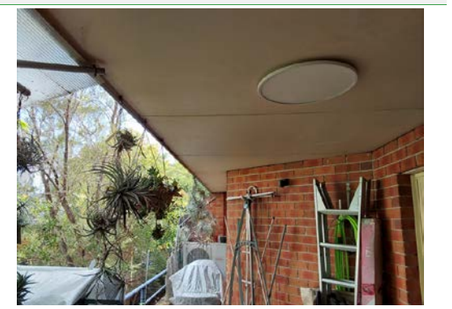
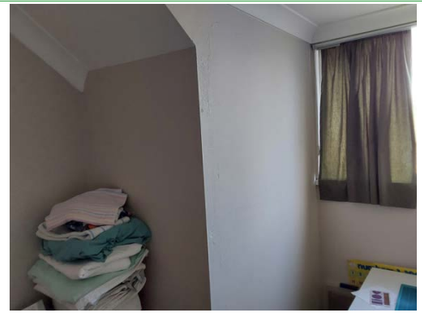
Should demolition operations entail disturbance of materials in these locations, further investigation and sampling of specific areas should be conducted as part of a hazardous materials management and abatement program, in accordance with *Australian Standard AS 2601 The Demolition of Structures*, prior to any works proceeding.

Appendix A - Hazardous Materials Register

Table A.1 Explanatory Notes to Hazardous Building Material Register

Register Section	Description
Location	Location of the hazardous building material relevant to this entry.
Material	The specific hazardous material type. For example: **ACM:** (corrugated) asbestos cement sheeting, vinyl asbestos tiles, etc. **SMF:** foil-backed SMF insulation, compressed SMF ceiling tiles, etc. **Paint:** White LBP. **Dust:** LCD **PCB:** Metal case capacitor 'Plessey 6.5 µF Type APF 265CR'. ***If inaccessible areas are noted, any of the above material types may be present.***
Friability	If the material can be crushed to a powder by hand pressure.
Sample	Identification allocated to the sample collected from this material. Refer to **Appendix B** for the COC / SRA forms.
Analysis Result	Laboratory analytical result(s) for the corresponding sample. Refer to **Appendix B** for the laboratory analytical reports.
Quantity	The approximate quantity of the hazardous material relevant to this location. Depending on the nature of the material, the quantity is given as an area (m^2), length (m), number of pieces/units or not determined (ND). For dust, a visual assessment to gauge the level of dust loading is provided as low, medium or high.
Condition	**Good**: good and stable condition. **Fair**: early signs of deterioration or localised areas of damage (for PCB capacitors this would include evidence of deteriorating seals). **Poor**: the material is in poor condition and remedial action is required (e.g. deteriorated friable asbestos materials, capacitors are clearly leaking, etc). **Unknown**: the area was inaccessible.
Accessibility	**Regular**: in/on an available space and accessible to all personnel entering / occupying it. **Occasional**: in/on a space that is accessible or used infrequently. **Maintenance Only**: in/on a space that is accessible to maintenance personnel only. **Inaccessible**: the area was not able to be accessed during the inspection.
Risk Rating	The allocated priority rating for this material (refer to **Section 4**).
Recommendations	Recommended actions for demolition works or remediation of damaged material.
Photograph	Photograph of location / suspected hazardous material

Hazardous Materials Register 37 Archer Street, Chatswood NSW										Northern Block (Units 1 to 6)
Location	**Material**	**Friability**	**Sample**	**Analysis Result**	**Quantity**	**Condition / Accessibility**	**Priority**	**Date of Identification**	**Recommendations / Comments**	**Photograph**
Inaccessible / Limited Access										
Units 1 and 2, Internal	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	16/12/2024	**Inspect when access is made available, prior to demolition**	-
Units 3, 4, 5 and 6, Ceiling cavities	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	16/12/2024	**Inspect when access is made available, prior to demolition**	
Unit 5, Master bedroom and Ensuite bathroom	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	N/A	16/12/2024	**Access was restricted at the time of inspection.** **Inspect when access is made available, prior to demolition**	-
Unit 6, Second floor, middle bedroom	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	N/A	16/12/2024	**Access was restricted at the time of inspection.** **Inspect when access is made available, prior to demolition**	-

Hazardous Materials Register 37 Archer Street, Chatswood NSW									Northern Block (Units 1 to 6)
ACM									
Unit 4, external, first floor, northern balcony, soffit/eave	FCS	Non-friable	Visual inspection - similar to 4-Asb-3	-	N/A	N/A	N/A	N/A	N/A	
Unit 4, internal, second floor, southern walls and ceiling	FCS	Non-friable	4-Abs-1	No Asbestos Detected	N/A	N/A	N/A	N/A	N/A	
Unit 4, internal, second floor, walls	FCS	Non-friable	4-Asb-2	No Asbestos Detected	N/A	N/A	N/A	N/A	N/A	
Unit 4, external, entrance way, awning	FCS	Non-friable	4-Asb-3	No Asbestos Detected	N/A	N/A	N/A	N/A	N/A	

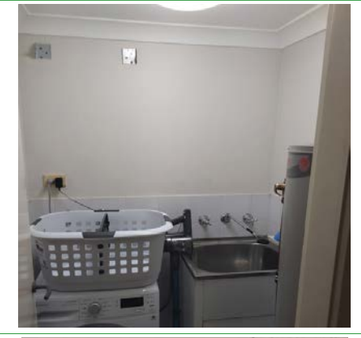
Hazardous Materials Register
37 Archer Street, Chatswood NSW

Northern Block (Units 1 to 6)

Unit 5, external, first floor, walls soffit/eave	FCS	Non-friable	Visual inspection - similar to 4-Asb-3	No Asbestos Detected	N/A	N/A	N/A	N/A	N/A	
Unit 6, second floor, internal, walls, ceiling	FCS	Non-friable	Visual inspection - similar to 4-Asb-1	No Asbestos Detected	N/A	N/A	N/A	N/A	N/A	

SMF

Unit 3, Internal, laundry, water heater unit	**SMF (assumed)**	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	16/12/2024	**Remove during initial stages of demolition works**	
Unit 4, Internal, laundry, water heater unit	**SMF (assumed)**	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	16/12/2024	**Remove during initial stages of demolition works**	

Hazardous Materials Register 37 Archer Street, Chatswood NSW										Northern Block (Units 1 to 6)
Unit 5, Internal, laundry, water heater unit	**SMF (assumed)**	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	16/12/2024	**Remove during initial stages of demolition works**	-
Unit 6, Internal, laundry, water heater unit	**SMF (assumed)**	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	16/12/2024	**Remove during initial stages of demolition works**	
LBP										
Unit 3, Internal, walls, doors, door trimmings and window sills, throughout	Pale Pink Paint	Non-friable	3-Pb-1	0.002% w/w	N/A	N/A	N/A	N/A	N/A	
Unit 3, Internal, bathroom, bedroom and kitchen, ceilings	White Paint	Non-friable	3-Pb-2	<0.001% w/w	N/A	N/A	N/A	N/A	N/A	

Hazardous Materials Register
37 Archer Street, Chatswood NSW

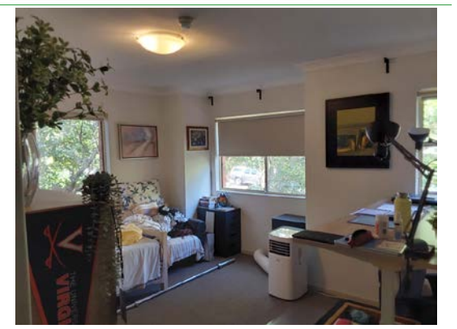
Northern Block (Units 1 to 6)

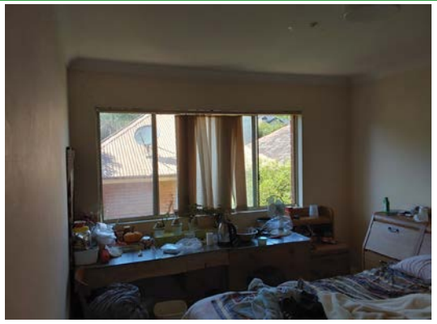
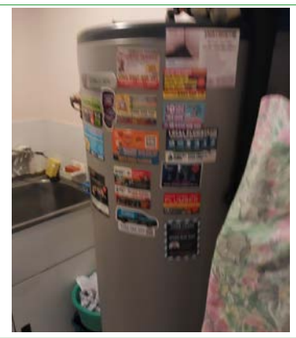
Unit 4, Internal, first floor, doors throughout	Grey Paint	Non-friable	4-Pb-1	0.014% w/w	N/A	N/A	N/A	N/A	N/A	
Unit 4, Internal, first floor, walls throughout	Pale Grey Paint	Non-friable	4-Pb-2	0.002% w/w	N/A	N/A	N/A	N/A	N/A	
Unit 4, Internal, second floor, walls throughout	White Paint	Non-friable	4-Pb-3	0.052% w/w	N/A	N/A	N/A	N/A	N/A	
Unit 5, external, adjacent east fence, down pipe	Brown Paint	Non-friable	5-Pb-1	0.036% w/w	N/A	N/A	N/A	N/A	N/A	

Hazardous Materials Register 37 Archer Street, Chatswood NSW									Northern Block (Units 1 to 6)
Unit 5, Internal, walls and doors throughout	White Paint	Non-friable	5-Pb-2	0.080% w/w	N/A	N/A	N/A	N/A	N/A	
Unit 6, Internal, first floor, kitchen and living room, walls and ceilings	Very Pale Blue Paint	Non-friable	6-Pb-1	0.003% w/w	N/A	N/A	N/A	N/A	N/A	
Unit 7, Internal, doors, door frames and window trimmings throughout	White Paint	Non-friable	6-Pb-2	0.007% w/w	N/A	N/A	N/A	N/A	N/A	
LCD										
Units 3- 6 Internal and external, throughout	Dust	N/A	Visual Inspection	-	N/A	N/A	N/A	N/A	**No suspected lead containing dust identified within visible and safely accessible areas during the inspection**	-

Hazardous Materials Register 37 Archer Street, Chatswood NSW										Northern Block (Units 1 to 6)
PCB										
Unit 3, Internal, kitchen ceiling, fluorescent light fitting	**PCB-containing single-tube fluorescent light fitting capacitors (assumed)**	N/A	Visual inspection - electrical hazard	-	1 x fixture	Good / Maintenance only	Priority 4 - Negligible Risk Level	16/12/2024	**Remove prior to demolition works.** **Avoid damage to capacitors.**	

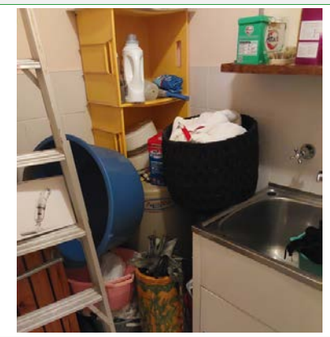
Hazardous Materials Register 37 Archer Street, Chatswood NSW										Southern Block (Units 7 to 14)
Location	**Material**	**Friability**	**Sample**	**Analysis Result**	**Quantity**	**Condition / Accessibility**	**Priority**	**Date of Identification**	**Recommendations / Comments**	**Photograph**
Inaccessible / Limited Access										
Units 7, 10 and 14, Internal	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	16/12/2024	**Inspect when access is made available, prior to demolition**	-
Units 8, 9, 11, 12 and 13, Ceiling cavities	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	16/12/2024	**Inspect when access is made available, prior to demolition**	
Unit 11, Master Bedroom, ensuite bathroom and walk-in wardrobe	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	16/12/2024	**Inspect when access is made available, prior to demolition**	-
Unit 12, Second Floor, bedroom	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	17/12/2024	**Inspect when access is made available, prior to demolition**	-

Hazardous Materials Register 37 Archer Street, Chatswood NSW									Southern Block (Units 7 to 14)
ACM									
Unit 8, external, first floor, internal, balcony, eave/soffit	FCS	Non-friable	Visual inspection – similar to 4-Asb-3	-	N/A	N/A	N/A	N/A	N/A	
Unit 8, Internal, second floor, walls	FCS	Non-friable	Visual inspection – similar to 4-Asb-1	-	N/A	N/A	N/A	N/A	N/A	
Unit 11, External, eaves	ACM	Non-friable	Visual inspection – similar to 4-Asb-3	-	N/A	N/A	N/A	N/A	N/A	
Unit 12, External, balcony, eave/soffit	FCS	Non-friable	Visual inspection – similar to 4-Asb-3	-	N/A	N/A	N/A	N/A	N/A	

Hazardous Materials Register 37 Archer Street, Chatswood NSW										Southern Block (Units 7 to 14)
Unit 12, Internal, second floor, walls	FCS	Non-friable	Visual inspection – similar to 4-Asb-1	-	N/A	N/A	N/A	N/A	N/A	
SMF										
Unit 8, Internal, laundry, water heater unit	**SMF (assumed)**	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	16/12/2024	**Remove during initial stages of demolition works**	
Unit 9, Internal, laundry, water Heater unit	**SMF (assumed)**	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	16/12/2024	**Remove during initial stages of demolition works**	
Unit 11, Internal, laundry, water heater unit	**SMF (assumed)**	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	16/12/2024	**Remove during initial stages of demolition works**	-

Hazardous Materials Register
37 Archer Street, Chatswood NSW

Southern Block (Units 7 to 14)

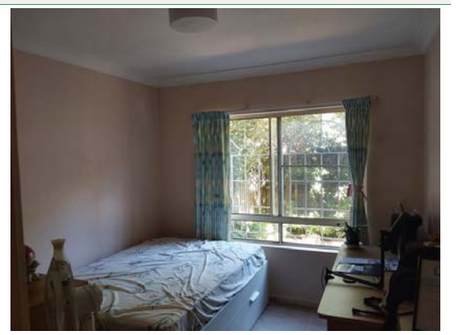
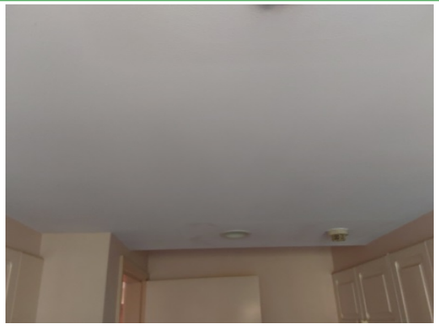
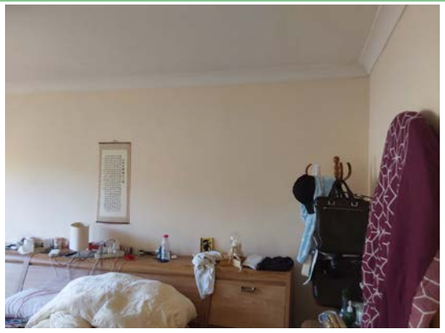
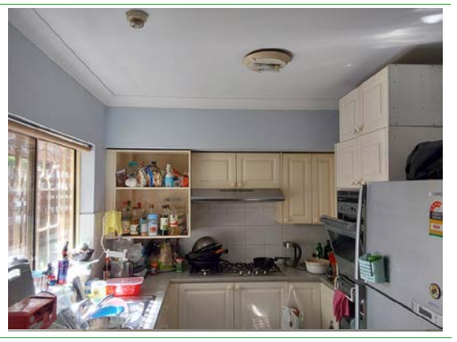
Unit 12, Internal, laundry, water heater unit	**SMF (assumed)**	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	16/12/2024	**Remove during initial stages of demolition works**	
Unit 13, Internal, laundry, water heater unit	**SMF (assumed)**	Sealed	Visual inspection	-	1 unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	16/12/024	**Remove during initial stages of demolition works**	

LBP

Unit 8, internal, first floor, kitchen, walls and ceiling	White/Pink Paint	Non-friable	8-Pb-1	0.010% w/w	N/A	N/A	N/A	N/A	N/A	
Unit 8, internal, first and second floors, doors/doors frames and window trims throughout	Cream Paint	Non-friable	8-Pb-2	0.008% w/w	N/A	N/A	N/A	N/A	N/A	

Hazardous Materials Register
37 Archer Street, Chatswood NSW

Southern Block (Units 7 to 14)

Unit 9, Internal, kitchen, living room and bedroom, walls throughout	**Pink LBP**	Non-friable	9-Pb-1	**0.15% w/w**	Approximately 90m²	Good / Regular	Priority 3 - Low Risk Level	16/12/024	**Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.**	
Unit 9, Internal, kitchen, bedroom, bathroom ceiling	White Paint	Non-friable	9-Pb-2	0.001% w/w	N/A	N/A	N/A	N/A	N/A	
Unit 12, Internal, first and second floors living room, kitchen and bedroom, walls throughout	Off White Paint	Non-friable	12-Pb-1	0.002% w/w	N/A	N/A	N/A	N/A	N/A	
Unit 13, Internal, kitchen and laundry, walls throughout	Light Blue Paint	Non-friable	13-Pb-1	0.002% w/w	N/A	N/A	N/A	N/A	N/A	

Hazardous Materials Register
37 Archer Street, Chatswood NSW

Southern Block (Units 7 to 14)

Unit 13, Internal, living room and bedroom, walls throughout	Pale Grey Paint	Non-friable	13-Pb-2	0.002% w/w	N/A	N/A	N/A	N/A	N/A	
Unit 13, Internal, living room and bedroom, walls throughout	Pale Grey Paint	Non-friable	13-Pb-3	0.002% w/w	N/A	N/A	N/A	N/A	N/A	
LCD										
Units 8, 9, 11, 12 and 13, Internal and external, throughout	Dust	N/A	Visual Inspection	-	N/A	N/A	N/A	N/A	**No suspected lead containing dust identified within visible and safely accessible areas during the inspection**	-
PCB										
Units 8, 9, 11, 12 and 13, Internal and external, throughout	PCB	N/A	Visual inspection	-	N/A	N/A	N/A	16/12/2024	**No suspected PCB containing materials identified within visible and safely accessible areas during the inspection.**	-

Hazardous Materials Register 37 Archer Street, Chatswood NSW									Shared Basement, Common Areas and Garbage Room
Location	**Material**	**Friability**	**Sample**	**Analysis Result**	**Quantity**	**Condition / Accessibility**	**Priority**	**Date of Identification**	**Recommendations / Comments**	**Photograph**
Inaccessible / Limited Access										
Garbage Room, Internal, eastern boundary adjacent to Bertram Street	Possible hazardous materials	N/A	-	-	N/A	N/A	N/A	16/12/2024	**Inspect when access is made available, prior to demolition**	
ACM										
Basement, Internal, west boundary stairwell and toilet ceiling	FCS	Non-friable	Ext-Asb-1	No Asbestos Detected	N/A	N/A	N/A	N/A	N/A	
SMF										
Internal, basement, north-eastern entrance corner water heater unit	**SMF (assumed)**	Sealed	Visual inspection	-	1 unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	17/12/2024	**Remove during initial stages of demolition works**	

Hazardous Materials Register 37 Archer Street, Chatswood NSW										Shared Basement, Common Areas and Garbage Room
LBP										
Common Area, External, stairwell throughout, fence and ceiling paint	Blue Paint	Non-friable	Ext-Pb-1	0.063% w/w	N/A	N/A	N/A	N/A	N/A	
Common Areas, External, stairwell side, fence paint	Pale Yellow Paint	Non-friable	Ext-Pb-2	0.006% w/w	N/A	N/A	N/A	N/A	N/A	
LCD										
Basement and Common Areas, Internal and external, throughout	Dust	N/A	Visual Inspection	-	N/A	N/A	N/A	17/12/2024	**No suspected lead containing dust identified within visible and safely accessible areas during the inspection**	-
PCB										
Internal and external, throughout	PCB	N/A	Visual inspection	-	N/A	N/A	N/A	17/12/2024	**No suspected PCB containing materials identified within visible and safely accessible areas during the inspection.**	-

Appendix B - Laboratory CoC and Analytical Results

Sheet 1 of 3

Site: 37 Archer St, Chatswood

Project No: E26577

Laboratory: SGS Australia
Unit 16, 33 Maddox Street,
ALEXANDRIA NSW 2015
P: 02 8594 0400 F: 02 8594 0499

Sample ID	Laboratory ID	Container Type	Sampling Date	Sampling Time	Sample Matrix: SOIL	WATER	0.45 µm field filtered	OTHER	Analysis: HM ^ /TRH (including F1, F2, F3, F4)/BTEX/ PAHs/ OCP/OP/PCB/Asbestos	HM ^ /TRH (including F1, F2, F3, F4)/ BTEX/PAHs	HM ^ /TRH (including F1, F2, F3, F4)/BTEX	BTEX	VOCs	Asbestos	Asbestos Quantification (500ml)	Asbestos 10L field screening	Excavated Natural Material (ENM) Suite	ENM Suite - Stockpile discrete (TRH/BTEX/PAHs)	ENM Suite - Stockpile composite (HM ^ /pH / EC / Foreign Materials)	Dewatering Suite	pH / pH peroxide	sPOCAS	Chromium Reducible Sulfur (CrS)	PFAS	pH / CEC (cation exchange)	pH / EC (electrical conductivity)	Sulphate / Chloride	Lead	~~TCLP HM^ / PAH~~ Hold
4-Pb-1	1	ZLB	16/12/24	am/pm				X																			X	
4-Pb-2	2																											
4-Pb-3	3																											
4-Asb-1	4													X														
4-Asb-2	5																											
4-Asb-3	6																											
13-Pb-1	7																										X	
13-Pb-2	8																											
13-Pb-3	X																											X
8-Pb-1	109																										X	
8-Pb-2	10																											
6-Pb-1	11																											

Comments

HM ^
Arsenic
Cadmium
Chromium
Copper
Lead
Mercury
Nickel
Zinc

HM ^
Arsenic
Cadmium
Chromium
Lead
Mercury
Nickel

Dewatering Suite
pH & EC
TDS / TDU
Hardness
Total Cyanide
Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)
TRH (F1, F2, F3, F4)
BTEX
PAH
Total Phenol

LABORATORY TURNAROUND
- [x] Standard
- [ ] 24 Hours
- [ ] 48 Hours
- [ ] 72 Hours
- [ ] Other____

Container Type:
J = solvent washed, acid rinsed, Tefton sealed glass jar
S = solvent washed, acid rinsed glass bottle
P = natural HDPE plastic bottle
VC = glass vial, Tefton Septum
ZLB = Zip-Lock Bag BB = Bulk Bag

Investigator: I attest that these samples were collected in accordance with standard EI field sampling procedures.

Report with EI Waste Classification Table ☐

Sampler's Name (EI):	Received by (SGS):
Print: Andrew Schmidt	Print: Joel K
Signature:	Signature:
Date: 17/12/2024	Date: 17/12/24 @2113

Sampler's Comments:
cc: Mathias.Oros
Alejandra.Beltran
Mariana.Barbosa

IMPORTANT:
Please e-mail laboratory results to: lab@eiaustralia.com.au

eiaustralia
Contamination | Remediation | Geotechnical
Suite 6.01, 55 Miller Street,
PYRMONT NSW 2009
Ph: 9516 0722
lab@eiaustralia.com.au

SGS EHS Sydney COC
SE275954

Sheet 2 of 3

Site: 37 Archer St, Chatswood

Project No: E26577

Laboratory: SGS Australia
Unit 16, 33 Maddox Street,
ALEXANDRIA NSW 2015
P: 02 8594 0400 F: 02 8594 0499

Sample ID	Laboratory ID	Container Type	Sampling Date	Sampling Time	Sample Matrix: SOIL	WATER	0.45 µm field filtered	OTHER	Analysis: HM[A] /TRH (including F1, F2, F3, F4)/BTEX/ PAHs/ OCP/OP/PCB/Asbestos	HM[A] /TRH (including F1, F2, F3, F4)/ BTEX/PAHs	HM[A] /TRH (including F1, F2, F3, F4)/BTEX	BTEX	VOCs	Asbestos	Asbestos Quantification (500ml)	Asbestos 10L field screening	Excavated Natural Material (ENM) Suite	ENM Suite - Stockpile discrete (TRH/BTEX/PAHs)	ENM Suite - Stockpile composite (HM[A] /pH / EC / Foreign Materials)	Dewatering Suite	pH / pH peroxide	sPOCAS	Chromium Reducible Sulfur (CrS)	PFAS	pH / CEC (cation exchange)	pH / EC (electrical conductivity)	Sulphate / Chloride	Lead	TCLP HM[B] / PAH
6-Pb-2	12	ZLB	16/12/24	am/pm				X																				X
Ext-Pb-1	13	↓	↓	↓				↓																				↓
Ext-Pb-2	14																											
Ext-Asb-1	15													X														
11-Pb-1	16		17/12/24																								X	
12-Pb-1	17		↓	↓																							↓	
12-Asb-1	18		↓	↓										X														
5-Pb-1	19		16/12/24																								X	
5-Pb-2	20		↓	↓																							↓	
9-Pb-1	21																											
9-Pb-2	22																											
3-Pb-1	23	↓	↓	↓				↓																			↓	

Comments

HM[A]
Arsenic
Cadmium
Chromium
Copper
Lead
Mercury
Nickel
Zinc

HM[B]
Arsenic
Cadmium
Chromium
Lead
Mercury
Nickel

Dewatering Suite
pH & EC
TDS / TDU
Hardness
Total Cyanide
Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)
TRH (F1, F2, F3, F4)
BTEX
PAH
Total Phenol

LABORATORY TURNAROUND

- [X] Standard
- [ ] 24 Hours
- [ ] 48 Hours
- [ ] 72 Hours
- [ ] Other____

Container Type:
J = solvent washed, acid rinsed, Tefton sealed glass jar
S = solvent washed, acid rinsed glass bottle
P = natural HDPE plastic bottle
VC = glass vial, Tefton Septum
ZLB = Zip-Lock Bag BB = Bulk Bag

Investigator: I attest that these samples were collected in accordance with standard EI field sampling procedures.

Report with EI Waste Classification Table ☐

Sampler's Name (EI):	Received by (SGS):
Print: Andrew Schmidt	Print: Joel
Signature: ASchmidt	Signature:
Date: 17/12/2024	Date: 17.12.24 @ 2:15

Sampler's Comments:
cc: Mathias.Oros
Alejandra.Beltran
Mariana.Barbosa

IMPORTANT:
Please e-mail laboratory results to: lab@eiaustralia.com.au

eiaustralia
Contamination | Remediation | Geotechnical
Suite 6.01, 55 Miller Street,
PYRMONT NSW 2009
Ph: 9516 0722
lab@eiaustralia.com.au

Sheet 3 of 3

Site: 37 Archer St, Chatswood

Project No: E26577

Laboratory: SGS Australia
Unit 16, 33 Maddox Street,
ALEXANDRIA NSW 2015
P: 02 8594 0400 F: 02 8594 0499

Sample ID	Laboratory ID	Container Type	Sampling Date	Sampling Time	Sample Matrix: SOIL	WATER	0.45 µm field filtered	OTHER	Analysis: HM[A] /TRH (including F1, F2, F3, F4)/BTEX/ PAHs/ OCP/OP/PCB/Asbestos	HM[A] /TRH (including F1, F2, F3, F4)/ BTEX/PAHs	HM[A] /TRH (including F1, F2, F3, F4)/BTEX	BTEX	VOCs	Asbestos	Asbestos Quantification (500ml)	Asbestos 10L field screening	Excavated Natural Material (ENM) Suite	ENM Suite - Stockpile discrete (TRH/BTEX/PAHs)	ENM Suite - Stockpile composite (HM[A] /pH / EC / Foreign Materials)	Dewatering Suite	pH / pH peroxide	sPOCAS	Chromium Reducible Sulfur (CrS)	PFAS	pH / CEC (cation exchange)	pH / EC (electrical conductivity)	Sulphate / Chloride	Lead	TCLP HM[B] / PAH
3-Pb-2	2524	ZLB	16/12/24	am/pm				X																			X	

Comments

HM [A]
Arsenic
Cadmium
Chromium
Copper
Lead
Mercury
Nickel
Zinc

HM [B]
Arsenic
Cadmium
Chromium
Lead
Mercury
Nickel

Dewatering Suite
pH & EC
TDS / TDU
Hardness
Total Cyanide
Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)
TRH (F1, F2, F3, F4)
BTEX
PAH
Total Phenol

LABORATORY TURNAROUND
- [x] Standard
- [ ] 24 Hours
- [ ] 48 Hours
- [ ] 72 Hours
- [ ] Other____

Container Type:
J = solvent washed, acid rinsed, Tefton sealed glass jar
S = solvent washed, acid rinsed glass bottle
P = natural HDPE plastic bottle
VC = glass vial, Tefton Septum
ZLB = Zip-Lock Bag BB = Bulk Bag

Investigator: I attest that these samples were collected in accordance with standard EI field sampling procedures.

Report with EI Waste Classification Table ☐

Sampler's Name (EI):
Print: Andrew Schmidt
Signature: ASchmidt
Date: 17/12/2024

Received by (SGS):
Print: Joel K
Signature:
Date: 17/12/24 @ 2:15

Sampler's Comments:
cc: Mathias.Oros
Alejandra.Beltran
Mariana.Barbosa

IMPORTANT:
Please e-mail laboratory results to: lab@eiaustralia.com.au

eiaustralia
Contamination | Remediation | Geotechnical
Suite 6.01, 55 Miller Street,
PYRMONT NSW 2009
Ph: 9516 0722
lab@eiaustralia.com.au

SAMPLE RECEIPT ADVICE

SE275954

CLIENT DETAILS

Contact	Andrew Schmidt
Client	EI AUSTRALIA
Address	SUITE 6.01 55 MILLER STREET PYRMONT NSW 2009
Telephone	61 2 95160722
Facsimile	(Not specified)
Email	andrew.schmidt@eiaustralia.com.au
Project	**E26577 37 Archer St, Chatswood**
Order Number	**E26577**
Samples	24

LABORATORY DETAILS

Manager	Shane McDermott
Laboratory	SGS Alexandria Environmental
Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	+61 2 8594 0400
Facsimile	+61 2 8594 0499
Email	au.environmental.sydney@sgs.com
Samples Received	Tue 17/12/2024
Report Due	Tue 24/12/2024
SGS Reference	**SE275954**

SUBMISSION DETAILS

This is to confirm that 24 samples were received on Tuesday 17/12/2024. Results are expected to be ready by COB Tuesday 24/12/2024. Please quote SGS reference SE275954 when making enquiries. Refer below for details relating to sample integrity upon receipt.

Sample counts by matrix	5 Material,19 Paint	Type of documentation received	COC
Date documentation received	17/12/2024	Samples received in good order	Yes
Samples received without headspace	N/A	Sample temperature upon receipt	26.2°C
Sample container provider	SGS	Turnaround time requested	Standard
Samples received in correct containers	Yes	Sufficient sample for analysis	Yes
Sample cooling method	None	Samples clearly labelled	Yes
Complete documentation received	Yes		

Unless otherwise instructed, water and bulk samples will be held for one month from date of report, and soil samples will be held for two months.

COMMENTS

SAMPLE RECEIPT ADVICE

SE275954

CLIENT DETAILS

Client EI AUSTRALIA

Project E26577 37 Archer St, Chatswood

SUMMARY OF ANALYSIS

No.	Sample ID	Fibre ID in bulk materials	Metals in Paint by ICPOES
001	4-Pb-1	-	1
002	4-Pb-2	-	1
003	4-Pb-3	-	1
004	4-Asb-1	2	-
005	4-Asb-2	2	-
006	4-Asb-3	2	-
007	13-Pb-1	-	1
008	13-Pb-2	-	1
009	8-Pb-1	-	1
010	8-Pb-2	-	1
011	6-Pb-1	-	1
012	6-Pb-2	-	1
013	Ext-Pb-1	-	1
014	Ext-Pb-2	-	1
015	Ext-Asb-1	2	-
016	11-Pb-1	-	1
017	12-Pb-1	-	1
018	12-Asb-1	2	-
019	5-Pb-1	-	1
020	5-Pb-2	-	1
021	9-Pb-1	-	1
022	9-Pb-2	-	1
023	3-Pb-1	-	1
024	3-Pb-2	-	1

The above table represents SGS' interpretation of the client-supplied Chain Of Custody document.
The numbers shown in the table indicate the number of results requested in each package.
Please indicate as soon as possible should your request differ from these details .
Testing as per this table shall commence immediately unless the client intervenes with a correction .

ANALYTICAL REPORT

Accreditation No. 2562

CLIENT DETAILS

Contact	Andrew Schmidt
Client	EI AUSTRALIA
Address	SUITE 6.01 55 MILLER STREET PYRMONT NSW 2009
Telephone	61 2 95160722
Facsimile	(Not specified)
Email	andrew.schmidt@eiaustralia.com.au
Project	**E26577 37 Archer St, Chatswood**
Order Number	**E26577**
Samples	24

LABORATORY DETAILS

Manager	Shane McDermott
Laboratory	SGS Alexandria Environmental
Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	+61 2 8594 0400
Facsimile	+61 2 8594 0499
Email	au.environmental.sydney@sgs.com
SGS Reference	**SE275954 R0**
Date Received	17/12/2024
Date Reported	24/12/2024

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

Sample #4,18: No trace asbestos fibres detected using trace analysis technique.
Asbestos analysed by Approved Identifier Ravee Sivasubramaniam

SIGNATORIES

Dong LIANG
Metals/Inorganics Team Leader

Ravee SIVASUBRAMANIAM
Hygiene Team Leader

Metals in Paint by ICPOES [AN065/AN320] Tested: 20/12/2024

PARAMETER	UOM	LOR	4-Pb-1 PAINT - 16/12/2024 SE275954.001	4-Pb-2 PAINT - 16/12/2024 SE275954.002	4-Pb-3 PAINT - 16/12/2024 SE275954.003	13-Pb-1 PAINT - 16/12/2024 SE275954.007	13-Pb-2 PAINT - 16/12/2024 SE275954.008
Lead, Pb	%w/w	0.001	**0.014**	**0.002**	**0.052**	**0.002**	**0.002**

PARAMETER	UOM	LOR	8-Pb-1 PAINT - 16/12/2024 SE275954.009	8-Pb-2 PAINT - 16/12/2024 SE275954.010	6-Pb-1 PAINT - 16/12/2024 SE275954.011	6-Pb-2 PAINT - 16/12/2024 SE275954.012	Ext-Pb-1 PAINT - 16/12/2024 SE275954.013
Lead, Pb	%w/w	0.001	**0.010**	**0.008**	**0.003**	**0.007**	**0.063**

PARAMETER	UOM	LOR	Ext-Pb-2 PAINT - 16/12/2024 SE275954.014	11-Pb-1 PAINT - 17/12/2024 SE275954.016	12-Pb-1 PAINT - 17/12/2024 SE275954.017	5-Pb-1 PAINT - 16/12/2024 SE275954.019	5-Pb-2 PAINT - 16/12/2024 SE275954.020
Lead, Pb	%w/w	0.001	**0.006**	<0.001	**0.002**	**0.036**	**0.080**

PARAMETER	UOM	LOR	9-Pb-1 PAINT - 16/12/2024 SE275954.021	9-Pb-2 PAINT - 16/12/2024 SE275954.022	3-Pb-1 PAINT - 16/12/2024 SE275954.023	3-Pb-2 PAINT - 16/12/2024 SE275954.024
Lead, Pb	%w/w	0.001	**0.15**	**0.001**	**0.002**	<0.001

Fibre ID in bulk materials [AN602/AS4964] Tested: 19/12/2024

PARAMETER	UOM	LOR	4-Asb-1 MATERIAL - 16/12/2024 SE275954.004	4-Asb-2 MATERIAL - 16/12/2024 SE275954.005	4-Asb-3 MATERIAL - 16/12/2024 SE275954.006	Ext-Asb-1 MATERIAL - 16/12/2024 SE275954.015	12-Asb-1 MATERIAL - 17/12/2024 SE275954.018
Asbestos Detected	No unit	-	No	No	No	No	No
Date Analysed*	No unit	-	20/12/2024 00:00	20/12/2024 00:00	20/12/2024 00:00	20/12/2024 00:00	20/12/2024 00:00

METHOD	METHODOLOGY SUMMARY
AN065/AN320	A portion of paint chips sample is digested with nitric acid to solubilise the metals into solution. Digest then analysed by ICP OES with result calculated back to the as received paint sample basis .
AN602/AS4964	Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic `clues`, which provide a reasonable degree of certainty, dispersion staining is a mandatory `clue` for positive identification. If sufficient `clues` are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
AN602/AS4964	Fibres/material that cannot be unequivocably identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf). The fibres detected may or may not be asbestos fibres.
AN602/AS4964	AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states:"Depending upon sample condition and fibre type, the detection limit of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
**	Indicative data, theoretical holding time exceeded.	NVL	Not validated.	LOR	Limit of Reporting.
***	Indicates that both * and ** apply.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the " Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.
Note that in terms of units of radioactivity:

a. 1 Bq is equivalent to 27 pCi
b. 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: www.sgs.com.au/en-gb/environment-health-and-safety.

ANALYTICAL REPORT

Accreditation No. 2562

CLIENT DETAILS

Contact	Andrew Schmidt
Client	EI AUSTRALIA
Address	SUITE 6.01 55 MILLER STREET PYRMONT NSW 2009
Telephone	61 2 95160722
Facsimile	(Not specified)
Email	andrew.schmidt@eiaustralia.com.au
Project	**E26577 37 Archer St, Chatswood**
Order Number	**E26577**
Samples	5

LABORATORY DETAILS

Manager	Shane McDermott
Laboratory	SGS Alexandria Environmental
Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	+61 2 8594 0400
Facsimile	+61 2 8594 0499
Email	au.environmental.sydney@sgs.com
SGS Reference	**SE275954 R0**
Date Received	17 Dec 2024
Date Reported	24 Dec 2024

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

Sample #4,18: No trace asbestos fibres detected using trace analysis technique.
Asbestos analysed by Approved Identifier Ravee Sivasubramaniam

SIGNATORIES

S. Ravee

Ravee SIVASUBRAMANIAM
Hygiene Team Leader

RESULTS

Fibre ID in bulk materials — Method S4964

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Date Analysed	Fibre Identification	Est.%w/w*
SE275954.004	4-Asb-1	Other	Approx 2g Plaster Fragments	16 Dec 2024	20 Dec 2024	No Asbestos Detected Synthetic Mineral Fibres Detected Organic Fibres Detected	
SE275954.005	4-Asb-2	Other	<1g Plaster Fragments	16 Dec 2024	20 Dec 2024	No Asbestos Detected Organic Fibres Detected	
SE275954.006	4-Asb-3	Other	Approx 2g Cement Sheet Fragments	16 Dec 2024	20 Dec 2024	No Asbestos Detected	
SE275954.015	Ext-Asb-1	Other	Approx 2g Cement Sheet Fragments	16 Dec 2024	20 Dec 2024	No Asbestos Detected Organic Fibres Detected	
SE275954.018	12-Asb-1	Other	Approx 2g Plaster Fragments	17 Dec 2024	20 Dec 2024	No Asbestos Detected Synthetic Mineral Fibres Detected Organic Fibres Detected	

METHOD SUMMARY

METHOD	METHODOLOGY SUMMARY
AN602/AS4964	Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic `clues`, which provide a reasonable degree of certainty, dispersion staining is a mandatory `clue` for positive identification. If sufficient `clues` are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
AN602/AS4964	Fibres/material that cannot be unequivocably identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf). The fibres detected may or may not be asbestos fibres.
AN602/AS4964	AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples , Section 8.4, Trace Analysis Criteria, Note 4 states:"Depending upon sample condition and fibre type, the detection limit of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."

FOOTNOTES

Amosite	-	Brown Asbestos	NA	-	Not Analysed
Chrysotile	-	White Asbestos	LNR	-	Listed, Not Required
Crocidolite	-	Blue Asbestos	*	-	NATA accreditation does not cover the performance of this service .
Amphiboles	-	Amosite and/or Crocidolite	**	-	Indicative data, theoretical holding time exceeded.
			***	-	Indicates that both * and ** apply.

(In reference to soil samples only) This report does not comply with the analytical reporting recommendations in the Western Australian Department of Health Guidelines for the Assessment and Remediation and Management of Asbestos Contaminated sites in Western Australia - May 2009.

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.

Where reported: 'Asbestos Detected': Asbestos detected by polarised light microscopy, including dispersion staining.
Where reported: 'No Asbestos Found': No Asbestos Found by polarised light microscopy, including dispersion staining.
Where reported: 'UMF Detected': Mineral fibres of unknown type detected by polarised light microscopy, including dispersion staining. Confirmation by another independent analytical technique may be necessary.

Even after disintegration it can be very difficult, or impossible, to detect the presence of asbestos in some asbestos -containing bulk materials using polarised light microscopy. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: www.sgs.com.au/en-gb/environment-health-and-safety .