



ESR Developments (Australia) Pty Ltd

Hazardous Building Materials Survey

130 Wentworth Avenue
Banksmeadow, NSW

4 November 2024

65560/151,739 (Rev 1)

JBS&G Australia Pty Ltd

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Abbreviations

Term	Definition
AC	Asbestos Cement
ACM	Asbestos Containing Material
ACD	Asbestos Containing Dust
ANZECC	Australian and New Zealand Environment Conservation Council
AMP	Asbestos Management Plan
COC	Chain of Custody
EPA NSW	Environmental Protection Authority, New South Wales
FA	Friable Asbestos
HIL	Health Investigation Levels
HSL	Health Screening Levels
JBS&G	JBS&G Australia Pty Ltd
LAA	Licensed Asbestos Assessor
LCD	Lead Containing Dust
LOR	Limit of Reporting
LP	Lead Paint
NATA	National Association of Testing Authorities, Australia
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
PCB	Polychlorinated Biphenyls
PPE	Personal Protective Equipment
SMF	Synthetic Mineral Fibre
SWA	Safe Work Australia
SWNSW	SafeWork New South Wales
WHS (WH&S)	Workplace Health and Safety

1. Introduction

1.1 Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by ESR Development (Australia) Pty Ltd (the client) to undertake hazardous building materials surveys (HBMS) of the warehouse structure and associated ancillary structures located at 130 Wentworth Avenue, Banksmeadow, NSW (the site).

The site location and site layout are shown in **Figure 1** and **Figure 2**.

It is understood that the client is proposing to redevelop the site. The proposed redevelopment involves the construction and future operation of a multi-level warehouse and distribution centre and includes the following works:

- Demolition of existing structures and hardstand areas;
- Site preparation works, including earthworks;
- Associated landscaping and tree removal works;
- Construction of a multi-level car park;
- Construction and operation of a warehouse and distribution centre within a two storey structure including ancillary office areas; and
- Business identification signage and way-finding signage.

The client has requested that a non-intrusive HBMS be completed to determine the nature and extent of hazardous building materials present in existing site structures (if any), to facilitate the future demolition works component of the site redevelopment. At the time of the HBMS, the site was an active manufacturing warehouse tenanted by Opal Packaging Australia Pty Ltd (Opal).

The extent of the HBMS was limited by the tenant due to operational activities at the time of inspection. There was no access to operational plant areas, the warehouse floor and proprietary product storage areas.

Previous hazardous materials investigations have been completed at the site, with the most recent reports available provided to JBS&G by the client prior to completion of the HBMS. Additionally, an excerpt of an asbestos register and asbestos management plan was provided to JBS&G by the tenant at the time of the HBMS. The reported findings in the existing HBMS documentation are summarised in **Section 1.4** and were referenced during the completion of the JBS&G HBMS.

The structures were inspected for the following hazardous materials:

- Asbestos containing materials (ACMs);
- Asbestos containing dust (ACD);
- Lead based paints (LP);
- Lead containing Dust (LCD)
- Synthetic mineral fibres (SMF); and
- Polychlorinated biphenyls (PCB).

This advice presents the outcomes of the inspection undertaken by JBS&G personnel and provides recommendations on the management and/or requirements for the removal of identified and suspected hazardous materials in accordance with regulations and guidance in force at the time of the inspection.

1.2 Objectives

The objective of the HBMS was to determine the presence, quantity, and condition of any hazardous materials within the buildings for the ongoing operation of the site.

The HBMS and production of this report have been undertaken in accordance with the requirements of:

- *Work Health and Safety Act (2011);*
- *Work Health and Safety Regulation (2017);*
- *How to Safely Remove Asbestos Code of Practice, SafeWork NSW, (2022) (SWNSW 2022a);*
- *How to Manage and Control Asbestos in the Workplace Code of Practice, SafeWork NSW (2022) (SWNSW 2022b);*
- Australian Standard 4361.2 (1998) *Guide to Lead Paint Management - Part 2: Residential and Commercial Buildings* (AS4361.2-1998);
- Australian Standard 4361.2 (2017) *Guide to Hazardous Paint Management - Part 2: Lead Paint in Residential, Public and Commercial Buildings* (AS4361.2-2017);
- National Occupational Health and Safety Commission's *National Standard for Synthetic Mineral Fibres* [NOHSC:1004(1990)];
- National Occupational Health and Safety Commission's *National Code of Practice for the Safe Use of Synthetic Mineral Fibres*, [NOHSC:2006(1990)];
- Australian and New Zealand Environment Conservation Council's *Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors*, (ANZECC 1997); and
- NSW EPA *Waste Classification Guidelines Part 1: Classifying Waste* (NSW EPA 2014).

1.3 Hazardous Materials Survey Limitations

Whilst all reasonable care has been taken by JBS&G during the completed HBMS, this report is limited due to:

- Access within the main warehouse structure was limited by the tenant due to the operational activities at the time of inspection. As such, many areas were unable to be physically accessed or inspected, and a number of areas were only able to be visually assessed from a distance.
- Only safely accessible areas of the site were surveyed.
- Access restrictions to operational areas such as energised services, gas, air conditioning/heating, pressurised vessels, chemical lines etc.
- Potential materials located in areas in which they could not reasonably be envisaged or anticipated.
- Limited access to internal building components e.g. set floor, walls, ceiling cavities etc., in which case only representative areas were inspected with the hand tools available to the JBS&G consultants for minor destructive investigation.
- Access restrictions to areas above 3 metres or any area deemed inaccessible without the use of specialised equipment.
- Access to restrictions to areas of structures where the structural integrity for the floor and/or ceiling has been compromised.

- Service pits, confined spaces, voids, cavities within the building structure and internal areas of plant and equipment that could not be safely accessed.

It should be noted that buildings built between the 1930s – 1980s may have general occurrences of ACMs in areas which are not readily accessible with the hand tools available for the survey. These areas and materials include, inter alia:

- Fibre Cement Sheetting (FCS) used as packing to bearers and joists in the underfloor void or as boxing/shuttering to concrete formwork;
- FCS packing between window/door frames and timber studs; and
- Compressed FCS underneath tiled floor areas.

Whilst all care is taken by the consultants to uncover hidden materials, not all areas can be accessed within the allowable timeframe without more industrial (power) tools. As such, only minor destructive sampling techniques were employed to gain access within authorised areas.

Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been detected. JBS&G recommends that areas inaccessible during the survey be inspected as the demolition progresses. If suspected hazardous materials are observed, confirm the presence or absence of hazardous materials through laboratory testing.

In the event suspected hazardous materials are identified during strip out or demolition which are not included in this report, JBS&G recommends that works should cease, and an assessment of the materials undertaken by a competent person for further appropriate recommendations.

No one section or part of a section of this report is to be taken as giving an overall idea of this report. Each section is to be read in conjunction with the whole of this report, including the appendices and attachments.

1.4 Existing HBMS Documentation

1.4.1 Technical Due Diligence Report – December 2017

A Technical Due Diligence Report was prepared for the client by KPMG SGA Property Consultancy Pty Limited (KPMG SGA 2017¹). The report details the building structure and fabric, mechanical systems, electrical systems, fire protection systems, hydraulic systems, vertical transportation, compliance with Building Code of Australia (BCA) Review and Hazardous Materials Assessment. The only portion of this report that was utilised was the Hazardous Materials Assessment which detailed the presence, quantity, condition, and location of any identified asbestos, synthetic mineral fibres (SMF), Polychlorinated Biphenyls and Ozone Depleting Substances.

Based on the review of KPMG SGA 2017, the following asbestos materials and synthetic mineral fibres were found within the structures:

- Asbestos containing mastic sealant to ductwork seals of the level 1 plant room;
- Asbestos containing gaskets to the air compressor flanges of the mezzanine plant room pump/tank area and to the vertical cylindrical duct flanges of the mezzanine plant room, adjacent the stairs; and
- Various forms of SMF including roof insulation, pipe insulation and ceiling tiles.
- Ozone depleting substances (ODS) were identified, however, have not been further considered as part of this HBMS, as air conditioning systems are anticipated to be removed by the tenant at the cessation of occupation.

¹ Technical Due Diligence Report; 2-6 Moore Street Banksmeadow NSW, KPMG SGA Property Consultancy Pty Limited, 6 December 2017 (KPMG SGA 2017).

The information presented in KPMG SGA 2017 was incorporated into this HBMS where relevant.

1.4.2 Asbestos Management Plan & Asbestos Materials Register – May 2021

An Asbestos Management Plan with associated Asbestos Materials Register was prepared for Colliers by Progressive Risk Management Pty Ltd in May 2021 (PRM 2021²). The report is a comprehensive summary of asbestos management requirements for the site based on the findings of historical asbestos surveys completed by PRM in 2018 and 2020. The previous PRM investigations referenced in PRM 2021 reported to be completed in 2018 and 2020 were not provided to JBS&G for review.

The findings of PRM 2021 were incorporated into the JBS&G HBMS where relevant.

1.4.3 Excerpt of Asbestos Register and Management Plan – November 2021

An asbestos register and management plan was prepared for Opal by Environmental Monitoring Services in 2021 (EMS 2021³). JBS&G was provided with a 4 page excerpt of the report which only included the Asbestos Register, Asbestos Free Materials Summary and Inaccessible Areas/Restricted Access summary. The excerpt did not include details of the findings of the report, and did not include any laboratory analysis report or photographs of the identified asbestos containing materials.

Due to the incomplete report, the information presented in EMS 2021 was considered, but not relied on in this HBMS.

² Asbestos Management Plan, Colliers; 2-6 Moore Street, Banksmeadow NSW, P035112.004/C0051, Progressive Risk Management Pty Ltd, May 2021 (PRM 2021).

³ Asbestos Register and Management Plan; OPC Cartons Botany, 2-6 Moore Street Botany NSW, Environmental Monitoring Services, November 2021 (EMS 2021).

2. Methodology

2.1 Hazardous Materials

2.1.1 Asbestos Containing Materials and Asbestos Containing Dust

Representative samples of suspected ACMs and ACDs were collected where possible and placed into a zip-lock bags. These were subsequently delivered to a NATA accredited laboratory for analysis using polarised light microscopy in conjunction with dispersion staining techniques. Similar materials to those analysed or other materials known to contain asbestos from the consultant's experience (e.g. Electrical backing boards, corrugated asbestos cement roofs and older fibre cement sheeting) or materials not accessible may also be assumed to contain asbestos as per the relevant Code of Practice.

At the time of inspection, the following details were recorded:

- Location;
- Type of material;
- Accessibility;
- Condition;
- Friability; and
- Volume/dimensions.

2.1.2 Lead Based Paint

Australian Standard AS4361.2 (2017) *Guide to Hazardous Paint Management - Part 2: Lead Paint in Residential, Public and Commercial Buildings* defines lead paints as those in which the lead content (calculated as lead metal) is in excess of 0.1 percent by weight of the dry film. This can be determined by field spot tests, laboratory testing or the use of portable X-ray fluorescence (XRF) field tests. Suspected paint samples were collected where possible and delivered to a NATA accredited laboratory for analysis using inductively coupled plasma optical emission spectrometry (ICP-OES).

2.1.3 Lead Containing Dust

Representative samples of accumulated or settled dust were collected and delivered to a NATA accredited laboratory for analysis via ICP-OES. A conservative assessment criteria was adopted for this investigation given the potential for human exposure and the readily disturbed and uncontained nature of accumulated or settled dust.

Concentrations of lead within accumulated or settled dust were compared against the health investigation level (HIL) for commercial and industrial land uses of 1,500 mg/kg as outlined in National Environment Protection Measure (NEPC 2013) guidelines.

2.1.4 Polychlorinated Biphenyls

Old fluorescent light fittings and other appliances which may contain capacitors containing PCB dielectric oil are identified by inspection and evaluation with the consultant's experience of similar light fittings and appliances. Alternatively, where possible and when it was safe to do so, a representative light fitting was opened to reveal the capacitor and the make and model recorded to be compared against the ANZECC (1997) list of PCB containing capacitors.

2.1.5 Synthetic Mineral Fibres

SMF containing materials were either sampled as per the asbestos methodology or assumed to contain SMF from the consultant's experience of similar materials.

2.2 Inaccessible Areas

As per SWNSW 2022b, any areas not accessible must be recorded as such. Where hazardous materials are suspected to be contained within inaccessible areas, these shall be documented in this report and the associated Hazardous Materials Register (**Appendix A**).

3. Site Description

The HBMS was conducted on 13 September by Robert SharpSmith and Stuart Lumsden two of JBS&G's experienced hazardous materials surveyors and accredited SafeWork NSW Licensed Asbestos Assessors (LAA 001343 and LAA 001140, respectively).

The site comprised four structures identified as:

- The Main Warehouse;
- The Gate House;
- The Water Storage Tank and Fire Booster Pump Shed; and
- The Hydrant Pump Room.

The location and identification of each structure is provided on **Figure 2**.

The site also contained two portable demountable structures and several shipping containers, however, these were not included as part of the HBMS as they are temporary rented structures.

The site was bound by Wentworth Avenue to the north, Moore Street to the south and commercial structures to the east and west.

The type, location, friability, accessibility, and approximate quantities of identified and suspected hazardous materials are provided in the Hazardous Materials Register in **Appendix A**.

Photographs taken during the HBMS are presented in **Appendix B**.

A summary of the key observations and findings made during the HBMS of each structure is provided following in **Section 3.1 – Section 3.4**.

3.1 The Main Warehouse

The Main Warehouse is the dominant structure at the site and occupies the majority of the site area. The Main Warehouse comprised three sections identified as: the administration section; the western raised section; and the manufacturing section. The structure comprised exposed brick and preformed pebblecrete external walls, sheet metal roof, mixed Besser block, plaster and fibre cement internal walls and concrete slab internal floors, both exposed and with various coverings.

A review and re-assessment of the previously identified hazardous materials within the building was undertaken and were generally found to be consistent with the findings in all reports. A summary of the additional hazardous materials identified and/or identified discrepancies with KPMG SGA 2017 and PRM 2021 during the HBMS is as follows:

- Non-asbestos containing prefabricated pebblecrete panels (J-A02) was identified to the external walls of the warehouse.
- Non-asbestos containing grey mastic (J-A03) was identified to the expansion joins of the prefabricated pebblecrete panels of the warehouse.
- Non-asbestos containing bituminous mastic (J-A04) was identified to the external footpath and pebblecrete wall panel expansion join of the warehouse.
- Non-asbestos containing red mastic (J-A05) was identified to the expansion joins of the external exposed brick walls of the administration portion of the warehouse.
- Non-asbestos containing fibre cement sheeting (J-A08) was identified to the maintenance workshop laminator room walls, located within the north central portion of the warehouse.
- Non-asbestos containing beige vinyl tile (J-A09) was identified to the floor of the storeroom and room adjacent within the east portion of the warehouse.

- Non-asbestos containing beige vinyl sheet (J-A10) was identified to the floor of the mezzanine level office floor within the central east portion of the warehouse.
- Non-asbestos containing millboard (J-A11) was identified to the Bessa block wall penetrations within plant room 2, compressor room. This plantroom was identified within the mezzanine level of the central east portion of the warehouse.
- Asbestos containing gasket (J-A12) was identified to the redundant compressor pipework and extractor fan ducting within plant room 2, compressor room. This plantroom was identified within the mezzanine level of the central east portion of the warehouse.
- Non-asbestos containing orange vinyl tile (J-A13) was identified to the quality control laboratory floor within the central portion of the warehouse. This material was also identified to the floor of the mezzanine level above the quality control laboratory and the floor of the west mezzanine level office/warehouse viewing area.
- Asbestos containing white mastic (J-A14) was identified to the wall joins of the two older air handling unit fan housing (large white sheet metal walled boxes) within the mezzanine level plantroom above the quality control laboratory within the central portion of the warehouse.
- Asbestos containing gasket was previously identified in PRM 2021 (refer sample AS025) to the Thermomec boiler within the mezzanine level plantroom above the quality control laboratory within the central portion of the warehouse. This material, could not be located at the time of JBS&G inspection, however, is assumed to still be present.
- Non-asbestos containing millboard (J-A15) was identified to the fireproofing boxes for the air extraction unit at the Bessa block wall within the mezzanine level plantroom above the quality control laboratory within the central portion of the warehouse.
- Non-asbestos containing fibre cement sheeting (J-A16) was identified to the walls of the mezzanine level office area above the quality control laboratory within the central portion of the warehouse.
- Non-asbestos containing compressed fibre cement sheeting (J-A17) was identified to the cubical walls and doors within the ground level male and female bathroom within the central portion of the warehouse.
- Non-asbestos containing vermiculite (J-A18) was identified to the building steel framework within the east and west portion of the warehouse.
- Non-asbestos containing grey mastic (J-A19) was identified to the expansion join between the Besser block cover (surrounding the insulated building fame) and the main wall of the structure within the east and west portion of the warehouse.
- Non-asbestos containing grey mastic paint (J-A20) was identified to the newer metal air handling ducting throughout the warehouse.
- Non-asbestos containing beige vinyl tile (J-A21) was identified to the distribution office floor, within the south west portion of the warehouse.
- Non-asbestos containing brown mastic (J-A22) was identified to the internal expansion join between exposed brick wall and concrete pillar within the administration portion of the warehouse.
- Non-asbestos containing compressed fibre cement sheeting (J-A23) was identified to the toilet and shower cubical doors and wall within the female and male bathrooms in the ground level administration portion of the warehouse.

- Suspected friable asbestos containing insulation materials to the incinerators within the female toilets to the administration portion and central warehouse section. No access was available at the time of inspection.
- Non-asbestos containing fibre cement sheeting (J-A24) was identified to the storeroom walls below the stair at the ground level of the administration portion of the warehouse.
- Non-asbestos containing beige vinyl tile (J-A25) was identified to the floor of the first aid room and storeroom adjacent within the ground level administration portion of the warehouse. This material was also identified to the mezzanine level stationary storeroom of the administration portion of the warehouse.
- Non-asbestos containing beige vinyl sheet (J-A26) was identified to the floor of the workers canteen area within the ground level of the administration portion of the warehouse.
- Asbestos containing grey mastic (J-A27 & J-A28) was identified to the flange joints of the fire dampener shut off to the three air handling units located within the mezzanine level plantroom in the administration portion of the main warehouse.
- Non-asbestos containing textured brown vinyl tile (J-A29) was identified to the floor of the printing room and offices of the mezzanine level in the administration portion of the warehouse.
- Fire door cores were not able to be inspected due to the operational nature of the site. Fire door cores should be assumed to contain asbestos until appropriate investigation can be completed.
- Lead concentrations within settled dust below the adopted site criteria (J-LD01, 24 mg/kg) was identified to the floor of the central east raised mezzanine office area of the main warehouse. This dust was also found not to contain asbestos (J-AD01).
- Lead concentrations within settled dust below the adopted site criteria (J-LD02, 180 mg/kg) was identified to raised area adjacent the old compressor within plant room 2, within the mezzanine level of the central east portion of the warehouse. This dust was also found not to contain asbestos (J-AD02).
- Lead based beige paint (J-L02, 0.14% w/w) was identified to the external fire door and door frames of the warehouse.
- Non-lead based red paint (J-L03, 0.02% w/w) was identified to the fire hydrants to the external aspect of the warehouse.
- Non-lead based yellow paint (J-L04, <0.01% w/w) was identified to handrails and bollards throughout the warehouse.
- Non-lead based green paint (J-L05, 0.07% w/w) was identified to the Sullair old compressor tank and frame within plant room 2, compressor room. This plantroom was identified within the mezzanine level of the central east portion of the warehouse.
- Non-lead based yellow paint (J-L06, <0.01% w/w) was identified to the stair well handrail within the administration portion of the warehouse.
- All remaining accessible paint systems were screened via XRF spectrometer and classified as non-lead based paints (XRF < 0.01 mg/cm²).
- Fluorescent light fittings were identified through the site and are suspected to contain PCB capacitors, however, a detailed inspection was not possible due to the supply of live electricity.

- Assumed SMF materials were identified in various forms throughout the structure as follows:
 - Insulation to roof sarking;
 - Internal insulation to hot water units of various types;
 - Insulation to flexible and fixed air conditioning ducting;
 - Internal insulation to packing pillows within wall/ceiling penetrations; and
 - Insulation batts.
- A number of areas were unable to be accessed at the time of the HBMS as follows:
 - The survey was limited to areas that the current tenant's representative provided access to. Not all areas of the warehouse could be accessed due to proprietary and other issues;
 - Operational plant;
 - Electrical distribution and fuse boxes throughout the structure;
 - Fire door cores; and
 - Substation to the external east of the warehouse.

3.2 The Gate House

The Gate House structure was located in the southwest portion of the site and comprised a single storey structure with a metal roof, exposed brick internal and external walls, plaster ceiling liner and a concrete floor with vinyl tile covering.

A summary of the observations made during the HBMS is as follows:

- Non-asbestos containing red and green speckled vinyl tile (J-A01) was identified to the internal floor of the gate house.
- Lead based maroon paint (J-L01, 4.9% w/w) was identified to the metal framework internal and externally of the Gate House.
- Assumed SMF insulation was identified to the sarking to the underside of the roof.
- Due to the fixed plasterboard ceiling lining, there was no inbuilt access to the ceiling cavity, and this area could not be inspected.

3.3 The Water Storage Tank and Fire Booster Pump Shed

The Water Storage Tank and Fire Booster Pump Shed was located in the central east portion of site. The structure comprised a concrete water tank and a Besser block walled shed with metal roof and exposed concrete slab floor.

A summary of the observations made during the HBMS is as follows:

- Non-asbestos insulation wrap (J-A06) was identified to the fire pump exhaust pipe in the Fire Booster Pump shed.
- Non-asbestos containing blue gasket (J-A07) was identified to the fire hydrant booster pump sprinkler valve in the Fire Booster Pump shed.
- Non-lead based red paint (as per J-L03, 0.02% w/w) was identified to the fire hydrants in the fire hydrant shed and fire pump house.
- No other hazardous materials were identified at the time of inspection.

3.4 The Hydrant Pump Room

The Hydrant Pump Room was located on the southeast boundary of site and comprised a sheet metal walled and roofed shed with a concrete slab floor.

No hazardous materials were identified at the time of inspection.

4. Results

4.1 Hazardous Materials

All identified hazardous materials are recorded in the Hazardous Materials Register in **Appendix A** with relevant photographs in **Appendix B**. NATA accredited laboratory analysis reports and chain of custody are provided in **Appendix C**.

4.1.1 Asbestos Containing Materials

ACM were identified by testing at an accredited NATA laboratory and/or visual inspection using the experience of the hazardous materials surveyor. A summary of the results of laboratory testing for asbestos are provided in **Table 4.1** below.

Table 4.1: Asbestos Results Summary Table

Sample ID	Lab ID	Sample Location	Results	Observed Condition
The Main Warehouse				
J-A02	S23-Se0028894	Warehouse, external walls – prefabricated pebblecrete panels	No Asbestos Detected	-
J-A03	S23-Se0028895	Warehouse, external prefabricated pebblecrete panels expansion join – grey mastic	No Asbestos Detected	-
J-A04	S23-Se0028896	Warehouse, external footpath and prefabricated pebblecrete wall panel expansion join – bituminous mastic	No Asbestos Detected	-
J-A05	S23-Se0028897	Warehouse administration portion, external exposed brick wall expansion join – red mastic	No Asbestos Detected	-
J-A08	S23-Se0028900	Warehouse north central, internal maintenance worker laminator room walls – fibre cement sheeting	No Asbestos Detected	-
J-A09	S23-Se0028901	Warehouse east portion, store room floor – beige vinyl tile	No Asbestos Detected	-
J-A10	S23-Se0028902	Warehouse central east, mezzanine level office floor – beige vinyl tile	No Asbestos Detected	-
J-A11	S23-Se0028903	Warehouse central east portion mezzanine level, Bessa block wall penetrations within plant room 2 compressor room – millboard	No Asbestos Detected	-
J-A12	S23-Se0028904	Warehouse central east portion mezzanine level, redundant pipework for compressor within plant room 2 compressor room – gasket	Chrysotile Asbestos Detected	Non-Friable
J-A13	S23-Se0028905	Warehouse central portion, quality control laboratory floor – orange vinyl tile	No Asbestos Detected	-
J-A14	S23-Se0028906	Warehouse central portion, mezzanine plantroom above quality control laboratory, two older air handling unit joins – white mastic	Chrysotile Asbestos Detected	Non-Friable
J-A15	S23-Se0028907	Warehouse central portion, mezzanine plantroom above quality control laboratory, Besser block wall fire proofing boxes of air extraction unit – millboard	No Asbestos Detected	-
J-A16	S23-Se0028908	Warehouse central portion, mezzanine level office walls – fibre cement sheeting	No Asbestos Detected	-
J-A17	S23-Se0028909	Warehouse central portion, ground level bathroom cubical walls and doors – compressed fibre cement sheeting	No Asbestos Detected	-
J-A18	S23-Se0028910	Warehouse west portion, building framework – vermiculite	No Asbestos Detected	-

Sample ID	Lab ID	Sample Location	Results	Observed Condition
J-A19	S23-Se0028911	Warehouse west portion, Bessa block cover and wall interface – grey mastic	No Asbestos Detected	-
J-A20	S23-Se0028912	Warehouse, newer metal air handling unit – grey mastic paint	No Asbestos Detected	-
J-A21	S23-Se0028913	Warehouse south west portion, distribution office floor – beige vinyl tile	No Asbestos Detected	-
J-A22	S23-Se0028914	Administration portion of warehouse, internal expansion joint between exposed brick wall and concrete pillar – brown mastic	No Asbestos Detected	-
J-A23	S23-Se0028915	Ground level administration portion of warehouse, toilet and shower cubical doors and wall of bathroom – compressed fibre cement sheeting	No Asbestos Detected	-
J-A24	S23-Se0028916	Ground level administration portion of warehouse, storeroom walls under stairwell – fibre cement sheeting	No Asbestos Detected	-
J-A25	S23-Se0028917	Ground level administration portion of warehouse, first aid room floor – beige vinyl tile	No Asbestos Detected	-
J-A26	S23-Se0028918	Ground level administration portion of warehouse, canteen floor – beige vinyl sheet	No Asbestos Detected	-
J-A27	S23-Se0028919	Mezzanine level plantroom of administration portion of warehouse, flange joint of the fire damper shut off – grey mastic	Chrysotile Asbestos Detected	Non-Friable
J-A28	S23-Se0028920	Mezzanine level plantroom of administration portion of warehouse, flange joint of the fire damper shut off – grey mastic	Chrysotile Asbestos Detected	Non-Friable
J-A29	S23-Se0028921	Mezzanine level administration portion of warehouse, printer room floor – textured brown vinyl tile	No Asbestos Detected	-
The Gate House				
J-A01	S23-Se0028893	Gate house, internal floor – red and green speckled vinyl tile	No Asbestos Detected	-
The Water Storage Tank and Fire Booster Pump Shed				
J-A06	S23-Se0028898	Fire Booster Pump Shed, fire pump exhaust pipe – insulation wrap	No Asbestos Detected	-
J-A07	S23-Se0028899	Fire Booster Pump Shed, fire hydrant booster pump sprinkler valve – blue gasket	No Asbestos Detected	-
The Hydrant Pump Room				
No material samples were collected at the time of inspection				

4.1.2 Asbestos Containing Dust

Representative dust samples were collected throughout the site. A summary of the results of the laboratory testing for asbestos are provided in **Table 4.2** below.

Table 4.2: Asbestos Dust Results Summary Table

Sample ID	Lab ID	Sample Location	Results	Observed Condition
The Main Warehouse				
J-AD01	23-Se0028922	Mezzanine level of warehouse, central east office floor – settled dust	No Asbestos Detected	N/A
J-AD02	23-Se0028924	Mezzanine level of central east portion of warehouse, raised area adjacent the old compressor within plant room 2 – settled dust	No Asbestos Detected	N/A
The Gate House				
No settled dust samples were collected at the time of inspection				
The Water Storage Tank and Fire Booster Pump Shed				
No settled dust samples were collected at the time of inspection				
The Hydrant Pump Room				
No settled dust samples were collected at the time of inspection				

4.1.3 Lead Containing Dust

Representative dust samples were collected throughout the site. A summary of the results of the laboratory testing for lead are provided in **Table 4.3** below.

Table 4.3: Lead Dust Results Summary Table

Sample ID	Lab ID	Sample Location	Results	Observed Condition
The Main Warehouse				
J-LD01	S23-Se0028923	Mezzanine level of warehouse, central east office floor – settled dust	24 mg/kg	N/A
J-LD02	S23-Se0028925	Mezzanine level of central east portion of warehouse, raised area adjacent the old compressor within plant room 2 – settled dust	180 mg/kg	N/A
The Gate House				
No settled dust samples were collected at the time of inspection				
The Water Storage Tank and Fire Booster Pump Shed				
No settled dust samples were collected at the time of inspection				
The Hydrant Pump Room				
No settled dust samples were collected at the time of inspection				

4.1.4 Lead Based Paints

Representative paint samples were collected throughout the site for laboratory testing. A summary of the results of laboratory testing for lead are provided in **Table 4.4** below.

Table 4.4: Lead Paint Results Summary Table

Sample ID	Lab ID	Sample Location	Results	Observed Condition
The Main Warehouse				
J-L02	S23-Se0028927	Warehouse, external fire door and door frame – beige paint	0.14% w/w	Fair
J-L03	S23-Se0028928	Warehouse, external fire hydrant – red paint	0.02% w/w	-
J-L04	S23-Se0028929	Warehouse, handrails and bollards throughout – yellow paint	<0.01% w/w	-
J-L05	S23-Se0028930	Warehouse mezzanine level central east portion, Sullair old compressor tank and frame – green paint	0.07% w/w	-
J-L06	S23-Se0028931	Warehouse administration portion, stairwell handrail – yellow paint	<0.01% w/w	-
The Gate House				
J-L01	S23-Se0028926	Gate house, internal and external metal frame – maroon paint	4.9% w/w	Good
The Water Storage Tank and Fire Booster Pump Shed				
No paint samples were collected at the time of inspection				
The Hydrant Pump Room				
No paint samples were collected at the time of inspection				

4.1.5 Polychlorinated Biphenyls

Detailed inspection of capacitors in light fittings could not be undertaken due to the electricity supply to the fittings being active. All light fittings should be assumed to potentially contain PCB containing capacitors.

4.1.6 Synthetic Mineral Fibres

Suspected SMF materials were identified in various forms throughout the site. Full details of all identified SMF materials are provided in the Hazardous Materials Register (**Appendix A**). The typical forms of SMF identified are summarised below:

- Internal insulation to various hot water systems;
- Insulation to air conditioning ducting;
- Insulation to packing pillows;
- Insulation batts within ceiling cavities; and
- Insulation to roof sarking.

4.2 Inaccessible Areas

Due to the operational status of the site at the time of inspection, there was limited physical access or inaccessible areas at the time of inspection as outlined in **Section 3** and the Hazardous Materials Register in **Appendix A**. It is recommended that all inaccessible areas identified during the HBMS be inspected by a suitably qualified competent person prior to any demolition works commencing. Suspected hazardous materials should be sampled by a suitably qualified competent person prior to any works commencing.

5. Conclusions and Recommendations

Based on the scope of this assessment and with reference to the limitations included in **Section 6**, the following conclusions are made with respect to the Hazardous Materials Survey completed.

5.1 Hazardous Materials

Identified and suspected hazardous materials were identified across the site as the result of laboratory testing and visual identification. It is understood that all infrastructure across the site are proposed to remain in their current condition. The following recommendations are made to mitigate any potentially harmful effects due to the presence of identified hazardous materials for the ongoing operation of the site.

The identified and suspected hazardous materials are presented in the Hazardous Materials Register included as **Appendix A**.

5.1.1 Asbestos Containing Materials

The asbestos hazards identified and suspected to be present at the site are in a stable or contained condition. These asbestos hazards must be appropriately managed for the ongoing operation of the site in accordance with the requirements of SWNSW 2022b until such time as they are proposed to be removed, or in the event that demolition or refurbishment works are proposed that would result in their disturbance.

The following recommendations are made for the asbestos hazards at the site:

- All identified and suspected ACM are to be recorded on a site Hazardous Building Materials Register in accordance with Clause 425 of the *Work Health and Safety Regulation (2017)* with a copy of the register kept on-site and managed and updated under the responsibility of the site controller/owner (prepared as part of these HBMS works and included as **Appendix A**);
- Appropriate warning labels shall be applied to occurrences of identified and suspected asbestos materials in accordance with SWNSW 2022b;
- In accordance with Clause 429 (2) of the *Work Health and Safety Regulation (2017)*, an Asbestos Management Plan (AMP) is required to be prepared for any workplace where asbestos is known to be present.

The Hazardous Materials Register (**Appendix A**) must be updated following any changes to the condition of ACM identified within the register.

5.1.2 Lead Containing Dust

No lead containing dust above the adopted site criteria was identified at the time of inspection.

5.1.3 Lead Based Paints

Lead based paints identified in the Hazardous Materials Register (**Appendix A**) should be managed in accordance with the AS4361.2-2017. The identified lead based paints were in good to fair condition.

A program of periodic inspection should be undertaken to confirm the materials acceptable condition for the future operation of the site.

5.1.4 Polychlorinated Biphenyls

All old fluorescent light fittings throughout the site are to be treated as containing PCB capacitors unless further investigation confirms otherwise. These light fittings should be re-inspected once safe access can be provided to confirm the presence or absence of PCB capacitors.

5.1.5 Synthetic Mineral Fibres

The synthetic mineral fibres encountered during this inspection were generally contained and deemed to be low risk. A program of periodic inspection should be undertaken to confirm the materials condition for the future operation of the site.

5.2 Inaccessible Areas

Areas inaccessible during the current HBMS should be inspected by a suitably qualified competent person prior to any future refurbishment or demolition works commencing .

5.3 Unexpected Finds

Any materials deemed to be consistent with those detailed in the Hazardous Materials Register that have not been previously identified should be assumed to have the same content and be treated accordingly.

Should any additional suspected hazardous materials be observed during or prior to demolition works, works should cease until a suitably qualified occupational hygienist can assess the suspected hazardous material and provide appropriate recommendations for management and/or removal.

6. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquiries.

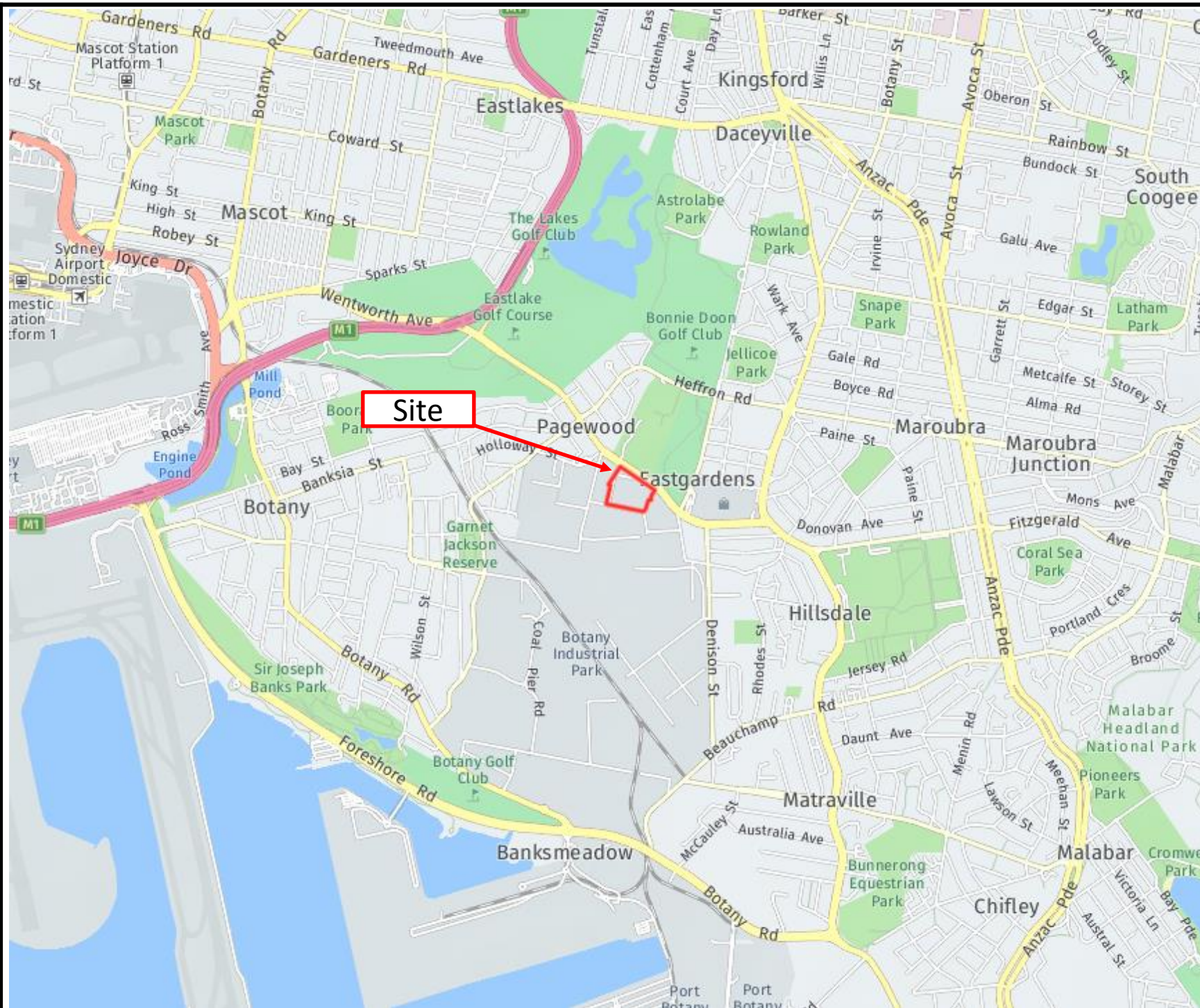
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Figures



Legend:
■ Approximate Site Boundary



Job No: 65560

Client: ESR Developments (Australia) Pty Ltd

Version: Rev 1

Date: 4/11/2024

Drawn By: RS

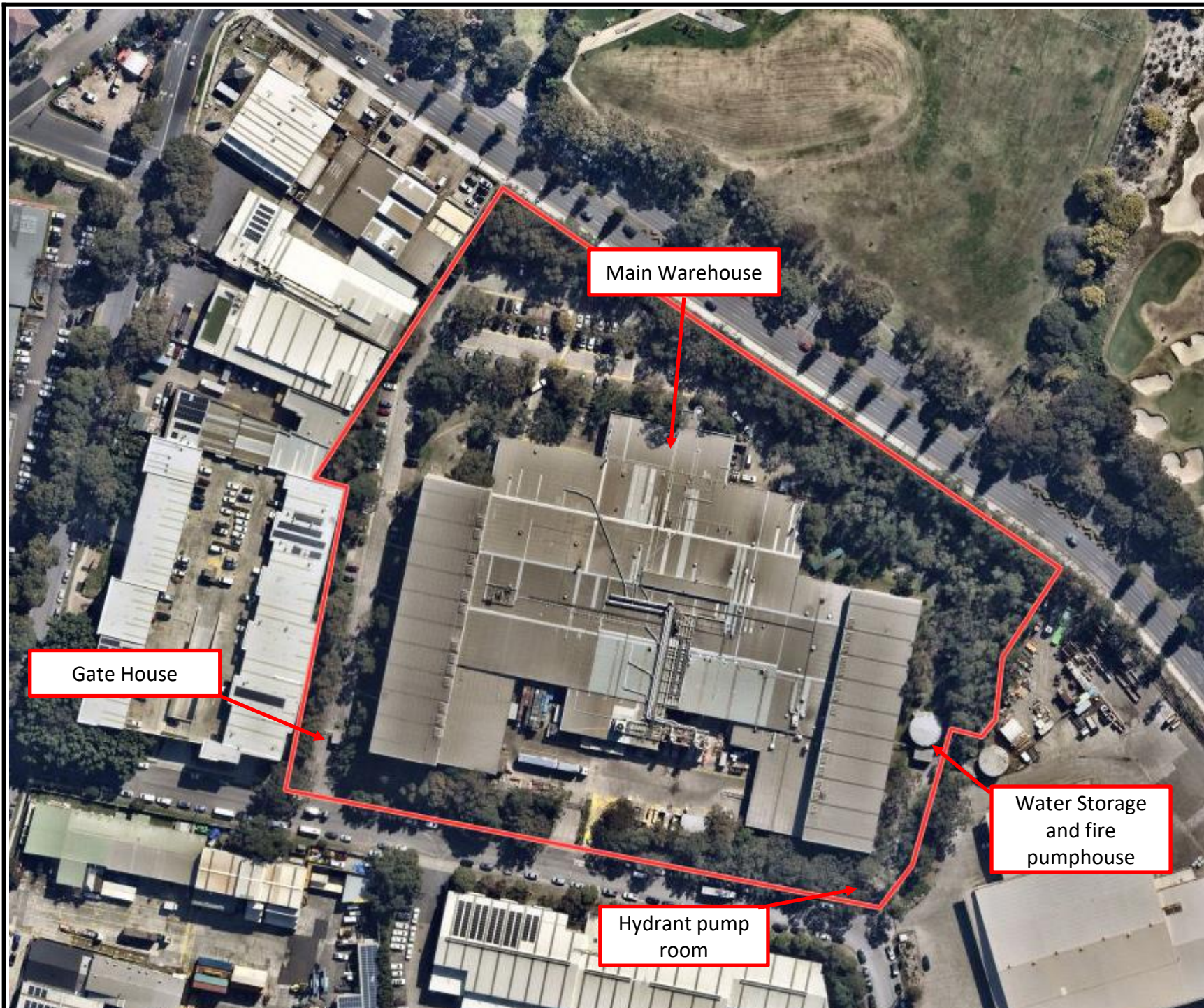
Checked By: SL



**130 Wentworth Avenue,
Banksmeadow NSW**

Site Location

FIGURE 1



Legend:

■ Approximate Site Boundary



Job No: 65560

Client: ESR Developments (Australia) Pty Ltd

Version: Rev 1

Date: 4/11/2024

Drawn By: RS

Checked By: SL



**130 Wentworth Avenue,
Banksmeadow NSW**

Site Layout

FIGURE 2

Appendix A Hazardous Materials Register

Hazardous Materials Register (Rev 1)
130 Wentworth Avenue, Banksmeadow NSW
The Main Warehouse
Date of Production – 28th September 2023



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
J-A12	Warehouse central east portion mezzanine level, redundant pipework for compressor within plant room 2 compressor room	Gasket	2	Yes	Non-Friable	Chrysotile Asbestos Detected	Fair	<1m ²	Manage in accordance with the site AMP and SWNSW 2022b	13/09/23 JBS&G RS/SL	
AS per J-A12	Warehouse, redundant compressor pipework and associated plant & compressor units	Gaskets	-	Yes	Non-Friable	Assumed Asbestos	Fair	<1m ²	Manage in accordance with the site AMP and SWNSW 2022b	13/09/23 JBS&G RS/SL	
J-A14	Warehouse central portion, mezzanine plantroom above quality control laboratory, two older air handling unit joins	White mastic	3	Yes	Non-Friable	Chrysotile Asbestos Detected	Good	50 m ²	Manage in accordance with the site AMP and SWNSW 2022b	13/09/23 JBS&G RS/SL	
J-A27	Mezzanine level plantroom of administration portion of warehouse, flange joint of the fire damper shut off	Grey mastic	4	Yes	Non-Friable	Chrysotile Asbestos Detected	Good	5 m ²	Manage in accordance with the site AMP and SWNSW 2022b	13/09/23 JBS&G RS/SL	
J-A28	Mezzanine level plantroom of administration portion of warehouse, flange joint of the fire damper shut off	Grey mastic	5	Yes	Non-Friable	Chrysotile Asbestos Detected	Good	5 m ²	Manage in accordance with the site AMP and SWNSW 2022b	13/09/23 JBS&G RS/SL	
PRM 2021	Central warehouse, female toilet, incinerator	Internal insulation	6	Yes	Assumed Friable	Assumed Asbestos	Unknown	Unknown	Confirm presence of asbestos, thereafter, manage in accordance with the site AMP and SWNSW 2022b	PRM 2021	
PRM 2021	Administration portion, female toilets, incinerator	Internal insulation	-	Yes	Assumed Friable	Assumed Asbestos	Unknown	Unknown	Confirm presence of asbestos, thereafter, manage in accordance with the site AMP and SWNSW 2022b	PRM 2021	
No Asbestos Detected											
J-A02	Warehouse, external walls	Prefabricated pebblecrete panels	7	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	

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The Main Warehouse
Date of Production – 28th September 2023



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
J-A03	Warehouse, external prefabricated pebblecrete panels expansion join	Grey mastic	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A04	Warehouse, external footpath and prefabricated pebblecrete wall panel expansion join	Bituminous mastic	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A05	Warehouse administration portion, external exposed brick wall expansion join	Red mastic	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A08	Warehouse north central, internal maintenance worker laminator room walls	Fibre cement sheeting	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A09	Warehouse east portion, store room floor	Beige vinyl tile	8	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A10	Warehouse central east, mezzanine level office floor	Beige vinyl tile	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A11	Warehouse central east portion mezzanine level, Bessa block wall penetrations within plant room 2 compressor room	Millboard	9	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A13	Warehouse central portion, quality control laboratory floor	Orange vinyl tile	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A15	Warehouse central portion, mezzanine plantroom above quality control laboratory, Besser block wall fire proofing boxes of air extraction unit	Millboard	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A16	Warehouse central portion, mezzanine level office walls	Fibre cement sheeting	10	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A17	Warehouse central portion, ground level bathroom cubical walls and doors	Compressed fibre cement sheeting	11	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	

Hazardous Materials Register (Rev 1)
130 Wentworth Avenue, Banksmeadow NSW
The Main Warehouse
Date of Production – 28th September 2023



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
J-A18	Warehouse west portion, building framework	Vermiculite	12	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A19	Warehouse west portion, Bessa block cover and wall interface	Grey mastic	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A20	Warehouse, newer metal air handling unit	Grey mastic paint	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A21	Warehouse south west portion, distribution office floor	Beige vinyl tile	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A22	Administration portion of warehouse, internal expansion join between exposed brick wall and concrete pillar	Brown mastic	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A23	Ground level administration portion of warehouse, toilet and shower cubical doors and wall of bathroom	Compressed fibre cement sheeting	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A24	Ground level administration portion of warehouse, storeroom walls under stairwell	Fibre cement sheeting	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A25	Ground level administration portion of warehouse, first aid room floor	Beige vinyl tile	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A26	Ground level administration portion of warehouse, canteen floor	Beige vinyl sheet	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A29	Mezzanine level administration portion of warehouse, printer room floor	Brown vinyl tile	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-AD01	Mezzanine level of warehouse, central east office floor	Settled dust	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	

Hazardous Materials Register (Rev 1)
130 Wentworth Avenue, Banksmeadow NSW
The Main Warehouse
Date of Production – 28th September 2023



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
J-AD02	Mezzanine level of central east portion of warehouse, raised area adjacent the old compressor within plant room 2	Settled dust	-	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
Lead Containing Dust											
J-LD01	Mezzanine level of warehouse, central east office floor	Settled dust	-	Yes	-	24 mg/kg	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-LD02	Mezzanine level of central east portion of warehouse, raised area adjacent the old compressor within plant room 2	Settled dust	-	Yes	-	180 mg/kg	-	-	No further action required	13/09/23 JBS&G RS/SL	
Lead Based Paints											
J-L02	Warehouse, external fire door and door frame	Beige paint	13	Yes	-	0.14% w/w	Fair	10m ²	Maintain in current condition in accordance with a site LMP and AS4361.2:2017	13/09/23 JBS&G RS/SL	
LP013 (PRM 2021)	Eastern warehouse, internal, Sullair air compressor to mezzanine level plant room 2	Green paint	-	Yes	-	1.6% w/w	Good	10 m ²	Maintain in current condition in accordance with a site LMP and AS4361.2:2017		
LP015 (PRM 2021)	Eastern warehouse, internal, vertical air receiver to mezzanine level plant room 2	Light blue paint	-	Yes	-	1.1% w/w	Good	5 m ²	Maintain in current condition in accordance with a site LMP and AS4361.2:2017	PRM 2021	
LP017 (PRM 2021)	Warehouse (throughout), internal, steel roof beams	Blue paint	-	Yes	-	0.5% w/w	Good	> 500 m ²	Maintain in current condition in accordance with a site LMP and AS4361.2:2017	PRM 2021	
LP019 (PRM 2021)	Warehouse (throughout), internal, doors and door frames	Orange paint	-	Yes	-	0.3% w/w	Good	100 m ²	Maintain in current condition in accordance with a site LMP and AS4361.2:2017	PRM 2021	
LP021 (PRM 2021)	Central warehouse, internal, extractor fan ductwork within mezzanine main plant room	Blue paint	-	Yes	-	0.3% w/w	Good	40 m ²	Maintain in current condition in accordance with a site LMP and AS4361.2:2017	PRM 2021	

Hazardous Materials Register (Rev 1)
130 Wentworth Avenue, Banksmeadow NSW
The Main Warehouse
Date of Production – 28th September 2023



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
LP046 (PRM 2021)	Central warehouse, internal, storage tanks within Dangerous Good Depot No. 8	Beige paint	-	Yes	-	0.3% w/w	Good	80 m ²	Maintain in current condition in accordance with a site LMP and AS4361.2:2017	PRM 2021	
LP050 (PRM 2021)	Office areas, internal, air conditioning ductwork and machinery within level 1 air conditioning plantroom	Blue paint	-	Yes	-	0.3% w/w	Good	200 m ²	Maintain in current condition in accordance with a site LMP and AS4361.2:2017	PRM 2021	
LP059 (PRM 2021)	Sprinkler pump room, internal, pipework and metal support beams	Black paint	-	Yes	-	0.2% w/w	Good	5 m ²	Maintain in current condition in accordance with a site LMP and AS4361.2:2017	PRM 2021	
LP061 (PRM 2021)	Warehouse (general), external, emergency exit doors to all elevations of the warehouse	Beige paint	-	Yes	-	0.2% w/w	Good	50 m ²	Maintain in current condition in accordance with a site LMP and AS4361.2:2017	PRM 2021	
Non-Lead Based Paints											
J-L03	Warehouse, external fire hydrant	Red paint	14	Yes	-	0.02% w/w	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-L04	Warehouse, handrails and bollards throughout	Yellow paint	15	Yes	-	<0.01% w/w	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-L05	Warehouse mezzanine level central east portion, Sullair old compressor tank and frame	Green paint	-	Yes	-	0.07% w/w	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-L06	Warehouse administration portion, stairwell handrail	Yellow paint	-	Yes	-	<0.01% w/w	-	-	No further action required	13/09/23 JBS&G RS/SL	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, OR Handle in accordance with ANZECC 1997	13/09/23 JBS&G RS/SL	
Synthetic Mineral Fibres (SMF)											
-	Instant and standard hot water systems	Internal insulation	16	Yes	Bonded	Assumed SMF	Good	> 10 units	Leave in situ and monitor condition	13/09/23 JBS&G RS/SL	

Hazardous Materials Register (Rev 1)
130 Wentworth Avenue, Banksmeadow NSW
The Main Warehouse
Date of Production – 28th September 2023



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
-	Fixed and flexible, air conditioning ducting	Internal insulation	17	Yes	Bonded	Assumed SMF	Good	> 1000 m ²	Leave in situ and monitor condition	13/09/23 JBS&G RS/SL	
-	Floor and ceiling penetrations, packing pillows	Insulation	-	Yes	Bonded	Assumed SMF	Good	10 m ²	Leave in situ and monitor condition	13/09/23 JBS&G RS/SL	
-	Ceiling and wall cavities	Insulation batts	-	Yes	Bonded	Assumed SMF	Good	> 1000 m ²	Leave in situ and monitor condition	13/09/23 JBS&G RS/SL	
-	Roof, sarking	Insulation	18	Yes	Bonded	Assumed SMF	Good	18,000 m ²	Leave in situ and monitor condition	13/09/23 JBS&G RS/SL	
Inaccessible areas											
Operational Plant									Undertake hazardous materials inspection when safe access can be provided	13/09/23 JBS&G RS/SL	
Electrical distribution and fuse boxed									Undertake hazardous materials inspection when safe access can be provided	13/09/23 JBS&G RS/SL	
Fire door cores									Undertake hazardous materials inspection when safe access can be provided	13/09/23 JBS&G RS/SL	
External substation									Undertake hazardous materials inspection when safe access can be provided	13/09/23 JBS&G RS/SL	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
No Asbestos Containing Materials were identified at the time of inspection										13/09/23 JBS&G RS/SL	
No Asbestos Detected											
J-A01	Gate house, internal floor	Red and green speckled vinyl tile	20	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
Lead Based Paints											
J-L01	Gate house, internal and external metal frame	Maroon paint	21	Yes	-	4.9% w/w	Good	5m ²	Maintain in current condition in accordance with a site LMP and AS4361.2:2017	13/09/23 JBS&G RS/SL	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, <u>OR</u> Handle in accordance with ANZECC 1997	13/09/23 JBS&G RS/SL	
Synthetic Mineral Fibres (SMF)											
-	Roof, sarking	Insulation	-	Yes	Bonded	Assumed SMF	Good	20 m ²	Leave in situ and monitor condition	13/09/23 JBS&G RS/SL	

Hazardous Materials Register (Rev 1)
130 Wentworth Avenue, Banksmeadow NSW
The Water Storage Tank and Fire Booster Pump Shed
Date of Production – 28th September 2023



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
No Asbestos Containing Materials were identified at the time of inspection										13/09/23 JBS&G RS/SL	
No Asbestos Detected											
J-A06	Fire Booster Pump Shed, fire pump exhaust pipe	Insulation wrap	23	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
J-A07	Fire Booster Pump Shed, fire hydrant booster pump sprinkler valve	Blue gasket	24	Yes	-	No Asbestos Detected	-	-	No further action required	13/09/23 JBS&G RS/SL	
Lead Based Paints											
No Lead Based Paints were identified at the time of inspection										13/09/23 JBS&G RS/SL	
Non-Lead Based Paints											
As per J-L03	Hydrant pipework	Red paint	25	Yes	-	0.02% w/w	-	-	No further action required	13/09/23 JBS&G RS/SL	
Polychlorinated Biphenyls (PCBs)											
No PCB materials were identified at the time of inspection										13/09/23 JBS&G RS/SL	
Synthetic Mineral Fibres (SMF)											
No SMF materials were identified at the time of inspection										13/09/23 JBS&G RS/SL	

Hazardous Materials Register (Rev 1)
130 Wentworth Avenue, Banksmeadow NSW
The Hydrant Pump Room
Date of Production – 28th September 2023



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
No Asbestos Containing Materials were identified at the time if inspection										13/09/23 JBS&G RS/SL	
Lead Based Paints											
No Lead Based Paints were identified at the time of inspection										13/09/23 JBS&G RS/SL	
Polychlorinated Biphenyls (PCBs)											
No PCB materials were identified at the time if inspection										13/09/23 JBS&G RS/SL	
Synthetic Mineral Fibres (SMF)											
No SMF materials were identified at the time if inspection										13/09/23 JBS&G RS/SL	

Appendix B Photographs



Photo 1: Overview of The Main Warehouse



Photo 2: Main Warehouse – asbestos containing gaskets to redundant compressor pipework in central east portion, mezzanine level



Photo 3: Main Warehouse – asbestos containing white mastic to the wall joins within the air handling units in central portion mezzanine plant room

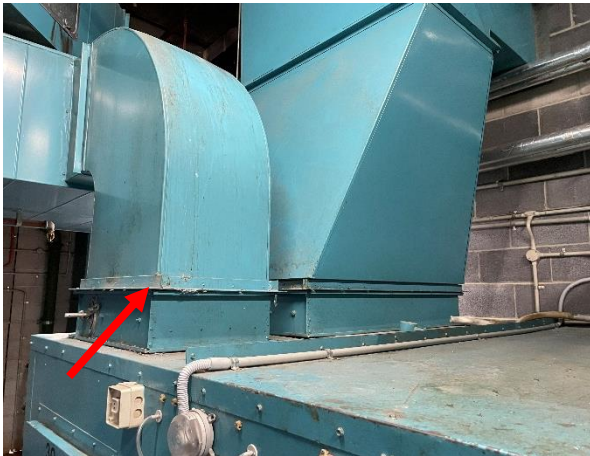


Photo 4: Main Warehouse – asbestos containing grey mastic to fire dampeners in air handling unit within administration plant room

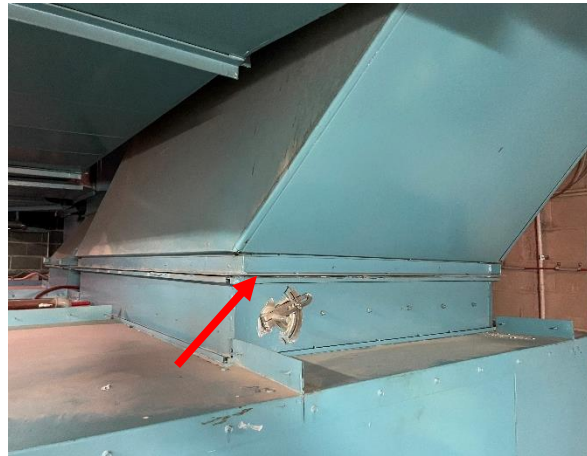


Photo 5: Main Warehouse – asbestos containing grey mastic to fire dampeners in air handling unit within administration plant room



Photo 6: Main Warehouse – assumed internal asbestos containing insulation to incinerators within female toilets

© JBS&G

Source:			
1	Original Issue -	SL	4/11/2024
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: ESR Developments (Australia) Pty Ltd

Project: Banksmeadow HBMS

Job No: 65560

File Name: R03 App B - Photo Log



Photo 7: Main Warehouse – non-asbestos containing pebblecrete to the external walls



Photo 8: Main Warehouse – non-asbestos containing beige vinyl tiles to the floor of the store room within the central east portion



Photo 9: Main Warehouse – non-asbestos containing millboard to the wall penetrations within plant room 2 in central east portion



Photo 10: Main Warehouse – non-asbestos containing fibre cement sheeting to the mezzanine office walls in central portion



Photo 11: Main Warehouse – non-asbestos containing compressed fibre cement sheeting to the toilet cubicle walls and doors within the central portion

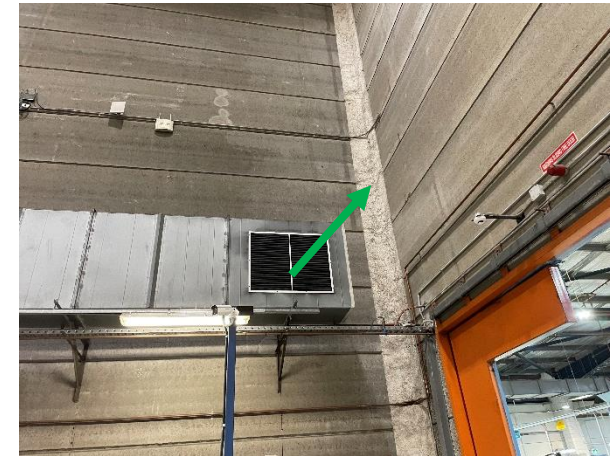


Photo 12: Main Warehouse – non-asbestos containing vermiculite to the steel framework within the west portion

© JBS&G

Source:			
1	Original Issue -	SL	4/11/2024
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: ESR Developments (Australia) Pty Ltd

Project: Banksmeadow HBMS

Job No: 65560

File Name: R03 App B - Photo Log



Photo 13: Main Warehouse – lead based beige paint to the external fire doors and frames



Photo 14: Main Warehouse – non-lead based red paint to the external fire hydrants



Photo 15: Main Warehouse – non-lead based yellow paint to the internal bollards and handrails



Photo 16: Main Warehouse – assumed internal SMF insulation to hot water systems

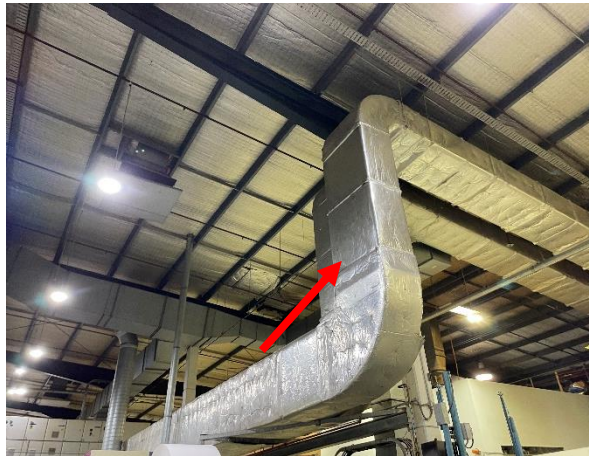


Photo 17: Main Warehouse – assumed SMF insulation to air conditioning ducting



Photo 18: Main Warehouse – assumed SMF insulation to roof sarking

© JBS&G

Source:			
1	Original Issue -	SL	4/11/2024
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: ESR Developments (Australia) Pty Ltd

Project: Banksmeadow HBMS

Job No: 65560

File Name: R03 App B - Photo Log



Photo 19: Overview of Gate House



Photo 20: Gate House – non-asbestos containing red and green speckled vinyl floor tiles



Photo 21: Gate House – lead based maroon paint to the internal and external steel framework



Photo 22: Overview of Water Storage Tank and Fire Booster Pump Shed



Photo 23: Water Storage Tank and Fire Booster Pump Shed – non-asbestos containing insulation wrap to exhaust pipe



Photo 24: Water Storage Tank and Fire Booster Pump Shed – non-asbestos containing blue gasket to pump sprinkler valve

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Source:			
1	Original Issue -	SL	4/11/2024
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: ESR Developments (Australia) Pty Ltd

Project: Banksmeadow HBMS

Job No: 65560

File Name: R03 App B - Photo Log



Photo 25: Water Storage Tank and Fire Booster Pump Shed – non-lead based red paint to hydrant pipework



Photo 26: Overview of Hydrant Pump Room

© JBS&G

Source:			
1	Original Issue -	SL	4/11/2024
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: ESR Developments (Australia) Pty Ltd

Project: Banksmeadow HBMS

Job No: 65560

File Name: R03 App B - Photo Log

Appendix C Laboratory Analysis Reports and Chain of Custody Documentation

CHAIN OF CUSTODY

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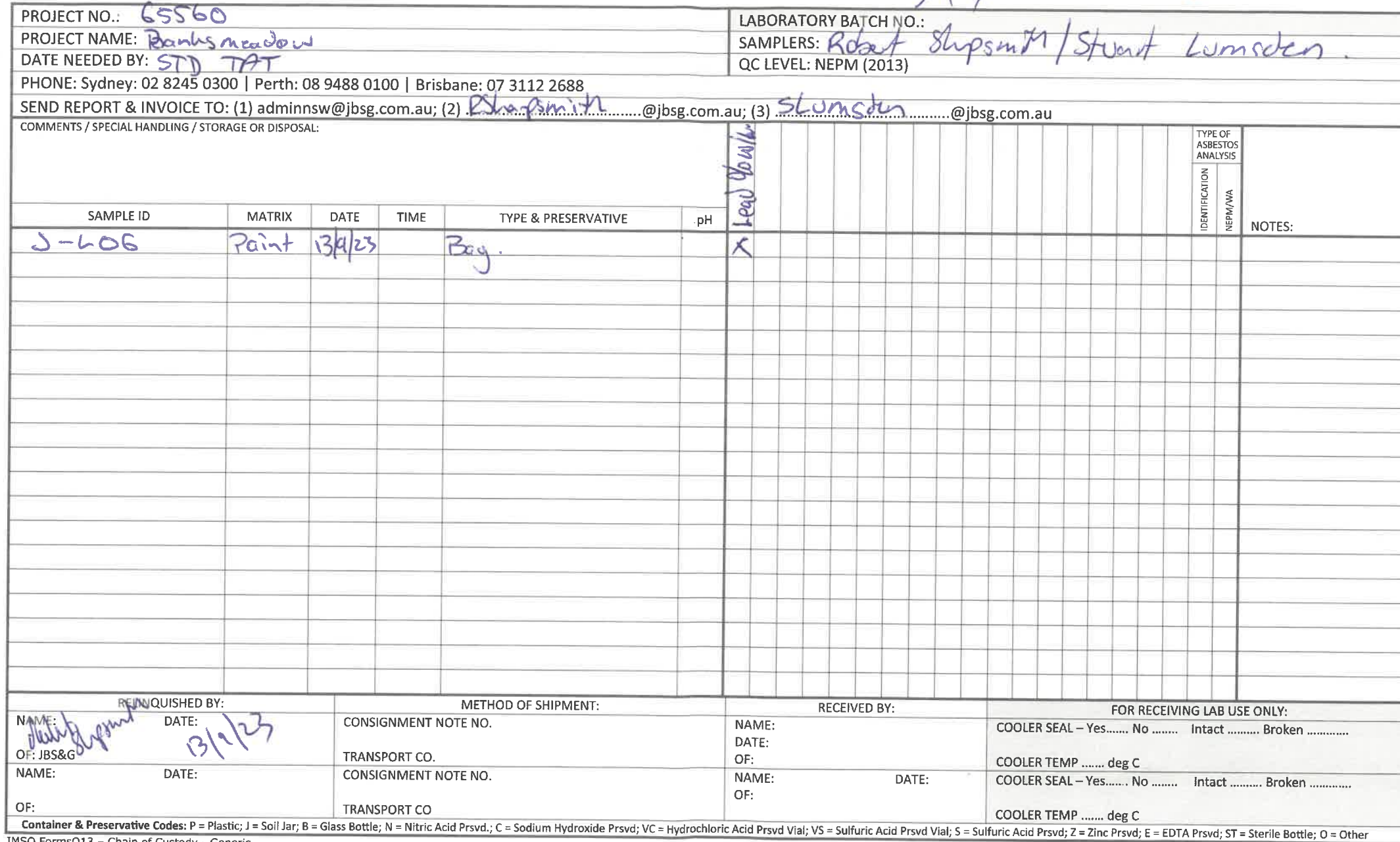
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Container & Preservative Codes: P = Plastic; J = Soil Jar; B = Glass Bottle; N = Nitric Acid Prsvd.; C = Sodium Hydroxide Prsvd; VC = Hydrochloric Acid Prsvd Vial; VS = Sulfuric Acid Prsvd Vial; S = Sulfuric Acid Prsvd; Z = Zinc Prsvd; E = EDTA Prsvd; ST = Sterile Bottle; O = Other																																																																																																																																																																																																																																																																																																																																															

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JBS & G Australia (NSW) P/L
Level 1, 50 Margaret St
Sydney
NSW 2000



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025—Testing
 NATA is a signatory to the ILAC Mutual Recognition
 Arrangement for the mutual recognition of the
 equivalence of testing, medical testing, calibration,
 inspection, proficiency testing scheme providers and
 reference materials producers reports and certificates.

Attention: Stuart Lumsden
Report 1025643-AID
Project Name **BANKSMEDOW**
Project ID **65560**
Received Date Sep 13, 2023
Date Reported Sep 20, 2023

Methodology:

Asbestos Fibre
 Identification

Conducted in accordance with the Australian Standard AS 4964 – 2004: Method for the Qualitative Identification of Asbestos in Bulk Samples and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques.

NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.

Unknown Mineral
 Fibres

Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity.

NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, AS4964 requires that these are reported as UMF unless confirmed by an independent technique.

Subsampling Soil
 Samples

The whole sample submitted is first dried and then passed through a 10mm sieve followed by a 2mm sieve. All fibrous matter greater than 10mm, greater than 2mm as well as the material passing through the 2mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 to 60g then a sub-sampling routine based on ISO 3082:2009(E) is employed.

NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be sub-sampled for trace analysis, in accordance with AS 4964-2004.

Bonded asbestos-
 containing material
 (ACM)

The material is first examined and any fibres isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination. The resultant material is then further examined in accordance with AS 4964 - 2004.

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

Limit of Reporting

The performance limitation of the AS 4964 (2004) method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w).

The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory Limit of Reporting (LOR), per se. Examination of a large sample size (e.g. 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 4964 and hence NATA Accreditation does not cover the performance of this service (non-NATA results shown with an asterisk).

NOTE: NATA News March 2014, p.7, states in relation to AS 4964: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos". This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.

Project Name BANKSMEDOW
Project ID 65560
Date Sampled Sep 13, 2023
Report 1025643-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
J-A1	23-Se0028893	Sep 13, 2023	Approximate Sample 7g / 40x25x2mm Sample consisted of: Brown/ blue/ red patterned vinyl material with adhesive on one side	No asbestos detected. No trace asbestos detected.
J-A2	23-Se0028894	Sep 13, 2023	Approximate Sample 89g / 60x50x15mm Sample consisted of: Concrete with multi coloured pebbles on surface	No asbestos detected. No trace asbestos detected.
J-A3	23-Se0028895	Sep 13, 2023	Approximate Sample 2g / 30x15x4mm Sample consisted of: Grey silicon like sealant material	No asbestos detected. No trace asbestos detected.
J-A4	23-Se0028896	Sep 13, 2023	Approximate Sample 11g / 50x25x6mm Sample consisted of: Black bituminous material	No asbestos detected. Organic fibre detected. No trace asbestos detected.
J-A5	23-Se0028897	Sep 13, 2023	Approximate Sample 1g / 15x10x3mm Sample consisted of: Red sealant like material	No asbestos detected. No trace asbestos detected.
J-A6	23-Se0028898	Sep 13, 2023	Approximate Sample <1g / 40x5x2mm Sample consisted of: White fibrous material	No asbestos detected. Synthetic mineral fibre detected. No trace asbestos detected.
J-A7	23-Se0028899	Sep 13, 2023	Approximate Sample <1g / 15x4x1mm Sample consisted of: Blue fibre board like material coated in red	No asbestos detected. Organic fibre detected. No trace asbestos detected.
J-A8	23-Se0028900	Sep 13, 2023	Approximate Sample <1g / 8x6x2mm Sample consisted of: Brown fibre cement material painted black;ue	No asbestos detected. Organic fibre detected. No trace asbestos detected.

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
J-A9	23-Se0028901	Sep 13, 2023	Approximate Sample 2g / 20x15x2mm Sample consisted of: White vinyl material	No asbestos detected. No trace asbestos detected.
J-A10	23-Se0028902	Sep 13, 2023	Approximate Sample 2g / 35x18x2mm Sample consisted of: Off-white with grey specks vinyl material and with adhesive on one side	No asbestos detected. Synthetic mineral fibre detected. No trace asbestos detected.
J-A11	23-Se0028903	Sep 13, 2023	Approximate Sample <1g / 10x5x2mm Sample consisted of: White plaster material with vermiculite material	No asbestos detected. Organic fibre detected. No trace asbestos detected.
J-A12	23-Se0028904	Sep 13, 2023	Approximate Sample 1g / 10x5x2mm Sample consisted of: Yellow fibre board like material	Chrysotile asbestos detected.
J-A13	23-Se0028905	Sep 13, 2023	Approximate Sample 3g / 30x20x2mm Sample consisted of: Brown/ blue/ red patterned vinyl material with adhesive on one side	No asbestos detected. No trace asbestos detected.
J-A14	23-Se0028906	Sep 13, 2023	Approximate Sample <1g / 50x2x1mm Sample consisted of: White sealant like material	Chrysotile asbestos detected.
J-A15	23-Se0028907	Sep 13, 2023	Approximate Sample <1g / 10x6x2mm Sample consisted of: white plaster like material	No asbestos detected. Synthetic mineral fibre detected. Organic fibre detected. No trace asbestos detected.
J-A16	23-Se0028908	Sep 13, 2023	Approximate Sample <1g / 5x3x1mm Sample consisted of: Brown fibre cement material painted white	No asbestos detected. Organic fibre detected. No trace asbestos detected.
J-A17	23-Se0028909	Sep 13, 2023	Approximate Sample <1g / 9x5x1mm Sample consisted of: Grey fibre cement material painted white	No asbestos detected. Organic fibre detected. No trace asbestos detected.
J-A18	23-Se0028910	Sep 13, 2023	Approximate Sample 7g / 30x20x15mm Sample consisted of: White plaster like material with vermiculite material	No asbestos detected. No trace asbestos detected.
J-A19	23-Se0028911	Sep 13, 2023	Approximate Sample 2g / 15x11x2mm Sample consisted of: Grey rubber like material	No asbestos detected. No trace asbestos detected.
J-A20	23-Se0028912	Sep 13, 2023	Approximate Sample <1g / 5x3x1mm Sample consisted of: Grey rubber like material	No asbestos detected. No trace asbestos detected.
J-A21	23-Se0028913	Sep 13, 2023	Approximate Sample 8g / 50x25x2mm Sample consisted of: Brown/ beige/ blue patterned vinyl material	No asbestos detected. No trace asbestos detected.

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
J-A22	23-Se0028914	Sep 13, 2023	Approximate Sample 2g / 15x10x4mm Sample consisted of: Brown rubber like material	No asbestos detected. No trace asbestos detected.
J-A23	23-Se0028915	Sep 13, 2023	Approximate Sample <1g / 5x3x1mm Sample consisted of: Grey fibre cement material painted white	No asbestos detected. Organic fibre detected. No trace asbestos detected.
J-A24	23-Se0028916	Sep 13, 2023	Approximate Sample <1g / 10x5x1mm Sample consisted of: Brown fibre cement material painted brown	No asbestos detected. Organic fibre detected. No trace asbestos detected.
J-A25	23-Se0028917	Sep 13, 2023	Approximate Sample 3g / 25x15x2mm Sample consisted of: White vinyl material with adhesive on one side	No asbestos detected. No trace asbestos detected.
J-A26	23-Se0028918	Sep 13, 2023	Approximate Sample 1g / 30x8x2mm Sample consisted of: Brown white patterned vinyl material	No asbestos detected. Synthetic mineral fibre detected. No trace asbestos detected.
J-A27	23-Se0028919	Sep 13, 2023	Approximate Sample 2g / 15x8x1mm Sample consisted of: Grey soft sealant like material	Chrysotile asbestos detected.
J-A28	23-Se0028920	Sep 13, 2023	Approximate Sample 2g / 30x10x2mm Sample consisted of: Grey soft sealant like material	Chrysotile asbestos detected.
J-A29	23-Se0028921	Sep 13, 2023	Approximate Sample 3g / 20x15x4mm Sample consisted of: Brown rubber like material	No asbestos detected. No trace asbestos detected.
J-AD01	23-Se0028922	Sep 13, 2023	Approximate Sample 4g Sample consisted of: Brown dust and organic debris	No asbestos detected at the reporting limit of 0.01% w/w. Organic fibre detected. No trace asbestos detected.
J-AD02	23-Se0028924	Sep 13, 2023	Approximate Sample 3g Sample consisted of: Brown dust and organic debris	No asbestos detected at the reporting limit of 0.01% w/w. Organic fibre detected. No trace asbestos detected.

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Sydney	Sep 20, 2023	Indefinite
Asbestos - LTM-ASB-8020	Sydney	Sep 20, 2023	Indefinite

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
6 Monterey Road Dandenong South VIC 3175 Tel: +61 3 8564 5000 NATA# 1261 Site# 1254	19/8 Lewalan Street Grovedale VIC 3216 Tel: +61 3 8564 5000 NATA# 1261 Site# 25403	179 Magowar Road Girraween NSW 2145 Tel: +61 2 9900 8400 NATA# 1261 Site# 18217	Unit 1,2 Dacre Street Mitchell ACT 2911 Tel: +61 2 6113 8091 NATA# 1261 Site# 25466	1/21 Smallwood Place Murarrie QLD 4172 Tel: +61 7 3902 4600 NATA# 1261 Site# 20794	1/2 Frost Drive Mayfield West NSW 2304 Tel: +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289

Perth
46-48 Banksia Road Welshpool WA 6106 Tel: +61 8 6253 4444 NATA# 2377 Site# 2370

Auckland	Christchurch	Tauranga
35 O'Rorke Road Penrose, Auckland 1061 Tel: +64 9 526 4551 IANZ# 1327	43 Detroit Drive Rolleston, Christchurch 7675 Tel: +64 3 343 5201 IANZ# 1290	1277 Cameron Road, Gate Pa, Tauranga 3112 Tel: +64 9 525 0568 IANZ# 1402

Company Name: JBS & G Australia (NSW) P/L
Address: Level 1, 50 Margaret St
Sydney
NSW 2000

Project Name: BANKSMEADOW
Project ID: 65560

Order No.:
Report #: 1025643
Phone: 02 8245 0300
Fax:

Received: Sep 13, 2023 2:21 PM
Due: Sep 20, 2023
Priority: 5 Day
Contact Name: Stuart Lumsden

Eurofins Analytical Services Manager : Andrew Black

Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X
External Laboratory									
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID				
1	J-A1	Sep 13, 2023		Building Materials	S23-Se0028893		X		
2	J-A2	Sep 13, 2023		Building Materials	S23-Se0028894		X		
3	J-A3	Sep 13, 2023		Building Materials	S23-Se0028895		X		
4	J-A4	Sep 13, 2023		Building Materials	S23-Se0028896		X		
5	J-A5	Sep 13, 2023		Building Materials	S23-Se0028897		X		
6	J-A6	Sep 13, 2023		Building Materials	S23-Se0028898		X		
7	J-A7	Sep 13, 2023		Building Materials	S23-Se0028899		X		
8	J-A8	Sep 13, 2023		Building Materials	S23-Se0028900		X		

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
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Contact Name: Stuart Lumsden

Eurofins Analytical Services Manager : Andrew Black

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Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X
9	J-A9	Sep 13, 2023		Building Materials	S23-Se0028901		X		
10	J-A10	Sep 13, 2023		Building Materials	S23-Se0028902		X		
11	J-A11	Sep 13, 2023		Building Materials	S23-Se0028903		X		
12	J-A12	Sep 13, 2023		Building Materials	S23-Se0028904		X		
13	J-A13	Sep 13, 2023		Building Materials	S23-Se0028905		X		
14	J-A14	Sep 13, 2023		Building Materials	S23-Se0028906		X		
15	J-A15	Sep 13, 2023		Building Materials	S23-Se0028907		X		
16	J-A16	Sep 13, 2023		Building Materials	S23-Se0028908		X		
17	J-A17	Sep 13, 2023		Building Materials	S23-Se0028909		X		
18	J-A18	Sep 13, 2023		Building	S23-Se0028910		X		

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
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Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X
18	J-A18	Sep 13, 2023		Building Materials	S23-Se0028910				
19	J-A19	Sep 13, 2023		Building Materials	S23-Se0028911		X		
20	J-A20	Sep 13, 2023		Building Materials	S23-Se0028912		X		
21	J-A21	Sep 13, 2023		Building Materials	S23-Se0028913		X		
22	J-A22	Sep 13, 2023		Building Materials	S23-Se0028914		X		
23	J-A23	Sep 13, 2023		Building Materials	S23-Se0028915		X		
24	J-A24	Sep 13, 2023		Building Materials	S23-Se0028916		X		
25	J-A25	Sep 13, 2023		Building Materials	S23-Se0028917		X		
26	J-A26	Sep 13, 2023		Building Materials	S23-Se0028918		X		
27	J-A27	Sep 13, 2023		Building	S23-Se0028919		X		

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Received: Sep 13, 2023 2:21 PM
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Priority: 5 Day
Contact Name: Stuart Lumsden

Eurofins Analytical Services Manager : Andrew Black

Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X
				Materials					
28	J-A28	Sep 13, 2023		Building Materials	S23-Se0028920		X		
29	J-A29	Sep 13, 2023		Building Materials	S23-Se0028921		X		
30	J-AD01	Sep 13, 2023		Dust	S23-Se0028922	X			
31	J-LD01	Sep 13, 2023		Dust	S23-Se0028923			X	
32	J-AD02	Sep 13, 2023		Dust	S23-Se0028924	X			
33	J-LD-02	Sep 13, 2023		Dust	S23-Se0028925			X	
34	J-L01	Sep 13, 2023		Paint	S23-Se0028926				X
35	J-L02	Sep 13, 2023		Paint	S23-Se0028927				X
36	J-L03	Sep 13, 2023		Paint	S23-Se0028928				X
37	J-L04	Sep 13, 2023		Paint	S23-Se0028929				X
38	J-L05	Sep 13, 2023		Paint	S23-Se0028930				X
39	J-L06	Sep 13, 2023		Paint	S23-Se0028931				X
Test Counts						2	29	2	6

Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report with the colour **blue** indicates data provided by customer that may have an impact on the results.
5. This report replaces any interim results previously issued.

Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001).

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported. Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (% w/w)
F/fld	Airborne fibre filter loading as Fibres (N) per Fields counted (n)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (C)
g, kg	Mass, e.g. of whole sample (M) or asbestos-containing find within the sample (m)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM (V = r x t)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (r)
min	Time (t), e.g. of air sample collection period

Calculations

Airborne Fibre Concentration: $C = \left(\frac{A}{a}\right) \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right) \times \left(\frac{1}{t}\right) = K \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right)$

Asbestos Content (as asbestos): $\% w/w = \frac{(m \times P_A)}{M}$

Weighted Average (of asbestos): $\%_{WA} = \sum \frac{(m \times P_A) \times x}{x}$

Terms

%asbestos	Estimated percentage of asbestos in a given matrix. May be derived from knowledge or experience of the material, informed by HSG264 <i>Appendix 2</i> , else assumed to be 15% in accordance with WA DOH <i>Appendix 2 (PA)</i> .
ACM	Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded (non-friable) condition. For the purposes of the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to "non-bonded / friable".
AFM	Airborne Fibre Monitoring, e.g. by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total % w/w asbestos content in asbestos-containing finds in a soil sample (% w/w).
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 4964-2004.
COC	Chain of Custody.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 4964-2004.
Dry	Sample is dried by heating prior to analysis.
DS	Dispersion Staining. Technique required for Unequivocal Identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material that was previously non-friable and in a severely degraded condition. For the purposes of the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to visibly distinguish and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess degree of friability.
HSG248	UK HSE HSG248, <i>Asbestos: The Analysts Guide</i> , 2nd Edition (2021).
HSG264	UK HSE HSG264, <i>Asbestos: The Survey Guide</i> (2012).
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (K) as derived from the effective filter area of the given AFM membrane used for collecting the sample (A) and the projected eyepiece graticule area of the specific microscope used for the analysis (a).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, <i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres</i> , 2nd Edition [NOHSC:3003(2005)].
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified in accordance with AS 4964-2004.
PCM	Phase Contrast Microscopy. As used for Fibre Counting according to the MFM.
PLM	Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 4964-2004.
Sampling	Unless otherwise stated Eurofins are not responsible for sampling equipment or the sampling process.
SMF	Synthetic Mineral Fibre Detected. SMF may also refer to Man Made Vitreous Fibres. Identified in accordance with AS 4964-2004.
SRA	Sample Receipt Advice.
Trace Analysis	Analytical procedure used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
UMF	Unidentified Mineral Fibre Detected. Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according the AS 4964-2004. May include (but not limited to) Actinolite, Anthophyllite or Tremolite asbestos.
WA DOH	Reference document for the NEPM. Government of Western Australia, <i>Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia</i> (updated 2021), including Appendix Four: <i>Laboratory analysis</i>
Weighted Average	Combined average % w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (%_{WA}).

Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	N/A
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Asbestos Counter/Identifier:

Geronimo Jr Abrot Senior Analyst-Asbestos

Authorised by:

Sayeed Abu Senior Analyst-Asbestos



Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

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JBS & G Australia (NSW) P/L
Level 1, 50 Margaret St
Sydney
NSW 2000



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025 – Testing
 NATA is a signatory to the ILAC Mutual Recognition
 Arrangement for the mutual recognition of the
 equivalence of testing, medical testing, calibration,
 inspection, proficiency testing scheme providers and
 reference materials producers reports and certificates.

Attention: **Stuart Lumsden**

Report **1025643-S**
 Project name **BANKSMEADOW**
 Project ID **65560**
 Received Date **Sep 13, 2023**

Client Sample ID			J-LD01	J-LD-02	J-L01	J-L02
Sample Matrix			Dust	Dust	Paint	Paint
Eurofins Sample No.			S23-Se0028923	S23-Se0028925	S23-Se0028926	S23-Se0028927
Date Sampled			Sep 13, 2023	Sep 13, 2023	Sep 13, 2023	Sep 13, 2023
Test/Reference	LOR	Unit				
Heavy Metals						
Lead	5	mg/kg	24	180	-	-
Lead (% w/w)	0.01	%	-	-	4.9	0.14

Client Sample ID			J-L03	J-L04	J-L05	J-L06
Sample Matrix			Paint	Paint	Paint	Paint
Eurofins Sample No.			S23-Se0028928	S23-Se0028929	S23-Se0028930	S23-Se0028931
Date Sampled			Sep 13, 2023	Sep 13, 2023	Sep 13, 2023	Sep 13, 2023
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	0.02	< 0.01	0.07	< 0.01

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Heavy Metals	Sydney	Sep 15, 2023	28 Days
- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS			
Lead (% w/w)	Sydney	Sep 13, 2023	6 Months
- Method: LTM-MET-3040 Metals in Waters Soils & Sediments by ICP-MS			

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
6 Monterey Road Dandenong South VIC 3175 Tel: +61 3 8564 5000 NATA# 1261 Site# 1254	19/8 Lewalan Street Grovedale VIC 3216 Tel: +61 3 8564 5000 NATA# 1261 Site# 25403	179 Magowar Road Girraween NSW 2145 Tel: +61 2 9900 8400 NATA# 1261 Site# 18217	Unit 1,2 Dacre Street Mitchell ACT 2911 Tel: +61 2 6113 8091 NATA# 1261 Site# 25466	1/21 Smallwood Place Murarrie QLD 4172 Tel: +61 7 3902 4600 NATA# 1261 Site# 20794	1/2 Frost Drive Mayfield West NSW 2304 Tel: +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289

Perth
46-48 Banksia Road Welshpool WA 6106 Tel: +61 8 6253 4444 NATA# 2377 Site# 2370

Auckland	Christchurch	Tauranga
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Company Name: JBS & G Australia (NSW) P/L
Address: Level 1, 50 Margaret St
Sydney
NSW 2000
Project Name: BANKSMEADOW
Project ID: 65560

Order No.:
Report #: 1025643
Phone: 02 8245 0300
Fax:

Received: Sep 13, 2023 2:21 PM
Due: Sep 20, 2023
Priority: 5 Day
Contact Name: Stuart Lumsden

Eurofins Analytical Services Manager : Andrew Black

Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X
External Laboratory									
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID				
1	J-A1	Sep 13, 2023		Building Materials	S23-Se0028893		X		
2	J-A2	Sep 13, 2023		Building Materials	S23-Se0028894		X		
3	J-A3	Sep 13, 2023		Building Materials	S23-Se0028895		X		
4	J-A4	Sep 13, 2023		Building Materials	S23-Se0028896		X		
5	J-A5	Sep 13, 2023		Building Materials	S23-Se0028897		X		
6	J-A6	Sep 13, 2023		Building Materials	S23-Se0028898		X		
7	J-A7	Sep 13, 2023		Building Materials	S23-Se0028899		X		
8	J-A8	Sep 13, 2023		Building Materials	S23-Se0028900		X		

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
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Received: Sep 13, 2023 2:21 PM
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Priority: 5 Day
Contact Name: Stuart Lumsden

Eurofins Analytical Services Manager : Andrew Black

Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X
9	J-A9	Sep 13, 2023		Building Materials	S23-Se0028901		X		
10	J-A10	Sep 13, 2023		Building Materials	S23-Se0028902		X		
11	J-A11	Sep 13, 2023		Building Materials	S23-Se0028903		X		
12	J-A12	Sep 13, 2023		Building Materials	S23-Se0028904		X		
13	J-A13	Sep 13, 2023		Building Materials	S23-Se0028905		X		
14	J-A14	Sep 13, 2023		Building Materials	S23-Se0028906		X		
15	J-A15	Sep 13, 2023		Building Materials	S23-Se0028907		X		
16	J-A16	Sep 13, 2023		Building Materials	S23-Se0028908		X		
17	J-A17	Sep 13, 2023		Building Materials	S23-Se0028909		X		
18	J-A18	Sep 13, 2023		Building	S23-Se0028910		X		

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Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X
18	J-A18	Sep 13, 2023		Building Materials	S23-Se0028910				
19	J-A19	Sep 13, 2023		Building Materials	S23-Se0028911		X		
20	J-A20	Sep 13, 2023		Building Materials	S23-Se0028912		X		
21	J-A21	Sep 13, 2023		Building Materials	S23-Se0028913		X		
22	J-A22	Sep 13, 2023		Building Materials	S23-Se0028914		X		
23	J-A23	Sep 13, 2023		Building Materials	S23-Se0028915		X		
24	J-A24	Sep 13, 2023		Building Materials	S23-Se0028916		X		
25	J-A25	Sep 13, 2023		Building Materials	S23-Se0028917		X		
26	J-A26	Sep 13, 2023		Building Materials	S23-Se0028918		X		
27	J-A27	Sep 13, 2023		Building	S23-Se0028919		X		

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Received: Sep 13, 2023 2:21 PM
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Priority: 5 Day
Contact Name: Stuart Lumsden

Eurofins Analytical Services Manager : Andrew Black

Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X
				Materials					
28	J-A28	Sep 13, 2023		Building Materials	S23-Se0028920		X		
29	J-A29	Sep 13, 2023		Building Materials	S23-Se0028921		X		
30	J-AD01	Sep 13, 2023		Dust	S23-Se0028922	X			
31	J-LD01	Sep 13, 2023		Dust	S23-Se0028923			X	
32	J-AD02	Sep 13, 2023		Dust	S23-Se0028924	X			
33	J-LD-02	Sep 13, 2023		Dust	S23-Se0028925			X	
34	J-L01	Sep 13, 2023		Paint	S23-Se0028926				X
35	J-L02	Sep 13, 2023		Paint	S23-Se0028927				X
36	J-L03	Sep 13, 2023		Paint	S23-Se0028928				X
37	J-L04	Sep 13, 2023		Paint	S23-Se0028929				X
38	J-L05	Sep 13, 2023		Paint	S23-Se0028930				X
39	J-L06	Sep 13, 2023		Paint	S23-Se0028931				X
Test Counts						2	29	2	6

Internal Quality Control Review and Glossary

General

- Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follows guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013 and are included in this QC report where applicable. Additional QC data may be available on request.
- All soil/sediment/solid results are reported on a dry basis, unless otherwise stated.
- All biota/food results are reported on a wet weight basis on the edible portion, unless otherwise stated.
- Actual LORs are matrix dependant. Quoted LORs may be raised where sample extracts are diluted due to interferences.
- Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds.
- SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
- Samples were analysed on an 'as received' basis.
- Information identified on this report with blue colour, indicates data provided by customer that may have an impact on the results.
- This report replaces any interim results previously issued.

Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether the holding time is 7 days however for all other VOCs such as BTEX or C6-10 TRH then the holding time is 14 days.

Units

mg/kg: milligrams per kilogram	mg/L: milligrams per litre	µg/L: micrograms per litre
ppm: parts per million	ppb: parts per billion	%: Percentage
org/100 mL: Organisms per 100 millilitres	NTU: Nephelometric Turbidity Units	MPN/100 mL: Most Probable Number of organisms per 100 millilitres
CFU: Colony forming unit		

Terms

APHA	American Public Health Association
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples these are performed on laboratory certified clean sands and in the case of water samples these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
TBTO	Tributyltin oxide (<i>bis</i> -tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment however free tributyltin was measured and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 5.4
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

The acceptance criteria should be used as a guide only and may be different when site specific Sampling Analysis and Quality Plan (SAQP) have been implemented

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR: No Limit

Results between 10-20 times the LOR: RPD must lie between 0-50%

Results >20 times the LOR: RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS. SVOCs recoveries 20 – 150%

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM 5.4 where no positive PFAS results have been reported have been reviewed and no data was affected.

QC Data General Comments

- Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
- Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
- pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
- Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery the term "INT" appears against that analyte.
- For Matrix Spikes and LCS results a dash "-" in the report means that the specific analyte was not added to the QC sample.
- Duplicate RPDs are calculated from raw analytical data thus it is possible to have two sets of data.

Quality Control Results

Test				Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank										
Heavy Metals										
Lead				mg/kg	< 5			5	Pass	
Method Blank										
Lead (% w/w)				%	< 0.01			0.01	Pass	
LCS - % Recovery										
Heavy Metals										
Lead				%	101			80-120	Pass	
Test	Lab Sample ID	QA Source		Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Spike - % Recovery										
Heavy Metals										
Lead					Result 1					
Lead				N23-Se0024455	NCP	%	96		75-125	Pass
Test	Lab Sample ID	QA Source		Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Duplicate										
Heavy Metals										
Lead					Result 1	Result 2	RPD			
Lead				S23-Se0033218	NCP	mg/kg	15	38	88	30% Fail Q15

Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	N/A
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Qualifier Codes/Comments

Code	Description
Q15	The RPD reported passes Eurofins Environment Testing's QC - Acceptance Criteria as defined in the Internal Quality Control Review and Glossary page of this report.

Authorised by:

Ursula Long	Analytical Services Manager
Mickael Ros	Senior Analyst-Metal
Sayeed Abu	Senior Analyst-Asbestos



Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

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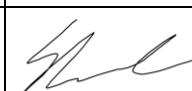
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Document Status

Rev No.	Author	Reviewer	Approved for Issue		
		Name	Name	Signature	Date
0	Robert Sharp Smith	Michael Samuel	Michael Samuel		29/9/2023
1	Robert Sharp Smith	Stuart Lumsden	Stuart Lumsden		4/11/2024

