Destructive Hazardous Materials (HAZMAT) Assessment

Campbelltown Arts Centre – 1 Art Gallery Road, Campbelltown, NSW, 2560

Prepared for: Campbelltown City Council

EP4556.001_v3 9 March 2026

9 March 2026
Ref: EP4556.001_v3
1 Art Gallery Road, Campbelltown NSW 2560

Campbelltown City Council
91 Queen Street
Campbelltown NSW 2560
Via email: mieke.buchhorn@campbelltown.nsw.gov.au

Destructive Hazardous Materials (HAZMAT) Assessment
1 Art Gallery Road, Campbelltown NSW 2560

INTRODUCTION

This Destructive Hazardous Materials (HAZMAT) Assessment prepared by EP Risk Management (EP Risk) on behalf of Campbelltown City Council (CCC) is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for the expansion of the existing Campbelltown Arts Centre (CAC) on land at 1 Art Gallery Road, Campbelltown (the site).

This SSDA seeks approval for:

- Demolition of parts of the existing buildings and structures on site.
- Expansion and redesign of the existing CAC, including the following elements:
  - Reorientation of the building towards Queen Street in the north to create a more substantial, welcoming and visible connection to the City Centre.
  - Addition of a new 350 seat theatre with back of house facilities.
  - Providing rehearsal spaces, creative and educational workshop areas, and community facilities.
  - Provision of ancillary artists' residences.
  - Provision of commercial spaces including a café/restaurant, retail, and conference facilities.
  - Provision of expanded gallery spaces for the exhibition of artists' collections and dedicated storage for loaned artworks and collections.
- Landscaping works including provision of feature planting and paving.
- Expansion and reconfiguration of at grade car parking.
- Extension and augmentation of services and infrastructure as required.

For a further detailed project description, please refer to the Environmental Impact Statement prepared by Colliers Urban Planning, the Architectural Drawings prepared by fjcstudio, and the other accompanying technical documents that form part of the State Significant Development Application.

THE SITE

The Site is located at 1 Art Gallery Road, Campbelltown and is legally identified as Lot 500 DP777387, Lot B DP157318, Lot 1 DP1038779, Lot 2 DP259807 and Lot 3 DP259807, as illustrated in the Site Aerial at **Figure 1**. It is situated within the Campbelltown local government area (LGA) immediately southwest of the Campbelltown City Centre and railway station. The existing development on site consists of the current Campbelltown Arts Centre, characterised by a double storey built form with open space and an at-grade carpark.

The site is bounded by Art Gallery Road to the west, Narellan Road to the south, Oxley Street to the east and Camden Road to the north. The northern part of the site is separated from the southern portion by Art Gallery Road as shown in **Figure 1** (below). The site comprises a total site area of approximately 18,877m^2.

Figure 1 Site Aerial

Source: Nearmap / Colliers Urban Planning

A more detailed figure of the Site and its location is provided within **Attachment 1 – Figure 2.**

RELEVANT SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEAR) TO THIS REPORT

This HAZMAT Survey has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs) for the proposed development dated 7 August 2024 for SSD-74509208. Specifically, this report has been prepared to respond to those SEARs outlined in **Table 1** below.

Table 1 – Secretary's Environmental Assessment Requirements relevant to this Report

SEAR	SEAR Description	Section this is addressed and summary of response
18. Waste Management	If buildings are proposed to be demolished or altered, provide a hazardous materials survey.	Hazardous Material Survey

OBJECTIVE

The objective of the Assessment was to identify the presence, location and condition of HAZMAT within accessible areas of the building structures on-site, using destructive sampling techniques and to prepare a Destructive HAZMAT Assessment Report inclusive of a HAZMAT Register, to identify and record the type, location and extent of HAZMAT and recommendations for their maintenance and/or safe removal, in general accordance with current legislative requirements and guidance documentation.

SCOPE OF WORK

The scope of work undertaken comprised the following:

1. Technical review of existing (if any) previous HAZMAT Surveys for the Site.
2. Site inspection on **Thursday, 5 February 2026** and **Wednesday, 11 February 2026**, which included a visual inspection, photographic record and sample collection by a SafeWork NSW Licensed Asbestos Assessor (LAA) from EP Risk, using destructive sampling techniques of suspected representative HAZMAT to the accessible areas of the Site, including:
    a. Asbestos-containing Materials (ACM);
    b. Lead-containing Paint (LCP);
    c. Lead-containing Dust (LCD);
    d. Synthetic Mineral Fibre (SMF) materials;
    e. Ozone Depleting Substances (ODS); and
    f. Polychlorinated biphenyls (PCB) containing capacitors within electrical fittings.
3. Analytical testing of fifteen (15) representative bulk material samples for asbestos identification by a National Association of Testing Authorities (NATA) accredited laboratory, Eurofins Scientific (Eurofins).
4. Analytical testing of twelve (12) representative paint chip samples for Lead content testing by a NATA accredited laboratory, Eurofins.
5. Provision of this report in general accordance with SafeWork NSW requirements.

REGULATORY FRAMEWORK

The Assessment was undertaken in accordance with the following regulatory framework:

- NSW Work Health and Safety (WHS) Act 2011.
- NSW WHS Regulation 2025.
- SafeWork NSW, Code of Practice: *How to Manage and Control Asbestos in the Workplace*, 2022.
- SafeWork NSW, Code of Practice: *How to Safely Remove Asbestos,* 2022.
- SafeWork NSW, Code of Practice: *Demolition work,* 2019.
- AS ISO/IEC 17025:2018, General requirements for the competence of testing and calibration laboratories.
- Australian Standard (AS) 5370:2024 *Sampling and qualitative identification of asbestos in bulk materials* (ISO 22262-1:2012, MOD).
- AS 2601:2025 *The Demolition of Structures*.
- Asbestos and Silica Safety and Eradication Agency, *National Guide for Asbestos Surveys,* 2025.
- Australian/New Zealand Standard AS/NZS 4361.2:2017 Guide to Hazardous Paint Management – *Part 2: Lead paint in residential, public and commercial buildings.*
- AS/NZS 4361.2 – 1998 Guide to Hazardous Paint Management – *Part 2: Lead paint in residential, public and commercial buildings.*
- Canadian WorkSafe BC (2017) *Safe Work Practices for Handling Lead*.
- US EPA *Lead in Dust Guidelines*.

- Occupational Health and Safety Administration (OSHA) Method 125G-2002 – *Metal and Metalloid Particulates in Workplace Atmospheres.*
- The National Code of Practice *for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006 (1990)].
- United Nations Environment Programme's Division of Technology, Industry and Economics (UNEP DTIE) *Inventory of Trade Names of Chemical Products Containing Ozone Depleting Substances and their Alternatives*.
- Australian Institute of Refrigeration Air Conditioning and Heating Inc (AIRAH) *Air Conditioning and Refrigeration Industry Refrigeration Selection Guide*, 2003.
- *Ozone Protection and Synthetic Gas Management Regulations*, 1995.
- *Ozone Protection Act* 1989 No 208.
- Australian and New Zealand Environment and Conservation Council (ANZECC) *Identification of PCB-containing Capacitors Information Booklet*, 1997.
- United Nations Environment Programme's Division of Technology, Industry and Economics (UNEP DTIE) *Inventory of Trade Names of Chemical Products Containing Ozone Depleting Substances and their Alternatives*.

NSW Work Health and Safety Act 2011

There are requirements under the NSW *Work Health and Safety Act*, 2011 (the Act), as follows:

- The person conducting a business or undertaking (PCBU) is responsible to ensure health, safety and welfare of employees.
- Persons in control of workplaces are required to ensure the health and safety of non-employees.
- Employers must consult with employees on health and safety matters and establish health and safety committees.

NSW Work Health and Safety Regulation 2025

Supports the Work Health and Safety Act by adopting a performance-based approach. The Regulation requires employers to adopt a risk management approach including hazard identification and risk assessment as well as the adoption of mandatory risk controls and consultation.

SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace, 2022

This Code provides information on how to identify the presence of asbestos at the workplace and how to implement measures to eliminate or minimise the risk of exposure to airborne asbestos fibres.

SafeWork NSW Code of Practice: How to Safely Remove Asbestos, 2022

This Code provides practical guidance for persons conducting a business or undertaking who have duties under the WHS Act and WHS Regulation to safely remove asbestos from all workplaces including structures, plant and equipment.

Australian Standard (AS) AS 2601:2025 Demolition of Structures

An assessment of the location, extent, accessibility, type and condition of hazardous materials is required prior to demolition or stripping, which is to include NATA accredited laboratory analysis.

REVIEW OF PREVIOUS HAZMAT REPORT

No previous HAZMAT reports relating to this site were provided for review at the time of reporting.

METHODOLOGY

The purpose of the Assessment was to identify, as far as reasonably practicable, ACM, LCP, LCD, SMF, ODS, and PCB present in building structures at the Site prior to demolition of those structures for future development / occupancy.

Risk Assessment Approach

The risk assessment process considered the following:

1. Material Type (ACM / LCP / LCD / SMF / ODS / PCB).
2. Friability (only applicable to ACM; refers to ability to be crumbled, pulverised or reduced to a powder by hand pressure under dry conditions).
3. Location (accessibility to sensitive receptors).
4. Extent (quantity of the material).
5. Condition (surface treatment, encased, intact or damaged).
6. Potential for disturbance (based on the factors listed above).

A description of the terminology used in the Risk Assessment is presented in **Table 2**.

Table 2 – Terminology of Risk Assessment

Category	Terminology	Description
Condition	**Good**	Minor or no damage.
	Average	Some areas of damage or deterioration.
	Poor	Extensive damage or deterioration.
Sealed	**Yes**	Material coated, sealed or encapsulated.
	No	Partially coated, sealed or encapsulated.
Friability	**Friable**	Material easily crumbled or reduced by hand pressure.
	Bonded	Fibres bound within a matrix and not friable.
Potential for Disturbance	**Low**	Little activity due to location, height or enclosure (e.g. monthly access).
	Moderate	Moderate activity due to location, height or enclosure (e.g. weekly access).
	High	Daily activity due to location, height or enclosure (e.g. daily access).
Risk of Exposure	**Low**	Low or negligible risk to occupants due to low material status or access.
	Moderate	Moderate risk to occupants due to deterioration of materials and moderate access.
	High	High risk due to friable or uncontained materials and high activity.

The Risk Rating Matrix used in the Risk Assessment, based on Condition against Disturbance ratings as presented in **Table 3**.

Table 3 – Risk Rating Matrix

Condition	Disturbance		
	High	Medium	Low
Poor	**Very High**	**High**	**Medium**
Fair	**High**	**Medium**	**Medium**
Good	**Medium**	**Medium**	**Low**

The above risk status ratings are utilised to provide priority ratings for the management and/or removal of HAZMAT, as provided in **Table 4**.

Table 4 – Priority Ratings

Item	Consideration
Priority 1 (P1)	• HAZMAT with a very high-risk rating. • HAZMAT in poor condition with an increased potential for exposure/transfer to other parts of the property causing a human health risk. • Immediate action is required, including access restrictions, air monitoring and removal.
Priority 2 (P2)	• HAZMAT with a high-risk rating. • These HAZMAT require short term management with a potential for disturbance causing harm. • Removal is preferred for these items, although restricted access or remedial works may be carried out to reduce the risk rating.
Priority 3 (P3)	• HAZMAT with a medium risk rating. • Removal should be considered, and encapsulation may be suitable with periodic inspections (at least every 5 years).
Priority 4 (P4)	• HAZMAT with a low-risk rating. • HAZMAT in good condition with a low or negligible potential for disturbance. Items should be inspected regularly to ensure the condition does not change (at least every 5 years).

Asbestos-containing Materials (ACM)

The asbestos assessment component was conducted in accordance with the NSW WHS Regulation 2025 and the SafeWork NSW Code of Practice: *How to Manage and Control Asbestos in the Workplace*, 2022. Building materials that were suspected of containing asbestos were sampled at the discretion of the Occupational Hygienist / Licensed Asbestos Assessor (LAA). Suspected ACM was sampled in a manner consistent with 'Appendix C - Guidelines and Strategies for Sampling' of Australian Standard (AS) 5370:2024 *Sampling and qualitative identification of asbestos in bulk materials* (ISO 22262-1:2012, MOD). Samples of suspected ACM were analysed by Eurofins, which is NATA accredited for the analysis of asbestos bulk samples. Where access was not available and asbestos was considered likely to be present, these areas were deemed to contain asbestos until further investigation and / or sampling is undertaken to determine otherwise.

Lead Containing Paint (LCP)

Representative and accessible painted surfaces suspected of containing lead were sampled using hand tools and analysed by Eurofins, a NATA accredited laboratory in accordance with Australian/New Zealand Standard AS/NZS 4361.2:2017 Guide to Hazardous Paint Management – Part 2: *Lead Paint in Residential, Public and Commercial Buildings.*

The maximum allowable concentration of lead in residential paint and paint for public-use areas is 0.1% or 1,000 parts per million (ppm) as per AS/NZS 4361.2:2017.

Particular attention was paid to areas where LCP was more likely to have been used (e.g. exterior gloss paints, window and door architraves and skirting boards).

The objective of LCP identification in this assessment is to highlight the presence of LCP within the Site, not to specifically identify every location of LCP.

Lead Containing Dust (LCD)

Dust suspected of containing lead from paint or other sources such as exhaust fumes was to be sampled in nominated areas where there was a significant amount of accumulated dust. The dust samples would have been analysed at Eurofins, a NATA accredited laboratory, in accordance with Australian/New Zealand Standard AS/NZS 4361.2:2017 Guide to Hazardous Paint Management – Part 2: *Lead Paint in Residential, Public and Commercial Buildings* and AS ISO/IEC 17025:2005, *General requirements for the competence of testing and calibration laboratories.*

Synthetic Mineral Fibres (SMF)

Identification of SMF within this Assessment was carried out in accordance with the guidelines documented in *The National Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006 (1990)]. SMF materials were determined in this assessment based upon visual identification.

Ozone Depleting Substances (ODS)

Identification of ODS as part of this Assessment comprised a visual inspection of air conditioning units and / or refrigerator / freezer units at the Site and included a review of the air conditioners' refrigerant types, generally by locating product specification tags attached to the units. The status of suspected ODS was compared to the UNEP DTIE *Inventory of Trade Names of Chemical Products Containing Ozone Depleting Substances and their Alternatives* and the AIRAH *Air Conditioning and Refrigeration Industry Refrigeration Selection Guide*, 2003. The management of ODS was noted in the assessment and compared to the *Ozone Protection and Synthetic Gas Management Regulations*, 1995.

Polychlorinated Biphenyls (PCB)

Where safely accessible, specifications of capacitors incorporated in light fittings and ceiling fans were recorded and cross-referenced with the ANZECC (1997) *Identification of PCB-containing Capacitors Information Booklet*. Due to the danger of accessing electrical components and in some cases height restrictions, some electrical fittings may not have been accessed. In these instances, comment is provided in the assessment report on the likelihood of PCB-containing materials being present. This determination is based upon the age and appearance of the electrical fittings.

SITE OBSERVATIONS

EP Risk attended the Site on **Thursday, 5 February 2026** and **Wednesday, 11 February 2026** to undertake a visual assessment for HAZMAT and to collect representative samples of suspected ACM and LCP. The following observations were made during Site Assessment:

- The Site comprised of ten (10) accessible areas.
    - Ground floor;
    - Level 1;
    - Plant rooms;
    - Lower roof level;
    - Upper roof level;
    - Stairwells and roof access points;
    - Level 1, electrical cupboard adjacent lift;
    - Northern corner, flammables cupboard;
    - Facade;
    - Japanese Garden and Gazebo; and
    - Grassed areas and car parks.
- All buildings were accessible at the time of the Assessment.
- All buildings were occupied during the Assessment.
- All areas were deemed to be in good condition.
- Specific areas inaccessible during the Assessment are provided in **Table 5**.

Table 5 – Inaccessible Areas

Location	Reason
Patio adjacent café. Ground pit.	Not accessed due to being sealed off for safety reasons.

RESULTS

Photographs of the inspection are provided in Attachment 2 **– Photolog**.

The full findings of the HAZMAT survey are presented within the HAZMAT Register as **Attachment 3 – HAZMAT Survey Summary Tables.**

A copy of the Eurofins NATA accredited laboratory report is provided as **Attachment 4 – NATA Accredited Laboratory Certificate of Analysis.**

ACM

Fifteen (15) bulk material samples were collected of suspected ACM by EP Risk for this Assessment. None of the ACM sample results returned as containing asbestos above the level of detection for the method.

For a detailed indication of where potential ACMs were identified and sampled at the site refer to **Attachment 3 – HAZMAT Register.**

LCP

Twelve (12) paint chip samples were collected of suspected LCP by EP Risk in this Assessment.

One (1) of the twelve (12) samples was reported to contain a lead concentration of >0.1 % w/w (0.12 % w/w), and therefore this paint system was considered to be lead-containing. A summary of the LCP sample results which are above the criteria of 0.1 % w/w has been provided below in **Table 6.**

Table 6 – Above Criteria Lead-Containing Paint Results Summary – EP Risk 2026

Location	Material	Sample Number	Result
Art gallery, interior, stairwell adjacent to level 1 offices – hand rails	Cream coloured paint system	**EP4556.001_LCP_011**	Lead containing paint 0.12 % w/w lead content

For a more detailed indication of LCP identified at the site refer to **Attachment 3 – HAZMAT Survey Summary Tables.**

ODS

Three (3) air conditioning units were identified on-site by EP Risk at the time of the Assessment; two were suspected to not contain ODS due to R32 refrigerant gas being used. R32 is a Hydrofluorocarbon (HFC) with an Ozone Depleting Potential (ODP) of 0 and a Global Warming Potential (GWP) of 675. One air conditioning unit was suspected to contain R410A refrigerant gas which is also a non-ODS. R410A is a HFC with an ODP of 0 and a GWP of 2,088.

- **Upper roof of main building:**
    - Exterior – Mitsubishi Brand (tagged with R32 as the refrigerant).
- **Balcony area adjacent to office space on Level 1:**
    - Exterior – Daikin Brand (tagged with R410A as the refrigerant).
- **Computer room adjacent to the Seminar Room on Level 1:**
    - Interior – Mitsubishi Brand (tagged with R32 as the refrigerant).

RECOMMENDATIONS

Based on the findings of the Assessment, it is recommended the following control measures be adopted as part of the management of HAZMAT at the Site.

ACM

- Areas which were unable to be inspected due to safety and access restrictions should be investigated further to ascertain whether asbestos is present.
- During demolition works, if any materials encountered are suspected of containing asbestos, but not referenced in this report, works must cease, and the Occupational Hygienist / SafeWork NSW LAA notified to assess whether the material contains asbestos.

LCP

- LCP systems identified at the Site must be removed by a suitably resourced and experienced HAZMAT / waste abatement contractor, for example a Class A or B LARC prior to the main demolition works.
- A notification to SafeWork NSW must be lodged by the HAZMAT / waste abatement contractor, at least five (5) days before the lead risk work is undertaken.
- Workers undertaking lead risk work must be provided with health monitoring before lead risk work starts and one month after starting.
- Removal works should be conducted in accordance with the requirements of AS/NZS 4361.2:2017 Guide to Hazardous Paint Management – *Part 2: Residential and commercial buildings.*
- For the removal of lead containing paint systems, care must be taken to avoid high-dust methods such as dry sanding, grinding, or abrasive blasting, which can release dangerous lead particles into the air.
- Lead containing paint removal methodologies can include chemical strippers (peels), heat guns and wet scraping.
- Workers involved in lead paint removal should wear appropriate Personal Protective Equipment (PPE), including respirators (P2 or N95), gloves, disposable overalls, and safety goggles. This prevents inhalation or skin contact with lead particles. It is also a requirement for workers involved with processing lead materials to undertake regular health monitoring.
- Following the completion of LCP removal works, all material used or generated in the removal works (e.g., wipes, cloths, vacuum bags, disposable PPE) must be sealed within 200 µm plastic bags and appropriately labelled as LCP waste. All LCP waste must be disposed of at an EPA-licensed hazardous waste facility in accordance with NSW hazardous waste disposal guidelines.
- An independent competent person (Occupational Hygienist) should be engaged to undertake lead dust air monitoring for the duration of removal works (if sensitive receptors are nearby) and perform a visual clearance inspection at the completion of removal works. A clearance certificate / reoccupation certificate should be issued following the visual clearance inspection confirming the removal of LCP.
- During demolition works, if any materials encountered are suspected of to be LCP, but not referenced in this report, works must cease, and an Occupational Hygienist / SafeWork NSW LAA notified to assess whether the material contains LCP.

SMF

- In accordance with The National Code of Practice for the Safe Use of Synthetic Mineral Fibres (SMF) [NOHSC:2006 (1990)], removal of bonded SMF materials should be conducted such that there is minimal physical abrasion, including from cutting. If there is a risk of physical abrasion occurring, such as in circumstances where heat or other causes have made the bonded SMF attach itself to the substrate then removal should be performed as for unbonded SMF.
- Unbonded SMF should be thoroughly wetted prior to removal. Dry removal may be necessary when there are electrical and heat considerations, in which case increased respiratory protection may be necessary when working in enclosed or poorly ventilated spaces or where the SMF insulation has undergone physical damage.

ODS

- Whilst there were no ODS identified at the Site, if any of the three (3) air conditioning units identified at the Site in the assessment require removal or maintenance it must be undertaken by an appropriately licensed contractor in accordance with the *Ozone Protection and Synthetic Greenhouse Gas Management Amendment* Regulation 2012. This is due to the refrigerants having the potential to contribute to global warming.
- Air conditioning and chiller refrigerants must be decanted and disposed of by an appropriately licensed contractor in accordance with the *Ozone Protection and Synthetic Greenhouse Gas Management Amendment* Regulation 2012.

CLOSURE

The report(s) and/or information produced by EP Risk should not be reproduced and/or presented/reviewed except in full.

Please feel free to contact the undersigned on (02) 9922 5021 should you have any queries.

Yours sincerely,

James Thompson
Senior Associate | Occupational Hygienist | MAIOH
NSW Licensed Asbestos Assessor (LAA000192)
EP Risk Management Pty Ltd
ABN 81 147 147 591

Luke Brennan
Occupational Hygienist
NSW Licensed Asbestos Assessor (LAA002220)
EP Risk Management Pty Ltd
ABN 81 147 147 591

ATTACHMENTS

Attachment 1 – Figure
Attachment 2 – Photolog
Attachment 3 – HAZMAT Register
Attachment 4 – NATA Accredited Laboratory Certificates of Analysis

QUALITY CONTROL

Version	Author	Date	Reviewer	Date	Quality Review	Date
v1	L. Brennan	20.02.2026	K. Thomas	20.02.2026	J. Thompson	20.02.2026
v2	L. Brennan	04.03.2026	P. Simpson	04.03.2026	J. Thompson	04.03.2026
v3	S. Kelly	09.03.2026	K. Thomas	09.03.2026	K. Thomas	09.03.2026

DOCUMENT CONTROL

Version	Date	Reference	Submitted to
v1	*20.02.2026*	*EP4556.001_CCC_Campbelltown Arts Centre Destructive HAZMAT_v1*	*Campbelltown City Council*
v2	*04.03.2026*	*EP4556.001_CCC_Campbelltown Arts Centre Destructive HAZMAT_v2*	*Campbelltown City Council*
v3	*09.03.2026*	*EP4556.001_CCC_Campbelltown Arts Centre Destructive HAZMAT_v3*	*Campbelltown City Council*

LIMITATIONS

This Destructive Hazardous Materials (HAZMAT) Assessment was conducted on the behalf of Campbelltown City Council for the purpose/s stated in the **Objective**.

EP Risk has prepared this document in good faith but is unable to provide certification outside of areas over which EP Risk had some control or were reasonably able to check. The report also relies upon information provided by third parties. EP Risk has undertaken all practical steps to confirm the reliability of the information provided by third parties and do not accept any liability for false or misleading information provided by these parties.

It is not possible in a Destructive Hazardous Materials (HAZMAT) Assessment to present all data, which could be of interest to all readers of this report. Readers are referred to any referenced investigation reports for further data.

Users of this document should satisfy themselves concerning its application to, and where necessary seek expert advice in respect to, their situation.

All work conducted, and reports produced by EP Risk are based on a specific scope and have been prepared for Campbelltown City Council and therefore cannot be relied upon by any other third parties unless agreed in writing by EP Risk.

The report(s) and/or information produced by EP Risk should not be reproduced and/or presented/reviewed except in full.

Given that a representative sampling program has been adopted, not all HAZMAT at the time of the investigation were sampled and assessed. It is noted that some HAZMAT may have been suspected to be a HAZMAT based on their similar appearance to previously sampled materials.

Therefore, it is possible that HAZMAT, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

- Materials concealed behind structural members and within inaccessible building voids;
- Underneath the concrete slab of all building structures at the site;
- Areas below ground;
- Areas inaccessible without the aid of scaffolding or lifting devices;
- Areas below ground;
- Inaccessible ceiling or wall cavities;
- Areas which require substantial demolition to access;
- Areas beneath floor covering where ACM were not expected to exist;
- Materials contained within plant and not accessible without dismantling the plant; and
- Areas where access is restricted due to locked doors, safety risks, or being occupied at the time of the investigation.

Assessments are restricted to those areas that are reasonably accessible at the time of our assessment with respect to the following:

- Without contravention of relevant statutory requirements or Codes of Practice.
- Without placing the consultant and/or others at undue risk.
- Excluding plant, structures and equipment that was 'in service' and operational.

General areas with access restrictions during the assessment included the following:

- The subfloor of the old fibro house due to safety concerns.
- Energised services, gas, electrical, pressurised vessel and chemical lines;
- Height restricted areas above 2.7m within building interiors;
- Within cavities that cannot be accessed by the means of a manhole or inspection hatch;
- Within voids or internal areas of plant, equipment, air-conditioning ducts etc;
- Within service shafts, ducts etc., concealed within the building structure;
- Within those areas accessible only by dismantling equipment still in use;
- Within inaccessible areas such as voids and cavities present but intimately concealed within the building structure.; and
- All areas outside the Scope of Work.

If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned within this report, further investigation may be required as part of a hazardous building materials management and abatement program prior to the commencement of such works.

Attachment 1 – Figure

EP RISK

www.eprisk.com.au

Campbelltown Art Gallery
1 Art Gallery Road, Sydney NSW, Australia

Figure 2 - Site Location

Job No: EP4556
Date: 04-03-2026
Version: 2

0 25 m 50 m

Approximate Scale Only

Coordinate System: WGS 84
Drawn By: AW Checked By: JT
Scale of regional map not shown
Source: © OpenStreetMap contributors, NSW Govt

ISO 9001 ISO 45001 ISO 14001

Attachment 2 – Photolog

Luke Brennan
EP Risk Management Pty Ltd

EP4556.001
CAMPBELLTOWN ART CENTRE DESTRUCTIVE HAZMAT

PHOTOLOG

Date: Thursday, 5 February 2026

Client: Campbelltown City Council (CCC)

PHOTO 1

Location: Southern elevation. Facade. Throughout.

Sample ID: EP4556.001_ASB_001.
Material: Fibre Cement Sheet.
Extent: 80m².
Condition: Good.
Result: Asbestos Not Detected.

PHOTO 2 (CLOSE-UP)

Location: Southern elevation. Facade.
Throughout

Sample ID: EP4556.001_ASB_001.
Material: Fibre Cement Sheet.
Extent: 80m².
Condition: Good.
Result: Asbestos Not Detected.

PHOTO 3

Location: Exterior, western wall.

Sample ID: EP4556.001_LCP_001.
Material: Beige coloured paint system.
Extent: 100m².
Condition: Good.
Result: Lead not detected above 0.1% weight/weight (w/w).

PHOTO 4 (CLOSE-UP)

Location: Exterior, western wall.

Sample ID: EP4556.001_LCP_001.
Material: Beige coloured paint system.
Extent: 100m².
Condition: Good.
Result: Lead not detected above 0.1% weight/weight (w/w).

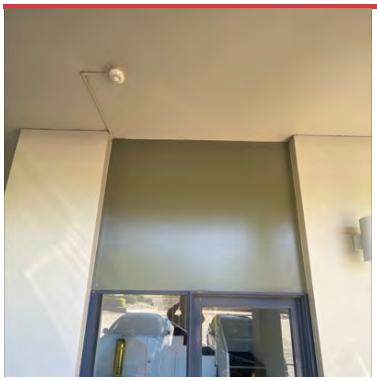

PHOTO 5

Location: Exterior, southern elevation, adjacent reception. Infill panel.

Sample ID: EP4556.001_ASB_002.
Material: Fibre Cement Sheet
Extent: 4m².
Condition: Good.
Result: Asbestos Not Detected

PHOTO 6 (CLOSE-UP)

Location: Exterior, southern elevation, adjacent reception. Infill panel.

Sample ID: EP4556.001_ASB_002.
Material: Fibre Cement Sheet
Extent: 4m².
Condition: Good.
Result: Asbestos Not Detected

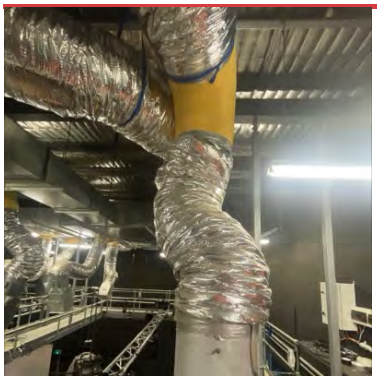

PHOTO 7

Location: Interior, Theatre, Level 1, air conditioning ductwork.

Sample ID: Not Sampled (visual assessment).
Material: Internal insulation material
Extent: 50 m.
Condition: Good.
Result: Suspected to contain Synthetic Mineral Fibre (SMF) material.

PHOTO 8

Location: Interior, Theatre, Level 1, underside of roof - sarking insulation.

Sample ID: Not Sampled (visual assessment).
Material: Insulation material
Extent: 1000 m².
Condition: Good.
Result: Suspected to contain Synthetic Mineral Fibre (SMF) material.

PHOTO 9

Location: Interior, Theatre, Level 1, upper area beneath roof - fixed ductwork.

Sample ID: Not Sampled (visual assessment).
Material: Internal insulation material
Extent: 50 m².
Condition: Good.
Result: Suspected to contain Synthetic Mineral Fibre (SMF) material.

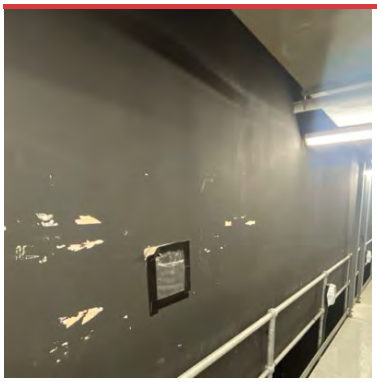

PHOTO 10

Location: Interior, Theatre, throughout - walls.

Sample ID: EP4556.001_LCP_002.
Material: Black paint system.
Extent: 200 m².
Condition: Good.
Result: Lead not detected above 0.1% weight/weight (w/w).

PHOTO 11 (CLOSE-UP)

Location: Interior, Theatre, throughout - walls.

Sample ID: EP4556.001_LCP_002.
Material: Black paint system.
Extent: 200 m².
Condition: Good.
Result: Lead not detected above 0.1% weight/weight (w/w).

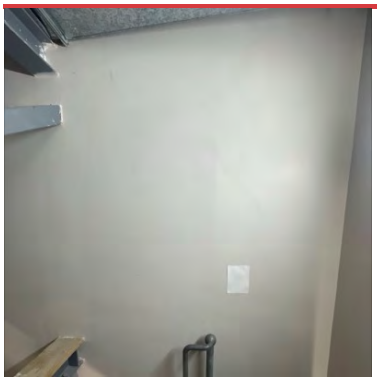

PHOTO 12

Location: Interior, Level 1, Theatre, fire escape stairwell - walls.

Sample ID: EP4556.001_LCP_003.
Material: White paint system.
Extent: 50 m².
Condition: Good.
Result: Lead not detected above 0.1% weight/weight (w/w).

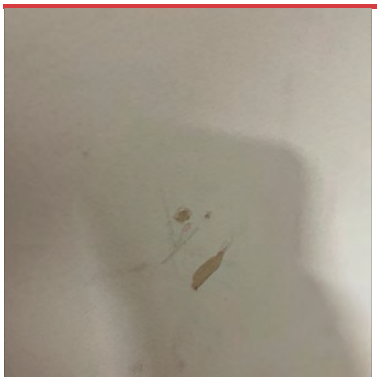

PHOTO 13 (CLOSE-UP)

Location: Interior, Level 1, Theatre, fire escape stairwell - walls.

Sample ID: EP4556.001_LCP_003.
Material: White paint system.
Extent: 50 m².
Condition: Good.
Result: Lead not detected above 0.1% weight/weight (w/w).

PHOTO 14

Location: Interior, Level 1, Theatre, fire escape door frame.

Sample ID: EP4556.001_LCP_004.
Material: Beige coloured paint system.
Extent: 5 m.
Condition: Good.
Result: Lead not detected above 0.1% weight/weight (w/w).

PHOTO 15

Location: Exterior, Roof, chiller pipework.

Sample ID: Not Sampled (visual Assessment).
Material: Internal insulation material
Extent: 100 m.
Condition: Good.
Result: Suspected to contain Synthetic Mineral Fibre (SMF) material.

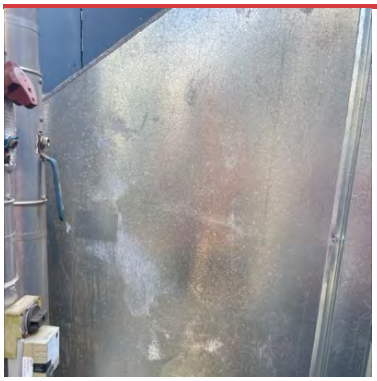

PHOTO 16

Location: Exterior, Roof, air conditioning ductwork.

Sample ID: Not Sampled (visual Assessment).
Material: Internal insulation material
Extent: 50 m.
Condition: Good.
Result: Suspected to contain Synthetic Mineral Fibre (SMF) material.

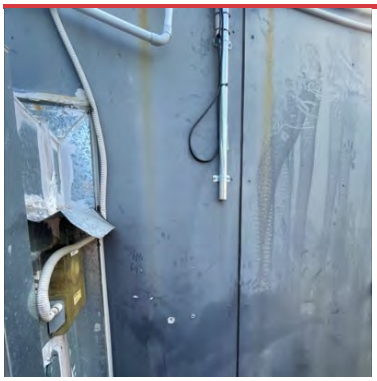

PHOTO 17

Location: Roof top area, cladding, throughout.

Sample ID: Similar in appearance to: EP4556.001_ASB_001.
Material: Fibre Cement Sheet.
Extent: 40m².
Condition: Good.
Result: Asbestos Not Detected.

PHOTO 18 (CLOSE-UP)

Location: Roof top area, Mitsubishi branded air conditioning unit.

Sample ID: Not sampled (visual assessment).
Material: Refrigerant gas.
Extent: 1 unit.
Condition: Good.
Result: R32/HFC32 refrigerant detected via tag. Not considered to be an Ozone Depleting Substance (ODS).

PHOTO 19

Location: Roof top area, Mitsubishi branded air conditioning unit.

Sample ID: Not sampled (visual assessment).
Material: Refrigerant gas.
Extent: 1 unit.
Condition: Good.
Result: R32/HFC32 refrigerant detected via tag. Not considered to be an Ozone Depleting Substance (ODS).

PHOTO 20

Location: Interior, plant room beneath roof - air conditioning ductwork.

Sample ID: Not Sampled (visual Assessment).
Material: Internal insulation material
Extent: 10 m.
Condition: Good.
Result: Suspected to contain Synthetic Mineral Fibre (SMF) material.

PHOTO 21

Location: Interior, plant room beneath roof - floor coverings.

Sample ID: EP4556.001_ASB_003.
Material: Beige sheet vinyl.
Extent: 9 m².
Condition: Good.
Result: Asbestos Not Detected.

PHOTO 22

Location: Interior, plant room beneath roof, landing outside of plant room - floor coverings.

Sample ID: EP4556.001_ASB_004.
Material: Dark grey sheet vinyl.
Extent: 9 m².
Condition: Good.
Result: Asbestos Not Detected.

PHOTO 23

Location: Interior, level 1, work shop 4 - floor coverings.

Sample ID: EP4556.001_ASB_005.
Material: Medium grey sheet vinyl.
Extent: 100 m².
Condition: Good.
Result: Asbestos Not Detected.

PHOTO 24

Location: Interior, level 1, work shop 4, beneath sink - sink pad.

Sample ID: EP4556.001_ASB_006.
Material: Bituminous material.
Extent: <1m².
Condition: Good.
Result: Asbestos Not Detected.

PHOTO 25

Location: Exterior, western elevation, footpath - construction joint.

Sample ID: EP4556.001_ASB_007.
Material: Construction joint mastic.
Extent: 12m.
Condition: Good.
Result: Asbestos Not Detected.

PHOTO 26

Location: Interior, ground level, Gardener's Shed - walls throughout.

Sample ID: EP4556.001_LCP_005.
Material: White coloured paint system.
Extent: 30m².
Condition: Good.
Result: Lead not detected above 0.1% weight/weight (w/w).

PHOTO 27

Location: Blue shed across bridge. Inspected and constructed of timber and metal.

Suspected not to contain lead-containing paint.

PHOTO 28 (CLOSE-UP)

Location: Exterior, eastern elevation. Beneath windows.

Sample ID: EP4556.001_LCP_006.
Material: White coloured paint system.
Extent: 20m².
Condition: Poor (flaking).
Result: Lead not detected above 0.1% weight/weight (w/w).

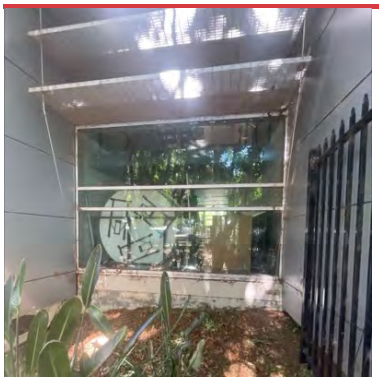

PHOTO 29

Location: Exterior, eastern elevation. Beneath windows.

Sample ID: EP4556.001_LCP_006.
Material: White coloured paint system.
Extent: 20m².
Condition: Poor (flaking).
Result: Lead not detected above 0.1% weight/weight (w/w).

PHOTO 30

Location: Exterior, eastern elevation. Garden bed - Retaining wall.

Sample ID: EP4556.001_LCP_007.
Material: Beige coloured paint system.
Extent: 10m².
Condition: Poor (flaking).
Result: Lead not detected above 0.1% weight/weight (w/w).

PHOTO 31

Location: Patio adjacent cafe. Ground pit.
No access.

PHOTO 32

Location: Exterior, eastern elevation cafe alfresco area - walls.

Sample ID: EP4556.001_LCP_008.
Material: Dark grey coloured paint system.
Extent: 60m².
Condition: Good.
Result: Lead not detected above 0.1% weight/weight (w/w).

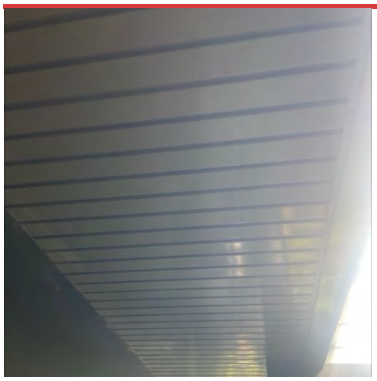

PHOTO 33

Location: Adjacent to cafe - eaves.

Suspected to be constructed of metal.

PHOTO 34

Location: Japanese Garden - buildings.

Inspected and suspected to be constructed of timber and stipple render.

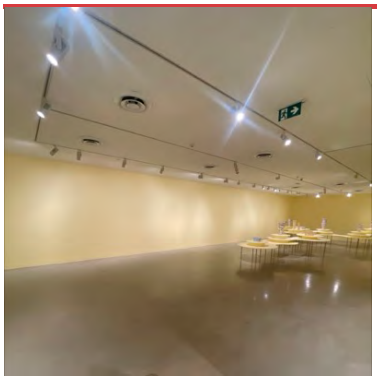

PHOTO 35

Location: Interior, gallery - walls.

Sample ID: EP4556.001_LCP_008 & 009.
Material: yellow coloured paint system.
Extent: 1000 m².
Condition: Good.
Result: Lead not detected above 0.1% weight/weight (w/w).

PHOTO 36

Location: Interior, left hand side of main entrance, adjacent to lift - floor coverings.

Sample ID: EP4556.001_ASB_009.
Material: Cream coloured sheet vinyl.
Extent: 100 m².
Condition: Good.
Result: Asbestos Not Detected.

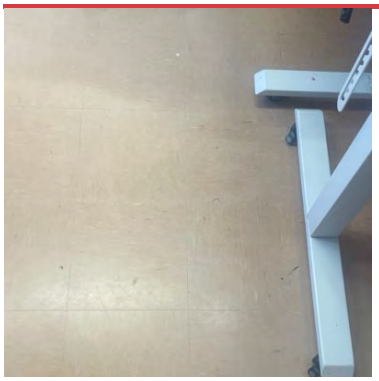

PHOTO 37

Location: Interior, ground level, Workshop 2 - floor covering.

Sample ID: EP4556.001_ASB_010.
Material: Cream coloured vinyl floor tiles.
Extent: 100 m².
Condition: Good.
Result: Asbestos Not Detected.

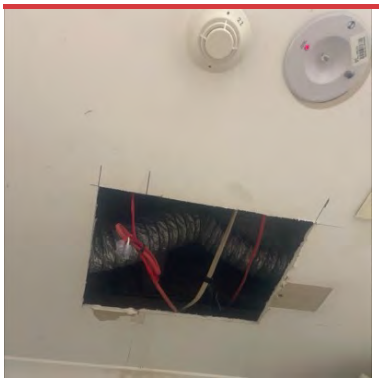

PHOTO 38

Location: Interior, ground level, chemical store adjacent to workshop/ store room - air conditioning ductwork.

Sample ID: Not Sampled (visual Assessment).
Material: Insulation material
Extent: 10 m.
Condition: Good.
Result: Suspected to contain Synthetic Mineral Fibre (SMF) material.

PHOTO 39

Location: Interior, ground level, chemical store adjacent to workshop/ store room - pipework.

Sample ID: Not Sampled (visual Assessment).
Material: Insulation material
Extent: 20 m.
Condition: Good.
Result: Suspected to contain Synthetic Mineral Fibre (SMF) material.

PHOTO 40

Location: Plant room adjacent to offices on L1 - air conditioning ductwork.

Sample ID: EP4556.001_LCP_010.
Material: Light blue coloured paint system.
Extent: 30 m.
Condition: Good.
Result: Lead not detected above 0.1% weight/weight (w/w).

PHOTO 41

Location: Interior, Level 1 (L1), plant room adjacent to L1 Offices - penetrations.

Sample ID: Not Sampled (visual Assessment).
Material: Insulation material
Extent: ~10 units
Condition: Good.
Result: Suspected to contain Synthetic Mineral Fibre (SMF) material.

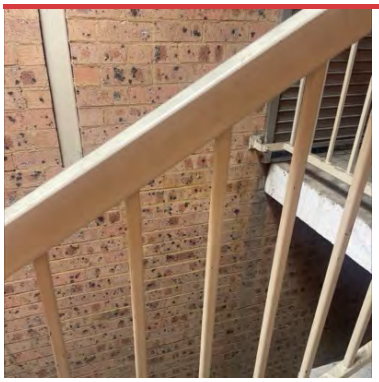

PHOTO 42

Location: Fire escape stairwell adjacent to offices on L1 - handrail.

Sample ID: EP4556.001_LCP_011.
Material: Cream coloured paint system.
Extent: 50 m.
Condition: Good.
Result: Lead detected at 0.12% weight/weight (w/w). Therefore considered to be lead-containing paint.

PHOTO 43

Location: Exterior, Level 1, Balcony adjacent to L1 offices - air conditioning unit (Daikin Branded).

Sample ID: Not sampled (visually assessed).
Material: Refrigerant gas.
Extent: 1 unit.
Condition: Good.
Result: R410a refrigerant gas. Therefore not considered to be ozone depleting.

PHOTO 44

Location: Interior, level 1, office area, beneath sink - sink pad.

Sample ID: EP4556.001_ASB_011.
Material: Bituminous material.
Extent: <1m².
Condition: Good.
Result: Asbestos Not Detected.

PHOTO 45

Location: Interior, Level 1, computer room adjacent to Seminar Room - air conditioning unit.

Sample ID: Not sampled (visually assessed).
Material: Refrigerant gas.
Extent: 1 unit.
Condition: Good.
Result: R32 refrigerant. Not considered to be an ozone depleting substance.

Luke Brennan
EP Risk Management Pty Ltd

EP4556.001
VERMICULITE CEILING SAMPLING - HAZMAT

PHOTOLOG

Date: Wednesday, 11 February 2026

Client: Campbelltown City Council

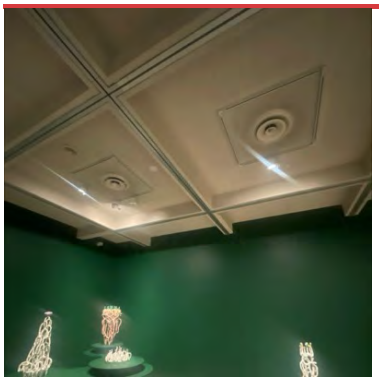

PHOTO 1B

Location: Main large gallery, ceiling - south western corner.
Sample ID: EP4556.002_SW.
Material: Vermiculite.
Extent: >100 metres squared.
Condition: Good.
Result: No asbestos detected.

PHOTO 2B

Location: Main large gallery, ceiling - south eastern corner.
Sample ID: EP4556.002_SE.
Material: Vermiculite.
Extent: >100 metres squared.
Condition: Good.
Result: No asbestos detected.

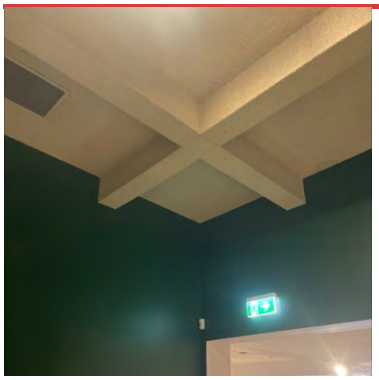

PHOTO 3B

Location: Main large gallery, ceiling - north eastern corner.
Sample ID: EP4556.002_NE.
Material: Vermiculite.
Extent: >100 metres squared.
Condition: Good.
Result: No asbestos detected.

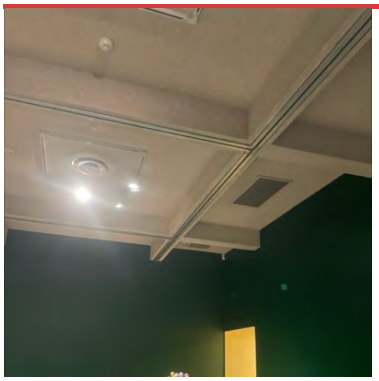

PHOTO 4B

Location: Main large gallery, ceiling - north western corner.
Sample ID: EP4556.002_NW.
Material: Vermiculite.
Extent: >100 metres squared.
Condition: Good.
Result: No asbestos detected.

9 March 2026
Ref: EP4556.001_v3
1 Art Gallery Road, Campbelltown NSW 2560

Attachment 3 – HAZMAT Register

Client: Campbelltown City Council
Address: Campbelltown Arts Centre - 1 Art Gallery Road, Campbelltown, NSW, 2560

Surveyor: James Thompson, Luke Brennan and Abigail Woods

SafeWork NSW Licensed Asbestos Assessor: James Thompson (LAA000192)

Survey Date: 5/02/2026
Resurvey Due: 5/02/2031

Destructive Hazardous Materials (HAZMAT) Register

EP4556.001_CCC_Arts Centre Destructive HAZMAT Register_v1

Material Location and Description									Material Status and Risk Assessment										Required Actions	
Line Item	Building / Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Lab Report Reference	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
Asbestos Containing Materials (ACM)																				
1	Art Gallery Exterior	Roof	Throughout	Wall cladding	Fibre cement sheet	Asbestos	Assumed same material as EP4556.001_ASB_001	1319998	Assumed not to contain asbestos.	50	m²	-	-	-	-	-	-	-	No action required.	17
2	Art Gallery Exterior	Southern elevation	Walls	Façade	Fibre cement sheet	Asbestos	EP4556.001_ASB_001	1319998	Asbestos not detected.	80	m²	-	-	-	-	-	-	-	No action required.	1 and 2
3	Art Gallery Exterior	Southern elevation	Adjacent reception	Infill panel	Fibre cement sheet	Asbestos	EP4556.001_ASB_002	1319998	Asbestos not detected.	4	m²	-	-	-	-	-	-	-	No action required.	5 and 6
4	Art Gallery Exterior	Western elevation	Ground surface - foot path	Construction joint mastic	Bituminous mastic	Asbestos	EP4556.001_ASB_007	1319998	Asbestos not detected.	10	m	-	-	-	-	-	-	-	No action required.	25
5	Art Gallery Interior Level 2	Plant room	Adjacent to roof access	Floor coverings	Cream coloured sheet vinyl	Asbestos	EP4556.001_ASB_003	1319998	Asbestos not detected.	4	m²	-	-	-	-	-	-	-	No action required.	21
6	Art Gallery Interior Level 2	Landing adjacent to plant room	Outside plant room below roof access	Floor coverings	Sheet vinyl - dark grey	Asbestos	EP4556.001_ASB_004	1319998	Asbestos not detected.	3	m²	-	-	-	-	-	-	-	No action required.	22
7	Art Gallery Interior Level 1	Workshop 4	Throughout	Floor coverings	Sheet vinyl - medium grey	Asbestos	EP4556.001_ASB_005	1319998	Asbestos not detected.	200	m²	-	-	-	-	-	-	-	No action required.	23
8	Art Gallery Interior Level 1	Workshop 4	Beneath sink	Sink pad	Bituminous material	Asbestos	EP4556.001_ASB_006	1319998	Asbestos not detected.	1	Unit(s)	-	-	-	-	-	-	-	No action required.	24
9	Art Gallery Interior Ground level	Exhibition gallery	Throughout	Walls	Textured coating	Asbestos	EP4556.001_ASB_008	1319998	Asbestos not detected.	>100	m²	-	-	-	-	-	-	-	No action required.	35
10	Art Gallery Interior Ground level	Entrance area	Adjacent to lift	Floor coverings	Sheet vinyl - cream coloured	Asbestos	EP4556.001_ASB_009	1319998	Asbestos not detected.	15	m²	-	-	-	-	-	-	-	No action required.	36
11	Art Gallery Interior Ground level	Workshop area	Workshop 2	Floor coverings	Vinyl floor tiles - cream coloured	Asbestos	EP4556.001_ASB_010	1319998	Asbestos not detected.	100	m²	-	-	-	-	-	-	-	No action required.	37
12	Art Gallery Interior Level 1	Offices	Beneath sink	Sink pad	Bituminous material	Asbestos	EP4556.001_ASB_011	1319998	Asbestos not detected.	1	Unit(s)	-	-	-	-	-	-	-	No action required.	44
13	Art Gallery Interior Ground level	Dark green large exhibition room	South eastern corner	Ceiling	Vermiculite	Asbestos	EP4556.002_SE	1322013	Asbestos not detected.	100	m²	-	-	-	-	-	-	-	No action required.	2B
14	Art Gallery Interior Ground level	Dark green large exhibition room	South western corner	Ceiling	Vermiculite	Asbestos	EP4556.002_SW	1322013	Asbestos not detected.	100	m²	-	-	-	-	-	-	-	No action required.	1B
15	Art Gallery Interior Ground level	Dark green large exhibition room	North eastern corner	Ceiling	Vermiculite	Asbestos	EP4556.002_NE	1322013	Asbestos not detected.	100	m²	-	-	-	-	-	-	-	No action required.	3B
16	Art Gallery Interior Ground level	Dark green large exhibition room	North western corner	Ceiling	Vermiculite	Asbestos	EP4556.002_NW	1322013	Asbestos not detected.	100	m²	-	-	-	-	-	-	-	No action required.	4B
Lead-Containing Paint (LCP)																				
17	Art Gallery Exterior	Western elevation	Perimeter	Rendered concrete wall	Beige coloured paint system	Lead Paint - Chip	EP4556.001_LCP_001	1319998	Not classified as lead containing-paint <0.1% w/w	100	m²	-	-	-	-	-	-	-	Not classified as lead-containing pain as per the Australian Standard AS 4361.1:2017 Guide to hazardous paint management – Part 1: Lead and other hazardous metallic pigments in industrial applications	3 and 4
18	Art Gallery Exterior	Eastern elevation	Garden bed	Concrete retaining wall	Grey coloured paint system	Lead Paint - Chip	EP4556.001_LCP_007	1319998	Not classified as lead containing-paint <0.1% w/w	>10	m	-	-	-	-	-	-	-	Not classified as lead-containing pain as per the Australian Standard AS 4361.1:2017 Guide to hazardous paint management – Part 1: Lead and other hazardous metallic pigments in industrial applications	30
19	Art Gallery Exterior	Eastern elevation	Café outside seating area	Walls	Dark grey coloured paint system	Lead Paint - Chip	EP4556.001_LCP_008	1319998	Not classified as lead containing-paint <0.1% w/w	<1	m²	-	-	-	-	-	-	-	Not classified as lead-containing pain as per the Australian Standard AS 4361.1:2017 Guide to hazardous paint management – Part 1: Lead and other hazardous metallic pigments in industrial applications	32
20	Art Gallery Exterior	Eastern elevation	Beneath windows - adjacent garden beds	Concrete slab	White coloured paint system	Lead Paint - Chip	EP4556.001_LCP_006	1319998	Not classified as lead containing-paint <0.1% w/w	100	m²	-	-	-	-	-	-	-	Not classified as lead-containing pain as per the Australian Standard AS 4361.1:2017 Guide to hazardous paint management – Part 1: Lead and other hazardous metallic pigments in industrial applications	28 and 29
21	Art Gallery Exterior	Balcony	Adjacent to column	Down pipe	Beige coloured paint system	Lead Paint - Chip	EP4556.001_LCP_012	1319998	Not classified as lead containing-paint <0.1% w/w	<1	m²	-	-	-	-	-	-	-	Not classified as lead-containing pain as per the Australian Standard AS 4361.1:2017 Guide to hazardous paint management – Part 1: Lead and other hazardous metallic pigments in industrial applications	No Photo
22	Art Gallery Interior Level 1	Theatre	Throughout	Walls	Black coloured paint system	Lead Paint - Chip	EP4556.001_LCP_002	1319998	Not classified as lead containing-paint <0.1% w/w	100	m²	-	-	-	-	-	-	-	Not classified as lead-containing pain as per the Australian Standard AS 4361.1:2017 Guide to hazardous paint management – Part 1: Lead and other hazardous metallic pigments in industrial applications	10 and 11
23	Art Gallery Interior Level 1	Theatre	Fire escape stairwell	Walls	White coloured paint system	Lead Paint - Chip	EP4556.001_LCP_003	1319998	Not classified as lead containing-paint <0.1% w/w	50	m²	-	-	-	-	-	-	-	Not classified as lead-containing pain as per the Australian Standard AS 4361.1:2017 Guide to hazardous paint management – Part 1: Lead and other hazardous metallic pigments in industrial applications	12 and 13
24	Art Gallery Interior Level 2	Theatre	Fire escape stairwell	Door frame	Beige coloured paint system	Lead Paint - Chip	EP4556.001_LCP_004	1319998	Not classified as lead containing-paint <0.1% w/w	5	m	-	-	-	-	-	-	-	Not classified as lead-containing pain as per the Australian Standard AS 4361.1:2017 Guide to hazardous paint management – Part 1: Lead and other hazardous metallic pigments in industrial applications	14

Client: Campbelltown City Council
Address: Campbelltown Arts Centre - 1 Art Gallery Road, Campbelltown, NSW, 2560

Surveyor: James Thompson, Luke Brennan and Abigail Woods

SafeWork NSW Licensed Asbestos Assessor: James Thompson (LAA000192)

Survey Date: 5/02/2026
Resurvey Due: 5/02/2031

Destructive Hazardous Materials (HAZMAT) Register

EP4556.001_CCC_Arts Centre Destructive HAZMAT Register_v1

Material Location and Description									Material Status and Risk Assessment										Required Actions	
Line Item	Building / Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Lab Report Reference	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
25	Art Gallery Interior Ground level	Gardner's Shed	Throughout	Walls	White coloured paint system	Lead Paint - Chip	EP4556.001_LCP_005	1319998	Not classified as lead containing-paint <0.1% w/w		m²	-	-	-	-	-	-	-	Not classified as lead-containing pain as per the Australian Standard AS 4361.1:2017 Guide to hazardous paint management – Part 1: Lead and other hazardous metallic pigments in industrial applications	26
26	Art Gallery Interior Ground level	Exhibition gallery	Throughout	Walls	Yellow coloured paint system	Lead Paint - Chip	EP4556.001_LCP_009	1319998	Not classified as lead containing-paint <0.1% w/w	>100	m²	-	-	-	-	-	-	-	Not classified as lead-containing pain as per the Australian Standard AS 4361.1:2017 Guide to hazardous paint management – Part 1: Lead and other hazardous metallic pigments in industrial applications	35
27	Art Gallery Interior Level 1	Plant room adjacent to offices	Throughout	Ductwork - fixed	Blue coloured paint system	Lead Paint - Chip	EP4556.001_LCP_010	1319998	Not classified as lead containing-paint <0.1% w/w	30	m	-	-	-	-	-	-	-	Not classified as lead-containing pain as per the Australian Standard AS 4361.1:2017 Guide to hazardous paint management – Part 1: Lead and other hazardous metallic pigments in industrial applications	40
28	Art Gallery Interior Level 1	Adjacent to level 1 offices	Fire escape Stairwell	Hand rails	Cream coloured paint system	Lead Paint - Chip	EP4556.001_LCP_011	1319998	Classified as lead containing-paint >0.1% w/w	5	m	-	Painted	Good	Low	Low	P4	No	Considered to be lead-containing paint as per Australian Standard AS 4361.1:2017 Guide to hazardous paint management – Part 1: Lead and other hazardous metallic pigments in industrial applications (2017) Removal works involving the disturbance of LCP surfaces should be conducted under controlled conditions by a suitably resourced and experienced HAZMAT/waste abatement contractor, for example a Class A or B LARC. An independent competent person (hygienist) should be engaged to undertake lead air monitoring during removal works (if required) and a visual clearance inspection, with validation sampling (if required) at the completion of removal works.	42
Synthetic Mineral Fibre (SMF)																				
29	Art Gallery Exterior	Roof top	Plant area	Air conditioning duct work	Insulation material - internal	SMF	Visually assessed	N/A	Suspected synthetic mineral fibre	2	m	-	Metal housing	Good	Low	Low	P4	No	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	16
30	Art Gallery Exterior	Roof top	Plant area	Pipework	Insulation material - internal	SMF	Visually assessed	N/A	Suspected synthetic mineral fibre	1000	m	-	Metal housing	Good	Low	Low	P4	No	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	15
31	Art Gallery Interior Level 1	Theatre	Ceiling level	Ductwork - Flexible	Insulation material - internal	SMF	Visually assessed	N/A	Suspected synthetic mineral fibre	50	m	-	Foil covered	Good	Low	Low	P4	No	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	7
32	Art Gallery Interior Level 1	Theatre	Beneath roof	Sarking insulation	Insulation material	SMF	Visually assessed	N/A	Suspected synthetic mineral fibre	1,000	m²	-	Foil covered	Good	Low	Low	P4	No	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	8
33	Art Gallery Interior Level 1	Theatre	Ceiling level	Ductwork - Fixed	Insulation material - internal	SMF	Visually assessed	N/A	Suspected synthetic mineral fibre	70	m	-	Metal housing	Good	Low	Low	P4	No	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	9
34	Art Gallery Interior Level 1	Adjacent to roof access	Plant room	Ductwork - Fixed	Insulation material - internal	SMF	Visually assessed	N/A	Suspected synthetic mineral fibre	2	m	-	Metal housing	Good	Low	Low	P4	No	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	20
35	Art Gallery Interior Ground level	Chemical store adjacent to workshop	Ceiling cavity above workshop/storeroom	Ductwork - Flexible	Insulation material - internal	SMF	Visually assessed	N/A	Suspected synthetic mineral fibre	>10	m	-	Foil covered	Good	Low	Low	P4	No	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	38
36	Art Gallery Interior Ground level	Chemical store adjacent to workshop	Ceiling cavity above workshop/storeroom	Pipework	Insulation material - internal	SMF	Visually assessed	N/A	Suspected synthetic mineral fibre	>1	m	-	Metal housing	Good	Low	Low	P4	No	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	39
37	Art Gallery Interior Level 1	Adjacent to offices	Plant room	Penetrations - Fire pillows	Insulation material - internal	SMF	Visually assessed	N/A	Suspected synthetic mineral fibre	5	Unit(s)	-	Fabric cover	Good	Low	Low	P4	No	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	41
Ozone-depleting substances (ODS)																				
38	Art Gallery Exterior	Roof top	Plant area	Air-conditioning unit - Mitsubishi branded	Refrigerant gas (R32/HFC32)	Ozone Depleting Substances	Visually assessed	N/A	Not ozone depleting	1	Unit(s)	-	-	-	-	-	-	-	Not considered to be an ODS. This refrigerant gas should however be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012 as it has the potential to contribute to global warming. Ozone Depleting Potential (ODP): 0.00 Global Warming Potential (GWP): 675	18 and 19
39	Art Gallery Exterior Level 1	Adjacent to offices	Balcony	Air-conditioning unit - Daikin branded	Refrigerant gas (R410A)	Ozone Depleting Substances	Visually assessed	N/A	Not ozone depleting	1	Unit(s)	-	-	-	-	-	-	-	Not considered to be an ODS. This refrigerant gas should however be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012 as it has the potential to contribute to global warming. Ozone Depleting Potential (ODP): 0.00 Global Warming Potential (GWP): 2,088	43
40	Art Gallery Exterior Level 1	Adjacent to Seminar Room	Computer room	Air-conditioning unit	Refrigerant gas (R32)	Ozone Depleting Substances	Visually assessed	N/A	Not ozone depleting	1	Unit(s)	-	-	-	-	-	-	-	Not considered to be an ODS. This refrigerant gas should however be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012 as it has the potential to contribute to global warming. Ozone Depleting Potential (ODP): 0.00 Global Warming Potential (GWP): 675	45

Attachment 4 – NATA Accredited Laboratory Certificates of Analysis

EP Risk Management (NSW)
80 Mount Street,
North Sydney
NSW 2060

Attention: **James Thompson**

Report **1319998-S**
Project name Campbelltown Art Center HAZMAT
Project ID EP4556.001
Received Date Feb 05, 2026

Client Sample ID			**EP4556.001_LCP_001**	**EP4556.001_LCP_002**	**EP4556.001_LCP_003**	**EP4556.001_LCP_004**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S26-Fe0014410**	**S26-Fe0014411**	**S26-Fe0014412**	**S26-Fe0014413**
Date Sampled			**Feb 05, 2026**	**Feb 05, 2026**	**Feb 05, 2026**	**Feb 05, 2026**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	< 0.01	< 0.01	< 0.01	< 0.01

Client Sample ID			**EP4556.001_LCP_005**	**EP4556.001_LCP_006**	**EP4556.001_LCP_007**	**EP4556.001_LCP_008**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S26-Fe0014414**	**S26-Fe0014415**	**S26-Fe0014416**	**S26-Fe0014417**
Date Sampled			**Feb 05, 2026**	**Feb 05, 2026**	**Feb 05, 2026**	**Feb 05, 2026**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	< 0.01	< 0.01	< 0.01	< 0.01

Client Sample ID			**EP4556.001_LCP_009**	**EP4556.001_LCP_010**	**EP4556.001_LCP_011**	**EP4556.001_LCP_012**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S26-Fe0014418**	**S26-Fe0014419**	**S26-Fe0014420**	**S26-Fe0014421**
Date Sampled			**Feb 05, 2026**	**Feb 05, 2026**	**Feb 05, 2026**	**Feb 05, 2026**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	< 0.01	0.02	0.12	0.09

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
Lead (% w/w)	Sydney	Feb 05, 2026	6 Months

- Method: LTM-MET-3040 Metals in Waters Soils & Sediments by ICP-MS

eurofins

web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
+61 3 8564 5000
NATA# 1261
Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
+61 3 8564 5000
NATA# 1261
Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
+61 2 9900 8400
NATA# 1261
Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
+61 2 6113 8091
NATA# 1261
Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
+61 7 3902 4600
NATA# 1261
Site# 20794 & 2780

Newcastle
1/2 Frost Drive
Mayfield West
NSW 2304
+61 2 4968 8448
NATA# 1261
Site# 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
+61 8 6253 4444
NATA# 2377
Site# 2370 & 2554

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: Campbelltown Art Center HAZMAT
Project ID: EP4556.001

Order No.: EP4556.001
Report #: 1319998
Phone: 02 99225021
Fax:

Received: Feb 5, 2026 3:48 PM
Due: Feb 12, 2026
Priority: 5 Day
Contact Name: James Thompson

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos Absence /Presence	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X
External Laboratory							
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**		
1	EP4556.001_ASB_001	Feb 05, 2026		Building Materials	S26-Fe0014399	X	
2	EP4556.001_ASB_002	Feb 05, 2026		Building Materials	S26-Fe0014400	X	
3	EP4556.001_ASB_003	Feb 05, 2026		Building Materials	S26-Fe0014401	X	
4	EP4556.001_ASB_004	Feb 05, 2026		Building Materials	S26-Fe0014402	X	
5	EP4556.001_ASB_005	Feb 05, 2026		Building Materials	S26-Fe0014403	X	
6	EP4556.001_ASB_006	Feb 05, 2026		Building Materials	S26-Fe0014404	X	
7	EP4556.001_ASB_007	Feb 05, 2026		Building Materials	S26-Fe0014405	X	
8	EP4556.001_ASB_008	Feb 05, 2026		Building Materials	S26-Fe0014406	X	
9	EP4556.001_A	Feb 05, 2026		Building	S26-Fe0014407	X	

eurofins

web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
+61 3 8564 5000
NATA# 1261
Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
+61 3 8564 5000
NATA# 1261
Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
+61 2 9900 8400
NATA# 1261
Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
+61 2 6113 8091
NATA# 1261
Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
+61 7 3902 4600
NATA# 1261
Site# 20794 & 2780

Newcastle
1/2 Frost Drive
Mayfield West
NSW 2304
+61 2 4968 8448
NATA# 1261
Site# 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
+61 8 6253 4444
NATA# 2377
Site# 2370 & 2554

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: Campbelltown Art Center HAZMAT
Project ID: EP4556.001

Order No.: EP4556.001
Report #: 1319998
Phone: 02 99225021
Fax:

Received: Feb 5, 2026 3:48 PM
Due: Feb 12, 2026
Priority: 5 Day
Contact Name: James Thompson

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos Absence /Presence	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X
	SB_009			Materials			
10	EP4556.001_ASB_010	Feb 05, 2026		Building Materials	S26-Fe0014408	X	
11	EP4556.001_ASB_011	Feb 05, 2026		Building Materials	S26-Fe0014409	X	
12	EP4556.001_LCP_001	Feb 05, 2026		Paint	S26-Fe0014410		X
13	EP4556.001_LCP_002	Feb 05, 2026		Paint	S26-Fe0014411		X
14	EP4556.001_LCP_003	Feb 05, 2026		Paint	S26-Fe0014412		X
15	EP4556.001_LCP_004	Feb 05, 2026		Paint	S26-Fe0014413		X
16	EP4556.001_LCP_005	Feb 05, 2026		Paint	S26-Fe0014414		X
17	EP4556.001_LCP_006	Feb 05, 2026		Paint	S26-Fe0014415		X
18	EP4556.001_LCP_007	Feb 05, 2026		Paint	S26-Fe0014416		X
19	EP4556.001_L	Feb 05, 2026		Paint	S26-Fe0014417		X

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
+61 3 8564 5000
NATA# 1261
Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
+61 3 8564 5000
NATA# 1261
Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
+61 2 9900 8400
NATA# 1261
Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
+61 2 6113 8091
NATA# 1261
Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
+61 7 3902 4600
NATA# 1261
Site# 20794 & 2780

Newcastle
1/2 Frost Drive
Mayfield West
NSW 2304
+61 2 4968 8448
NATA# 1261
Site# 25079

web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
+61 8 6253 4444
NATA# 2377
Site# 2370 & 2554

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: Campbelltown Art Center HAZMAT
Project ID: EP4556.001

Order No.: EP4556.001
Report #: 1319998
Phone: 02 99225021
Fax:

Received: Feb 5, 2026 3:48 PM
Due: Feb 12, 2026
Priority: 5 Day
Contact Name: James Thompson

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos Absence /Presence	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X
19	EP4556.001_LCP_008	Feb 05, 2026		Paint	S26-Fe0014417		
20	EP4556.001_LCP_009	Feb 05, 2026		Paint	S26-Fe0014418		X
21	EP4556.001_LCP_010	Feb 05, 2026		Paint	S26-Fe0014419		X
22	EP4556.001_LCP_011	Feb 05, 2026		Paint	S26-Fe0014420		X
23	EP4556.001_LCP_012	Feb 05, 2026		Paint	S26-Fe0014421		X
Test Counts						11	12

Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follow guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013. They are included in this QC report where applicable. Additional QC data may be available on request.
2. Unless otherwise stated, all soil/sediment/solid results are reported on a dry weight basis.
3. Unless otherwise stated, all biota/food results are reported on a wet weight basis on the edible portion.
4. For CEC results where the sample's origin is unknown or environmentally contaminated, the results should be used advisedly.
5. Actual LORs are matrix dependent. Quoted LORs may be raised where sample extracts are diluted due to interferences.
6. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds where annotated.
7. SVOC analysis on waters is performed on homogenised, unfiltered samples unless noted otherwise.
8. Samples were analysed on an 'as received' basis.
9. Information identified in this report with **blue** colour indicates data provided by customers that may have an impact on the results.
10. This report replaces any interim results previously issued.

Holding Times

Please refer to the '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 before sample receipt deadlines as stated on the SRA.

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

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

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

Units

mg/kg: milligrams per kilogram	**mg/L:** milligrams per litre	**ppm:** parts per million
µg/L: micrograms per litre	**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	**Colour:** Pt-Co Units (CU)	

Terms

APHA	American Public Health Association
CEC	Cation Exchange Capacity
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 moisture has been determined on a solid sample, the result is expressed on a dry weight 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 represents 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 similar compound to the analyte target is reported as percentage recovery. See below for acceptance criteria.
TBTO	Tributyltin oxide (*bis*-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 6.0
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 only be used as a guide 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%, VOC recoveries 50 – 150%

PFAS field samples containing surrogate recoveries above the QC limit designated in QSM 6.0, where no positive PFAS results have been reported or reviewed, and no data was affected.

QC Data General Comments

1. Where a result is reported as 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.
2. 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 are not data from your samples.
3. 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.
4. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery, the term "INT" appears against that analyte.
5. For Matrix Spikes and LCS results, a dash "-" in the report means that the specific analyte was not added to the QC sample.
6. 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							
Lead (% w/w)	%	< 0.01			0.01	Pass	

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

Authorised by:

Nileshni Goundar	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.

Certificate of Analysis

EP Risk Management (NSW)
80 Mount Street,
North Sydney
NSW 2060

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:	James Thompson
Report	1319998-AID
Project Name	Campbelltown Art Center HAZMAT
Project ID	EP4556.001
Received Date	Feb 05, 2026
Date Reported	Feb 10, 2026

Methodology:

Asbestos Fibre Identification	Conducted in accordance with the Australian Standard AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004 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.*
Man-made vitreous fibre (MMVF)	Fibres exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and bio-soluble fibres. NOTE: previously known as "synthetic mineral fibre" (SMF). Simple analytical procedures such as polarised light microscopy cannot detect or reliably identify asbestos in some types of commercial products containing asbestos, either because the fibres are below the resolution of optical microscopy or because the matrix material adheres too strongly to the fibres. For these types of products, electron microscopy may be necessary.
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, Australian Standard AS 5370:2024 Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004 requires that these are reported as UMF unless confirmed by an independent technique.*
Subsampling Soil Samples	The sample submitted is dried and passed through a 10 mm sieve followed by a 2 mm sieve. All fibrous matter greater than 10 mm and greater than 2 mm and the material passing through the 2 mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 g to 60 g, then a subsampling routine based on ISO 3082:2017(E) is employed. *NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be subsampled for trace analysis, in accordance with AS 5370:2024*.*
Bonded asbestos-containing material (ACM)	The material is first examined, and any fibres are 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 5370:2024*. *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 (LOR)	The performance limitation of the AS 5370:2024* 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, per se. Examination of 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 5370:2024*, and hence, NATA Accreditation does not cover the performance of this service (non-NATA results are shown with an asterisk). *NOTE: NATA News March 2014, p.7, states in relation to AS 4964-2004: "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 Campbelltown Art Center HAZMAT
Project ID EP4556.001
Date Sampled Feb 05, 2026
Report 1319998-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
EP4556.001_ASB_001	26-Fe0014399	Feb 05, 2026	Approximate Sample <1g / 30x5x2mm Sample consisted of: (a) Off-white fibre plaster cement material (b) Dark blue paint	No asbestos detected (a,b). Organic fibre detected (a). No trace asbestos detected.
EP4556.001_ASB_002	26-Fe0014400	Feb 05, 2026	Approximate Sample <1g / 15x10x1mm Sample consisted of: (a) Greenish yellow surface coating like material (b) Dark green paint (c) Off-white fibre plaster cement material	No asbestos detected (a,b,c). Organic fibre detected (c). No trace asbestos detected.
EP4556.001_ASB_003	26-Fe0014401	Feb 05, 2026	Approximate Sample 6g / 65x50x2mm Sample consisted of: (a) Off-white vinyl like material (b) Brownish fibrous backing	No asbestos detected (a,b). Organic fibre detected (b). No trace asbestos detected.
EP4556.001_ASB_004	26-Fe0014402	Feb 05, 2026	Approximate Sample 4g / 50x20x3mm Sample consisted of: (a) Dark grey vinyl like material (b) Brown fibrous backing	No asbestos detected (a,b). Organic fibre detected (b). No trace asbestos detected.
EP4556.001_ASB_005	26-Fe0014403	Feb 05, 2026	Approximate Sample 6g / 30x20x3mm Sample consisted of: (a) Dark grey vinyl like material (b) Yellowish green glue	No asbestos detected (a,b). No trace asbestos detected.
EP4556.001_ASB_006	26-Fe0014404	Feb 05, 2026	Approximate Sample 1g / 25x10x2mm Sample consisted of: Black rubberized material with polythene cover	No asbestos detected. No trace asbestos detected.
EP4556.001_ASB_007	26-Fe0014405	Feb 05, 2026	Approximate Sample <1g / 30x20x2mm Sample consisted of: Black bituminous material	No asbestos detected. No trace asbestos detected.
EP4556.001_ASB_008	26-Fe0014406	Feb 05, 2026	Approximate Sample 2g / 40x20x2mm Sample consisted of: (a) Pale yellow paint (b) Grey-white surface coating like material	No asbestos detected (a,b). No trace asbestos detected.

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
EP4556.001_ASB_009	26-Fe0014407	Feb 05, 2026	Approximate Sample 3g / 40x20x2mm Sample consisted of: (a) White linolium like fibrous material (b) White soft fibrous backing	No asbestos detected (a,b). Organic fibre detected (b). Synthetic mineral fibres / Man made vitreous fibres detected (a). No trace asbestos detected.
EP4556.001_ASB_010	26-Fe0014408	Feb 05, 2026	Approximate Sample 4g / 35x15x2mm Sample consisted of: (a) Beige coloured vinly material (b) Brownish glue	No asbestos detected (a,b). No trace asbestos detected.
EP4556.001_ASB_011	26-Fe0014409	Feb 05, 2026	Approximate Sample 2g / 30x20x1mm Sample consisted of: (a) Black fibro rubberized like material (b) Greenish-yellow glue	No asbestos detected (a,b). Organic fibre detected (a). 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	Feb 05, 2026	Indefinite

eurofins

web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
+61 3 8564 5000
NATA# 1261
Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
+61 3 8564 5000
NATA# 1261
Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
+61 2 9900 8400
NATA# 1261
Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
+61 2 6113 8091
NATA# 1261
Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
+61 7 3902 4600
NATA# 1261
Site# 20794 & 2780

Newcastle
1/2 Frost Drive
Mayfield West
NSW 2304
+61 2 4968 8448
NATA# 1261
Site# 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
+61 8 6253 4444
NATA# 2377
Site# 2370 & 2554

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: Campbelltown Art Center HAZMAT
Project ID: EP4556.001

Order No.: EP4556.001
Report #: 1319998
Phone: 02 99225021
Fax:

Received: Feb 5, 2026 3:48 PM
Due: Feb 11, 2026
Priority: 5 Day
Contact Name: James Thompson

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos Absence /Presence	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X
External Laboratory							
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**		
1	EP4556.001_ASB_001	Feb 05, 2026		Building Materials	S26-Fe0014399	X	
2	EP4556.001_ASB_002	Feb 05, 2026		Building Materials	S26-Fe0014400	X	
3	EP4556.001_ASB_003	Feb 05, 2026		Building Materials	S26-Fe0014401	X	
4	EP4556.001_ASB_004	Feb 05, 2026		Building Materials	S26-Fe0014402	X	
5	EP4556.001_ASB_005	Feb 05, 2026		Building Materials	S26-Fe0014403	X	
6	EP4556.001_ASB_006	Feb 05, 2026		Building Materials	S26-Fe0014404	X	
7	EP4556.001_ASB_007	Feb 05, 2026		Building Materials	S26-Fe0014405	X	
8	EP4556.001_ASB_008	Feb 05, 2026		Building Materials	S26-Fe0014406	X	
9	EP4556.001_A	Feb 05, 2026		Building	S26-Fe0014407	X	

eurofins

web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
+61 3 8564 5000
NATA# 1261
Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
+61 3 8564 5000
NATA# 1261
Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
+61 2 9900 8400
NATA# 1261
Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
+61 2 6113 8091
NATA# 1261
Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
+61 7 3902 4600
NATA# 1261
Site# 20794 & 2780

Newcastle
1/2 Frost Drive
Mayfield West
NSW 2304
+61 2 4968 8448
NATA# 1261
Site# 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
+61 8 6253 4444
NATA# 2377
Site# 2370 & 2554

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: Campbelltown Art Center HAZMAT
Project ID: EP4556.001

Order No.: EP4556.001
Report #: 1319998
Phone: 02 99225021
Fax:

Received: Feb 5, 2026 3:48 PM
Due: Feb 11, 2026
Priority: 5 Day
Contact Name: James Thompson

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos Absence /Presence	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X
	SB_009			Materials			
10	EP4556.001_ASB_010	Feb 05, 2026		Building Materials	S26-Fe0014408	X	
11	EP4556.001_ASB_011	Feb 05, 2026		Building Materials	S26-Fe0014409	X	
12	EP4556.001_LCP_001	Feb 05, 2026		Paint	S26-Fe0014410		X
13	EP4556.001_LCP_002	Feb 05, 2026		Paint	S26-Fe0014411		X
14	EP4556.001_LCP_003	Feb 05, 2026		Paint	S26-Fe0014412		X
15	EP4556.001_LCP_004	Feb 05, 2026		Paint	S26-Fe0014413		X
16	EP4556.001_LCP_005	Feb 05, 2026		Paint	S26-Fe0014414		X
17	EP4556.001_LCP_006	Feb 05, 2026		Paint	S26-Fe0014415		X
18	EP4556.001_LCP_007	Feb 05, 2026		Paint	S26-Fe0014416		X
19	EP4556.001_L	Feb 05, 2026		Paint	S26-Fe0014417		X

eurofins

web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South
VIC 3175
+61 3 8564 5000
NATA# 1261
Site# 1254

Geelong
19/8 Lewalan Street
Grovedale
VIC 3216
+61 3 8564 5000
NATA# 1261
Site# 25403

Sydney
179 Magowar Road
Girraween
NSW 2145
+61 2 9900 8400
NATA# 1261
Site# 18217

Canberra
Unit 1,2 Dacre Street
Mitchell
ACT 2911
+61 2 6113 8091
NATA# 1261
Site# 25466

Brisbane
1/21 Smallwood Place
Murarrie
QLD 4172
+61 7 3902 4600
NATA# 1261
Site# 20794 & 2780

Newcastle
1/2 Frost Drive
Mayfield West
NSW 2304
+61 2 4968 8448
NATA# 1261
Site# 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
+61 8 6253 4444
NATA# 2377
Site# 2370 & 2554

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: Campbelltown Art Center HAZMAT
Project ID: EP4556.001

Order No.: EP4556.001
Report #: 1319998
Phone: 02 99225021
Fax:

Received: Feb 5, 2026 3:48 PM
Due: Feb 11, 2026
Priority: 5 Day
Contact Name: James Thompson

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos Absence /Presence	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X	X
19	EP4556.001_LCP_008	Feb 05, 2026		Paint	S26-Fe0014417		
20	EP4556.001_LCP_009	Feb 05, 2026		Paint	S26-Fe0014418		X
21	EP4556.001_LCP_010	Feb 05, 2026		Paint	S26-Fe0014419		X
22	EP4556.001_LCP_011	Feb 05, 2026		Paint	S26-Fe0014420		X
23	EP4556.001_LCP_012	Feb 05, 2026		Paint	S26-Fe0014421		X
Test Counts						11	12

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 in blue indicates data provided by the customer that may impact 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).

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

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

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

Terms

%Asbestos	Estimated percentage of asbestos in a given matrix may be derived from knowledge or experience of the material, informed by HSG264 *Appendix 2*, else assumed to be 15% in accordance with WA DOH *Appendix 2* (**P_A**). This estimate is not NATA-accredited.
ACM	Asbestos Containing Materials. Asbestos in a non-asbestos matrix is typically presented in bonded (non-friable) condition. For 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 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly 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 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly 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 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
Dry	Sample is dried by heating before analysis.
DS	Dispersion Staining. The 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 previously non-friable and severely degraded. For the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to distinguish visibly 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 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly 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 NEPM, this includes both AF and FA. It is outside of the laboratory’s remit to assess the degree of friability.
HSG248	UK HSE HSG248, *Asbestos: The Analysts Guide*, 2nd Edition (2021), ISBN: 9780616667079.
HSG264	UK HSE HSG264, *Asbestos: The Survey Guide* (2012), ISBN: 9780717665020
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, *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres*, 2nd Edition [NOHSC:3003(2005)].
MMVF	Man-Made Vitreous Fibre - exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and “bio-soluble fibres. NOTE: previously known as “synthetic mineral fibre” (SMF).
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 per AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
PCM	Phase Contrast Microscopy. This is used for fibre counting, according to the MFM.
PLM	Polarised Light Microscopy. It is used for fibre identification and residual analysis according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
Sampling	Unless otherwise stated, Eurofins are not responsible for sampling equipment or the sampling process.
SRA	Sample Receipt Advice.
Residual Analysis	An analytical procedure is used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly Trace Analysis in AS 4964-2004.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
Inconclusive	Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004. It may include (but is not limited to) actinolite, anthophyllite, or tremolite asbestos. SEM/TEM is required for definitive identification.
WA DOH	Reference document for the NEPM. Government of Western Australia, *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia* (updated 2021), including Appendix Four: *Laboratory analysis*
Weighted Average	Combined average %w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (**$\%_{WA}$**).

Comments

26-Fe0014399, 26-Fe0014400, 26-Fe0014402, 26-Fe0014404-4409: According to AS 5370:2024 Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD) the minimum sample size for bulk material, including soils should be between 5 g and 100 g. The amount submitted does not meet this specification and may not be a representative sample.

Samples 26-Fe0014401-4403 and 26-Fe0014408 analysed as received; however, the supplied sample is smaller than the recommended size of approximately 50 cm square for vinyl tile samples. It may be difficult to detect the presence of asbestos in some ACMs, including vinyl/asbestos floor tiles, 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 material. Due to these reasons, the result for an insufficient vinyl tile sample may be inconclusive, and further sampling or confirmation by another analytical technique may be required.

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:

Liyanage Teshan Piyumal Perera	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.

Certificate of Analysis

EP Risk Management (NSW)
80 Mount Street,
North Sydney
NSW 2060

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:	Luke Brennan
Report	1322013-AID
Project Name	CCC ART GALLERY
Project ID	EP4556
Received Date	Feb 11, 2026
Date Reported	Feb 18, 2026

Methodology:

Asbestos Fibre Identification	Conducted in accordance with the Australian Standard AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004 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.*
Man-made vitreous fibre (MMVF)	Fibres exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and bio-soluble fibres. NOTE: previously known as "synthetic mineral fibre" (SMF). Simple analytical procedures such as polarised light microscopy cannot detect or reliably identify asbestos in some types of commercial products containing asbestos, either because the fibres are below the resolution of optical microscopy or because the matrix material adheres too strongly to the fibres. For these types of products, electron microscopy may be necessary.
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, Australian Standard AS 5370:2024 Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004 requires that these are reported as UMF unless confirmed by an independent technique.*
Subsampling Soil Samples	The sample submitted is dried and passed through a 10 mm sieve followed by a 2 mm sieve. All fibrous matter greater than 10 mm and greater than 2 mm and the material passing through the 2 mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 g to 60 g, then a subsampling routine based on ISO 3082:2017(E) is employed. *NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be subsampled for trace analysis, in accordance with AS 5370:2024*.*
Bonded asbestos-containing material (ACM)	The material is first examined, and any fibres are 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 5370:2024*. *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 (LOR)	The performance limitation of the AS 5370:2024* 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, per se. Examination of 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 5370:2024*, and hence, NATA Accreditation does not cover the performance of this service (non-NATA results are shown with an asterisk). *NOTE: NATA News March 2014, p.7, states in relation to AS 4964-2004: "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 CCC ART GALLERY
Project ID EP4556
Date Sampled Feb 11, 2026
Report 1322013-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
EP4556.002_NE	26-Fe0030252	Feb 11, 2026	Approximate Sample 4g / 39x37x4mm Sample consisted of: Cream gypsum like material in powder form with vermiculite material	No asbestos detected. No trace asbestos detected.
EP4556.002_NW	26-Fe0030253	Feb 11, 2026	Approximate Sample 4g / 97x32x5mm Sample consisted of: Cream gypsum like material in powder form with vermiculite material	No asbestos detected. No trace asbestos detected.
EP4556.002_SW	26-Fe0030254	Feb 11, 2026	Approximate Sample 3g / 36x31x5mm Sample consisted of: Cream gypsum like material in powder form with vermiculite material	No asbestos detected. No trace asbestos detected.
EP4556.002_SE	26-Fe0030255	Feb 11, 2026	Approximate Sample 6g / 46x36x6mm Sample consisted of: Cream gypsum like material in powder form with vermiculite material	No asbestos 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	Feb 18, 2026	Indefinite

eurofins

web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne	Geelong	Sydney	Newcastle	Canberra	Brisbane	Hobart
6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079	Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	1/21 Smallwood Place Murarrie QLD 4172 +61 7 3902 4600 NATA# 1261 Site# 20794 & 2780	282A Argyle Street North Hobart TAS 7000 +61 3 8564 5000 NATA# 1261 Site# 1254

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370 & 2554

Company Name: EP Risk Management (NSW)
Address: 80 Mount Street,
North Sydney
NSW 2060

Project Name: CCC ART GALLERY
Project ID: EP4556

Order No.:
Report #: 1322013
Phone: 02 99225021
Fax:

Received: Feb 11, 2026 12:00 PM
Due: Feb 18, 2026
Priority: 5 Day
Contact Name: Luke Brennan

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos Absence /Presence
Sydney Laboratory - NATA # 1261 Site # 18217						X
External Laboratory						
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**	
1	EP4556.002_NE	Feb 11, 2026		Building Materials	S26-Fe0030252	X
2	EP4556.002_NW	Feb 11, 2026		Building Materials	S26-Fe0030253	X
3	EP4556.002_SW	Feb 11, 2026		Building Materials	S26-Fe0030254	X
4	EP4556.002_SE	Feb 11, 2026		Building Materials	S26-Fe0030255	X
Test Counts						4

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 in blue indicates data provided by the customer that may impact 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).

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

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

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

Terms

%Asbestos	Estimated percentage of asbestos in a given matrix may be derived from knowledge or experience of the material, informed by HSG264 *Appendix 2*, else assumed to be 15% in accordance with WA DOH *Appendix 2* (**P_A**). This estimate is not NATA-accredited.
ACM	Asbestos Containing Materials. Asbestos in a non-asbestos matrix is typically presented in bonded (non-friable) condition. For 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 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly 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 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly 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 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
Dry	Sample is dried by heating before analysis.
DS	Dispersion Staining. The 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 previously non-friable and severely degraded. For the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to distinguish visibly 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 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly 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 NEPM, this includes both AF and FA. It is outside of the laboratory’s remit to assess the degree of friability.
HSG248	UK HSE HSG248, *Asbestos: The Analysts Guide*, 2nd Edition (2021), ISBN: 9780616667079.
HSG264	UK HSE HSG264, *Asbestos: The Survey Guide* (2012), ISBN: 9780717665020
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, *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres*, 2nd Edition [NOHSC:3003(2005)].
MMVF	Man-Made Vitreous Fibre - exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and “bio-soluble fibres. NOTE: previously known as “synthetic mineral fibre” (SMF).
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 per AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
PCM	Phase Contrast Microscopy. This is used for fibre counting, according to the MFM.
PLM	Polarised Light Microscopy. It is used for fibre identification and residual analysis according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
Sampling	Unless otherwise stated, Eurofins are not responsible for sampling equipment or the sampling process.
SRA	Sample Receipt Advice.
Residual Analysis	An analytical procedure is used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly Trace Analysis in AS 4964-2004.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
Inconclusive	Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004. It may include (but is not limited to) actinolite, anthophyllite, or tremolite asbestos. SEM/TEM is required for definitive identification.
WA DOH	Reference document for the NEPM. Government of Western Australia, *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia* (updated 2021), including Appendix Four: *Laboratory analysis*
Weighted Average	Combined average %w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (**$\%_{WA}$**).

Comments

According to AS 5370:2024 Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD) the minimum sample size for bulk material, including soils should be between 5 g and 100 g. The amount of 26-Fe0030252, 26-Fe0030253 and 26-Fe0030254 submitted does not meet this specification and may not be a representative sample.

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.