
**Report on Hazardous Building Materials
(HAZMAT) Survey**

3-5 Help Street, Chatswood NSW

Prepared for Loftex Chatswood Pty Limited

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Signature

Date

Author



2 December 2024

Reviewer



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Executive Summary

Douglas Partners Pty Ltd (Douglas) was engaged by Loftex Chatswood Pty Limited (Loftex) to conduct a Hazardous Building Materials (HAZMAT) Survey of the residential unit blocks at 3-5 Help Street, Chatswood NSW (the “site”). The purpose of the HAZMAT survey, which comprised a non-destructive / non-intrusive visual inspection of nominated areas along with a limited program of testing and analysis, was to help identify occurrences of HAZMAT prior to proposed redevelopment of the site.

For the purposes of this assessment HAZMAT comprise:

- Asbestos containing material (ACM);
- Lead paint;
- Lead dust in ceiling cavities;
- Synthetic mineral fibre (SMF) insulation; and
- Polychlorinated biphenyls (PCB) in fluorescent light / fan fittings.

HAZMAT were identified or suspected present in the client nominated areas of the buildings at the site as indicated in Table 1 below.

Table 1: Hazardous building materials (HAZMAT) risk profile

Building	Non-friable asbestos	Friable asbestos	Lead paint	Lead dust	SMF	PCB
3 Help Street	✓	✓	✓	✓	✘	✓
5 Help Street	✓	✓	✓	✓	✓	✓

SMF = synthetic mineral fibre, PCB = polychlorinated biphenyls, ✓ = identified or suspected present, ✘ = not identified and / or not suspected present. Refer to the Registers in Appendices B and C for details / clarification.

Limited or no access was available to certain areas of the site at the time of inspection, as discussed in Section 6 of the report. Inaccessible areas should be assumed to potentially contain HAZMAT unless assessment of these areas by a Competent Person confirms otherwise.

HAZMAT should be managed in accordance with the requirements of the NSW Work Health and Safety (WHS) Act 2011 (WHS Act), NSW WHS Regulation 2017 (WHS Regulation) and relevant Codes of Practice, Australian Standards and Guidelines.

HAZMAT should be removed prior to any significant disturbance including from maintenance, refurbishment and demolition work.

A destructive / intrusive HAZMAT survey of all rooms and areas in all buildings is warranted and recommended prior to substantive demolition, refurbishment, maintenance, and similar work but can normally only be undertaken following vacant possession.

Limitations apply to this HAZMAT assessment and report as outlined in Section 9.

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Table of Contents

	Page No
1. Introduction.....	1
2. Site description.....	1
3. Regulatory framework.....	2
4. Method.....	2
5. Asbestos risk assessment.....	3
6. Results.....	6
6.1 General.....	6
6.2 Access limitations.....	6
7. Recommendations.....	7
7.1 General.....	8
7.2 Asbestos-containing material (ACM) generally.....	9
7.3 Polychlorinated biphenyls (PCBs).....	10
7.4 Lead paint.....	11
7.5 Lead dust.....	12
7.6 Synthetic mineral fibre (SMF).....	13
8. Limitations.....	14

Appendix A: About This Report

Site Plan

Appendix B: HAZMAT Register & Plates, 3 Help Street

Appendix C: HAZMAT Register & Plates, 5 Help Street

Appendix D: Laboratory Certificate(s) of Analysis

Report on Hazardous Building Materials (HAZMAT) Survey 3-5 Help Street Chatswood NSW

1. Introduction

Douglas Partners Pty Ltd (Douglas) was engaged by Loftex Chatswood Pty Limited (Loftex) to conduct a Hazardous Building Materials (HAZMAT) Survey of the residential unit blocks at 3-5 Help Street, Chatswood NSW (the “site”). The purpose of the HAZMAT survey, which comprised a non-destructive / non-intrusive visual inspection of nominated areas along with a limited program of testing and analysis, was to help identify occurrences of HAZMAT prior to proposed redevelopment of the site.

For the purposes of this assessment HAZMAT comprise:

- Asbestos containing material (ACM);
- Lead paint;
- Lead dust in ceiling cavities;
- Synthetic mineral fibre (SMF) insulation; and
- Polychlorinated biphenyls (PCB) in fluorescent light / fan fittings.

The overall results of the assessment are indicated by the HAZMAT Risk Profile in Table 1 of the Executive Summary. Further:

- The results of the assessment, including details of the HAZMAT identified, and associated photographs, are provided in the HAZMAT Registers (the Registers) in Appendices B and C; and
- Laboratory certificate(s) of analysis are provided in Appendix D.

Limited or no access was available to certain areas as outlined in the Registers and Section 6 of this report (including Table 4).

2. Site description

The site is located at 3-5 Help Street in Chatswood NSW and is bounded by:

- McIntosh Street to the north, Cambridge Lane to the west and Help Street to the south; and
- Mixed development to the east.

The buildings at the site comprise two to three storey residential unit blocks constructed primarily of brick. The units were fully occupied at the time of this assessment.

3. Regulatory framework

In NSW, occupational health and safety is regulated under the NSW Work Health and Safety Act 2011 (WHS Act) and the NSW Work Health and Safety Regulation 2017 (WHS Regulation). The WHS Act and WHS Regulation place a broad range of responsibilities on key stakeholders to promote and secure the safety and health of persons in the workplace. The WHS Regulation also outlines specific requirements pertaining to the identification, assessment and control of asbestos and other hazardous materials in the workplace.

In addition to the WHS Act and WHS Regulation there are a range of Codes of Practice, Guidance Notes, Australian Standards and other guidelines relating to the management of HAZMAT in the workplace including their removal and disposal. These include (as updated / replaced from time to time):

- SafeWork NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace*;
- SafeWork NSW *Code of Practice: How to Safely Remove Asbestos*;
- National Occupational Health and Safety Commission (NOHSC) *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition* [NOHSC:3003(2005)];
- AS4361.2 – 2017, *Guide to hazardous paint management – Lead paint in residential, public and commercial buildings*;
- SafeWork NSW *Safe management of synthetic mineral fibres (SMF) – glasswool and rockwool*;
- Safe Work Australia *Guide to Handling Refractory Ceramic Fibres*, December 2013;
- NSW EPA *Polychlorinated Biphenyl (PCB) Chemical Control Order*, 1997;
- Environment Protection and Heritage Council *Polychlorinated Biphenyls Management Plan, Revised Edition*, April 2003;
- NSW *Protection of the Environment Operations (Waste) Regulation* 2014; and
- NSW Environment Protection Authority (EPA) *Waste Classification Guidelines, Part 1: Classifying Waste*, November 2014 (EPA, 2014).

4. Method

The survey conducted by Douglas comprised a non-destructive, non-intrusive, walkthrough visual inspection of nominated areas supplemented by a limited program testing and sample analysis. The testing sample analysis regimes comprised a screening assessment only and were not designed to delineate the extent of HAZMAT or hazard areas. Due to the high level of building occupation, the survey comprised assessment of a limited number of occupied units along with readily accessible common areas (e.g. lobbies, hallways and utility rooms).

The occupied units inspected comprised:

- 3 Help Street – Units 1, 2, 7 and 10; and
- 5 Help Street – Units 4, 11, 19 and 28.

Samples of suspected ACM were collected by Douglas using hand tools (e.g. knife or pliers) and analysed for asbestos by a National Association of Testing Authorities (NATA) accredited laboratory. Sample size and locations are typically limited to minimise disturbance of the material and potential functional or aesthetic impacts. The samples were analysed by polarised light microscopy (PLM) with dispersion staining in accordance with AS4964-2004 *Method for the qualitative identification of asbestos in bulk samples*.

Paints were screened for lead using 3M™ LeadCheck™ colourimetric swabs which provide an indication of the presence of lead. Bulk samples of paint were also analysed for lead (% w / w) by a NATA accredited laboratory. Analysis was by Inductively Coupled Plasma - Atomic Emission Spectrometry / Mass Spectrometry (ICP-AES / MS) and / or Cold Vapour / Atomic Absorption Spectrometry (CV / AAS). Analysis results typically reflect the average lead content of the overall paint system at the location sampled.

Ceiling cavity dust was sampled by Douglas using surface wipes or bulk sampling techniques. Samples were generally collected from a surface area of 100 or 900 cm² and analysed for lead (total, µg) by a NATA accredited laboratory. Analysis results were then used to determine the lead loading (mg / m²).

SMF insulation was identified primarily by visual inspection or incidentally as a result of laboratory analysis for asbestos.

Fluorescent light fittings were visually inspected, and an assessment of PCB content made based on apparent age and / or start type (i.e. resonant vs. instant start).

Limitations apply to the method(s) adopted and, as such, Douglas cannot guarantee that all HAZMAT or issues of concern have been identified.

5. Asbestos risk assessment

ACM poses a health risk if asbestos fibres are released to the atmosphere and inhaled. There is also a risk of environmental contamination whenever asbestos is disturbed. The degree of risk associated with any given ACM depends on a range of factors such as the friability, extent, condition, and location / accessibility of the material, the asbestos mineral type(s) present, the nature of site activities and ventilation.

The asbestos risk assessment method employed by Douglas considers several key factors that influence risk and a numerical score is assigned to each (refer Table 2 below). These scores are then added together to determine an overall risk rating for the ACM (refer Table 3 below). A degree of professional judgement may be applied when determining the final risk scores and rating since, for example, it is not practicable to include in Table 2 all risk factors that may be relevant to a given situation.

Risk assessments for ACM should be reviewed on a regular basis including when:

- The Asbestos Management Plan is reviewed;
- Further asbestos or ACM is identified at the workplace;
- Asbestos is removed, disturbed, sealed, enclosed or undergoes any other change in condition;

- There is evidence that the risk assessment is no longer valid;
- There is evidence that control methods are not effective; or
- A significant change is proposed for the workplace or for work practices or procedures relevant to the risk assessment.

An asbestos risk assessment review is to be conducted at least every five (5) years. The review is to be performed by a Competent Person.

Table 2: Key risk factors

Risk Factor	Score	Description
Friability	0	Non-friable (fibre reinforced vinyls, bituminous materials, adhesives).
	1	Non-friable (fibre reinforced cement products such as wall and roof sheeting).
	2	Semi-friable (low density insulation board, millboard, ropes, paper, textiles, gaskets or highly weathered asbestos cement).
	3	Friable (thermal insulation to pipes/boilers, sprayed insulation, loose fill insulation).
Condition	0	Very Good. Very little or no visible indication of damage. Structurally sound. No significant repairs required. Material performs as intended.
	1	Good – Minor damage in small, localised areas. Structurally sound. Minor preventative action may be required as a precaution and / or to prolong material life. Material generally performs as intended.
	2	Fair. Localised damage in various areas. Material is generally structurally sound however local removal and replacement of damaged sections may be required. Material performance may be somewhat impaired in areas.
	3	Poor. Material exhibits significant damage throughout. Overall structural stability may be compromised. Material performance is significantly impaired.
Treatment	0	Fully enclosed, encapsulated or sealed. ACM is entirely contained, and the enclosure / encapsulation / sealing material is in good condition.
	1	Generally enclosed, encapsulated or sealed. ACM is generally contained however enclosure / encapsulation / sealing material may not be completely continuous or exhibits minor damage / penetrations.
	2	Partially enclosed, encapsulated or sealed. ACM is contained in area(s) however enclosure / encapsulation / sealing material is not present, significantly damaged or ineffective in area(s).
	3	Enclosure / encapsulation / sealing material is significantly damaged and / or generally ineffective or there is no treatment.
Accessibility	0	The ACM is not directly accessible to occupants. Contact is highly unlikely unless a significant, dedicated effort is made. Substantial demolition, dismantling and / or special access equipment would be required.
	1	The ACM is generally not accessible to occupants. Contact is unlikely but could be made with special tools or equipment (e.g. elevating work platform) or minor demolition / dismantling.
	2	Some portion(s) of ACM are accessible to occupants. Direct contact may occur periodically but often requires basic tools / equipment (e.g. step ladder).

Risk Factor	Score	Description
	3	The majority of the ACM is accessible to occupants. Direct contact is a common occurrence and may be made with minimal effort or unintentionally.
Activity	0	Area generally not occupied. Normally very little or no activity. Activities may be highly restricted, or the area secured. Examples may include subfloor voids, ceiling cavities, confined spaces and other inaccessible areas.
	1	Low level occupancy. Some activity in parts or area only occupied periodically. Examples may include plant rooms and storerooms.
	2	Moderate level occupancy. Activity normally present throughout area. May include offices, laboratories, classrooms, workshops, and warehouses.
	3	High level occupancy. Generally high levels of activity. Activities may be wide-ranging and/or largely unrestricted. Examples may include production/manufacturing areas, construction sites and public areas/thoroughfares.
Ventilation	0	Exterior area where natural ventilation and associated dilution is largely unlimited. Significant retention and/or build-up of airborne contaminants is unlikely.
	1	Interior area. Natural ventilation and dilution are limited but area is not particularly confined. Limited retention and/or build-up of airborne contaminants is possible.
	2	Confined areas where ventilation and associated dilution is significantly limited. Significant retention and/or build-up of airborne contaminants is possible or likely.
	3	Asbestos material subject to direct ventilation (e.g. inside an AC system or near a fan or air exhaust) which may result in disturbance and/or elevated fibre concentrations in air.

Table 3: Risk rating

Overall score	Risk rating	Description
15-18	High (H)	The ACM poses an elevated and typically unacceptable risk of exposure and/or environmental contamination. Controls should generally be implemented as soon as possible to address the risk. Removal of the whole or part of the ACM is typically required. Other controls such as enclosure, encapsulation and/or sealing may also be necessary if portion(s) of ACM are to remain in place. As an interim measure, access to the area should be appropriately restricted. Air monitoring is often recommended to confirm airborne asbestos concentrations and provide a written record for future reference.
10-14	Moderate (M)	The ACM poses a moderate risk of exposure and/or environmental contamination. Often there has been minor damage or there is potential for disturbance/degradation in the foreseeable future. Consideration should be given to implementing appropriate controls in the short to medium term to address the risk(s) and/or prolong the lifespan of the material. Relevant controls typically include enclosure, encapsulation and/or sealing. Extensive removal is generally not

		required, and the material can generally be managed on site if desired and serving a useful purpose.
0-9	Low (L)	The risk of exposure and environmental contamination is generally low while the material remains undisturbed and in its present condition. The material may generally remain in place without the requirement for significant, material-specific control measures such as removal, enclosure, encapsulation or sealing.

Note: If the ACM is likely to be disturbed (e.g. by refurbishment / demolition work) and / or is no longer serving a useful purpose then it should generally be removed. All ACM should be clearly identified with a label / signage.

6. Results

6.1 General

The overall results of the assessment are summarised in Table 1 in the Executive Summary of this report. Notes about this report are provided in Appendix A and further details of the HAZMAT identified during this assessment, including the results of asbestos risk assessments, are provided in the Registers in Appendix B and C. Laboratory certificate(s) of analysis are provided in Appendix D.

6.2 Access limitations

Due to the high level of building occupation, the survey comprised assessment of a limited number of occupied units along with readily accessible common areas (e.g. lobbies, hallways and utility rooms). The occupied units inspected comprised:

- 3 Help Street – Units 1, 2, 7 and 10; and
- 5 Help Street – Units 4, 11, 19 and 28.

Limited or no access was available to certain other areas as outlined in Table 4 and in the Registers in Appendix B and C.

Table 4: Access limitations *

Location / area	Access type	Reason(s)
Areas / materials at height (e.g. roofs, upper walls)	Limited	Access limited to safely accessible areas and use of 3.7 m multi-fold ladder. Work at height and use of specialised access equipment were not included in the scope of this assessment.
Confined spaces (e.g. interior of pits and tanks) and crawl spaces	Nil	Access to confined spaces and crawl spaces was outside the scope of this assessment.
5 Help Street, ceiling cavity.	Nil	Access generally prevented by set ceilings, lack of designated access point(s), degree of clearance within the cavities, the location / extent of building structure and services, building occupation, etc.
Subfloor voids	Nil	Generally inaccessible due to buildings constructed slab-on-ground, lack of designated entry points

Location / area	Access type	Reason(s)
		and/or limited clearance within voids. Access to crawl spaces was outside the scope of this assessment.
Below floor covering materials (e.g. carpet, vinyl sheeting, etc.)	Limited	Access generally limited due to fixtures / furnishings, services, storage, and the non-destructive / non-intrusive nature of the survey etc. Carpets were lifted in selected locations where practicable (i.e. unhindered) to assess the underlying substrate. Access was generally not possible below vinyl sheeting and other flooring materials.
Below ceramic tiled surfaces (e.g. walls and floors in wet areas)	Nil	Access below ceramic tiled surfaces was outside the scope of this assessment.
Enclosed building cavities and voids (e.g. wall voids, service risers) and internals of building plant	Nil	Access to enclosed building cavities and voids, and internals of building plant, was outside the scope of this assessment.
Fluorescent light and fan fittings, internal components	Nil	Access was outside the scope of this assessment and generally prevented by electrical hazard and / or height.
Other potentially energised plant, equipment and services (e.g. electrical panels).	Nil	Access was outside the scope of this assessment. and requires certified isolation, de-energisation and lock-out confirmed on-site by a qualified / licensed technician or similar.
Subsurface areas including building footings and contamination in soil / fill / mulch	Nil	Not included in the scope of this assessment.
3 Help Street, garages generally	Nil	Inaccessible (occupied, locked).
5 Help Street, Garbage Room	Nil	No access due to stored items.
5 Help Street, switch / electrical rooms	Nil	Inaccessible (locked).

* Refer also to the Registers (Appendix B and C).

7. Recommendations

A summary note and / or recommendation for each HAZMAT identified / suspected present in the nominated areas assessed is provided in the Registers (Appendices B and C). The general recommendations in Section 7.1 onwards are provided for informative purposes and should be considered where the relevant HAZMAT has been identified / suspected present by Douglas or is subsequently suspected present based on reasonable grounds.

The presence of identified and suspected HAZMAT in the nominated buildings / areas at the site, and the potential presence of any as-yet undetected HAZMAT, should be considered during the risk assessment for any proposed work at the site or site use. In particular:

- Where HAZMAT are identified / suspected present in one particular area of a building they may also be present in other similar areas of the same building; and
- A destructive / intrusive HAZMAT survey is warranted and recommended prior to building modification work (e.g. demolition, refurbishment and maintenance work).

7.1 General

HAZMAT should be:

- Managed in accordance with the requirements of the WHS Act, WHS Regulation and subordinate Codes of Practice, Australian Standards, and guidelines;
- Visually inspected on a regular basis. Any change to the condition of the material or relevant site conditions should be reported; and
- Removed prior to any significant disturbance such as maintenance, refurbishment, and demolition work.

A HAZMAT management plan, and scope of work specification for any planned abatement, should be developed to aid compliance with the requirements of the WHS Act and Regulation including those that relate to the identification of hazards and control of associated risks.

HAZMAT abatement work should be appropriately monitored and / or audited to help ensure quality and compliance.

An appropriate level of stakeholder consultation and communication should be undertaken at all times to help ensure that all relevant operational and project risks associated with HAZMAT are adequately controlled.

The scope, fees, and terms / conditions applicable to any HAZMAT work, including abatement, should be carefully assessed by a suitably qualified, experienced, and competent person to help ensure that associated costs remain within reasonable limits. Such assessment should include consideration of the fees that may apply to the management and control of any unexpected or additional finds.

HAZMAT removal / abatement work, and refurbishment / demolition work, should be undertaken and supervised by personnel that have the qualifications, training and experience required to identify any additional HAZMAT that may be encountered in a timely manner that precludes the risks of exposure and cross-contamination.

Prior to any work involving HAZMAT a risk assessment should be conducted and Safe Work Method Statement (SWMS) developed. The SWMS should outline the controls necessary to ensure that the risks of exposure and environmental contamination are adequately controlled.

HAZMAT remediation and removal work should be undertaken in controlled conditions.

Waste should be assessed and classified for disposal in accordance with relevant legislation and EPA (2014).

At the completion of HAZMAT abatement and / or removal work a clearance inspection should be conducted by a Competent Person, or in the case of friable asbestos, by a Licensed Asbestos Assessor.

7.2 Asbestos-containing material (ACM) generally

Asbestos and ACM must be managed in accordance the WHS Regulation, the SafeWork NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace* and the SafeWork NSW *Code of Practice: How to Safely Remove Asbestos*.

Exposure to airborne asbestos in the workplace must be eliminated to the extent that is reasonably practicable. If it is not reasonably practicable to eliminate exposure it must be minimised to the extent that is reasonably practicable.

An Asbestos Management Plan must be developed to enable compliance with the WHS Regulation (Clause 429).

The presence and location of asbestos or ACM identified at a workplace must be clearly indicated by a label if it is reasonably practicable to do so.

Warning labels and signs should be consistent with the examples provided in the SafeWork NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace* and comply with AS1319 *Safety Signs for the Occupational Environment*.

Non-friable ACM that are structurally intact and in good to fair condition may typically remain in place provided that they are not significantly disturbed.

Tools and equipment that generate dust must generally not be used on asbestos or ACM. These include high-speed abrasive power and pneumatic tools (e.g. angle grinders, sanders, saws and high-speed drills, brooms, and brushes).

Tools and equipment that cause the release of asbestos, including power tools and brooms, may only be used on asbestos if the equipment is enclosed and / or designed to capture or suppress asbestos fibres and / or the equipment is used in a way that is designed to capture or suppress asbestos fibres safely. In such a case, other controls including PPE may also be required based upon the results of a pre-work risk assessment and the SWMS adopted.

The use of high-pressure water spray and compressed air on asbestos or ACM is specifically prohibited under the WHS Regulation.

If ACM become damaged, they should be repaired or removed and replaced with an alternative, non-asbestos building product as soon as possible.

The scope of asbestos removal work should be outlined in a technical specification (i.e. Scope of Work Report) developed by a Competent Person (in the case of non-friable asbestos) or a Licensed Asbestos Assessor (in the case of friable asbestos).

Removal of friable asbestos must only be undertaken by a Class A licensed asbestos removalist. Removal of 10 m² or more of non-friable asbestos must only be undertaken by a Class A or Class B licensed asbestos removalist.

Air monitoring, including background, control, and clearance monitoring, is a mandatory requirement during removal of friable asbestos. Air monitoring should also be considered during removal of non-friable asbestos particularly where sensitive receptors exist such as at schools, hospitals, in public areas and at similar sites.

Air monitoring must be undertaken in accordance with the National Occupational Health and Safety Commission (NOHSC) *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition* [NOHSC:3003(2005)].

All air monitoring samples must be analysed by a NATA accredited laboratory that holds accreditation for the required analysis.

At the completion of licensed asbestos removal work, a clearance inspection must be conducted by a Competent Person (for non-friable asbestos removal) or a Licensed Asbestos Assessor (for friable asbestos removal).

Air monitoring and clearance inspections must be performed by person/s independent of the licensed asbestos removalist.

All waste should be classified for disposal in accordance with relevant legislation and EPA (2014). Asbestos waste is pre-classified as Special Waste under EPA (2014).

Asbestos transporters and facilities receiving asbestos waste must report the movement of asbestos waste to the EPA. Entities involved with the transport or disposal of asbestos waste in NSW, or arranging the transport of asbestos waste in NSW, must use the EPA's applicable online tool (WasteLocate / Integrated Waste Tracking Solution).

All asbestos waste must be disposed at a waste collection facility licensed to receive asbestos waste. All disposal receipts should be retained.

A person who relinquishes management or control of the workplace must ensure that the asbestos register is given to the person, if any, assuming management or control of the workplace.

7.3 Polychlorinated biphenyls (PCBs)

Prior to any significant disturbance, such as demolition, refurbishment or maintenance works, fluorescent light fittings should be electrically isolated and inspected in detail for components (e.g. metal canister-type capacitors and ballasts, etc.) that may contain PCBs. Any components containing, or suspected to contain, PCB should be removed by a Competent Person.

Where PCB containing components have been identified / suspected present in a building they may also be present in other similar areas of the same building or in buildings of similar age / construction.

PCB-containing components should be managed in accordance with the general requirements of the WHS Regulation and relevant environmental laws and guidelines including:

- Protection of the Environment Operations (POEO) Act, Regulations and subordinate *Polychlorinated Biphenyl (PCB) Chemical Control Order 1997*; and

- *Polychlorinated Biphenyls Management Plan, Revised Edition, April 2003*, issued by the Environment Protection and Heritage Council (EPHC).

Any PCB-containing components that exhibit leakage should be removed and replaced by a Competent Person as soon as possible. Access to areas containing leaking components should be suitably restricted.

The conveyance and disposal of PCB material and PCB waste must be undertaken in accordance with the requirements outlined in the *Polychlorinated Biphenyl (PCB) Chemical Control Order 1997*. All disposal receipts should be retained.

7.4 Lead paint

The potential presence of lead paint(s) should be considered during the risk assessment for any proposed works. Additional, targeted sampling and analysis for lead paints should also be considered prior to any work that may result in significant disturbance of paint system(s).

Lead paints should be managed in accordance with the WHS Regulation (including Chapter 7, Part 7.2 Lead) and:

- AS4361.1 - 2017, *Guide to hazardous paint management - Lead and other hazardous metallic pigments in industrial applications*; and
- AS4361.2 - 2017, *Guide to hazardous paint management - Lead paint in residential, public and commercial buildings*.

Generally, when one or more tests from a building or portion of a building indicate that lead is present, the paint should be treated as lead paint. Further, a project should not be classified as free of lead unless all samples within the relevant area / building are proven to be free of lead and the sampling is comprehensive.

Lead paint that is in sound condition, not directly accessible (e.g. over-painted with lead-free paint) and unlikely to be disturbed may not require any immediate action.

Area(s) of lead paint that are in poor condition (e.g. flaking, delaminating) should generally be removed along with any lead paint debris and associated dust.

Exposed area(s) of lead paint that are intact may be stabilised by over-painting with a lead-free paint, or by covering with a suitable encapsulant. Stabilisation can provide an interim to long-term solution to a lead paint hazard.

The lead paint removal method and control measures adopted should be determined by risk assessment and a detailed knowledge of the workplace and proposed use / activities.

Exposure to airborne lead must be maintained below the relevant SWA exposure standards pertaining to lead. The SWA 8-hour Time Weighted Average (TWA) exposure standard for lead (inorganic dusts and fumes) is 0.05 mg/m³. Other exposure standards apply for substances such as lead chromate.

Air monitoring for lead may be required during lead paint remediation works based on risk assessment and the requirements to maintain airborne lead levels below the abovementioned exposure standards.

At the completion of lead paint removal, a clearance inspection should be conducted by a Competent Person. The Competent Person should determine the requirements for clearance including any air monitoring or sample analysis that may be required.

Lead paint waste should be assessed and classified for disposal in accordance with relevant legislation and EPA (2014).

Based on previous correspondence with the NSW EPA, Douglas understands that EPA (2014) does not consider AS4361.1 or AS4361.2, including the definition of lead paint therein, for waste classification assessment. As such:

- These standards have no bearing on how waste is classified in NSW; and
- Waste classification should be carefully considered and an appropriate degree of liaison with the NSW EPA may be required to help ensure correct waste classification.

All disposal receipts should be retained.

7.5 Lead dust

Laboratory analysis results for lead in dust should be taken as an approximate indication of conditions only since sampling is limited and the concentration of lead in dust may vary considerably between locations within the same general area.

No recognised Australian guidelines have been identified by Douglas for the direct assessment of lead concentrations in ceiling cavity dust. Notwithstanding this, the United States Environmental Protection Authority (US EPA) *Review of Dust-Lead Post Abatement Clearance Levels* (Final Rule) (86 FR 983), effective on 8 March 2021, outlines the following current / proposed Dust-Lead Clearance Levels (DLCL) for assessment of post-abatement dust-lead levels¹:

- Floors: 10 µg / ft² (~0.1 mg / m²) lead;
- Interior window sills: 100 µg/ft² (~1.0 mg / m²) lead; and
- Window troughs: 400 µg / ft² (~4.3 mg / m²) lead.

The above acceptance limits may be used as a guide when assessing lead concentrations in settled dust unless other recognised and reliable criteria apply in the relevant jurisdiction. As a precaution the abovementioned US EPA DLCL are often used by Douglas to identify potentially hazardous conditions that may require control.

Where the concentration of lead in dust exceeds the most relevant US EPA DLCL appropriate control and / or remedial measures may need to be identified via risk assessment and with a detailed knowledge of the workplace and proposed use / activities.

¹ National Archives, Federal Register, The Daily Journal of the United State Government, accessed at: <https://www.federalregister.gov/documents/2021/01/07/2020-28565/review-of-dust-lead-post-abatement-clearance-levels>, accessed on: 19 April 2022.

Where ceiling spaces and similar cavities are effectively enclosed and provide very limited or no opportunity for lead containing dust to enter occupied areas, the dust may typically remain in place. In such a case, access to the cavities should be suitably restricted and all entrances signposted with appropriate warning signs.

Any personnel required to enter building cavities or other areas containing lead in dust should undertake an appropriate risk assessment and develop a SWMS for the work. The SWMS must identify controls that ensure the risk of exposure to lead and environmental contamination remains at an acceptable level for the personnel entering the area and for occupants of the building and surrounds.

Consideration should be given to removal of lead containing dust including when:

- There is a significant risk of the lead entering occupied areas;
- Substantive disturbance is likely due to maintenance, refurbishment, demolition, or other reason; or
- Removal is a reasonably practicable means of eliminating the hazard.

Removal of lead dust should be undertaken by a suitably qualified and experienced removalist.

The lead dust removal method and control measures adopted should be determined by risk assessment and a detailed knowledge of the workplace and proposed use / activities.

Exposure to airborne lead must be maintained below the relevant SWA exposure standards pertaining to lead. The SWA 8-hour TWA exposure standard for lead (inorganic dusts and fumes) is $0.05 \text{ mg} / \text{m}^3$.

Air monitoring for lead may be required based on the results of risk assessment and the requirement to maintain exposures below the abovementioned exposure standard(s).

At the completion of lead dust removal, a clearance inspection should be conducted by a Competent Person. The Competent Person should determine the requirements for clearance including any air monitoring or sample analysis that may be required.

Lead waste should be assessed and classified for disposal in accordance with relevant legislation and EPA (2014). All disposal receipts should be retained.

7.6 Synthetic mineral fibre (SMF)

SMF insulation materials may generally remain in place providing that they are in good condition and unlikely to be disturbed.

To reduce the potential for disturbance, exposure, and environmental contamination SMF insulation materials may be encapsulated or enclosed. Higher risk materials, such as loose fill insulation, may also be removed and replaced if necessary.

SMF work is to be undertaken in accordance with the requirements of the WHS Regulation and subordinate Codes of Practice, Guidance Notes, and other documents. These include:

- SafeWork NSW *Safe management of synthetic mineral fibres (SMF) - glasswool and rockwool*;
- Safe Work Australia *Guide to Handling Refractory Ceramic Fibres, December 2013*; and
- Guidance Note on the Membrane Filter Method for the Estimation of Airborne Synthetic Mineral Fibres [NOHSC:3006(1989)].

Reference should also be made to the Australian Institute of Occupational Hygienists (AIOH) *Synthetic Mineral Fibres (SMF) And Occupational Health Issues, Position Paper* for guidance and information.

Where reasonable concern exists over possible respirable fibre concentrations in any application, the first step is often to confirm that the work practices, as recommended for the particular product, are being followed. Air monitoring may not be required when it has been clearly established that appropriate work practices are being carried out.

Notwithstanding the above, exposures to airborne SMF should not exceed the relevant Safe Work Australia (SWA) exposure standards outlined in Table 5 below.

Table 5: SWA exposure standards for SMF

Standard name	Time weighted average (TWA) exposure standard
Glass wool, rock (stone) wool, slag wool and continuous glass filament and low biopersistence Man Made Vitreous Fibres (MMVF)	2 mg / m ³ (inhalable dust)
Refractory ceramic fibres (RCF), special purpose glass fibres and high biopersistence MMVF	0.5 f/mL (respirable) 2 mg / m ³ (inhalable dust)

SMF waste should be disposed at a licensed waste collection facility. Note that synthetic fibre waste (from materials such as fibreglass, polyesters, and other plastics) packaged securely to prevent dust emissions is pre-classified as General Solid Waste (non-putrescible) under EPA (2014).

All disposal receipts should be retained.

8. Limitations

Douglas has prepared this report for Loftex Chatswood Pty Limited in respect of 3-5 Help Street, Chatswood NSW as described herein. The work was undertaken in accordance with Douglas' proposal reference 232749.00.P.001.Rev0 of 30 October 2024.

This report is provided for the exclusive use of Loftex Chatswood Pty Limited for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written

consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and / or their agents.

The results provided in the report are indicative of the conditions on the site only at the specific inspection, sampling and / or testing locations, and then only to the extent practicable and safely accessible at the time the work was carried out. site conditions may change after Douglas' field inspection, sampling and testing has been completed.

Douglas' advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in site conditions across the site between and beyond the inspection, sampling and / or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

Although the inspection, sampling and testing plan adopted for this investigation is considered appropriate to achieve the stated project objectives, there are necessarily parts of the site that have not been inspected, sampled and / or tested. This is either due to undetected variations in conditions or to budget constraints (as discussed above), or to parts of the site being inaccessible or unavailable, or to occupants, furnishings or stored items preventing access. It is therefore considered possible that HAZMAT, including asbestos, may be present in unobserved or untested parts of the site, between and beyond the inspection, sampling and testing locations, and hence no warranty can be given that all HAZMAT have been identified.

Inspections are limited to areas that are safely accessible at the time of the inspection without undue damage to building finishes or disturbance of occupants. Inspections exclude hidden and inaccessible locations such as within building cavities, voids and enclosed sections of risers / shafts as well as materials encased within the building structure or located below the exposed ground surface (e.g. pipes, drains and formwork). In addition, residual asbestos materials (e.g. asbestos lagging to pipes and vessels) may remain undiscovered below newer, asbestos-free materials (e.g. preformed SMF insulation). Such residual asbestos materials may not be identified without extensive intrusive investigation and / or dismantling / demolition work if at all.

Any disturbance of building materials, such as during refurbishment, maintenance or demolition work, may reveal additional HAZMAT.

Limitations apply to the laboratory analytical methods used. For example, it can be very difficult or impossible to detect the presence of asbestos in some bulk materials (e.g. vinyl tiles) using the polarised light microscopy analytical method, even after washing or disintegration of samples. This is due to the small length or diameter of asbestos fibres present in the material or attributed to the fact that very fine fibres have been dispersed individually throughout the material.

While work is undertaken in a professional manner the nature of HAZMAT and the limitations of the method(s) used mean that we cannot guarantee that all HAZMAT or issues of concern have been identified. This report should therefore not be considered a definitive account of all HAZMAT that may be present at the site.

Douglas personnel are not experienced, licenced or accredited quantity surveyors. Any quantities quoted in this report are initial, unmeasured estimates that are provided for general guidance only and should not be relied upon. The services of a licenced quantity surveyor should be engaged in order to determine reliable quantities.

The recommendations and conclusions contained in this report shall not abrogate a person of their responsibility to work in accordance with statutory requirements, codes of practice, standards, guidelines, safety data sheets, work instructions or industry best practice.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

Appendix A

About This Report

Site Plan

Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at

the time of construction as are indicated in the report; and

- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

continued next page

About this Report

Site Anomalies

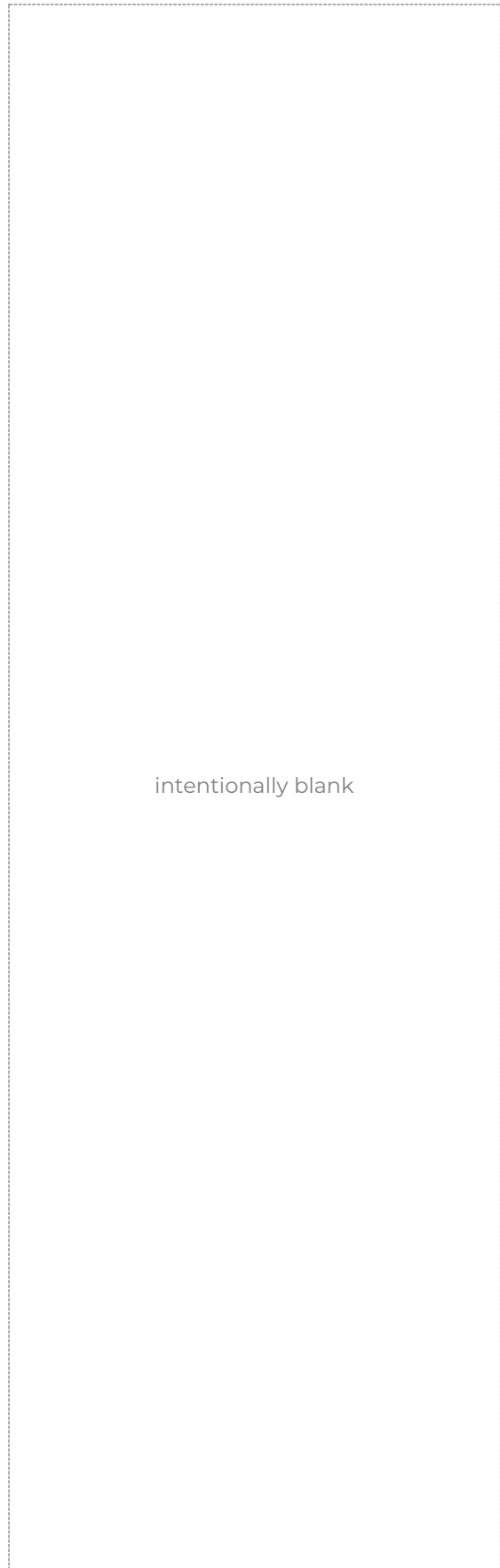
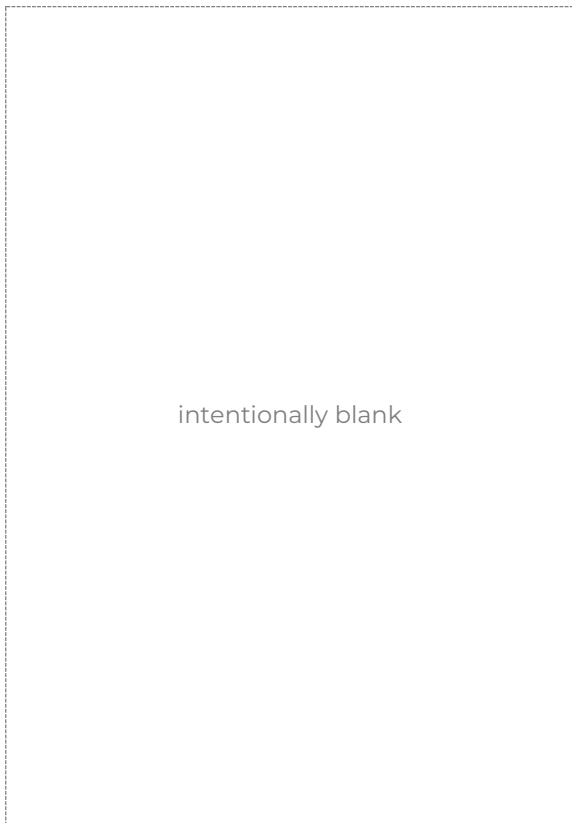
In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

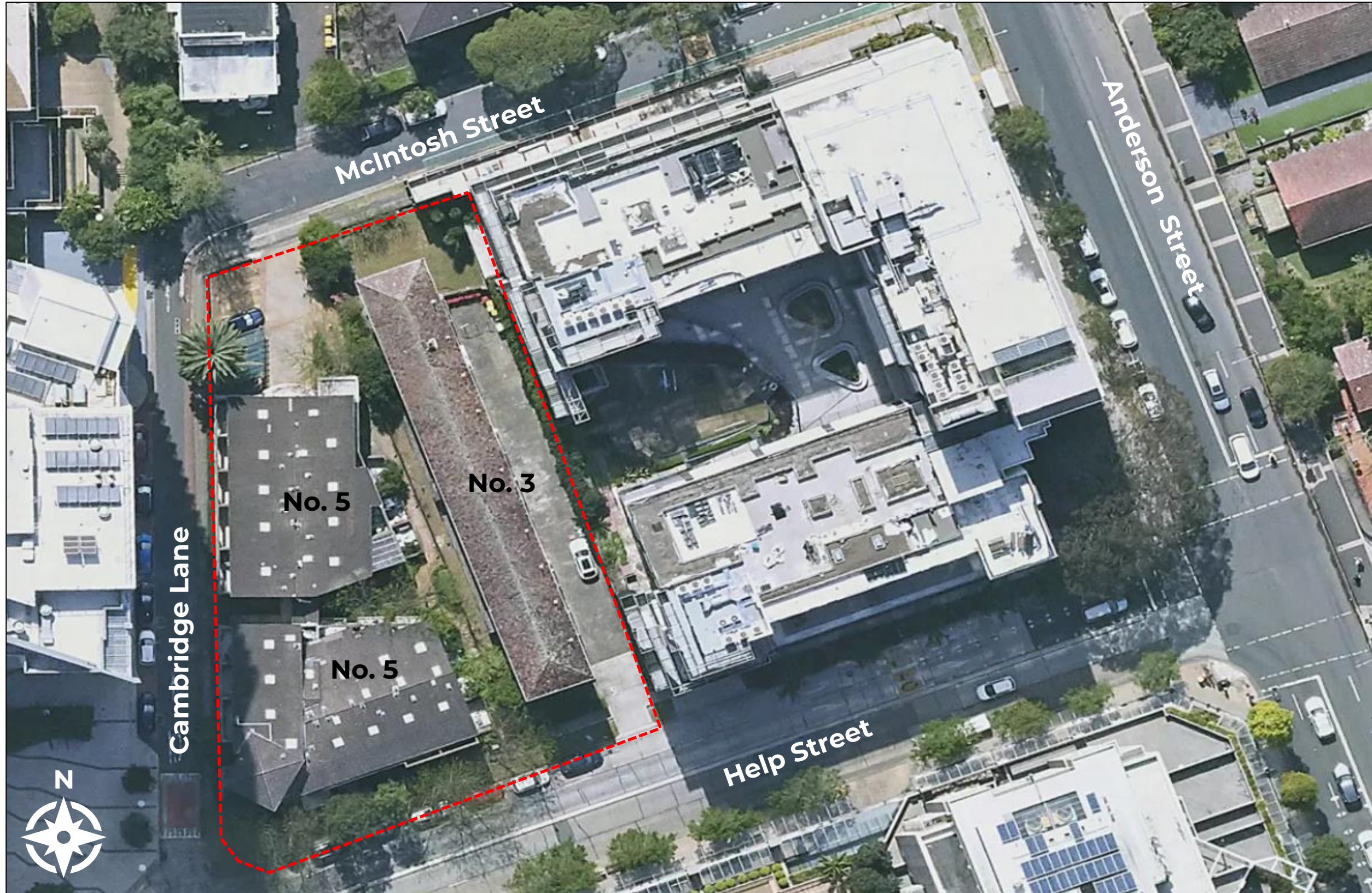
Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.





Source: MetroMap



GROUNDED
EXPERTISE

CLIENT: Loftex Chatswood Pty Limited

OFFICE: Sydney

DRAWN BY: TK

SCALE: Not to scale

DATE: 29/11/2024

TITLE: **Site Plan**

3-5 Help Street

Chatswood NSW

PROJECT No: 232749.00

DRAWING No: 1

REVISION: A

Appendix B

HAZMAT Register and Plates

3 Help Street

DP Project No: 232749.00
 HAZMAT Survey
 3 Help Street, Chatswood

RESULTS - ASBESTOS

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
						Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
3 Help Street	rooms and areas in general	window frames	glazing putty	refer 3-E-A01 and 3-U10-A01	suspected non-asbestos	0	2	2	2	2	0	8	Low	similar 1	Consider further confirmatory sampling and analysis for asbestos prior to any disturbance. Remove any asbestos material prior to any disturbance and prior to general demolition work proceeding. Removal should be undertaken by a licensed asbestos removalist.
3 Help Street	stairwells generally	landings and stairs, floor, below carpet	vinyl tiles	refer 3-IS-A1, 3-IS-A2, 3-IS-A4 and 3-IS-A5	suspected asbestos	0	1	1	1	2	1	6	Low	similar 2, 3, 4	Remove asbestos material prior to any disturbance and prior to general demolition work proceeding. Removal should be undertaken by a licensed asbestos removalist.
3 Help Street	exterior, northern façade, ground floor	window frame	glazing putty	3-E-A1	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	No asbestos identified.
3 Help Street	interior, northern stairwell	upper level(s), floor, below carpet	vinyl tiles	3-IS-A1	asbestos detected by analysis	0	1	1	1	2	1	6	Low	similar 2, 3, 4	Remove asbestos material prior to any disturbance and prior to general demolition work proceeding. Removal should be undertaken by a licensed asbestos removalist.
3 Help Street	interior, northern stairwell	lower level(s), floor, below carpet	vinyl tiles	3-IS-A2	asbestos detected by analysis	0	1	1	1	2	1	6	Low	similar 2, 3, 4	Remove asbestos material prior to any disturbance and prior to general demolition work proceeding. Removal should be undertaken by a licensed asbestos removalist.
3 Help Street	interior, centre stairwell, ground floor	linings around electrical panel	fibre cement sheeting	3-IS-A3	asbestos detected by analysis	1	1	2	2	2	1	9	Low	5, 6	Remove asbestos material prior to any disturbance and prior to general demolition work proceeding. Removal should be undertaken by a licensed asbestos removalist.
3 Help Street	interior, centre stairwell, ground floor	electrical panel	resinous board(s)	N/A	suspected asbestos	0	1	1	2	2	1	7	Low	7	Consider confirmatory sampling and analysis for asbestos prior to any disturbance. Remove asbestos material prior to any disturbance and prior to general demolition work proceeding. Removal should be undertaken by a licensed asbestos removalist.
3 Help Street	interior, centre stairwell, ground floor	linings to front of electrical panel	fibre cement sheeting	N/A	suspected asbestos	1	1	2	2	2	1	9	Low	8	Remove asbestos material prior to any disturbance and prior to general demolition work proceeding. Removal should be undertaken by a licensed asbestos removalist.
3 Help Street	interior, centre stairwell, ground floor	Federal and similar ceramic fuses	internal insulation (if present)	N/A	suspected asbestos	3	1	1	1	2	1	9	Low	9	Inaccessible area/material - asbestos suspected to be present as a precaution. Confirm status of asbestos material(s) when safe access available and prior to any disturbance.
3 Help Street	interior, centre stairwell	middle level(s), floor, below carpet	vinyl tiles	3-IS-A4	asbestos detected by analysis	0	1	1	1	2	1	6	Low	similar 2, 3, 4	Remove asbestos material prior to any disturbance and prior to general demolition work proceeding. Removal should be undertaken by a licensed asbestos removalist.
3 Help Street	interior, southern stairwell	upper level(s), floor, below carpet	vinyl tiles	3-IS-A5	asbestos detected by analysis	0	1	1	1	2	1	6	Low	similar 2, 3, 4	Remove asbestos material prior to any disturbance and prior to general demolition work proceeding. Removal should be undertaken by a licensed asbestos removalist.
3 Help Street	interior, ground floor, Laundry	electrical panel	resinous board(s)	N/A	suspected asbestos	0	1	1	2	2	1	7	Low	10	Consider confirmatory sampling and analysis for asbestos prior to any disturbance. Remove asbestos material prior to any disturbance and prior to general demolition work proceeding. Removal should be undertaken by a licensed asbestos removalist.

DP Project No: 232749.00
 HAZMAT Survey
 3 Help Street, Chatswood

RESULTS - ASBESTOS

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
						Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
3 Help Street	interior, ground floor, Laundry	electrical switch, Federal (or similar) ceramic fuses	internal insulation (if present)	N/A	suspected asbestos	3	1	1	1	2	1	9	Low	11	Inaccessible area/material - asbestos suspected to be present as a precaution. Confirm status of asbestos material(s) when safe access available and prior to any disturbance.
3 Help Street	Unit 2	balcony, door	glazing putty	3-U2-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	similar 29	No asbestos identified.
3 Help Street	Unit 7	balcony, door	glazing putty	3-U7-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	similar 29	No asbestos identified.
3 Help Street	Unit 10	balcony, window frame	glazing putty	3-U10-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
3 Help Street	Units 2, 7, 10 and 11	below ceramic tiled surfaces (e.g. walls, floors, bath surrounds)	substrate	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	26	Inaccessible area/material - Confirm status of hazardous material(s) when access available and prior to any disturbance.
3 Help Street	Units 2, 7, 10 and 11	below floor coverings	substrate generally	N/A	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Limited access available due occupation and potential damage to floor coverings. Limited inspection below carpets in selected accessible locations did not identify asbestos containing materials. Confirm status of hazardous material(s) when safe access available and prior to any disturbance.
3 Help Street	Units 2, 7, 10 and 11	service conduits / risers	internal components	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	27, 28	Inaccessible area/material (requires destructive / intrusive inspection) - Confirm status of hazardous material(s) when access available and prior to any disturbance.
3 Help Street	Units generally	throughout	materials in general	N/A	suspected similar to Units 2, 7, 10 and 11	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Units inaccessible (occupied) and therefore suspected similar to Units 2, 7, 10 and 11. Confirm status of hazardous material(s) when full access available and prior to any disturbance.
3 Help Street	exterior	southern yard, mailbox linings	fibre cement product	3-E-A2	asbestos detected by analysis	1	1	1	1	2	0	6	Low	12, 13	Remove asbestos material prior to any disturbance and prior to general demolition work proceeding. Removal should be undertaken by a licensed asbestos removalist.
3 Help Street	exterior	eave linings generally	fibre cement sheeting	N/A	suspected asbestos	1	1	1	1	2	0	6	Low	14, 15	Inaccessible area/material - asbestos suspected to be present as a precaution. Confirm status of asbestos material(s) when safe access available and prior to any disturbance.

DP Project No: 232749.00
 HAZMAT Survey
 3 Help Street, Chatswood

RESULTS - LEAD PAINT SCREENING ASSESSMENT

Building	Room / Area	Material Location	Material Type	Material Status	Spot Test Result	Analytical Results		Photo No.	Summary Comment/Recommendation
						Sample No.	% w/w		
3 Help Street	exterior	western façade, northern end, window frame	white paint	lead paint detected	positive	3-E-LP1	0.36	similar 16, 17	<p>Lead paint identified. Analysis results are above the threshold criteria for lead paint outlined in AS4361.2 (i.e. >0.1 % lead w/w).</p> <p>Any areas of damaged/flaking paint and any associated dust/debris should be removed.</p> <p>Minimise disturbance and implement controls to prevent exposure and dispersal during any lead paint abatement activity and any building work (e.g. maintenance, refurbishment and demolition).</p> <p>Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal.</p>
3 Help Street	exterior	western façade, centre, window frame	white paint	suspected lead paint	positive	N/A	N/A	similar 16, 17	<p>Lead paint suspected. Consider conducting confirmatory sampling and analysis for lead paint prior to any disturbance.</p> <p>Any areas of damaged/flaking paint and any associated dust/debris should be removed.</p> <p>Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal.</p> <p>Minimise disturbance and implement controls to prevent exposure and dispersal during any lead paint abatement activity and any building work (e.g. maintenance, refurbishment and demolition).</p>
3 Help Street	exterior	western façade, southern end, window frame	white paint	lead paint detected	positive	3-E-LP2	0.28	similar 16, 17	<p>Lead paint identified. Analysis results are above the threshold criteria for lead paint outlined in AS4361.2 (i.e. >0.1 % lead w/w).</p> <p>Any areas of damaged/flaking paint and any associated dust/debris should be removed.</p> <p>Minimise disturbance and implement controls to prevent exposure and dispersal during any lead paint abatement activity and any building work (e.g. maintenance, refurbishment and demolition).</p> <p>Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal.</p>
3 Help Street	exterior	western facade, northern end, concrete awning	white paint	lead paint not detected	N/A	3-E-LP3	<0.005	18	<p>Analysis results non-detect and/or below the threshold concentration criteria for lead containing paint projects as outlined in AS4361.2 (i.e. ≤0.1 % lead w/w).</p> <p>Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal.</p> <p>Minimise disturbance and implement controls to prevent exposure and dispersal during any paint disturbance or building work (e.g. maintenance, refurbishment and demolition)</p>
3 Help Street	exterior	eastern façade, southern end, window frame	white paint	lead paint detected	N/A	3-E-LP4	0.30	19	<p>Lead paint identified. Analysis results are above the threshold criteria for lead paint outlined in AS4361.2 (i.e. >0.1 % lead w/w).</p> <p>Any areas of damaged/flaking paint and any associated dust/debris should be removed.</p> <p>Minimise disturbance and implement controls to prevent exposure and dispersal during any lead paint abatement activity and any building work (e.g. maintenance, refurbishment and demolition).</p> <p>Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal.</p>
3 Help Street	interior	southern stairwell, ground floor, ceiling and base of stairwell	white paint	lead paint not detected	N/A	3-IS-LP1	<0.005	20	<p>Analysis results non-detect and/or below the threshold concentration criteria for lead containing paint projects as outlined in AS4361.2 (i.e. ≤0.1 % lead w/w).</p> <p>Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal.</p> <p>Minimise disturbance and implement controls to prevent exposure and dispersal during any paint disturbance or building work (e.g. maintenance, refurbishment and demolition)</p>

DP Project No: 232749.00
 HAZMAT Survey
 3 Help Street, Chatswood

RESULTS - LEAD PAINT SCREENING ASSESSMENT

Building	Room / Area	Material Location	Material Type	Material Status	Spot Test Result	Analytical Results		Photo No.	Summary Comment/Recommendation
						Sample No.	% w/w		
3 Help Street	interior, Unit 1	ceiling	paint	lead paint not detected	N/A	3-U1-LP01	0.009	N/A	Analysis results non-detect and/or below the threshold concentration criteria for lead containing paint projects as outlined in AS4361.2 (i.e. ≤ 0.1 % lead w/w). Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal. Minimise disturbance and implement controls to prevent exposure and dispersal during any paint disturbance or building work (e.g. maintenance, refurbishment and demolition)
3 Help Street	interior, Unit 2	balcony, door frame	paint	lead paint detected	N/A	3-U2-LP01	0.36	N/A	Lead paint identified. Analysis results are above the threshold criteria for lead paint outlined in AS4361.2 (i.e. >0.1 % lead w/w). Any areas of damaged/flaking paint and any associated dust/debris should be removed. Minimise disturbance and implement controls to prevent exposure and dispersal during any lead paint abatement activity and any building work (e.g. maintenance, refurbishment and demolition). Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal.
3 Help Street	interior, Unit 7	balcony, window frame	paint	lead paint detected	N/A	3-U7-LP01	0.20	N/A	Lead paint identified. Analysis results are above the threshold criteria for lead paint outlined in AS4361.2 (i.e. >0.1 % lead w/w). Any areas of damaged/flaking paint and any associated dust/debris should be removed. Minimise disturbance and implement controls to prevent exposure and dispersal during any lead paint abatement activity and any building work (e.g. maintenance, refurbishment and demolition). Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal.
3 Help Street	rooms and areas in general	throughout	paints	May comprise lead paint	N/A	Refer 3-E-LP1, 3-E-LP2, 3-E-LP4, 3-U2-LP01 and 3-U7-LP01	N/A	N/A	Lead paint(s) identified in building. Conduct confirmatory sampling and analysis prior to any disturbance. Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal. Minimise disturbance and implement controls to prevent exposure and dispersal during any paint disturbance or building work (e.g. maintenance, refurbishment and demolition).

DP Project No: 232749.00

HAZMAT Survey

3 Help Street, Chatswood

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
3 Help Street	roof cavity	top of ceiling	settled dust/debris	3-LD01	lead (130 mg/m²)	similar 21, 22	<p>Elevated lead concentration detected.</p> <p>Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions.</p> <p>Remove lead contamination if reasonably practicable to do so and prior to any substantive disturbance.</p> <p>Implement appropriate controls to prevent exposure and dispersal including during building work (e.g. maintenance, refurbishment and demolition).</p>
3 Help Street	rooms and areas in general	roof and similar building cavities	settled dust/debris	refer 3-LD01	suspected to contain elevated concentrations of lead	similar 21, 22	<p>Settled dust / debris in ceiling cavities is suspected to contain elevated concentrations of lead and / or potentially other contaminants. Further assess the presence of contaminant(s) when access is available and prior to any disturbance.</p>

DP Project No: 232749.00
HAZMAT Survey
3 Help Street, Chatswood

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
3 Help Street	rooms and areas in general	throughout	bulk insulation	N/A	no bulk insulation identified	N/A	No bulk insulation identified.

DP Project No: 232749.00

HAZMAT Survey

3 Help Street, Chatswood

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
3 Help Street	ground floor, southern end of building, Laundry	ceiling, fluorescent light fittings	internal components (e.g., capacitors / ballasts)	N/A	PCB (suspected)	23, 24	Inaccessible area/material. Internal components suspected to contain PCB as a precaution. Confirm presence/absence of PCB by further inspection and/or sampling and analysis when safe access is available and prior to any disturbance.
3 Help Street	ground floor, garages	ceiling, suspected fluorescent light fittings	internal components (e.g., capacitors / ballasts)	N/A	inaccessible (PCB suspected)	25	Inaccessible area/material. Internal components suspected to contain PCB as a precaution. Confirm presence/absence of PCB by further inspection and/or sampling and analysis when safe access is available and prior to any disturbance.
3 Help Street	rooms and areas in general	older fluorescent light fittings (where present)	internal components (e.g., capacitors / ballasts)	N/A	PCB (suspected)	N/A	Limited fluorescent light fittings identified in common areas (as indicated above) and none identified in Units 1, 2, 7 and 10. Older fluorescent lights, where present, are suspected to contain PCB as a precaution. Confirm presence/absence of PCB by further inspection and/or sampling and analysis when safe access is available and prior to any disturbance.



Photograph 1: 3 Help Street, exterior, northern façade, ground floor, window frame, glazing putty, no asbestos detected by analysis.



Photograph 2: 3 Help Street, stairwells generally, landings and stairs, floor, below carpet, vinyl tiles, suspected asbestos.


 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 1
	3 Help Street, Chatswood		REV: A
	CLIENT: Loftex		

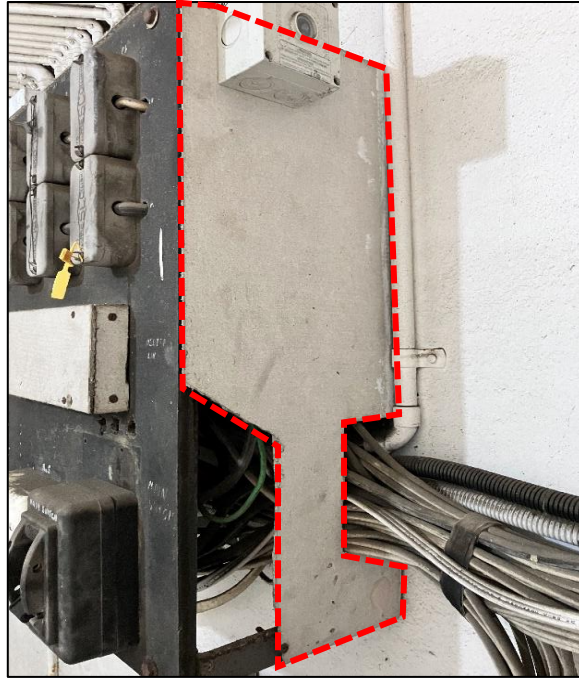


Photograph 3: 3 Help Street, stairwells generally, landings and stairs, floor, below carpet, vinyl tiles, suspected asbestos.

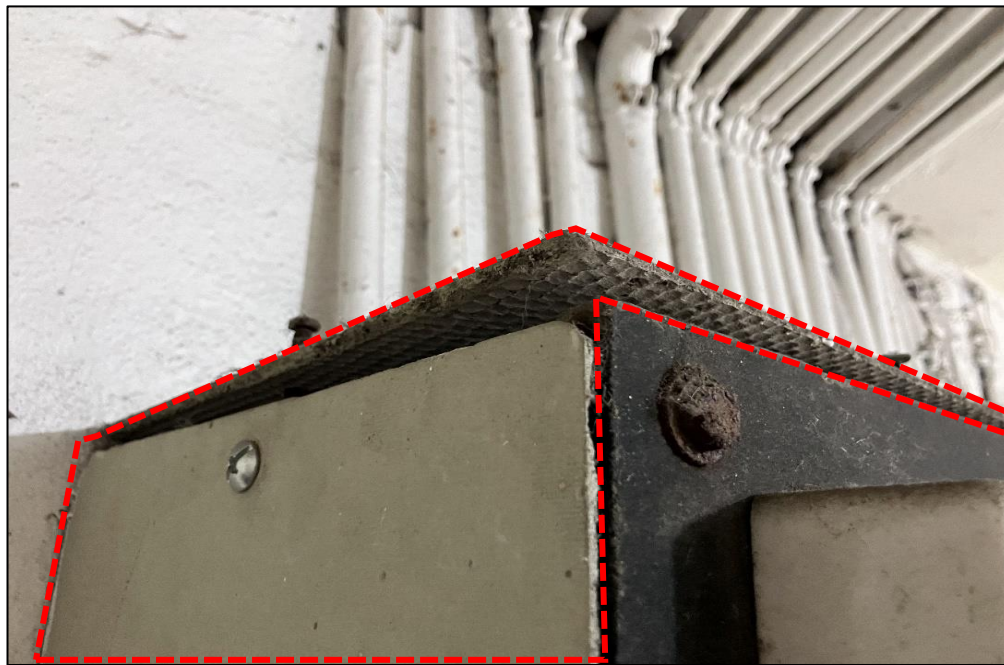


Photograph 4: 3 Help Street, stairwells generally, landings and stairs, floor, below carpet, vinyl tiles, suspected asbestos.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 2
	3 Help Street, Chatswood		REV: A
	CLIENT: Loftex		

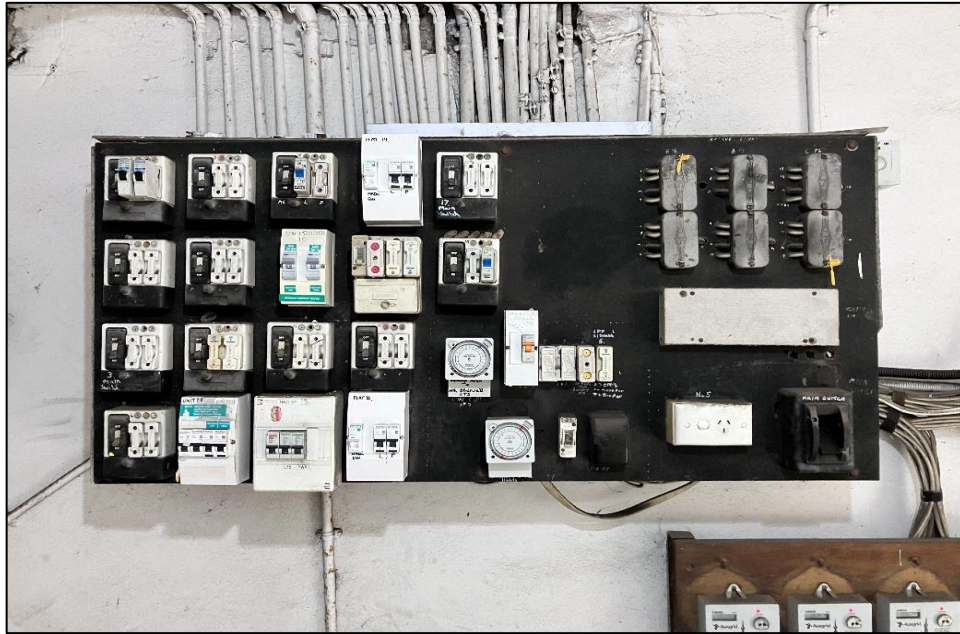


Photograph 5: 3 Help Street, interior, centre stairwell, ground floor, electrical panel, fibre cement linings, asbestos detected by analysis.

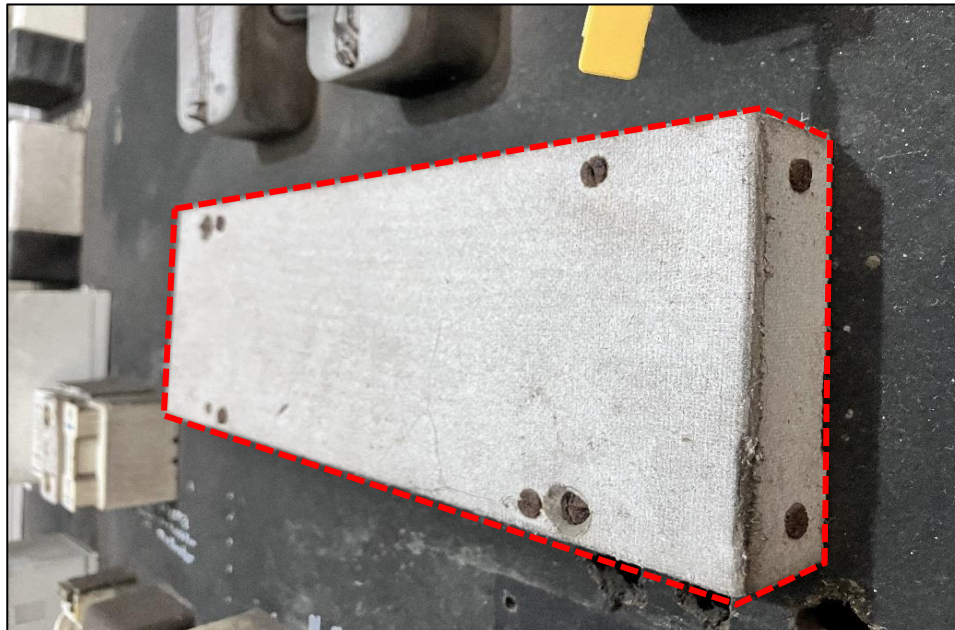


Photograph 6: 3 Help Street, interior, centre stairwell, ground floor, electrical panel, fibre cement linings, asbestos detected by analysis.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 3
	3 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24

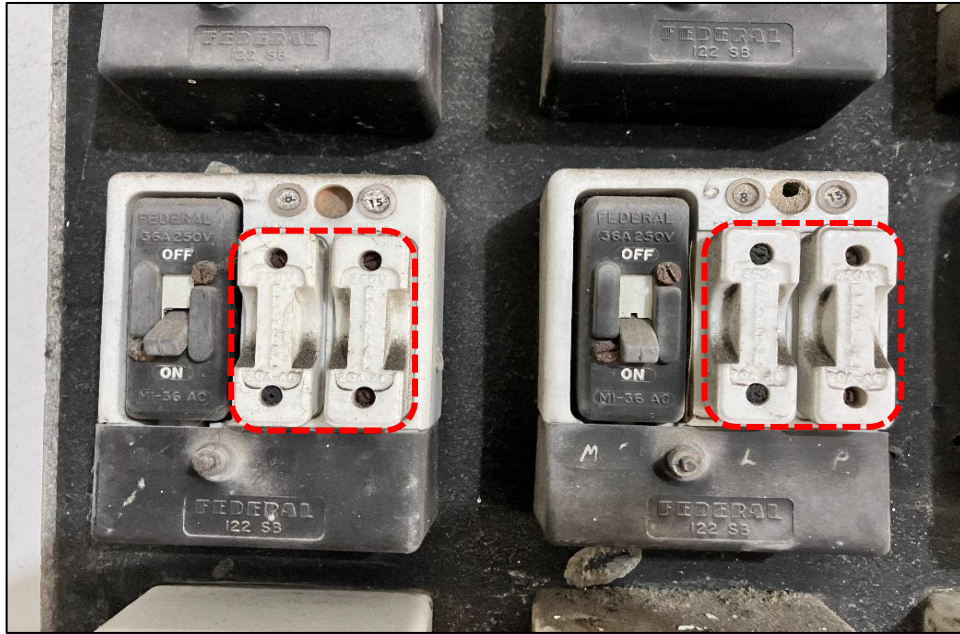


Photograph 7: 3 Help Street, interior, centre stairwell, ground floor, electrical panel, resinous board(s), suspected asbestos.



Photograph 8: 3 Help Street, interior, centre stairwell, ground floor, linings to front of electrical panel, fibre cement sheeting, suspected asbestos.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 4
	3 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24

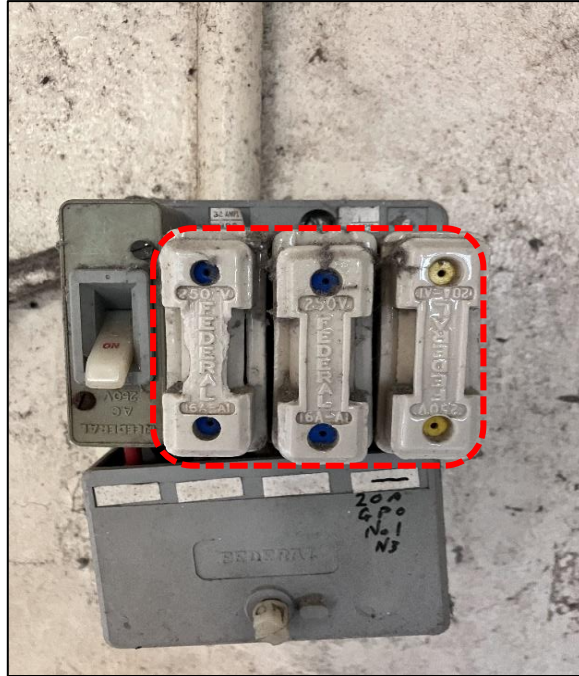


Photograph 9: 3 Help Street, interior, centre stairwell, ground floor, ceramic fuses, internal insulation (if present), suspected asbestos.



Photograph 10: 3 Help Street, interior, ground floor, Laundry, electrical panel, resinous board(s), suspected asbestos.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 5
	3 Help Street, Chatswood		REV: A
	CLIENT: Loftex		

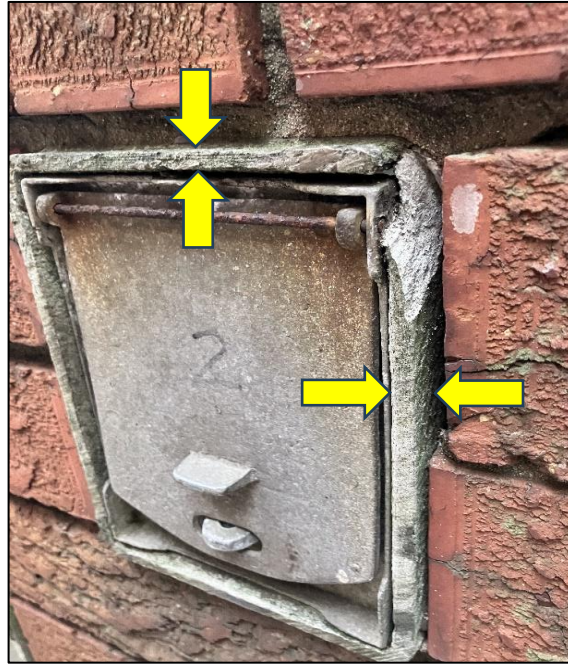


Photograph 11: 3 Help Street, interior, ground floor, Laundry, ceramic fuses, internal insulation (if present), suspected asbestos.



Photograph 12: 3 Help Street, exterior, southern yard, mailbox linings, fibre cement product, asbestos detected by analysis.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 6
	3 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24



Photograph 13: 3 Help Street, exterior, southern yard, mailbox linings, fibre cement product, asbestos detected by analysis.



Photograph 14: 3 Help Street, exterior, eave linings generally, fibre cement sheeting, suspected asbestos.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 7
	3 Help Street, Chatswood		REV: A
	CLIENT: Loftex		



Photograph 15: 3 Help Street, exterior, eave linings generally, fibre cement sheeting, suspected asbestos.



Photograph 16: 3 Help Street, exterior, typical window frame.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 8
	3 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24



Photograph 17: 3 Help Street, exterior, typical window frame.



Photograph 18: 3 Help Street, exterior, western facade, northern end, concrete awning, white paint, may comprise lead paint.


 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 9
	3 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24



Photograph 19: 3 Help Street, exterior, eastern façade, southern end, window frame, white paint, lead paint detected.



Photograph 20: 3 Help Street, interior, southern stairwell, ground floor, ceiling and base of stairwell, white paint, lead paint not detected.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 10
	3 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24



Photograph 21: 3 Help Street, roof cavity, top of ceiling, settled dust/debris, lead detected (130 mg/m²).



Photograph 22: 3 Help Street, roof cavity, top of ceiling, settled dust/debris, lead detected (130 mg/m²).


 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 11
	3 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24



Photograph 23: 3 Help Street, ground floor, Laundry, fluorescent light fittings, internal components (e.g., capacitors), PCB (suspected).



Photograph 24: 3 Help Street, ground floor, Laundry, fluorescent light fittings, internal components (e.g., capacitors), PCB (suspected).

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs	PROJECT: 232749.00
	HAZMAT Survey	PLATE No: 12
	3 Help Street, Chatswood	REV: A
	CLIENT: Loftex	DATE: Nov-24



Photograph 25: 3 Help Street, ground floor, garages, suspected fluorescent light fittings, inaccessible (PCB suspected).



Photograph 26: 3 Help Street, Units 2, 7, 10 and 11, below ceramic tiled surfaces (e.g. walls, bath surrounds), substrate, inaccessible.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 13
	3 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24



Photograph 27: 3 Help Street, Units 2, 7, 10 and 11, service conduits / risers, internal components, inaccessible.



Photograph 28: 3 Help Street, Units 2, 7, 10 and 11, service conduits / risers, internal components, inaccessible.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs	PROJECT: 232749.00
	HAZMAT Survey	PLATE No: 14
	3 Help Street, Chatswood	REV: A
	CLIENT: Loftex	DATE: Nov-24



Photograph 29: 3 Help Street, typical balcony, door, glazing putty, no asbestos detected by analysis.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs	PROJECT: 232749.00
	HAZMAT Survey	PLATE No: 15
	3 Help Street, Chatswood	REV: A
	CLIENT: Loftex	DATE: Nov-24

Appendix C

HAZMAT Register and Plates

5 Help Street

DP Project No: 232749.00
 HAZMAT Survey
 5 Help Street, Chatswood

RESULTS - ASBESTOS

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
						Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
5 Help Street	exterior	eave linings generally	fibre cement sheeting	N/A	suspected asbestos	1	1	1	1	2	0	6	Low	9	Inaccessible area/material - asbestos suspected to be present as a precaution. Confirm status of asbestos material(s) when safe access available and prior to any disturbance.
5 Help Street	exterior	joining between floor and wall	black bituminous material	5-E-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	No asbestos identified.
5 Help Street	exterior, car park area	stormwater drain lining	adhesive-like material	5-E-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11	No asbestos identified.
5 Help Street	exterior, car park area	joint in concrete	mastic	5-E-A03	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	No asbestos identified.
5 Help Street	exterior, car park area	column	textured coating	5-E-A04	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13	No asbestos identified.
5 Help Street	exterior, southern entrance	wall, expansion gap	bituminous lining	5-E-A05	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14	No asbestos identified.
5 Help Street	exterior, level 1 staircase	stairs, joint	cement material	5-E-A06	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	No asbestos identified.
5 Help Street	exterior, level 1 staircase	eaves lining	fibre cement sheeting	5-E-A07	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16	No asbestos identified.
5 Help Street	exterior, adjacent main switch room	wall panel	fibre cement sheeting	5-E-A08	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
5 Help Street	exterior, car park area	ceiling	plaster material	5-E-A09	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
5 Help Street	Level 1, southern stairway	ceiling cavity	insulation	5-S-A01	no asbestos detected by analysis (SMF detected)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	17	No asbestos identified.
5 Help Street	rooms and areas in general	portion of window frames	glazing putty	N/A	suspected asbestos	0	2	2	2	2	0	8	Low	N/A	Consider confirmatory sampling and analysis for asbestos prior to any disturbance. Remove asbestos material prior to any disturbance and prior to general demolition work proceeding. Removal should be undertaken by a licensed asbestos removalist.
5 Help Street	hallways and stairwells generally	below carpet	substrate	N/A	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19	No asbestos identified in selected locations accessed. Confirm status of material when full access available and prior to any disturbance.

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
						Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
5 Help Street	main switch room	electrical cupboard	internal components (e.g., resinous boards, fuse insulation, fibre cement linings)	N/A	suspected asbestos	1	1	1	1	1	1	6	Low	20	Inaccessible area/material - asbestos suspected to be present as a precaution. Confirm status of asbestos material(s) when safe access available and prior to any disturbance.
5 Help Street	main switch room	electrical cupboard	fuse insulation (if present)	N/A	suspected asbestos	3	1	1	1	1	1	8	Low	20	Inaccessible area/material - asbestos suspected to be present as a precaution. Confirm status of asbestos material(s) when safe access available and prior to any disturbance.
5 Help Street	rooms and areas in general	fire door (s)	insulation	N/A	suspected asbestos	3	1	1	1	2	1	9	Low	21	Inaccessible area/material - asbestos suspected to be present as a precaution. Confirm status of asbestos material(s) when safe access available and prior to any disturbance.
5 Help Street	garbage room	throughout	materials in general	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	22	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.
5 Help Street	Unit 11	courtyard, tilework	cement	5-U11-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
5 Help Street	Units 4, 11, 19 and 28	below ceramic tiled surfaces (e.g. walls, floors, bath surrounds)	substrate	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1, 2	Inaccessible area/material - Confirm status of hazardous material(s) when access available and prior to any disturbance.
5 Help Street	Units 4, 11, 19 and 28	hot water unit(s)	bulk insulation	N/A	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	Inaccessible area/material - Confirm status of hazardous material(s) when access available and prior to any disturbance.
5 Help Street	Units 4, 11, 19 and 28	below floor coverings	substrate generally	N/A	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4, 5	Limited access available due occupation and potential damage to floor coverings. Limited inspection below carpets in selected accessible locations did not identify asbestos containing materials. Confirm status of hazardous material(s) when full access is available and prior to any disturbance.
5 Help Street	Units 4, 11, 19 and 28	service conduits / risers	internal components	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6, 7, 8	Inaccessible area/material (requires destructive / intrusive inspection) - Confirm status of hazardous material(s) when access available and prior to any disturbance.
5 Help Street	Units generally	throughout	materials in general	N/A	suspected similar to Units 4, 11, 19 and 28	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Units inaccessible (occupied) and therefore suspected similar to Units 4, 7, 19 and 28. Confirm status of hazardous material(s) when full access available and prior to any disturbance.

DP Project No: 232749.00
 HAZMAT Survey
 5 Help Street, Chatswood

RESULTS - LEAD PAINT SCREENING ASSESSMENT

Building	Room / Area	Material Location	Material Type	Material Status	Spot Test Result	Analytical Results		Photo No.	Summary Comment/Recommendation
						Sample No.	% w/w		
5 Help Street	Unit 11	ceiling	paint	lead paint not detected	N/A	5-U11-LP01	<0.005	N/A	Analysis results non-detect and/or below the threshold concentration criteria for lead containing paint projects as outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal. Minimise disturbance and implement controls to prevent exposure and dispersal during any paint disturbance or building work (e.g. maintenance, refurbishment and demolition)
5 Help Street	exterior, subfloor door	door frame	beige paint	lead paint not detected	N/A	53-LP01	<0.005	N/A	Analysis results non-detect and/or below the threshold concentration criteria for lead containing paint projects as outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal. Minimise disturbance and implement controls to prevent exposure and dispersal during any paint disturbance or building work (e.g. maintenance, refurbishment and demolition)
5 Help Street	exterior, northwestern section of site	carport, metal post	beige paint	lead paint not detected	N/A	5-E-LP01	0.072	N/A	Analysis results non-detect and/or below the threshold concentration criteria for lead containing paint projects as outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal. Minimise disturbance and implement controls to prevent exposure and dispersal during any paint disturbance or building work (e.g. maintenance, refurbishment and demolition)
5 Help Street	exterior, eastern passageway	light post	black paint	lead paint detected	N/A	5-E-LP02	0.22	23	Lead paint identified. Analysis results are above the threshold criteria for lead paint outlined in AS4361.2 (i.e. >0.1 % lead w/w). Any areas of damaged/flaking paint and any associated dust/debris should be removed. Minimise disturbance and implement controls to prevent exposure and dispersal during any lead paint abatement activity and any building work (e.g. maintenance, refurbishment and demolition). Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal.
5 Help Street	exterior, undercroft car park	concrete block wall, north end	beige paint	lead paint not detected	N/A	5-E-LP03	<0.005	N/A	Analysis results non-detect and/or below the threshold concentration criteria for lead containing paint projects as outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal. Minimise disturbance and implement controls to prevent exposure and dispersal during any paint disturbance or building work (e.g. maintenance, refurbishment and demolition)
5 Help Street	exterior, undercroft car park	concrete block wall, south end	beige paint	lead paint not detected	N/A	5-E-LP04	<0.005	N/A	Analysis results non-detect and/or below the threshold concentration criteria for lead containing paint projects as outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal. Minimise disturbance and implement controls to prevent exposure and dispersal during any paint disturbance or building work (e.g. maintenance, refurbishment and demolition)

DP Project No: 232749.00
 HAZMAT Survey
 5 Help Street, Chatswood

RESULTS - LEAD PAINT SCREENING ASSESSMENT

Building	Room / Area	Material Location	Material Type	Material Status	Spot Test Result	Analytical Results		Photo No.	Summary Comment/Recommendation
						Sample No.	% w/w		
5 Help Street	exterior, western façade	stairway, metal post	beige paint	lead paint not detected	N/A	5-E-LP05	0.007	N/A	Analysis results non-detect and/or below the threshold concentration criteria for lead containing paint projects as outlined in AS4361.2 (i.e. ≤ 0.1 % lead w/w). Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal. Minimise disturbance and implement controls to prevent exposure and dispersal during any paint disturbance or building work (e.g. maintenance, refurbishment and demolition)
5 Help Street	exterior, southern façade	stairway, handrail	grey paint	lead paint not detected	N/A	5-E-LP06	0.04	N/A	Analysis results non-detect and/or below the threshold concentration criteria for lead containing paint projects as outlined in AS4361.2 (i.e. ≤ 0.1 % lead w/w). Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal. Minimise disturbance and implement controls to prevent exposure and dispersal during any paint disturbance or building work (e.g. maintenance, refurbishment and demolition)
5 Help Street	rooms and areas in general	throughout	paints	May comprise lead paint	N/A	refer 5-E-LP02	N/A	N/A	Lead paint(s) identified in building. Conduct confirmatory sampling and analysis prior to any disturbance. Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal. Minimise disturbance and implement controls to prevent exposure and dispersal during any paint disturbance or building work (e.g. maintenance, refurbishment and demolition).

DP Project No: 232749.00
 HAZMAT Survey
 5 Help Street, Chatswood

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
5 Help Street	rooms and areas in general	roof and similar building cavities	settled dust/debris	N/A	elevated lead concentration (suspected)	NA	Area generally inaccessible at time of inspection. Settled dust / debris in ceiling cavities is suspected to contain elevated concentrations of lead and / or potentially other contaminants. Further assess the presence of contaminant(s) when access is available and prior to any disturbance.

DP Project No: 232749.00
 HAZMAT Survey
 5 Help Street, Chatswood

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
5 Help Street	units in general	hot water units	bulk insulation	N/A	SMF suspected	3	Inaccessible area/material. Insulation suspected to comprise SMF as a precaution. Confirm insulation type by further inspection and/or sampling and analysis when safe access is available and prior to any disturbance.
5 Help Street	rooms and areas in general	ceiling cavity	bulk insulation	5-S-A01	SMF detected by analysis	17	<p>SMF identified. Classify material for disposal in accordance with the NSW EPA Waste Classification Guidelines and segregate material, if required, for disposal.</p> <p>Minimise disturbance and implement controls to prevent exposure and dispersal during any SMF abatement activity and any building work (e.g. maintenance, refurbishment and demolition).</p>

DP Project No: 232749.00

HAZMAT Survey

5 Help Street, Chatswood

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
5 Help Street	exterior, car park area	ceiling, fluorescent light fittings	internal components (e.g., capacitors / ballasts)	N/A	PCB (suspected)	18, 24	Inaccessible area/material. Internal components suspected to contain PCB as a precaution. Confirm presence/absence of PCB by further inspection and/or sampling and analysis when safe access is available and prior to any disturbance.
5 Help Street	general	older fluorescent light fittings (where present)	internal components (e.g., capacitors / ballasts)	N/A	inaccessible (PCB suspected)	N/A	Inaccessible area/material. Internal components suspected to contain PCB as a precaution. Confirm presence/absence of PCB by further inspection and/or sampling and analysis when safe access is available and prior to any disturbance.

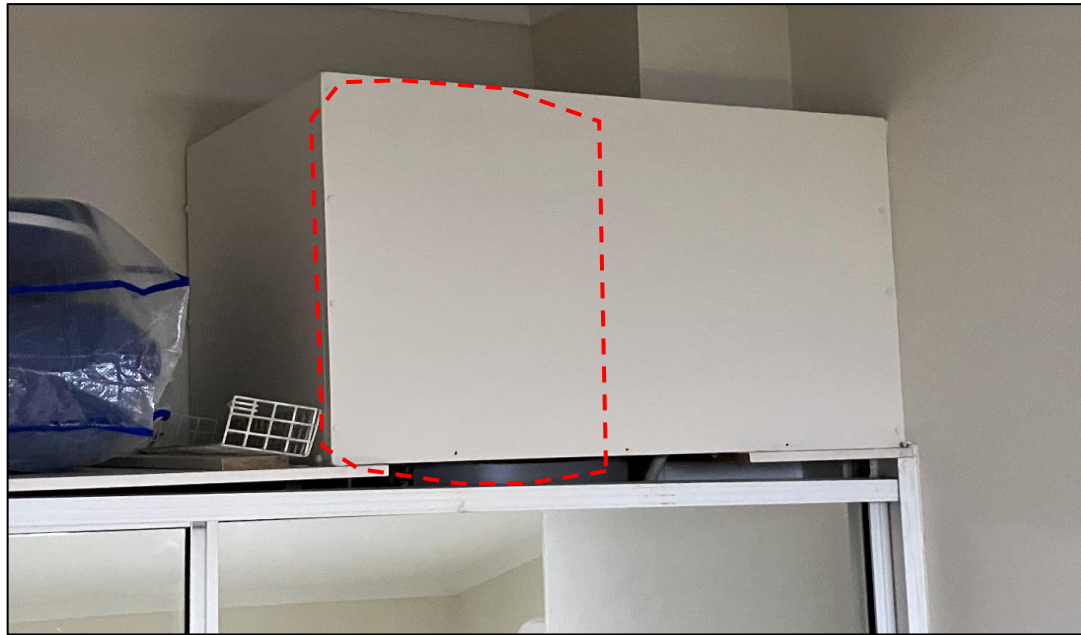


Photograph 1: 5 Help Street, Units 4, 11, 19 and 28, below ceramic tiled surfaces (e.g. walls, floors, bath surrounds), substrate, inaccessible.



Photograph 2: 5 Help Street, Units 4, 11, 19 and 28, below ceramic tiled surfaces (e.g. walls, floors, bath surrounds), substrate, inaccessible.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 1
	5 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24



Photograph 3: 5 Help Street, Units 4, 11, 19 and 28, hot water unit(s), bulk insulation, suspected non-asbestos.

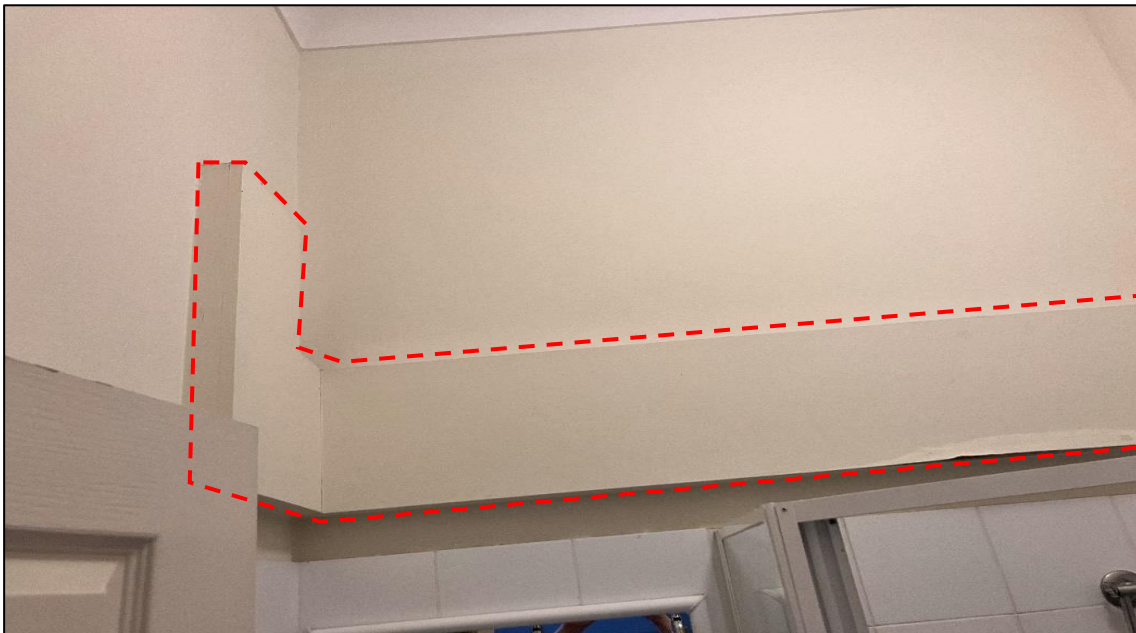


Photograph 4: 5 Help Street, Units 4, 11, 19 and 28, below floor coverings, substrate generally, suspected non-asbestos.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs	PROJECT: 232749.00
	HAZMAT Survey	PLATE No: 2
	5 Help Street, Chatswood	REV: A
	CLIENT: Loftex	DATE: Nov-24

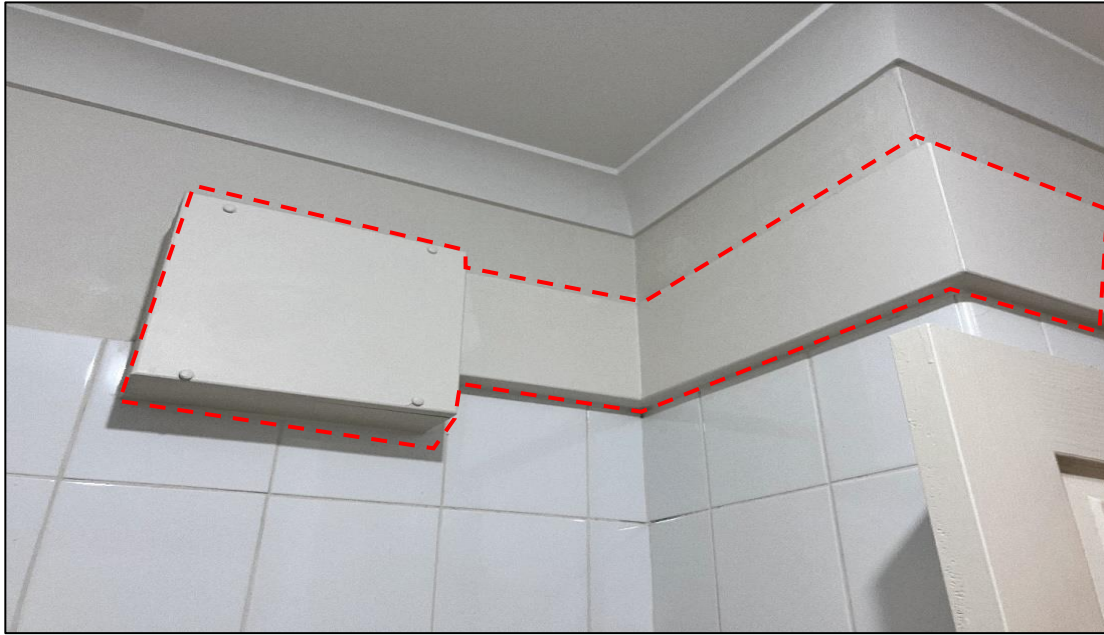


Photograph 5: 5 Help Street, Units 4, 11, 19 and 28, below floor coverings, substrate generally, suspected non-asbestos.

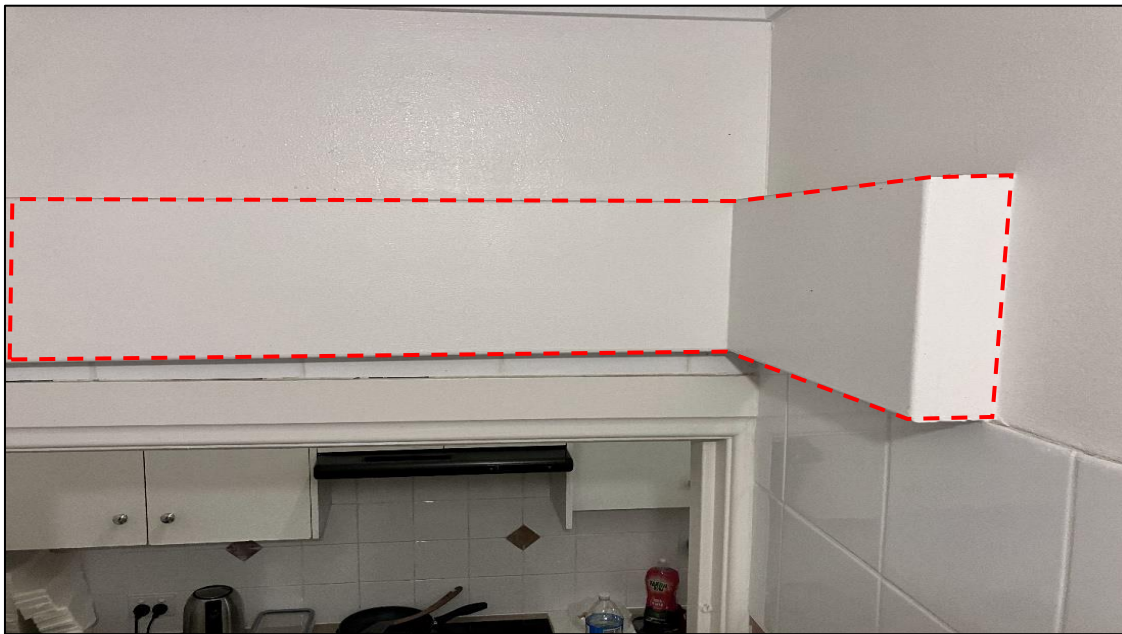


Photograph 6: 5 Help Street, Units 4, 11, 19 and 28, service conduits / risers, internal components, inaccessible.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 3
	5 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24



Photograph 7: 5 Help Street, Units 4, 11, 19 and 28, service conduits / risers, internal components, inaccessible.



Photograph 8: 5 Help Street, Units 4, 11, 19 and 28, service conduits / risers, internal components, inaccessible.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs	PROJECT: 232749.00
	HAZMAT Survey	PLATE No: 4
	5 Help Street, Chatswood	REV: A
	CLIENT: Loftex	DATE: Nov-24



Photograph 9: 5 Help Street, exterior, eave linings generally, fibre cement sheeting, inaccessible suspected asbestos



Photograph 10: 5 Help Street, exterior, joining between floor and wall, black bituminous material, no asbestos detected by analysis.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs	PROJECT: 232749.00
	HAZMAT Survey	PLATE No: 5
	5 Help Street, Chatswood	REV: A
	CLIENT: Loftex	DATE: Nov-24



Photograph 11: 5 Help Street, exterior, stormwater drain lining, adhesive-like material, no asbestos detected by analysis.



Photograph 12: 5 Help Street, exterior, car park area, joint in concrete, mastic, no asbestos detected by analysis.



GROUND
ED
EXPERTISE

Site Photographs

HAZMAT Survey

5 Help Street, Chatswood

CLIENT: Loftex

PROJECT: 232749.00

PLATE No: 6

REV: A

DATE: Nov-24



Photograph 13: 5 Help Street, exterior, car park area, column, textured coating, no asbestos detected by analysis.



Photograph 14: 5 Help Street, exterior, southern entrance, wall, expansion gap, bituminous lining, no asbestos detected by analysis.



GROUND
ED
EXPERTISE

Site Photographs

HAZMAT Survey

5 Help Street, Chatswood

CLIENT: Loftex

PROJECT: 232749.00

PLATE No: 7

REV: A

DATE: Nov-24



Photograph 15: 5 Help Street, exterior, level 1 staircase, stairs, joint, cement material, no asbestos detected by analysis.



Photograph 16: 5 Help Street, exterior, level 1 staircase, eaves, fibre cement sheeting, no asbestos detected by analysis.


 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 8
	5 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24



Photograph 17: 5 Help Street, Level 1, southern stairway, ceiling cavity insulation, no asbestos detected by analysis (SMF detected).



Photograph 18: 5 Help Street, exterior, car park area, ceiling, fluorescent light fittings, internal components (e.g., capacitors / ballasts), PCB (suspected).

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 9
	5 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24



Photograph 19: 5 Help Street, stairwells / flooring generally, landings and stairs), floor, below carpet, concrete flooring, suspected non-asbestos.



Photograph 20: 5 Help Street, main switch room, electrical cupboard, internal components, suspected asbestos.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs		PROJECT: 232749.00
	HAZMAT Survey		PLATE No: 10
	5 Help Street, Chatswood		REV: A
	CLIENT: Loftex		DATE: Nov-24



Photograph 21: 5 Help Street, generally, fire door (s), insulation, suspected asbestos.



Photograph 22: 5 Help Street, garbage room, throughout, inaccessible.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs HAZMAT Survey 5 Help Street, Chatswood	PROJECT: 232749.00
	CLIENT: Loftex	PLATE No: 11
		REV: A
		DATE: Nov-24



Photograph 23: 5 Help Street, exterior, eastern passageway, light post, black paint, lead paint detected by analysis.



Photograph 24: 5 Help Street, exterior, car park area, ceiling, fluorescent light fittings, internal components (e.g., capacitors / ballasts), PCB (suspected).



Site Photographs

HAZMAT Survey

5 Help Street, Chatswood

CLIENT: Loftex

PROJECT: 232749.00

PLATE No: 12

REV: A

DATE: Nov-24

Appendix D

Laboratory Certificate(s) of Analysis

CERTIFICATE OF ANALYSIS 366163

Client Details

Client	Douglas Partners Pty Ltd
Attention	Tim Kulmar
Address	96 Hermitage Rd, West Ryde, NSW, 2114

Sample Details

Your Reference	<u>232749.00 Chatswood</u>
Number of Samples	1 Swab, 21 Material, 10 Paint
Date samples received	12/11/2024
Date completed instructions received	12/11/2024

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
 Samples were analysed as received from the client. Results relate specifically to the samples as received.
 Results are reported on a dry weight basis for solids and on an as received basis for other matrices.
Please refer to the last page of this report for any comments relating to the results.

Report Details

Date results requested by	19/11/2024
Date of Issue	19/11/2024
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Asbestos Approved By

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

Results Approved By

Giovanni Agosti, Group Technical Manager
 Lucy Zhu, Asbestos Supervisor

Authorised By

Nancy Zhang, Laboratory Manager

Client Reference: 232749.00 Chatswood

Asbestos ID - materials						
Our Reference		366163-2	366163-3	366163-4	366163-5	366163-6
Your Reference	UNITS	3-E-A1	3-E-A2	3-IS-A1	3-IS-A2	3-IS-A3
Date Sampled		11/11/2024	11/11/2024	11/11/2024	11/11/2024	11/11/2024
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	18/11/2024	18/11/2024	18/11/2024	18/11/2024	18/11/2024
Mass / Dimension of Sample	-	77x17x12mm	31x19x6mm	89x56x3mm	95x50x3mm	17x7x4mm
Sample Description	-	Beige hardened mastic	Grey fibre cement material	A)Grey vinyl tile B)Adhesive	A)Grey vinyl tile B)Adhesive	Grey fibre cement material
Asbestos ID in materials	-	No asbestos detected	Chrysotile asbestos detected Amosite asbestos detected	A)Chrysotile asbestos detected B)No asbestos detected Organic fibres detected	A)Chrysotile asbestos detected B)No asbestos detected Organic fibres detected	Chrysotile asbestos detected Amosite asbestos detected
Trace Analysis	-	No asbestos detected	[NT]	A)[NT]; B)No asbestos detected	A)[NT]; B)No asbestos detected	[NT]

Asbestos ID - materials						
Our Reference		366163-7	366163-8	366163-9	366163-10	366163-11
Your Reference	UNITS	3-IS-A4	3-IS-A5	3-U2-A01	3-U7-A01	3-U10-A01
Date Sampled		11/11/2024	11/11/2024	11/11/2024	11/11/2024	11/11/2024
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	18/11/2024	18/11/2024	18/11/2024	18/11/2024	18/11/2024
Mass / Dimension of Sample	-	70x56x3mm	93x57x3mm	36x8x5mm	42x10x7mm	72x20x11mm
Sample Description	-	A)Grey vinyl tile B)Adhesive	A)Grey vinyl tile B)Adhesive	Brown hardened mastic	Brown hardened mastic	Brown hardened mastic
Asbestos ID in materials	-	A)Chrysotile asbestos detected B)No asbestos detected Organic fibres detected	A)Chrysotile asbestos detected B)No asbestos detected Organic fibres detected	No asbestos detected	No asbestos detected	No asbestos detected
Trace Analysis	-	A)[NT]; B)No asbestos detected	A)[NT]; B)No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference		366163-12	366163-22	366163-23	366163-24	366163-25
Your Reference	UNITS	5-U11-A01	5E-A01	5E-A02	5E-A03	5E-A04
Date Sampled		11/11/2024	11/11/2024	11/11/2024	11/11/2024	11/11/2024
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	18/11/2024	18/11/2024	18/11/2024	18/11/2024	18/11/2024
Mass / Dimension of Sample	-	20x10x5mm	25x12x6mm	40x25x5mm	60x20x4mm	30x10x5mm
Sample Description	-	Grey cement material	Black bituminous material	Brown adhesive-like material	Grey rubbery mastic	Grey cement material & paint
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference		366163-26	366163-27	366163-28	366163-29	366163-30
Your Reference	UNITS	5E-A05	5E-A06	5E-A07	5E-A08	5E-A09
Date Sampled		11/11/2024	11/11/2024	11/11/2024	11/11/2024	11/11/2024
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	18/11/2024	18/11/2024	18/11/2024	18/11/2024	18/11/2024
Mass / Dimension of Sample	-	30x20x9mm	30x10x6mm	17x6x2mm	20x15x2mm	7x5x1mm
Sample Description	-	Black bituminous material	Grey cement material	Beige fibre cement material	Beige fibre cement material	White plaster material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials		
Our Reference		366163-31
Your Reference	UNITS	5-S-A01
Date Sampled		11/11/2024
Type of sample		Material
Date analysed	-	18/11/2024
Mass / Dimension of Sample	-	95x50x2mm
Sample Description	-	Yellow vitreous fibrous insulation
Asbestos ID in materials	-	No asbestos detected Synthetic mineral fibres detected
Trace Analysis	-	No asbestos detected

Client Reference: 232749.00 Chatswood

Lead in Paint						
Our Reference		366163-13	366163-14	366163-15	366163-16	366163-17
Your Reference	UNITS	3-E-LP1	3-E-LP2	3-E-LP3	3-E-LP4	3-IS-LP1
Date Sampled		11/11/2024	11/11/2024	11/11/2024	11/11/2024	11/11/2024
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	13/11/2024	13/11/2024	13/11/2024	13/11/2024	13/11/2024
Date analysed	-	14/11/2024	14/11/2024	14/11/2024	14/11/2024	14/11/2024
Lead in paint	%w/w	0.36	0.28	<0.005	0.30	<0.005

Lead in Paint						
Our Reference		366163-18	366163-19	366163-20	366163-21	366163-32
Your Reference	UNITS	3-U1-LP01	3-U2-LP01	3-U7-LP01	5-U11-LP01	53-LP01
Date Sampled		11/11/2024	11/11/2024	11/11/2024	11/11/2024	11/11/2024
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	13/11/2024	13/11/2024	13/11/2024	13/11/2024	13/11/2024
Date analysed	-	14/11/2024	14/11/2024	14/11/2024	14/11/2024	14/11/2024
Lead in paint	%w/w	0.009	0.36	0.20	<0.005	<0.005

Lead in swab		
Our Reference		366163-1
Your Reference	UNITS	3-LD01
Date Sampled		11/11/2024
Type of sample		Swab
Date prepared	-	13/11/2024
Date analysed	-	13/11/2024
Lead in Swabs	µg/swab	1,300

Client Reference: 232749.00 Chatswood

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

Client Reference: 232749.00 Chatswood

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			13/11/2024	13	13/11/2024	13/11/2024		13/11/2024	[NT]
Date analysed	-			14/11/2024	13	14/11/2024	14/11/2024		14/11/2024	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	13	0.36	0.37	3	105	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	18	13/11/2024	13/11/2024		[NT]	[NT]
Date analysed	-			[NT]	18	14/11/2024	14/11/2024		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	18	0.009	0.01	11	[NT]	[NT]

Client Reference: 232749.00 Chatswood

QUALITY CONTROL: Lead in swab				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			13/11/2024	[NT]	[NT]	[NT]	[NT]	13/11/2024	[NT]
Date analysed	-			13/11/2024	[NT]	[NT]	[NT]	[NT]	13/11/2024	[NT]
Lead in Swabs	µg/swab	1	Metals-020/021/022	<1	[NT]	[NT]	[NT]	[NT]	104	[NT]

Result Definitions

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

Quality Control Definitions

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

Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

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

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

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

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

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

Measurement Uncertainty estimates are available for most tests upon request.

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

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

Report Comments

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

Samples 366163-4, 5, 7, 8; The supplied samples were sub-sampled (A & B) in order to accurately report the analytical results representative of the entire sample, as per AS4964-2004.



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CERTIFICATE OF ANALYSIS 366610

Client Details

Client	Douglas Partners Pty Ltd
Attention	Tim Kulmar
Address	96 Hermitage Rd, West Ryde, NSW, 2114

Sample Details

Your Reference	<u>232749.00, Chatswood</u>
Number of Samples	6 Paint
Date samples received	18/11/2024
Date completed instructions received	18/11/2024

Analysis Details

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

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

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

Report Details

Date results requested by 20/11/2024

Date of Issue 20/11/2024

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Results Approved By

Giovanni Agosti, Group Technical Manager

Authorised By

Nancy Zhang, Laboratory Manager

Client Reference: 232749.00, Chatswood

Lead in Paint						
Our Reference		366610-1	366610-2	366610-3	366610-4	366610-5
Your Reference	UNITS	5-E-LP01	5-E-LP02	5-E-LP03	5-E-LP04	5-E-LP05
Date Sampled		18/11/2024	18/11/2024	18/11/2024	18/11/2024	18/11/2024
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	19/11/2024	19/11/2024	19/11/2024	19/11/2024	19/11/2024
Date analysed	-	19/11/2024	19/11/2024	19/11/2024	19/11/2024	19/11/2024
Lead in paint	%w/w	0.072	0.22	<0.005	<0.005	0.007

Lead in Paint		
Our Reference		366610-6
Your Reference	UNITS	5-E-LP06
Date Sampled		18/11/2024
Type of sample		Paint
Date prepared	-	19/11/2024
Date analysed	-	19/11/2024
Lead in paint	%w/w	0.04

Method ID	Methodology Summary
Metals-020/021/022	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

Client Reference: 232749.00, Chatswood

QUALITY CONTROL: Lead in Paint					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	[NT]
Date prepared	-			19/11/2024	4	19/11/2024	19/11/2024		19/11/2024	[NT]
Date analysed	-			19/11/2024	4	19/11/2024	19/11/2024		19/11/2024	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	4	<0.005	<0.005	0	99	[NT]

Result Definitions

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

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
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Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

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

Measurement Uncertainty estimates are available for most tests upon request.

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