WARATAH
PROPERTY INSPECTIONS

Hazardous Materials Survey

Prepared For

RTL Co

177-191 Victoria Rd, Marrickville NSW

Contents

Report Title	Hazardous Materials Survey
Project Reference Number:	WEC201.HMS.002
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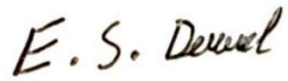
Document Control

Recipient	Mr Digby Harlow RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust
Original	Waratah Property Inspections Soft Copy

Author	**Technical Reviewer**
	
Ethan David Environmental Scientist / Occupational Hygienist	Jordan Thomas Principal Environmental Scientist LAA001497

WARATAH

Foreword

This report has been modified to include the following project overview in order to contextualize it within a State Significant Development Application for the proposed *Timberyards* development. The following overview refers to the Hazardous Materials Survey in its entirety, however please note that this report is 1 of 5 that comprise the Hazardous Materials Survey as a whole.

1.1. Project Description

This Hazardous Materials Survey has been prepared on behalf of Varsity Assets Management Pty Ltd (Developer) on behalf of RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust ('RTL Co.') (**the Applicant**) to support a State Significant Development Application (SSDA) for the proposed *Timberyards* development. The SSDA (SSD-76927247) seeks consent for a diverse rental housing precinct comprising build-to-rent (BTR), co-living and affordable housing. The precinct development comprises seven buildings ranging from eight to thirteen storeys, with open space that includes a pocket park, through site links and communal open spaces. Specifically, consent is sought for the following:

- Site preparation (including remediation), demolition and bulk excavation for basement parking;
- Residential accommodation (shop top housing, residential flat buildings and mixed use buildings) that includes BTR, co-living and affordable housing;
- Retail premises on the ground floor within the MU1 zoned land and extending up to 25m into the R4 zoned land;
- Publicly accessible recreation area (pocket park) and through site links;
- Neighbourhood shop (within the R4 zoned land);
- Associated landscaping and public domain works; and
- Augmentation of, and connection to, existing utilities as required.

A detailed description of the proposal is provided in the Environmental Impact assessment (EIS) by Ethos Urban. The development is declared State Significant by virtue of being a BTR development on land in Greater Sydney with an Estimated Development Cost (EDC) of greater than $50 million, with the tenanted component representing greater than 60% of the EDC (Schedule 1, *State Environmental Planning Policy (Planning Systems) 2021*).

1.2. Project Vision

RTL Co. aim to deliver Sydney's premier neo-industrial residential neighbourhood - a global benchmark for imaginative urbanism. The Timberyards aims to seamlessly integrate diverse residential offerings into the distinctive character of Marrickville, fostering a sense of pride among residents and the local community. The project will deliver a wide range of rental living solutions, complemented by recreation spaces and local retail, all underpinned by Connection to Country and environmentally sustainable design principles.

1.3. Project Site Description

The site is known as the 'Timberyards', located in Marrickville within the Inner West Local Government Area (LGA). The site comprises 39 lots with legal identification listed in the table below, and has a total area of 22,770m2 or, for the purpose of calculation of floor space, an area of 22,564m2 (excluding the SP2-zoned Victoria Road widening land, which is within the site boundary). The site is located within Precinct 47: Victoria Road in the *Marrickville Development Control Plan 2011* (MDCP 2011). The site is primarily contained in the Timber Yards sub-precinct of Precinct 47, with the lots fronting Victoria Road falling within the Victoria Road Corridor sub-precinct.

The site is approximately 700m walking distance to the newly opened Sydenham Metro Station, with 7-minute travel time to the Sydney CBD.

The site currently comprises primarily industrial and light industrial uses, with residential dwellings to a minor portion of the site on Farr Street (western boundary) and Victoria Road (eastern boundary). The site also has frontage to Sydenham Road to the south and Mitchell Street to the north (and encompassing a small lane off Mitchell Street). An aerial map is provided at **Figure A** below.

Lot/DP	Property Address
1/724487	119A Sydenham Rd
1/972534	121 Sydenham Rd
B/439802	129 Sydenham Rd
A/439802	131 Sydenham Rd
D/377270	133 Sydenham Rd
1/700223	135 Sydenham Rd
B/343286	7 Farr St
A/304426	9 Farr St
A/304426	11 Farr St
1/78883	13 Farr St
1/252507	15 Farr St
2/252507	17 Farr St
345/587262	191 Victoria Rd

Lot/DP	Property Address
1/572829	35 Farr St
12/4590	14 Mitchell St
13/4590	10 Mitchell St
14/4590	8 Mitchell St
15/4590	183 Victoria Rd
16/4590	4 Mitchell St
17/4590	2 Mitchell St
3/4590	165 Victoria Rd
2/4590	167 Victoria Rd
1/4590	169 Victoria Rd
A/301985	171 Victoria Rd
B/301985	173 Victoria Rd
1/315293	183 Victoria Rd

Lot/DP	Property Address
3/252507	19 Farr St
4/252507	21 Farr St
5/252507	23 Farr St
6/252507	25 Farr St
7/252507	27 Farr St
8/252507	29 Farr St
9/252507	31 Farr St
1/583801	33 Farr St
C/301985	175 Victoria Rd
D/301985	183 Victoria Rd
E/301985	175 Victoria Rd
A/166330	183 Victoria Rd
20/667441	183 Victoria Rd

Figure A Aerial site map

Source: Nearmap, Ethos Urban

WARATAH

Executive Summary

RTL Co (the client) engaged Waratah Environmental Consulting (Waratah) to conduct a Hazardous Materials Survey of the property located at 177–191 Victoria Road, Marrickville NSW (the Site).

The purpose of this Hazardous Materials Survey was to detail the findings of destructive sampling and subsequent quantitative risk assessment of potential hazardous building materials found at the site in to detail in a site-specific hazardous materials register of the inspected structures. Recommendations will be made for the management of any identified hazardous materials in accordance with SafeWork NSW guidelines.

Summary of Hazardous Materials

Location	ACM (friable)	ACM (bonded)	SMF	Lead Paint	PCBs
177 Victoria Road, Marrickville	No	Yes	No	No	No
183 Victoria Road, Marrickville	No	No	No	No	Yes
191 Victoria Road, Marrickville	No	No	Yes	Yes	No

Notes:
ACM – Asbestos Containing Materials
SMF – Synthetic Mineral Fibres
PCBs – Poly-Chlorinated Biphenyls
Complete Register of Hazardous Materials detailed in **Appendix A**

Recommendations

Waratah makes the following recommendations for remedial activities and / or further investigations:

- All hazardous materials were identified to be in a stable condition, no immediate remedial action is required; and
- Any potentially hazardous material encountered that is not included in this report should be managed under an *unexpected finds* protocol.

2. Introduction

RTL Co (the client) engaged Waratah Environmental Consulting (Waratah) to conduct a Hazardous Materials Survey of the property located at 177–191 Victoria Road, Marrickville NSW (the Site).

The purpose of this Hazardous Materials Survey was to detail the findings of destructive sampling and subsequent quantitative risk assessment of potential hazardous building materials found at the site in to facilitate demolition / refurbishment of the inspected structures. Recommendations will be made for the management of any identified hazardous materials in accordance with SafeWork NSW guidelines.

The investigatory sampling works were complete on the 28th, 30th August, and 22nd October 2024 by a suitably qualified Occupational Hygienist. All collected samples were delivered to NATA accredited SGS Laboratory, Alexandria NSW.

Waratah understands that this HMS is required to facilitate demolition and redevelopment of the site buildings.

The findings of this report detail the works completed by Waratah, which include the following:

- Inspection of sitewide structures;
- Sampling of any suspected hazardous materials, including but not limited to, asbestos containing materials (ACM), synthetic mineral fibres (SMF), Lead-based paint (LBP) and Polychlorinated Biphenyls (PCBs);
- Delivery of samples to a NATA accredited laboratory for analytical analysis; and
- Data interpretation and reporting of findings.

2.1. Site Description

Site Address	177 Victoria Road, Marrickville
Lot / Section / Deposition Plan	Lot 1 of DP315293
Building Descripotion	
	The site comprises a large commercial warehouse, overlapping with the previous site. Warehouse is accessed from a large commercial yard that runs alongside ethe entire structure.
Site Address	183 Victoria Road, Marrickville
Lot / Section / Deposition Plan	Lot 1 of DP315293
Building Descripotion	
	The site comprises a commercial showroom and dealership space with street access, joined at the rear with the warehouse structure at 191 Victoria Road.
Site Address	191 Victoria Road, Marrickville NSW
Lot / Section / Deposition Plan	191: Lot 345 of DP587262
Building Description	
	The site comprises a series of joined warehouses, for divided commercial use, each accessed from a commercial yard that sits in front of the structure

3. Methodology

This Hazardous Material Survey (HazMat) was conducted in order to identify the presence, condition and associated risk of potentially hazardous building materials located within the subject site. Waratah notes that inspected materials were limited to the accessible building construction materials, including observable services. Where suspected hazardous materials were observed, representative samples were collected and submitted to a NATA accredited laboratory for analysis.

In accordance with SafeWork NSW, investigatory works were not completed within confined spaces nor at heights greater than 2m above ground or floor level unless the appropriate permits had been sought. Where suspected hazardous materials could not be sampled, the occupational hygienist used professional experience to appropriately analyse the status of the material of potential concern.

3.1. Asbestos Containing Materials

ACM was analysed in accordance with *How to Safely Remove Asbestos* (SafeWork NSW, 2019) which defines the two forms of ACM, these include;

- **Friable**: Any ACM that exists in respirable form (dimension of ≤7mm x ≤7mm x ≤2mm), any ACM damaged by fire, any ACM considered to be in a weathered or poor condition and ACM that can be pulverised by normal hand pressure.
- **Bonded**: Any ACM in a bonded matrix that is considered to be in fair or good condition and that cannot be pulverised by normal hand pressure. It may exist in various fibre cements, vinyl coverings, pipe lagging, ropes and fabric.

Suspected ACMs were sampled, where possible, and delivered to a NATA accredited laboratory for asbestos presence / absence analysis in accordance with Australian Standard AS4964-2004. The detection limit of the analysis is detailed in **Appendix C**.

3.2. Lead Based Paint

All accessible paint systems were sampled and analysed for their lead content. The sampling program included all structural features that may have contained LBPs. Australian Standard AS 4361.2-2017 *Guide to Lead Paint Management* defines LBP as a paint coat or component of a paint system in the lead content is in excess of 0.1% by weight of the dry film.

3.3. Synthetic Mineral Fibre

All accessible SMFs were sampled and analysed in accordance with the guidelines documented the SafeWork Australia *Code of Practice for the safe use of Synthetic Mineral Fibres* (2006).

3.4. Polychlorinated Biphenyls

Suspected fluorescent light fittings and other electrical components were assessed for the potential presence of PCBs in accordance with ANZECC (1997) *Identification of PCB Containing Capacitors Information Booklet.*

3.5. Inaccessible Areas

The investigation achieved the desired scope of works, however access to 183 Victoria Rd was unavailable at time of inspection. As such this area has been omitted from this report until such a time as access can be provided.

4. Risk Assessment

The Hazardous Material Register assesses the risk associated with each suspected hazardous material based on the product type; friability and condition of the material; accessibility requirements and material treatment requirements.

Risk factors are defined as the following:

4.1. Accessibility

- Regular: Areas accessible by all personnel within the building
- Occasional: Areas of infrequent use, not used by all personnel daily
- Maintenance only: Areas accessible by maintenance workers only

4.2. Condition

- Good: Material in new or acceptable condition with minimal damage
- Fair: Material with minor damage or deterioration
- Poor: Material in weathered, damaged or deteriorated condition

4.3. Friability

- Friable: material that can be pulverised by normal hand pressure
- Bonded: fibrous material bound within an adhesive matrix

4.4. Priority Rating

- Priority 1 – Immediate Risk
  Materials that pose an immediate risk to human health based on type, condition and location. Area must be made safe immediately and remedial works is required as soon as practically achievable.
- Priority 2 – Moderate Risk
  Unstable / damaged materials that pose an elevated risk to human health based on type, condition and location. Materials should be made safe immediately with remedial action recommended.
- Priority 3 – Low Risk
  Stable materials with minor damage that may degrade due to environmental conditions. It is recommended that materials be stabilised and repaired. Controls / make-safes should be implemented to prevent further degradation.
- Priority 4 – Negligible Risk
  Materials that present negligible risk to human health in current condition. Materials should be maintained in current condition.
- Inaccessible
  Material could not be accessed during site inspection works. Materials should be reassessed should access be granted.

5. Conclusion

Based on the survey of the site located at 177-191 Victoria Road, Marrickville NSW the following hazardous materials were identified (refer to **Table 1**).

Table 1 - Summary of Hazardous Materials

Location	Material Description
177 Victoria, warehouse interior, west wall, south wall and ceiling	Asbestos containing corrugated cement sheet
183 Victoria, commercial interior, main showroom, ceiling	Fluorescent Light capacitors
191 Victoria, interior, underside of walkway, surface of wood.	Lead based white paint system
191 Victoria, interior, rafters, surface of crossbeams	Lead based white paint system
191 Victoria, interior, kitchenet, hot water system	SMF lining
191 Victoria, interior, 2nd kitchenet, hot water system	SMF lining

5.1. Lead-Based Paint

Removal of LBP is required in accordance with the following guidance:

- *Australian Standard AS 4361.2-2017 Guide to Lead Based Paint Management;*
- *NOHSC (1994a) National Standard for the Control of Inorganic Lead at Work;*

LBPs on structures from residential / educational / child-care premises must be removal prior to demolition. Any LBP waste generated is pre-classified as Hazardous Waste (EPA, 2014) unless LBP is prior removed.

Waratah recommend that all workers within the immediate vicinity of LBP removal works, wear a half face respirator (AS1716 - Standard) with a P2 safety rating. Any personnel wearing a P2 respirator is required to be clean shaven to ensure adequate seal of the mask-to-face interface.

5.2. Asbestos

Any asbestos containing materials (ACM) should be removed prior to the commencement of any demolition / refurbishment works. ACM removal should be completed in accordance with the following regulations and codes of practice;

- *NSW Work Health & Safety Act 2017;*
- SafeWork NSW (2019) *How to manage and control asbestos in the workplace;* and
- SafeWork NSW (2019) *How to safely remove asbestos.*

It is recommended that all ACM removal be conducted in accordance with a site-specific asbestos management plan (AMP) and subsequent asbestos removal control plan.

The AMP should detail the condition, quantity and location of any ACM designated for removal; all safety control measures required for the duration of ACM removal; any requirement for ongoing monitoring including but not limited to airborne asbestos monitoring (AAMs); and any additional site clearance requirements.

6. Limitations

This report has been prepared for the sole use of the client. Waratah take no responsibility for the use of this document by any third party. This report does not provide any legal advice and has been prepared under the direct instructions of the client.

Unless specific detail is otherwise provided, this report pertains to the visible and accessible areas of building materials contained within the cadastral boundaries stated in **Section 1.1**. This report does not assess the potential of any submerged hazardous materials nor any materials outside of the defined subject area. As such, hazardous materials may be present beneath soil surfaces, in accessible areas of the subject site or adjacent properties. Should any suspected hazardous materials be encountered during future works, an appropriately licenced Occupational Hygienist should be engaged to provide advice on the proper management of the subject material. Any suspicious materials encountered during future works should be assumed to contain hazardous materials until analytical confirmation can be obtained.

Any volumes, sizes or quantity of suspected hazardous materials detailed within this report have been estimated during the site investigation works.

This report should be read in its entirety, this report should not be separated or read in part as this has the potential to affect the findings of the report.

This report has been prepared by a suitably trained professional with a degree of care and diligence considered to be in conjunction with industry standards. Waratah, however, does not accept any responsibility or liability for the loss, damage, injury or death suffered by any party arising from the use of this report.

Appendix A – Hazardous Material Register

Location Description	Material	Condition	Sample ID	Analytical Result	Estimated Quantity	Accessibility	Priority Rating	Recommendations	Photograph Register
191 Victoria Road, Marrickville NSW									
LBP									
Warehouse interior, adjacent internal roller door, surface of steel beam	Teal paint system	Poor	Pb101	0.033%w/w	50m^2	Occasional	NA	NA	Same as Photograph 9
Warehouse interior, underside of walkway, surface of wood.	**White paint system**	**Poor**	**Visual assessment**	**Presumed to contain Pb**	**150m^2**	**Maintenance only**	**Priority 3 – Low risk in present condition**	**Avoid abrasive activities in vicinity of material during demolition.**	**Photograph 2**
Warehouse interior, surface of walls, throughout	White paint system	Poor	Pb102	0.007%w/w	250m^2	Occasional	NA	NA	Photograph 3
Warehouse interior, rafters, surface of crossbeams	**White paint system**	**Poor**	**Visual assessment**	**Presumed to contain Pb**	**100m^2**	**Maintenance only**	**Priority 3 – Low risk in present condition**	**Avoid abrasive activities in vicinity of material during demolition.**	**Photograph 4**
SMF									
Warehouse interior, south kitchenet, hot water system	**SMF lining**	**Good**	**Visual assessment**	**Presumed to contain SMF**	**1 unit**	**Maintenance only**	**Priority 4 – Negligible risk in present condition**	**Remove during demolition**	**Photograph 5**
Warehouse interior, north kitchenet, hot water system	**SMF lining**	**Good**	**Visual assessment**	**Presumed to contain SMF**	**1 unit**	**Maintenance only**	**Priority 4 – Negligible risk in present condition**	**Remove during demolition**	**Photograph 6**
183 Victoria Road, Marrickville NSW									
LBP									
Exterior, southeast façade, surface of walls	Black paint system	Good	Visual assessment	Presumed not to contain Pb	75m^2	Regular	NA	NA	Photograph 16
Commercial Interior, main showroom, surface of walls	Blue paint system	Good	Visual assessment	Presumed not to contain Pb	50m^2	Regular	NA	NA	Photograph 17
Commercial Interior, main showroom & rear stock room, surface of walls	White paint system	Good	Visual assessment	Presumed not to contain Pb	100m^2	Regular	NA	NA	Photograph 18, Photograph 19

Location Description	Material	Condition	Sample ID	Analytical Result	Estimated Quantity	Accessibility	Priority Rating	Recommendations	Photograph Register
Commercial Interior, surface of ceiling, throughout	White paint system	Good	Visual assessment	Presumed not to contain Pb	75m^2	Maintenance only	NA	NA	Photograph 20
PCBs									
Commercial Interior, main showroom, ceiling, throughout	**Fluorescent light capacitors**	**Good**	**Visual assessment**	**Presumed to contain PCBs**	**14 units**	**Maintenance only**	**Priority 4 – Negligible risk in present condition**	**Remove during demolition**	**Photograph 18, Photograph 20**
177 Victoria Road, Marrickville NSW									
LBP									
Exterior, surface of south wall	white paint system	Fair	Pb103	0.004%w/w	200m²	Regular	NA	NA	Photograph 8
Warehouse interior, surface of steel crossbeams	Teal paint system	Good	Visual assessment	Same as Pb101	100m²	Occasional	NA	NA	Photograph 9
Warehouse interior, surface of north wall	White paint system	Poor	Visual assessment	Same as Pb102	100m^2	Regular	NA	NA	Photograph 10
ACM									
Warehouse interior, south wall	Cement board	Good	Visual assessment	Comprises gyprock	150m²	Regular	NA	NA	Photograph 11
Warehouse interior, north wall and north ceiling	Corrugated metal	Fair	Visual assessment	Comprises steel	250m²	Regular	NA	NA	Photograph 12
Warehouse interior, west wall, south wall and ceiling	**Corrugated fibre cement**	**Fair**	**Fm101**	**Asbestos detected**	**300m²**	**Maintenance only**	**Priority 3 – Low risk in present condition**	**Remove prior to demolition**	**Photograph 13, Photograph 14, Photograph 15**
NO ACCESS									
NA									

Appendix B – Photograph Register

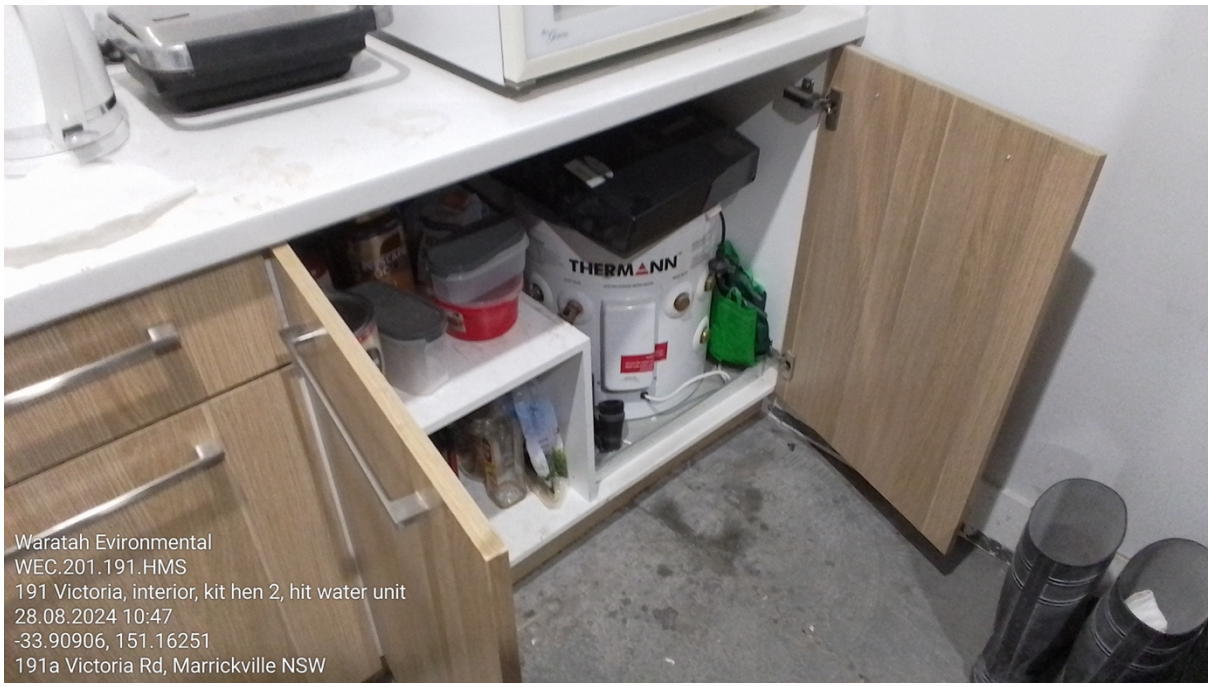
Photograph 1:
191 Victoria, exterior (28/08/24)

Photograph 2:
191 Victoria, interior, underside of walkway, white paint system (28/08/24)

Photograph 3:
191 Victoria, interior, walls, white paint system, Pb102 (28/08/24)

Photograph 4:
191 Victoria, interior, rafters, surface of crossbeams, white paint system (28/08/24)

Photograph 5:
191 Victoria, interior, kitchenet, hot water system (28/08/24)



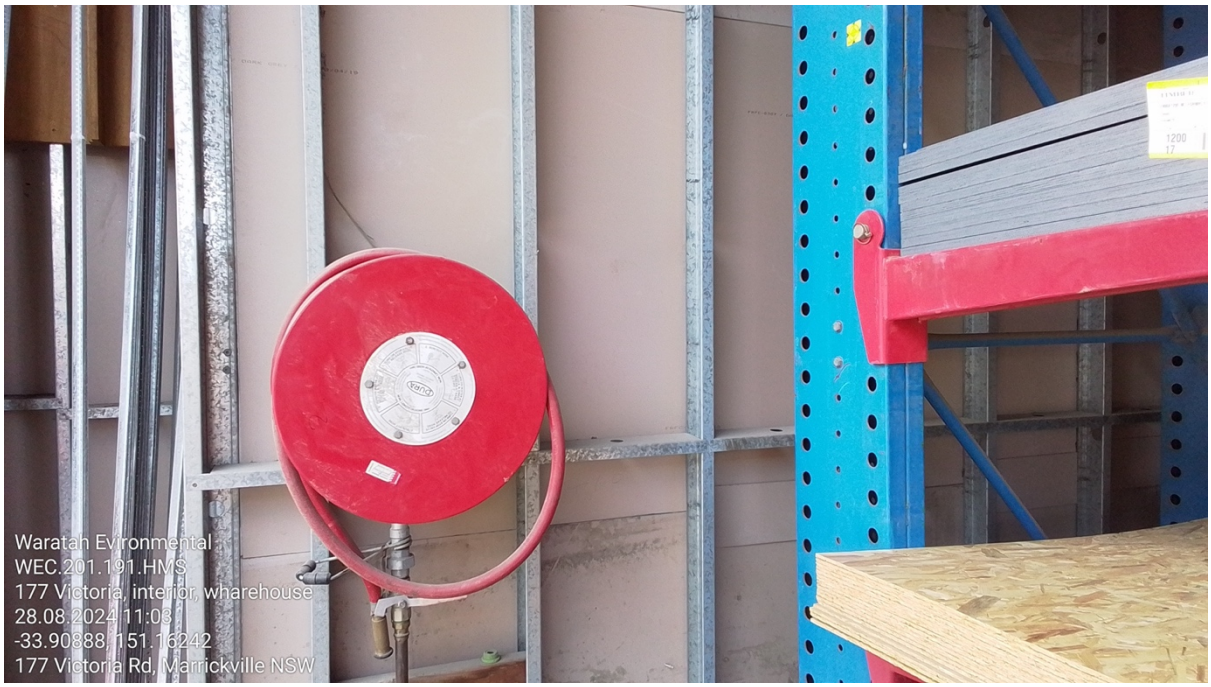
Photograph 6:
191 Victoria, interior, 2nd kitchenet, hot water system (28/08/24)

Photograph 7:
177 Victoria, exterior, main commercial yard (28/08/24)

Photograph 8:
177 Victoria, exterior, south wall, white paint system (28/08/24)

Photograph 9:
177 Victoria, warehouse interior, steel crossbeam, teal paint system (28/08/24)

Photograph 10:
177 Victoria, warehouse interior, north wall, white paint system (28/08/24)



Photograph 11:
177 Victoria, warehouse interior, south wall, cement sheet (28/08/24)

Photograph 12:
177 Victoria, warehouse interior, north wall, corrugated metal (28/08/24)

Photograph 13:
177 Victoria, warehouse interior, west wall, corrugated fibre cement (28/08/24)

Photograph 14:
177 Victoria, warehouse interior, south wall, corrugated fibre cement (28/08/24)

Photograph 15:
177 Victoria, warehouse interior, south ceiling, corrugated fibre cement (28/08/24)

Photograph 16:
183 Victoria, exterior, southeast façade, black paint system (22.10.24)

Photograph 17:
183 Victoria, commercial interior, main showroom, walls, blue paint system (22.10.24)

Photograph 18:
183 Victoria, commercial interior, main showroom, ceiling, fluorescent light capacitors (22.10.24)

Photograph 19:
183 Victoria, commercial interior, rear stock room, walls, white paint system (22.10.24)

Photograph 20:
183 Victoria, commercial interior, main showroom, ceiling, white paint system (22.10.24)

Appendix C – Chain of Custody and Sample Receipt Advice

CHAIN OF CUSTODY & ANALYSIS REQUEST

SGS Environmental Services Sydney
Unit 16, 33 Maddox Street
Alexandria NSW 2015
Telephone No: (02) 85940400
Facsimile No: (02) 85940499
Email: au.samplereceipt.sydney@sgs.com

Lab ID Number: *(please quote on correspondence)*

Company Name:	Waratah	Project Name/No:	WEC 201
Address:		Purchase Order No:	
		Results Required Date:	Standard ~~Date~~ TAT
		Telephone:	0468 458 485
		Fax:	
Contact Name:	Ethan David Jordan Thomas	Email Results to:	E.David @ waratahconsulting.com.au J. Thomas @ ↑
Quotation No:			

SGS ID	Client Sample ID	Sampling Date/ Time	Matrix (Tick as appropriate): Soil Sample	Water Sample	Other	NO. OF CONTAINERS	Pb	~~ACM~~										
1	Pb 101	28/08/24			X	1	X											
2	Pb 102	28/08/24			X	1	X											
3	Pb 103	28/08/24			X	1	X											
4	Pb 104	28/08/24			X	1	X											
5	Pb 201	30/08/24			X	1	X											
6	Pb 202	30/08/24			X	1	X											
7	Pb 203	30/08/24			X	1	X											
8	Pb 204	30/08/24			X	1	X											
9	Pb 205	30/08/24			X	1	X											
10	Pb 206	30/08/24			X	1	X											
11	Pb 207	30/08/24			X	1	X											
12	Pb 208	30/08/24			X	1	X											
13	Pb 209	30/08/24			X	1	X											

Additional Report Formats

- ☐ NEPM
- ☐ CSV
- ☐ ESDAT
- ☐ DQO
- ☐ GO, Guidelines --------
- ☐ Others _____

Notes/Guidelines/LOR/ Special instructions

SGS EHS Sydney COC
SE270311

Relinquished By: E.David C.S.David	Date/Time: 30/08/24	Received By:	Date/Time: 30/08/24 @ 11:45
Relinquished By:	Date/Time:	Received By:	Date/Time:
Samples Intact: (Yes) / No	Temperature: °C	Sample Security Sealed: *Yes / No*	Hazards: *e.g. may contain Asbestos*
Comments / Subcontracting details:			

CHAIN OF CUSTODY & ANALYSIS REQUEST

Page 2 of 2

SGS Environmental Services Sydney
Unit 16, 33 Maddox Street
Alexandria NSW 2015
Telephone No: (02) 85940400
Facsimile No: (02) 85940499
Email: au.samplereceipt.sydney@sgs.com

Lab ID Number: *(please quote on correspondence)*

Company Name:	Waratah	Project Name/No:	WEC 201
Address:		Purchase Order No:	
		Results Required Date:	Standard TAT
		Telephone: 0468 458 485	Fax:
Contact Name:	Ethan David Jordan Thomas	Email Results to:	E. David @ waratahconsulting.com.au J. Thomas @ "
Quotation No:			

SGS ID	Client Sample ID	Sampling Date/ Time	Matrix (Tick as appropriate): Soil Sample	Water Sample	Other	NO. OF CONTAINERS	ANALYSIS REQUESTED: ACM	Notes/Guidelines/LOR/ Special instructions
14	FM 101	28/08/24			X	1	X	

Additional Report Formats

- ☐ NEPM
- ☐ CSV
- ☐ ESDAT
- ☐ DQO
- ☐ GO, Guidelines --------
- ☐ Others _____

Relinquished By: E. David E.S. David	Date/Time: 30/08/24	Received By:	Date/Time: 30/08/24 @ 11.4
Relinquished By:	Date/Time:	Received By:	Date/Time:
Samples Intact: (Yes) / No	Temperature: °C	Sample Security Sealed: Yes / No	Hazards: *e.g. may contain Asbestos*
Comments / Subcontracting details:			

SAMPLE RECEIPT ADVICE

SE270311

CLIENT DETAILS

Contact	Jordan Thomas
Client	WARATAH PROPERTY INSPECTIONS
Address	PO BOX 1163 NSW 2040
Telephone	(Not specified)
Facsimile	(Not specified)
Email	J.Thomas@WaratahConsulting.com.au
Project	**WEC201**
Order Number	**WEC201**
Samples	14

LABORATORY DETAILS

Manager	Shane McDermott
Laboratory	SGS Alexandria Environmental
Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	+61 2 8594 0400
Facsimile	+61 2 8594 0499
Email	au.environmental.sydney@sgs.com
Samples Received	Fri 30/8/2024
Report Due	Fri 6/9/2024
SGS Reference	**SE270311**

SUBMISSION DETAILS

This is to confirm that 14 samples were received on Friday 30/8/2024. Results are expected to be ready by COB Friday 6/9/2024. Please quote SGS reference SE270311 when making enquiries. Refer below for details relating to sample integrity upon receipt.

Sample counts by matrix	13 Paint, 1 Material	Type of documentation received	COC
Date documentation received	30/8/2024	Samples received in good order	Yes
Samples received without headspace	N/A	Sample temperature upon receipt	24.5°C
Sample container provider	Client	Turnaround time requested	Standard
Samples received in correct containers	Yes	Sufficient sample for analysis	Yes
Sample cooling method	None	Samples clearly labelled	Yes
Complete documentation received	Yes		

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

COMMENTS

SAMPLE RECEIPT ADVICE

SE270311

CLIENT DETAILS

Client WARATAH PROPERTY INSPECTIONS Project WEC201

SUMMARY OF ANALYSIS

No.	Sample ID	Fibre ID in bulk materials	Metals in Paint by ICPOES
001	Pb 101	-	1
002	Pb 102	-	1
003	Pb 103	-	1
004	Pb 104	-	1
005	Pb 201	-	1
006	Pb 202	-	1
007	Pb 203	-	1
008	Pb 204	-	1
009	Pb 205	-	1
010	Pb 206	-	1
011	Pb 207	-	1
012	Pb 208	-	1
013	Pb 209	-	1
014	FM 101	2	-

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

Appendix D – Analytical Results

ANALYTICAL REPORT

Accreditation No. 2562

CLIENT DETAILS

Contact	Jordan Thomas
Client	WARATAH PROPERTY INSPECTIONS
Address	PO BOX 1163 NSW 2040
Telephone	(Not specified)
Facsimile	(Not specified)
Email	J.Thomas@WaratahConsulting.com.au
Project	**WEC201**
Order Number	**WEC201**
Samples	14

LABORATORY DETAILS

Manager	Shane McDermott
Laboratory	SGS Alexandria Environmental
Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	+61 2 8594 0400
Facsimile	+61 2 8594 0499
Email	au.environmental.sydney@sgs.com
SGS Reference	**SE270311 R0**
Date Received	30/8/2024
Date Reported	6/9/2024

COMMENTS

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

Asbestos analysed by Approved Identifier Ravee Sivasubramaniam

SIGNATORIES

Bennet LO
Senior Chemist

Yusuf KUTHPUDIN
Asbestos Analyst

Fibre ID in bulk materials [AN602/AS4964] **Tested: 4/9/2024**

PARAMETER	UOM	LOR	FM 101 MATERIAL - 28/8/2024 SE270311.014
Asbestos Detected	No unit	-	Yes
Date Analysed*	No unit	-	04/09/2024 00:00

Metals in Paint by ICPOES [AN065/AN320] Tested: 30/8/2024

PARAMETER	UOM	LOR	Pb 101 PAINT - 28/8/2024 SE270311.001	Pb 102 PAINT - 28/8/2024 SE270311.002	Pb 103 PAINT - 28/8/2024 SE270311.003	Pb 104 PAINT - 28/8/2024 SE270311.004	Pb 201 PAINT - 30/8/2024 SE270311.005
Lead, Pb	%w/w	0.001	0.033	0.007	0.004	0.082	0.060

PARAMETER	UOM	LOR	Pb 202 PAINT - 30/8/2024 SE270311.006	Pb 203 PAINT - 30/8/2024 SE270311.007	Pb 204 PAINT - 30/8/2024 SE270311.008	Pb 205 PAINT - 30/8/2024 SE270311.009	Pb 206 PAINT - 30/8/2024 SE270311.010
Lead, Pb	%w/w	0.001	<0.001	0.094	9.4	0.001	27

PARAMETER	UOM	LOR	Pb 207 PAINT - 30/8/2024 SE270311.011	Pb 208 PAINT - 30/8/2024 SE270311.012	Pb 209 PAINT - 30/8/2024 SE270311.013
Lead, Pb	%w/w	0.001	27	0.006	0.17

METHOD SUMMARY

SE270311 R0

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

FOOTNOTES

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

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

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

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

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

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

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

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

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

ANALYTICAL REPORT

Accreditation No. 2562

CLIENT DETAILS

Contact	Jordan Thomas
Client	WARATAH PROPERTY INSPECTIONS
Address	PO BOX 1163 NSW 2040
Telephone	(Not specified)
Facsimile	(Not specified)
Email	J.Thomas@WaratahConsulting.com.au
Project	**WEC201**
Order Number	**WEC201**
Samples	1

LABORATORY DETAILS

Manager	Shane McDermott
Laboratory	SGS Alexandria Environmental
Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	+61 2 8594 0400
Facsimile	+61 2 8594 0499
Email	au.environmental.sydney@sgs.com
SGS Reference	**SE270311 R0**
Date Received	30 Aug 2024
Date Reported	06 Sep 2024

COMMENTS

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

Asbestos analysed by Approved Identifier Ravee Sivasubramaniam

SIGNATORIES

Yusuf KUTHPUDIN
Asbestos Analyst

RESULTS

Fibre ID in bulk materials — Method S4964

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Date Analysed	Fibre Identification	Est.%w/w*
SE270311.014	FM 101	Other	35x30x5mm Cement Sheet Fragment	28 Aug 2024	04 Sep 2024	Amosite & Chrysotile Asbestos Detected	

METHOD SUMMARY

SE270311 R0

METHOD	METHODOLOGY SUMMARY
AN602/AS4964	Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic `clues`, which provide a reasonable degree of certainty, dispersion staining is a mandatory `clue` for positive identification. If sufficient `clues` are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
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FOOTNOTES

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

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

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

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

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

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