



WARATAH
PROPERTY INSPECTIONS

Hazardous Materials Survey

Prepared For

RTL Co

2-12 Mitchell Street, Marrickville NSW

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Marrickville Property Trust

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Soft Copy

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LAA001497

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	Lot/DP	Property Address	Lot/DP	Property Address
1/724487	119A Sydenham Rd	1/572829	35 Farr St	3/252507	19 Farr St
1/972534	121 Sydenham Rd	12/4590	14 Mitchell St	4/252507	21 Farr St
B/439802	129 Sydenham Rd	13/4590	10 Mitchell St	5/252507	23 Farr St
A/439802	131 Sydenham Rd	14/4590	8 Mitchell St	6/252507	25 Farr St
D/377270	133 Sydenham Rd	15/4590	183 Victoria Rd	7/252507	27 Farr St
1/700223	135 Sydenham Rd	16/4590	4 Mitchell St	8/252507	29 Farr St
B/343286	7 Farr St	17/4590	2 Mitchell St	9/252507	31 Farr St
A/304426	9 Farr St	3/4590	165 Victoria Rd	1/583801	33 Farr St
A/304426	11 Farr St	2/4590	167 Victoria Rd	C/301985	175 Victoria Rd
1/78883	13 Farr St	1/4590	169 Victoria Rd	D/301985	183 Victoria Rd
1/252507	15 Farr St	A/301985	171 Victoria Rd	E/301985	175 Victoria Rd
2/252507	17 Farr St	B/301985	173 Victoria Rd	A/166330	183 Victoria Rd
345/587262	191 Victoria Rd	1/315293	183 Victoria Rd	20/667441	183 Victoria Rd



 The site

Figure A Aerial site map

Source: Nearmap, Ethos Urban

Executive Summary

RTL Co (the client) engaged Waratah Environmental Consulting (Waratah) to conduct a Hazardous Materials Survey of the properties located at 2-12 Mitchell St, 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
2 Mitchell St, Marrickville	No	No	No	No	Yes
4 Mitchell St, Marrickville	No	No	Yes	No	Yes
10 Mitchell St, Marrickville	No	Yes	Yes	No	Yes
10B Mitchell St, Marrickville	No	No	Yes	No	No
1/10-14 Mitchell St, Marrickville	No	No	Yes	No	Yes

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:

- Access to 6 Mitchell Street and 12 Mitchell Street was not possible at the time of the inspection as access was denied by residents. As such the development of these properties should be managed under an *unexpected finds protocol*; and
- All other hazardous materials were identified to be in a stable condition, no immediate remedial action is required.

1. Introduction

RTL Co (the client) engaged Waratah Environmental Consulting (Waratah) to conduct a Hazardous Materials Survey of the property located at 2-12 Mitchell St, 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 of August 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.

1.1. Site Description

Site Address	2 Mitchell Street, Marrickville NSW
Lot / Section / Deposition Plan	Lot 17 of DP4590
Building Description	
	The site comprises 1 multi-storey lot of commercial use, with a mix of painted brick exterior walls and gyprock eaves.
Site Address	4 Mitchell Street, Marrickville NSW
Lot / Section / Deposition Plan	Lot 16 of DP4590
Building Description	
	The site comprises 1 multi-storey lot of commercial use, with a mix of painted brick exterior walls and gyprock eaves.
Site Address	10 Mitchell Street, Marrickville NSW
Lot / Section / Deposition Plan	Lot 13 of DP4590
Building Description	
	The site comprises 1 multi-storey lot of commercial use, with a mix of brick exterior walls and gyprock eaves.

Site Address

10B Mitchell Street, Marrickville NSW

Lot / Section / Deposition Plan

Lot 13 of DP4590

Building Description



The site comprises 1 multi-storey lot of commercial use, with a mix of brick exterior walls and gyprock eaves.

Site Address

1/10-14 Mitchell Street, Marrickville NSW

Lot / Section / Deposition Plan

Lot 13 of DP4590

Building Description



The site comprises 1 multi-storey lot of commercial use, with a mix of brick exterior walls and gyprock eaves.

2. 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.

2.1. 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 $\leq 7\text{mm} \times \leq 7\text{mm} \times \leq 2\text{mm}$), 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**.

2.2. 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.

2.3. 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).

2.4. 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*.

2.5. Inaccessible Areas

The investigation achieved the desired scope of works, however the ceiling cavity was not inspected due to height and safety restrictions. Furthermore, the entirety of the West wing of the building was not inspected as per the request of the owner; this is due to the West wing having been recently renovated or constructed and not requiring the full scope of our assessment.

3. 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:

3.1. 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

3.2. 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

3.3. Friability

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

3.4. 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.

4. Conclusion

Based on the survey of the site located at 2-12 Mitchell St, Marrickville NSW the following hazardous materials were identified (refer to **Table 1**).

Table 1 - Summary of Hazardous Materials

Location	Material Description
2 Mitchell, interior, rear room, ceiling	Fluorescent light capacitors
4 Mitchell, interior, level 1, north storage crevice, hot water unit	SMF lining
4 Mitchell, interior, level 1, ceiling	Fluorescent light capacitors
10 Mitchell, interior, bathroom, hot water unit	SMF lining
10 Mitchell, interior, rear room, window panelling	Asbestos containing fibre cement
10 Mitchell, exterior, eaves	Asbestos containing fibre cement
10 Mitchell, interior, rear room, ceiling	Fluorescent light capacitors
10B Mitchell, interior, level 1, storage closet, hot water unit	SMF lining
1/10-14, interior, ceilings throughout	Fluorescent light capacitors
1/10-14, interior, kitchen, hot water unit	SMF lining

4.1. 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;*

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

4.2. 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.

5. 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
2 Mitchell St, Marrickville NSW									
LBP									
Interior, level 1, walls throughout stairwell and office	White paint system	Good	Visual assessment	Presumed not to contain lead	100m ²	Maintenance only	NA	NA	Photograph 2
PCB's									
Interior, backroom, ceiling	Fluorescent light capacitors	Good	Visual assessment	Presumed to contain PCB	13 units	Maintenance only	Priority 4 – Low risk in present condition	Remove during demolition	Photograph 3
4 Mitchell St, Marrickville NSW									
LBP									
Interior, walls throughout	White paint system	Good	Visual assessment	Presumed not to contain lead	150m ²	Maintenance only	NA	NA	Photograph 5
ACM									
Interior, ground level, west wall	Power distribution board	Good	Visual assessment	Presumed not to contain ACM	2 units	Maintenance only	NA	NA	Photograph 6 Photograph 7
SMF									
Interior, level 1, north storage crevice, hot water unit	SMF lining	Good	Visual assessment	Presumed to contain SMF	1 unit	Maintenance only	Priority 4 – Low risk in present condition	Remove during demolition	Photograph 8
PCB's									
Interior, level 1, ceiling	Fluorescent light capacitors	Fair	Visual assessment	Presumed to contain PCB	3 units	Maintenance only	Priority 4 – Low risk in present condition	Remove during demolition	Photograph 9
10 Mitchell St, Marrickville NSW									
LBP									
Interior, walls throughout	white paint system	Fair	Pb104	0.082 % w/w	150m ²	Occasional	NA	NA	Photograph 11
ACM									
Interior, backroom, ceiling	Cement sheet	Good	Visual assessment	Presumed not to contain ACM	20m ²	Maintenance only	NA	NA	Photograph 12
Interior, backroom, adjacent window	Cement sheet	Good	Visual assessment	Presumed to contain ACM	10m ²	Maintenance only	Priority 3 – Negligible risk in present condition	Avoid abrasive activities in vicinity of material during demolition.	Photograph 13

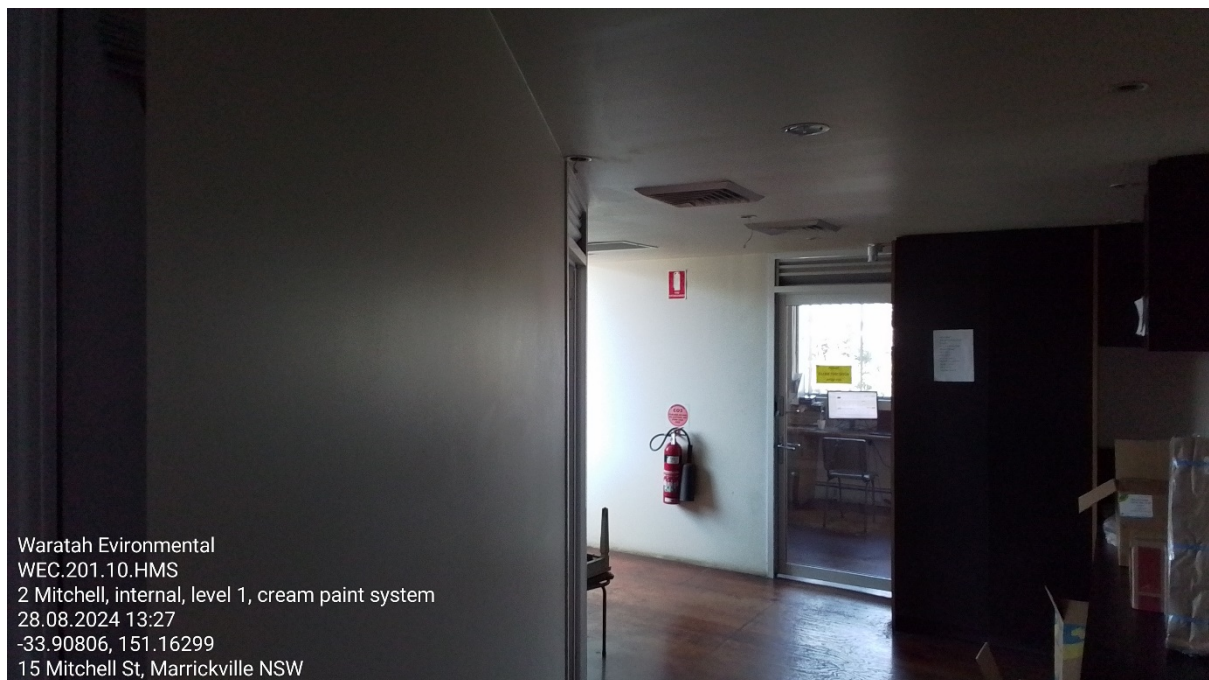
Location Description	Material	Condition	Sample ID	Analytical Result	Estimated Quantity	Accessibility	Priority Rating	Recommendations	Photograph Register
Exterior, eaves	Cement sheet	Good	Visual assessment	Presumed to contain ACM	20m ²	Maintenance only	Priority 3 – Negligible risk in present condition	Avoid abrasive activities in vicinity of material during demolition.	Photograph 14
SMF									
Interior, bathroom, hot water unit	SMF lining	Good	Visual assessment	Presumed to contain SMF	1 unit	Maintenance only	Priority 4 – Low risk in present condition	Remove during demolition	Photograph 15
PCB's									
Interior, backroom, ceiling	Fluorescent light capacitors	Fair	Visual assessment	Presumed to contain PCB	4 units	Maintenance only	Priority 4 – Low risk in present condition	Remove during demolition	Photograph 16
10B Mitchell St, Marrickville NSW									
LBP									
Interior, walls throughout	White paint system	Good	Visual assessment	Presumed not to contain Pb	50m ²	Occasional	NA	NA	Photograph 18
SMF									
Interior, level 1, storage closet, hot water unit	SMF lining	Good	Visual assessment	Presumed to contain SMF	1 unit	Maintenance only	Priority 4 – Low risk in present condition	Remove during demolition	Photograph 19
1/10-14 Mitchell, Marrickville NSW									
LBP									
Interior, ceilings, walls	White paint system	Good	Visual assessment	Presumed to not contain lead	250m ²	Regular	NA	NA	Photograph 21
ACM									
Interior, dividing wall	Cement sheet	Good	Visual assessment	Presumed to be gyprock	150m ²	Regular	NA	NA	Photograph 22
Interior, ceiling	Ceiling panels	Good	Visual assessment	Presumed not to contain ACM	100m ²	Maintenance only	NA	NA	Photograph 23
SMF									
Interior, kitchen, hot water unit	SMF lining	Good	Visual assessment	Presumed to contain SMF	1 unit	Maintenance only	Priority 4 – Low risk in present condition	Remove during demolition	Photograph 24
PCB's									
Interior, ceilings throughout	Fluorescent light capacitors	Good	Visual assessment	Presumed to contain PCB	16 units	Maintenance only	Priority 4 – Low risk in present condition	Remove during demolition	Photograph 25

Location Description	Material	Condition	Sample ID	Analytical Result	Estimated Quantity	Accessibility	Priority Rating	Recommendations	Photograph Register
NO ACCESS									
12 Mitchell Street									
6 Mitchell Street									

Appendix B – Photograph Register

**Photograph 1:**

2 Mitchell, exterior (28/08/24)

**Photograph 2:**

2 Mitchell, interior, level 1, walls throughout stairwell and office, white paint system (28/08/24)



Waratah Environmental
WEC.201.10.HMS
2 Mitchell, internal, back room, capacitors
28.08.2024 13:22
-33.90817, 151.16292
2 Mitchell St, Marrickville NSW204

Photograph 3:

2 Mitchell, interior, backroom, ceiling, fluorescent light fixtures (28/08/24)



Waratah Environmental
WEC.201.165.HMS
4 Mitchell, general photo
28.08.2024 12:37
-33.90803, 151.16279
15 Mitchell St, Marrickville NSW

Photograph 4:

4 Mitchell, exterior (28/08/24)



Waratah Evironmental
WEC.201.165.HMS
4 Mitchell interior, walls, white paint visual
28.08.2024 12:39
-33.90803, 151.16272
15 Mitchell St, Marrickville NSW

Photograph 5:

4 Mitchell, interior, walls throughout, white paint system (28/08/24)



Waratah Evironmental
WEC.201.165.HMS
4 Mitchell, interior, pdb
28.08.2024 12:40
-33.90804, 151.16273
4 Mitchell St, Marrickville NSW

Photograph 6:

4 Mitchell, interior, ground level, west wall, power distribution boards (28/08/24)

**Photograph 7:**

4 Mitchell, interior, ground level, west wall, power distribution boards (28/08/24)

**Photograph 8:**

4 Mitchell, interior, level 1, north storage crevice, hot water unit (28/08/24)



Waratah Environmental
WEC.201.165.HMS
4 Mitchell, interior, level 1, capacitors
28.08.2024 12:49
-33.90808, 151.16283
2 Mitchell St, Marrickville NSW204

Photograph 9:

4 Mitchell, interior, level 1, ceiling, fluorescent light fixtures (28/08/24)



Waratah Environmental
WEC.201.10.HMS
10 Mitchell, general photo
28.08.2024 12:57
-33.90778, 151.16251
8 Mitchell St, Marrickville NSW

Photograph 10:

10 Mitchell, exterior (28/08/24)



Waratah Evironmental
WEC.201.10.HMS
10 Mitchell, interior, walls, white paint Pb104
28.08.2024 12:58
-33.9078, 151.16246
10-14 Mitchell St, Marrickville NSW

Photograph 11:

10 Mitchell, interior, walls throughout, white paint system, Pb104 (28/08/24)



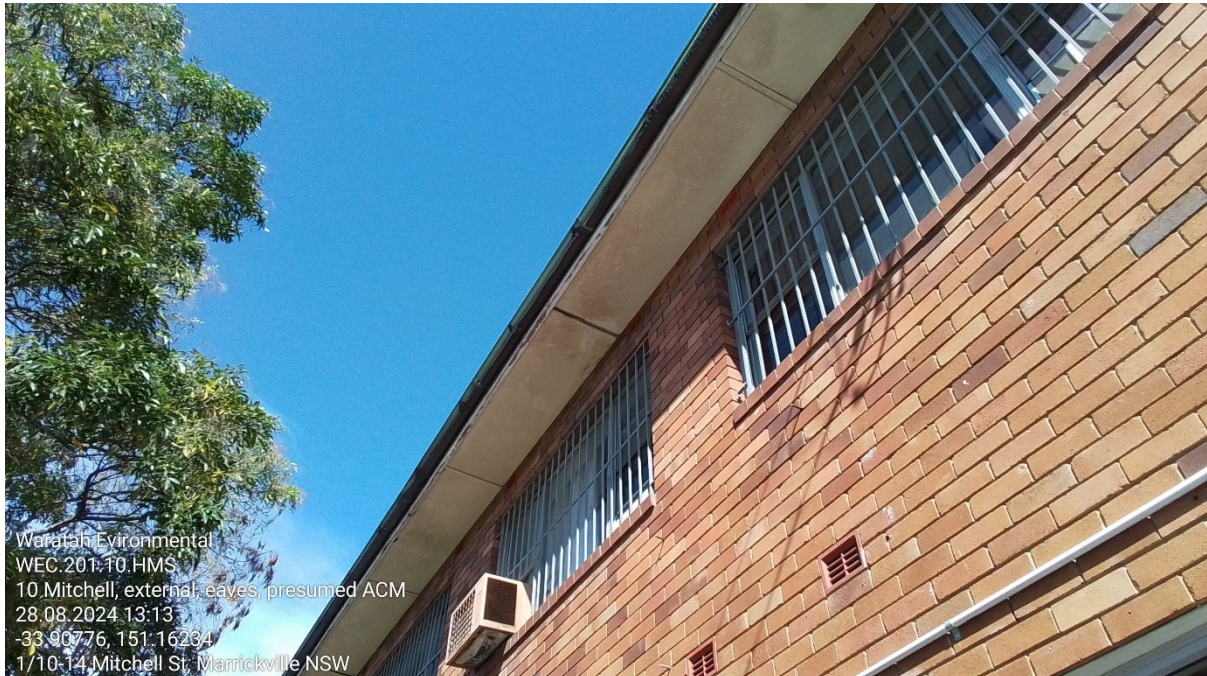
Waratah Evironmental
WEC.201.10.HMS
10 Mitchell, internal, back room, ceiling, plaster
28.08.2024 13:04
-33.90775, 151.16261
9 Mitchell St, Marrickville NSW

Photograph 12:

10 Mitchell, interior, backroom, ceiling, cement sheet (28/08/24)

**Photograph 13:**

10 Mitchell, interior, backroom, adjacent window, asbestos containing fibre cement (28/08/24)

**Photograph 14:**

10 Mitchell, exterior, eaves, asbestos containing fibre cement (28/08/24)

**Photograph 15:**

10 Mitchell, interior, bathroom, hot water unit (28/08/24)

**Photograph 16:**

10 Mitchell, interior, backroom, ceilings, fluorescent light fixtures (28/08/24)

**Photograph 17:**

10B Mitchell, exterior (28/08/24)

**Photograph 18:**

10B Mitchell, interior, walls, white paint system (28/08/24)



Waratah Environmental
WEC.201.31.HMS
10B Mitchell, interior, hot water unit
30.08.2024 10:50
-33.90775, 151.16243
1/10-14 Mitchell St, Marrickville NSW

Photograph 19:

10B Mitchell, interior, storage closet, hot water unit (28/08/24)



Waratah Consulting
WEC201
03.09.2024 10:14
-33.90776, 151.16229
1/10-14 Mitchell St, Marrickville NSW

Photograph 20:

1/10-14 Mitchell, exterior (28/08/24)



Waratah Consulting
WEC201
03.09.2024 10:14
-33.90773, 151.16226
1/10-14 Mitchell St, Marrickville NSW

Photograph 21:

1/10-14 Mitchell, interior, ceilings, walls, white paint system (28/08/24)



Waratah Consulting
WEC201
03.09.2024 10:22
-33.90782, 151.16209
33 Farr St, Marrickville NSW

Photograph 22:

1/10-14 Mitchell, interior, dividing wall, cement sheet (28/08/24)



Waratah Consulting
WEC201
03.09.2024 10:19
-33.90787, 151.16219
14 Mitchell St, Marrickville NSW

Photograph 23:

1/10-14 Mitchell, interior, ceiling, ceiling panels (28/08/24)



Waratah Consulting
WEC201
03.09.2024 10:15
-33.90786, 151.16219
14 Mitchell St, Marrickville NSW

Photograph 24:

1/10-14 Mitchell, interior, kitchen, hot water unit (28/08/24)

**Photograph 25:**

1/10-14 Mitchell, interior, ceilings throughout, fluorescent light fixtures (28/08/24)

Appendix C – Chain of Custody and Sample Receipt Advice



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

Lab ID Number: (please quote on correspondence)

CHAIN OF CUSTODY & ANALYSIS REQUEST

Page 1 of 2

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

SGS ID	Client Sample ID	Sampling Date/ Time	Matrix (Tick as appropriate)			NO. OF CONTAINERS	ANALYSIS REQUESTED												Additional Report Formats	
			Soil Sample	Water Sample	Other														☐ NEPM	Notes/Guidelines/LOR/ Special instructions
							Pb	As											☐ CSV	
																			☐ ESDAT	
																			☐ DQO	
																			☐ GO, Guidelines	
																			☐ Others	
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													

SGS EHS Sydney COC
SE270311



Relinquished By: E. David	Date/Time: 30/08/24	Received By: [Signature]	Date/Time: 30/08/24
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:			



Lab ID Number: (please quote on correspondence)

Page 2 of 2

wec 201

Standard TAT

0468 458 485

Fax:

Ethan David
Jordan Thomas

Email Results to:

F. David

@waratahconsulting.com.au

J. Thomas

@

Matrix
(Tick as appropriate)

ANALYSIS REQUESTED

Additional Report Formats

☐ NEPM

☐ CSV

☐ ESDAT

☐ DQO

☐ GO, Guidelines -----

☐ Others _____

Notes/Guidelines/LOR/
Special instructions

Client Sample ID

Sampling
Date/ Time

Soil Sample

Water Sample

Other

NO. OF CONTAINERS

ACM

Relinquished By: E. David E. S. Duval

Date/Time: 30/08/24

Received By: S. Subarna

Date/Time: 30/08/24 @ 11.44

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

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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

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



ANALYTICAL RESULTS

SE270311 R0

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

			FM 101
			MATERIAL
			-
			28/8/2024
			SE270311.014
PARAMETER	UOM	LOR	
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

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

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

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

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 unequivocally 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:

- 1 Bq is equivalent to 27 pCi
- 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.

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