



WARATAH
PROPERTY INSPECTIONS

Hazardous Materials Survey

Prepared For

RTL Co

7-35 Farr Street, Marrickville NSW

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Report Title

Hazardous Materials Survey

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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 property located at 7-35 Farr Street, 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
7 Farr Street, Marrickville	No	No	No	No	No
9 Farr Street, Marrickville	No	No	Yes	No	No
11 Farr Street, Marrickville	No	No	No	Yes	No
13 Farr Street, Marrickville	No	No	No	No	No
15 Farr Street, Marrickville	No	No	Yes	No	No
17 Farr Street, Marrickville	No	No	Yes	No	No
21 Farr Street, Marrickville	No	No	Yes	No	No
23 Farr Street, Marrickville	No	No	Yes	No	No
25 Farr Street, Marrickville	No	No	Yes	No	No
27 Farr Street, Marrickville	No	No	Yes	No	No
31 Farr Street, Marrickville	No	No	No	No	No
33 Farr Street, Marrickville	No	No	No	No	No
35 Farr Street, Marrickville	No	No	No	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:

- Access to 19, and 29 Farr Street was not possible at the time of the inspection as access was denied by residents. 11, 31 and 35 Farr Street were inspected from exteriors only. 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.

2. Introduction

RTL Co (the client) engaged Waratah Environmental Consulting (Waratah) to conduct a Hazardous Materials Survey of the property located at 7-35 Farr Street, 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 of 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	7 Farr Street, Marrickville NSW
Lot / Section / Deposition Plan	Lot B of DP700223
Building Description	
	The site comprises 1 two-storey lot of commercial use, with a mix of painted brick external walls and corrugated steel roof.
Site Address	9 Farr Street, Marrickville NSW
Lot / Section / Deposition Plan	Lot A of DP304426
Building Description	
	The site comprises 1 single-storey lot of residential use, with a mix of painted brick external rendered walls and wooden eaves.
Site Address	11 Farr Street, Marrickville
Lot / Section / Deposition Plan	Lot A of DP304426
Building Description	
	The site comprises 1 single-storey lot of residential use, with a mix of painted brick external rendered walls and wooden eaves.

Site Address

13 Farr Street, Marrickville NSW

Lot / Section / Deposition Plan

Lot 1 of DP78883

Building Description

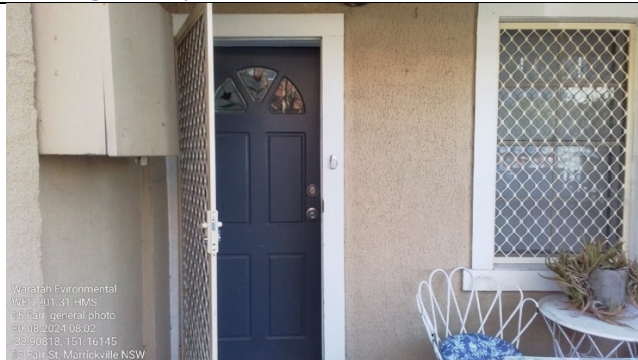
The site comprises a commercial yard used for material storage by the neighbouring stone mason

Site Address

15 Farr Street, Marrickville NSW

Lot / Section / Deposition Plan

Lot 1 of DP252507

Building Description

The site comprises 1 single-storey lot of residential use, with a mix of painted brick external rendered walls and wooden eaves.

Site Address

17 Farr Street, Marrickville NSW

Lot / Section / Deposition Plan

Lot 2 of DP252507

Building Description

The site comprises 1 single-storey lot of residential use, with a mix of painted brick external rendered walls and wooden eaves.

Site Address

21 Farr Street, Marrickville NSW

Lot / Section / Deposition Plan

Lot 4 of DP252507

Building Description

The site comprises 1 single-storey lot of residential use, with a mix of painted brick external rendered walls and wooden eaves.

Site Address

23 Farr Street, Marrickville NSW

Lot / Section / Deposition Plan

Lot 5 of DP252507

Building Description

The site comprises 1 single-storey lot of residential use, with a mix of painted brick external rendered walls and wooden eaves.

Site Address

25 Farr Street, Marrickville NSW

Lot / Section / Deposition Plan

Lot 6 of DP252507

Building Description

The site comprises 1 single-storey lot of residential use, with a mix of painted brick external rendered walls and wooden eaves.

Site Address

27 Farr Street, Marrickville NSW

Lot / Section / Deposition Plan

Lot 7 of DP252507

Building Description

The site comprises 1 single-storey lot of residential use, with a mix of painted brick external rendered walls and wooden eaves.

Site Address

31 Farr Street, Marrickville NSW

Lot / Section / Deposition Plan

Lot 9 of DP252507

Building Description

The site comprises 1 single-storey lot of residential use, with a mix of painted brick external rendered walls and wooden eaves.

Site Address

33 Farr Street, Marrickville NSW

Lot / Section / Deposition Plan

Lot 1 of DP583801

Building Description

The site comprises a vacant lot, with a paved concrete floor and sharing walls with adjacent properties

Site Address

35 Farr Street, Marrickville NSW

Lot / Section / Deposition PlanLot 1 of DP572829

Building Description

The site comprises 1 two-storey lot of commercial use, with a mix of brick external walls and corrugated steel roof.

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

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 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.

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 7–35 Farr Street, Marrickville NSW the following hazardous materials were identified (refer to **Table 1**).

Table 1 - Summary of Hazardous Materials

Location	Material Description
9 Farr Street, interior, laundry, hot water unit	SMF lining
11 Farr Street, exterior, top of wall, eaves, wood framing	Lead based white paint system (8.1% w/w)
15 Farr Street, interior, bathroom, hot water unit	SMF lining
17 Farr Street, interior, bathroom, hot water unit	SMF lining
21 Farr Street, interior, laundry, hot water unit	SMF lining
23 Farr Street, interior, laundry, hot water unit	SMF lining
25 Farr Street, interior, laundry, hot water unit	SMF lining
27 Farr Street, exterior, west façade, hot water unit	SMF lining
35 Farr Street, exterior, sills	Lead based white paint system (0.17% w/w)
31 Farr Street, exterior, west façade, eaves	Lead based green paint system

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;*

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.

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
7 Farr Street, Marrickville NSW									
LBP									
Exterior, west façade, walls	Blue paint system	Good	Visual assessment	Presumed not to contain lead	50m ²	Occasional	NA	NA	Photograph 2
Interior, south wall, painted pipe-works	Green paint system	Fair	Pb203	0.094 %w/w	10m ²	Occasional	NA	NA	Photograph 3
Interior, walls throughout	Green paint system	Good	Visual assessment	Presumed not to contain lead	50m ²	Occasional	NA	NA	Photograph 4
9 Farr Street, Marrickville NSW									
LBP									
Exterior, walls, render, throughout	Yellow paint system	Good	Visual assessment	Presumed same as Pb201	200m ²	Regular	NA	NA	Photograph 29
Interior, walls throughout	Cream paint system	Good	Visual assessment	Presumed not to contain lead	100m ²	Regular	NA	NA	Photograph 30
Interior, ceiling surface throughout	White paint system	Good	Visual assessment	Presumed not to contain lead	75m ²	Regular	NA	NA	Photograph 31
Exterior, rear courtyard, surface of walls	Grey paint system	Good	Visual assessment	Presumed not to contain lead	15m ²	Regular	NA	NA	Photograph 32
SMF									
Interior, laundry, hot water unit	SMF lining	Good	Visual assessment	Presumed to contain SMF	1 unit	Maintenance only	Priority 4 – Negligible risk in present condition	Remove during demolition	Photograph 33
11 Farr Street, Marrickville NSW									
LBP									
Exterior, walls, render, throughout	Yellow paint system	Good	Visual assessment	Presumed same as Pb201	200m ²	Regular	NA	NA	Photograph 34

Location Description	Material	Condition	Sample ID	Analytical Result	Estimated Quantity	Accessibility	Priority Rating	Recommendations	Photograph Register
Exterior, top of wall, eaves, surface of wood frame	White paint system	Poor	Pb303	8.1 %w/w	>5m ²	Occasional	Priority 3 – Low risk in present condition	Avoid abrasive activities in vicinity of material during demolition.	Photograph 35
Exterior, rear courtyard, surface of walls	Grey paint system	Good	Visual assessment	Presumed not to contain lead	10m ²	Regular	NA	NA	Photograph 37
ACM									
Exterior, top of walls, eaves	Cement sheet	Fair	FC304	No asbestos detected; Organic fibres detected	>5m ²	Occasional	NA	NA	Photograph 36
15 Farr Street, Marrickville NSW									
LBP									
Interior, walls throughout	Cream paint system	Good	Pb202	<0.001% w/w	100m ²	Regular	NA	NA	Photograph 6
SMF									
Interior, bathroom, hot water unit	SMF lining	Good	Visual assessment	Presumed to contain SMF	1 unit	Maintenance only	Priority 4 – Negligible risk in present condition	Remove during demolition	Photograph 7
ACM									
Exterior, west façade, wall	Power distribution board	Good	Visual assessment	Presumed not to contain asbestos	1 unit	Maintenance only	NA	NA	Photograph 8
17 Farr Street, Marrickville NSW									
LBP									
Exterior, walls, render throughout	Yellow paint system	Good	Pb201	0.060% w/w	200m ²	Regular	NA	NA	Photograph 10
Interior, walls throughout	Grey paint system	Good	Visual assessment	Presumed not to contain lead	100m ²	Regular	NA	NA	Photograph 11
Interior, ceiling surface throughout	White paint system	Good	Visual assessment	Presumed not to contain lead	75m ²	Regular	NA	NA	Photograph 12

Location Description	Material	Condition	Sample ID	Analytical Result	Estimated Quantity	Accessibility	Priority Rating	Recommendations	Photograph Register
Interior, rooms, northern wall surfaces	Red paint system	Good	Visual assessment	Presumed not to contain lead	15m ²	Regular	NA	NA	Photograph 13
SMF									
Interior, bathroom, hot water unit	SMF lining	Good	Visual assessment	Presumed to contain SMF	1 unit	Maintenance only	Priority 4 – Negligible risk in present condition	Remove during demolition	Photograph 14
21 Farr Street, Marrickville NSW									
LBP									
Exterior, walls, render, throughout	Yellow paint system	Good	Visual assessment	Presumed same as Pb201	200m ²	Regular	NA	NA	Photograph 40
Interior, walls throughout	Cream paint system	Good	Visual assessment	Presumed not to contain lead	100m ²	Regular	NA	NA	Photograph 41
Interior, ceiling surface throughout	White paint system	Good	Visual assessment	Presumed not to contain lead	75m ²	Regular	NA	NA	Photograph 42
SMF									
Interior, laundry, hot water unit	SMF lining	Good	Visual assessment	Presumed to contain SMF	1 unit	Maintenance only	Priority 4 – Negligible risk in present condition	Remove during demolition	Photograph 43
23 Farr Street, Marrickville NSW									
LBP									
Exterior, walls, render, throughout	Yellow paint system	Good	Visual assessment	Presumed same as Pb201	200m ²	Regular	NA	NA	Photograph 44
Interior, walls throughout	Cream paint system	Good	Visual assessment	Presumed not to contain lead	100m ²	Regular	NA	NA	Photograph 45
Interior, ceiling surface throughout	White paint system	Good	Visual assessment	Presumed not to contain lead	75m ²	Regular	NA	NA	Photograph 46
ACM									
Exterior, rear courtyard, top of wall, eaves, cladding	Cement sheet	Fair	FC305	No asbestos detected	5m ²	Maintenance only	NA	NA	Photograph 47, Photograph 48
SMF									
Interior, laundry, hot water unit	SMF lining	Good	Visual assessment	Presumed to contain SMF	1 unit	Maintenance only	Priority 4 – Negligible risk in present condition	Remove during demolition	Photograph 49

Location Description	Material	Condition	Sample ID	Analytical Result	Estimated Quantity	Accessibility	Priority Rating	Recommendations	Photograph Register
25 Farr Street, Marrickville NSW									
LBP									
Interior, walls throughout	Cream paint system	Good	Visual assessment	Presumed not to contain lead	100m ²	Occasional	NA	NA	Photograph 16
ACM									
Exterior, east façade, eaves	Wood board	Good	Visual assessment	Comprises timber	20m ²	Maintenance only	NA	NA	Photograph 17
Exterior, west façade, wall	Power distribution board	Good	Visual assessment	Presumed not to contain asbestos	1 unit	Maintenance only	NA	NA	Photograph 18
SMF									
Interior, laundry, hot water unit	SMF lining	Good	Visual assessment	Presumed to contain SMF	1 unit	Maintenance only	Priority 4 – Negligible risk in present condition	Remove during demolition	Photograph 19
27 Farr Street, Marrickville NSW									
LBP									
Exterior, walls throughout	Yellow paint system	Good	Pb208	0.006% w/w	100m ²	Occasional	NA	NA	Photograph 21
ACM									
Exterior, east façade, eaves	Wood board	Good	Visual assessment	Comprises timber	20m ²	Maintenance only	NA	NA	Photograph 22
SMF									
Exterior, west façade, hot water unit	SMF lining	Good	Visual assessment	Presumed to contain SMF	1 unit	Occasional	Priority 4 – Negligible risk in present condition	Remove during demolition	Photograph 23
31 Farr Street, Marrickville NSW									
LBP									
Exterior, walls throughout	Cream paint system	Good	Visual assessment	Presumed not to contain lead	100m ²	Occasional	NA	NA	Photograph 25
Exterior, west façade, eaves	Green paint system	Poor	Visual assessment	Presumed to contain lead	10m ²	Maintenance only	Priority 3 – Low risk in present condition	Avoid abrasive activities in vicinity of material during demolition.	Photograph 26

Location Description	Material	Condition	Sample ID	Analytical Result	Estimated Quantity	Accessibility	Priority Rating	Recommendations	Photograph Register
35 Farr Street, Marrickville NSW									
LBP									
Exterior, west façade, windowsills	White paint system	Fair	Pb209	0.17% w/w	100m²	Regular	Priority 3 – Low risk in present condition	Avoid abrasive activities in vicinity of material during demolition.	Photograph 28
NO ACCESS									
19 Farr Street									
29 Farr Street									
31 Farr Street (exterior inspection only)									
35 Farr Street (exterior inspection only)									

Appendix B – Photograph Register

**Photograph 1:**

7 Farr Street, exterior (30/08/24)

**Photograph 2:**

7 Farr Street, exterior, west façade, walls (30/08/24)



Waratah Evironmental
WEC.201.31.HMS
7 farr, interior, blue paint, visual
30.08.2024 08:40
-33.90842, 151.16124
1-7 Farr St, Marrickville NSW

Photograph 3:

7 Farr Street, interior, south wall, painted pipe-works, Pb203 (30/08/24)



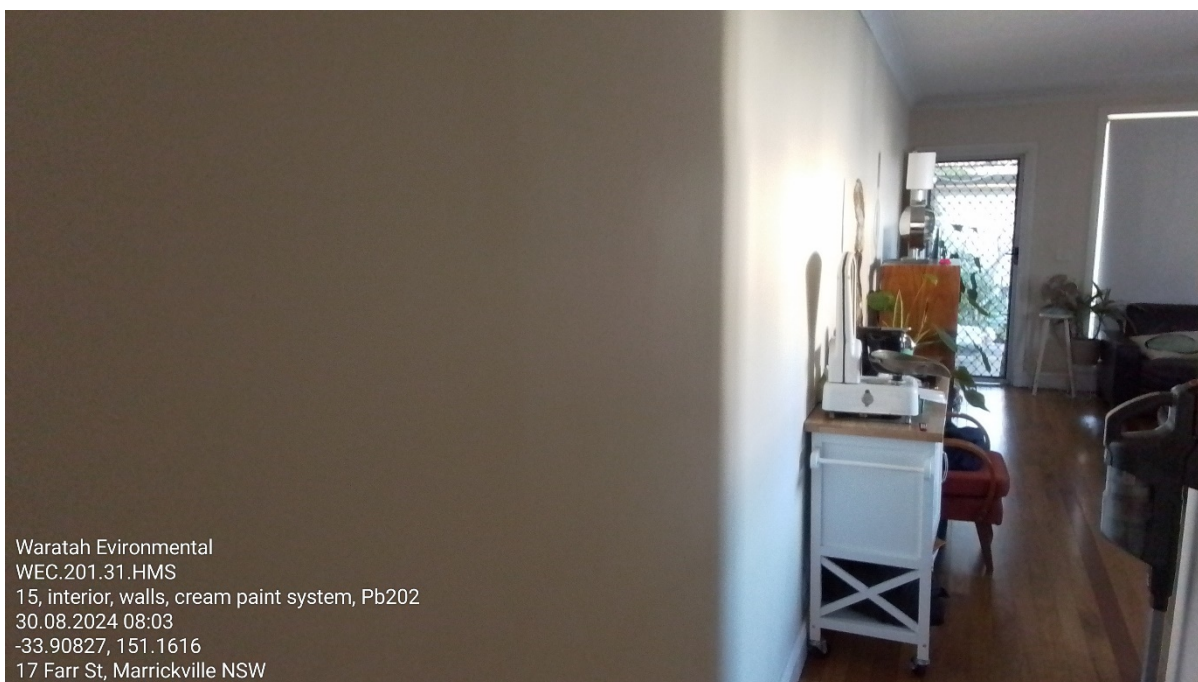
Waratah Evironmental
WEC.201.31.HMS
7 farr, interior, blue paint, visual
30.08.2024 08:40
-33.90842, 151.16124
1-7 Farr St, Marrickville NSW

Photograph 4:

7 Farr Street, interior, walls throughout (30/08/24)

**Photograph 5:**

15 Farr Street, exterior (30/08/24)

**Photograph 6:**

15 Farr Street, interior walls, throughout, cream paint system, Pb202 (30/08/24)



Waratah Environmental
WEC.201.31.HMS
15 Farr, interior, hot water unit
30.08.2024 08:06
-33.9082, 151.16151
13 Farr St, Marrickville NSW

Photograph 7:

15 Farr Street, interior, bathroom, hot water unit (30/08/24)



Waratah Environmental
WEC.201.31.HMS
15 Farr, exterior, west facade, pdb
30.08.2024 08:09
-33.90811, 151.16136
13 Farr St, Marrickville NSW

Photograph 8:

15 Farr Street, exterior, west façade, wall, power distribution board (30/08/24)



Photograph 9:
17 Farr Street, exterior (30/08/24)



Photograph 10:
17 Farr Street, exterior, walls, render throughout, yellow paint system Pb201 (30/08/24)



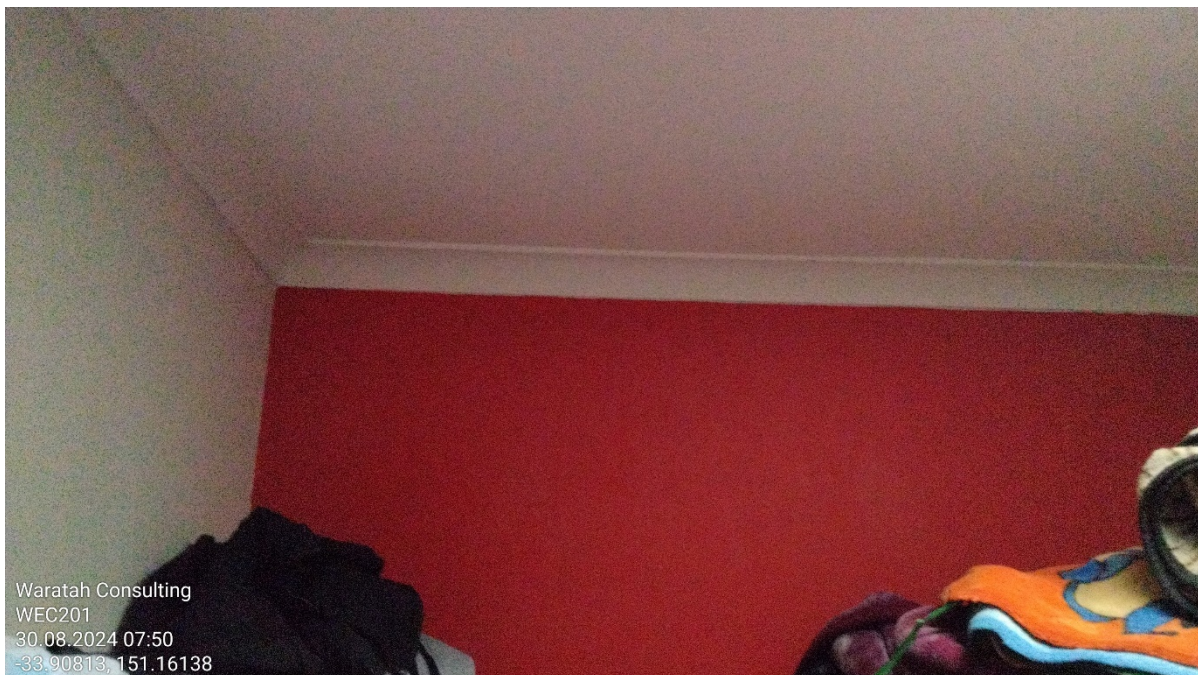
Photograph 11:

17 Farr Street, interior, walls throughout, grey paint system (30/08/24)



Photograph 12:

17 Farr Street, interior, ceiling surface throughout, white paint system (30/08/24)



Photograph 13:

17 Farr Street, interior, rooms, northern wall surfaces, red paint system (30/08/24)

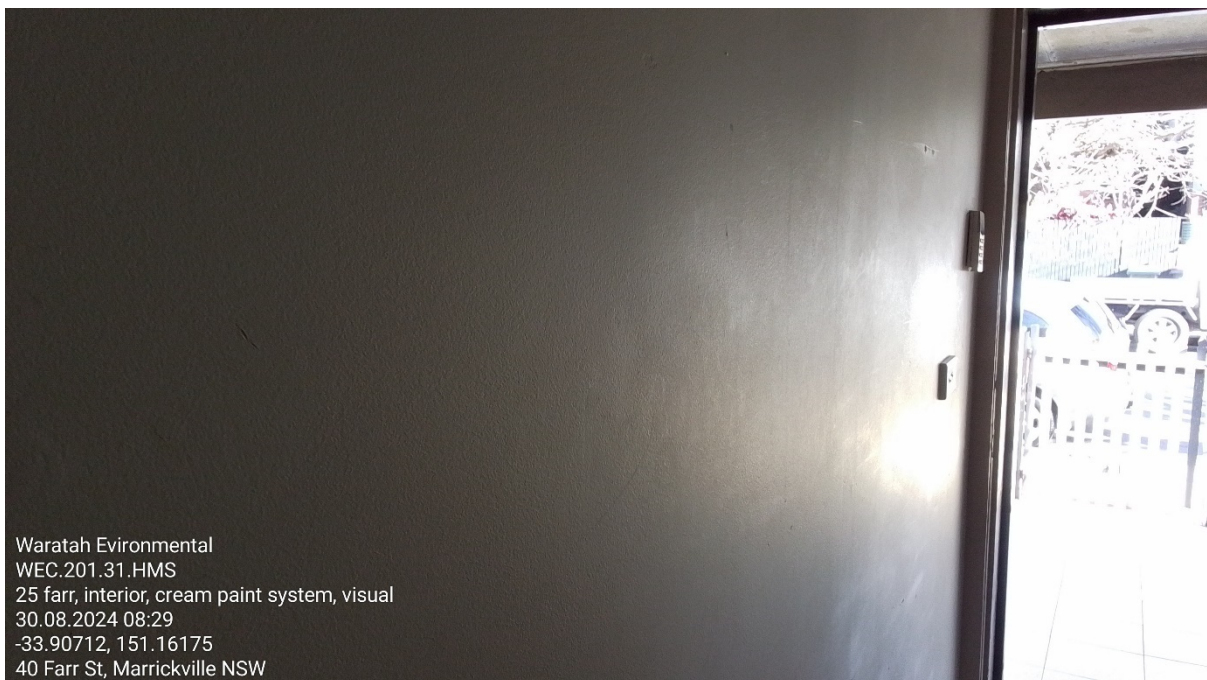


Photograph 14:

17 Farr Street, interior, bathroom, hot water unit (30/08/24)

**Photograph 15:**

25 Farr Street, exterior (30/08/24)

**Photograph 16:**

25 Farr Street, interior, walls throughout, cream paint system (30/08/24)



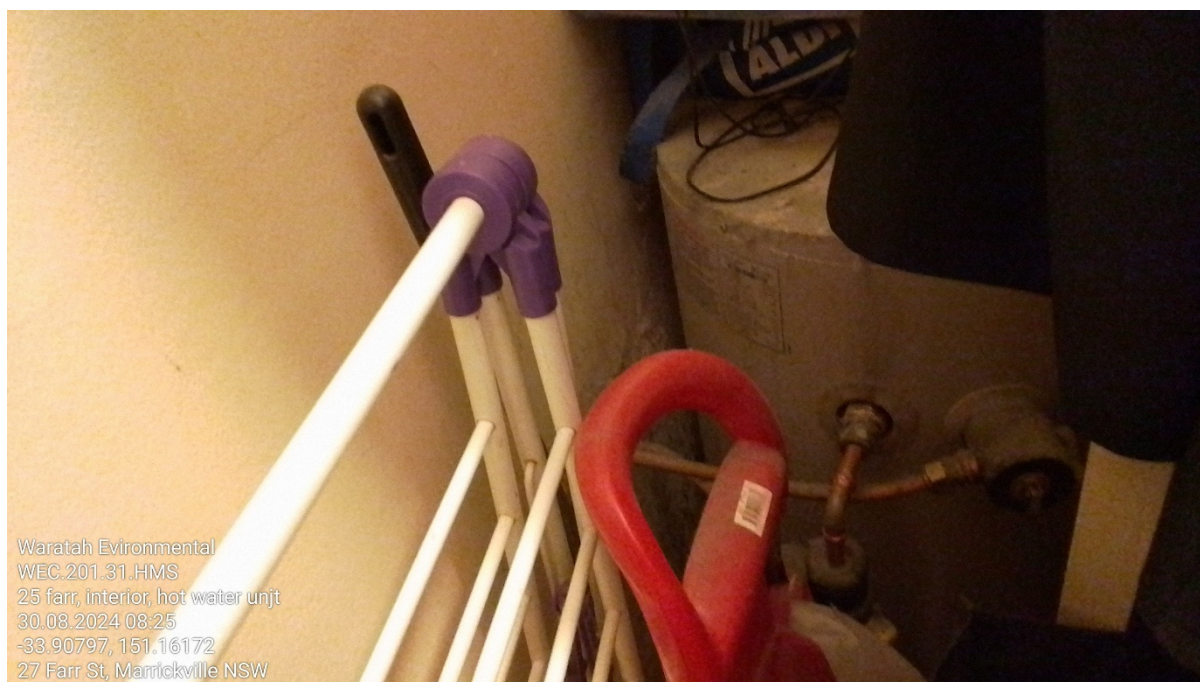
Photograph 17:

25 Farr Street, exterior, east façade, eaves, wooden eaves (30/08/24)



Photograph 18:

25 Farr Street, exterior, west facade, wall, power distribution board (30/08/24)



Waratah Environmental
WEC.201.31.HMS
25 farr, interior, hot water unit
30.08.2024 08:25
-33.90797, 151.16172
27 Farr St, Marrickville NSW

Photograph 19:

25 Farr Street, interior, laundry, hot water unit (30/08/24)



Waratah Environmental
WEC.201.31.HMS
27 farr, general photo
30.08.2024 09:46
-33.90775, 151.16163
28 Farr St, Marrickville NSW

Photograph 20:

27 Farr Street, exterior (30/08/24)

**Photograph 21:**

27 Farr Street, exterior, walls throughout, yellow paint system, Pb208 (30/08/24)

**Photograph 22:**

27 Farr Street, west façade, exterior, eaves, wood board (30/08/24)

**Photograph 23:**

27 Farr Street, exterior, west façade, hot water unit (30/08/24)

**Photograph 24:**

31 Farr Street, exterior (30/08/24)



Waratah Evironmental
WEC.201.31.HMS
31, exterior, north, cream paint, visual
30.08.2024 07:50
-33.90781, 151.16184
31 Farr St, Marrickville NSW

Photograph 25:

31 Farr Street, exterior, walls throughout, cream paint system (30/08/24)



Waratah Evironmental
WEC.201.31.HMS
31, exterior, backyard eaves, green paint
30.08.2024 07:52
-33.90786, 151.16183
31 Farr St, Marrickville NSW

Photograph 26:

31 Farr Street, exterior, west façade, eaves, green paint system (30/08/24)

**Photograph 27:**

35 Farr Street, exterior (30/08/24)

**Photograph 28:**

35 Farr Street, exterior, west façade, windowsills, lead based white paint system Pb209 (30/08/24)



Photograph 29:

9 Farr Street, exterior, walls, render, yellow paint system (22.10.24)



Waratah Consulting
WEC201
22.10.2024 09:50
-33.90833, 151.1614
11 Farr St, Marrickville NSW

Photograph 30:

9 Farr Street, interior, surface of walls, cream paint system (22.10.24)

**Photograph 31:**

9 Farr Street, interior, ceiling, white paint system (22.10.24)

**Photograph 32:**

9 Farr Street, exterior, rear courtyard, walls, grey paint system (22.10.24)



Photograph 33:

9 Farr Street, interior, laundry, hot water system (22.10.24)



Photograph 34:

11 Farr Street, exterior, walls, render, yellow paint system



Photograph 35:

11 Farr Street, exterior, eaves, wood framing, white paint system, Pb303 (22.10.24)



Photograph 36:

11 Farr Street, exterior, eaves, cement sheet, FC304 (22.10.24)

**Photograph 37:**

11 Farr Street, exterior, rear courtyard, walls, grey paint system (22.10.24)

**Photograph 38:**

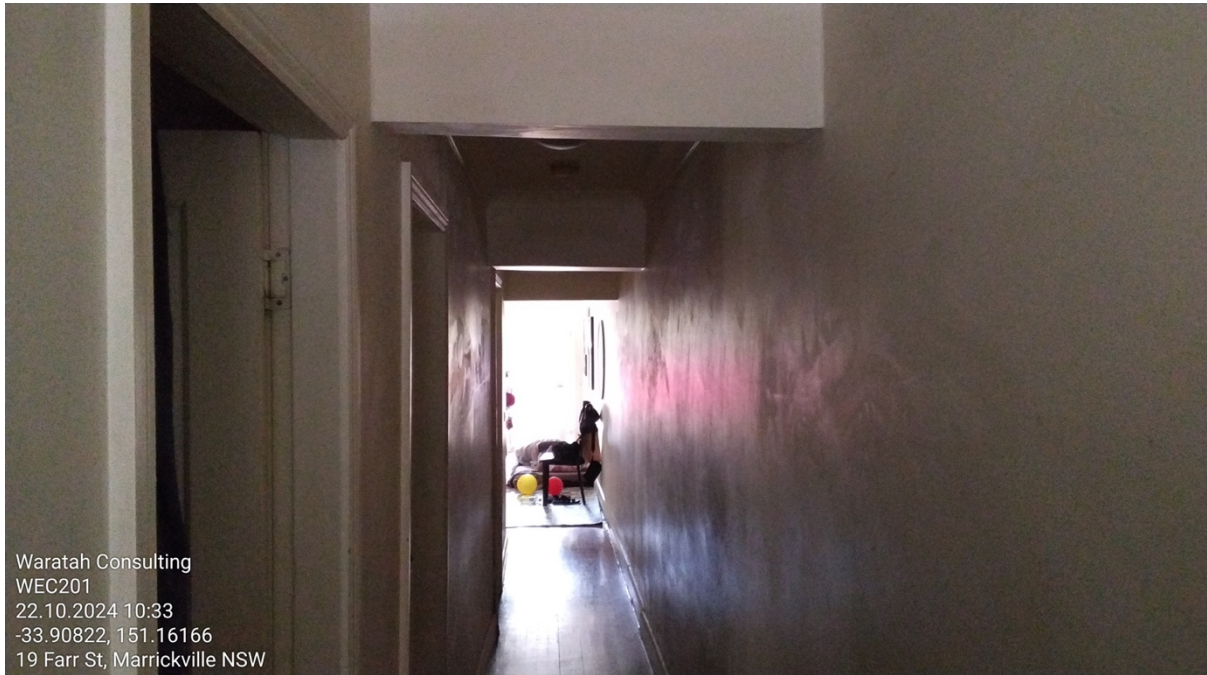
13 Farr Street, commercial yard (22.10.24)



Photograph 39:
13 Farr Street, commercial yard (22.10.24)



Photograph 40:
21 Farr Street, exterior, walls, render, yellow paint system (22.10.24)



Photograph 41:

21 Farr Street, interior, walls, cream paint system (22.10.24)



Photograph 42:

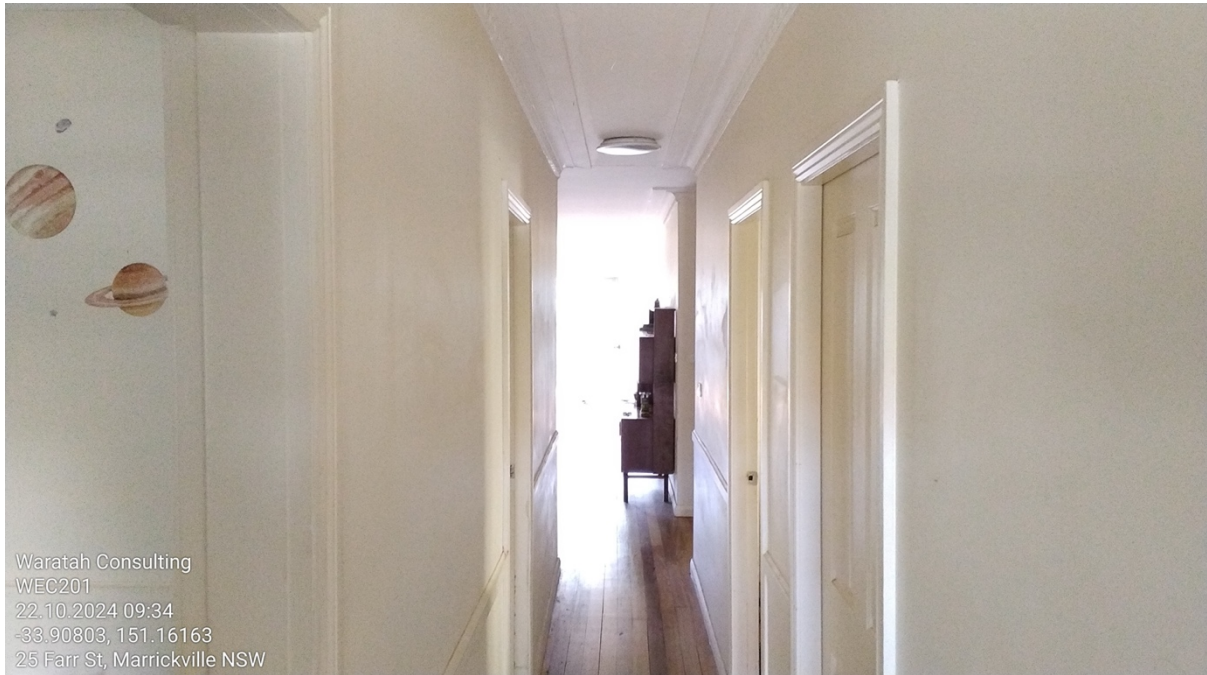
21 Farr Street, interior, ceiling, white paint system (22.10.24)

**Photograph 43:**

21 Farr Street, interior, laundry, hot water system (22.10.24)

**Photograph 44:**

23 Farr Street, exterior, walls, render, yellow paint system (22.10.24)

**Photograph 45:**

23 Farr Street, interior, walls, cream paint system (22.10.24)

**Photograph 46:**

23 Farr Street, interior, ceiling, white paint system (22.10.24)



Photograph 47:

23 Farr Street, exterior, top of wall, eaves, cladding, FC305 (22.10.24)



Photograph 48:

23 Farr Street, exterior, top of wall, eaves, cladding, FC305 (22.10.24)



Photograph 49:

23 Farr Street, interior, laundry, hot water system (22.10.24)

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.samplerreceipt.sydney@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															
							Pb	As											☐ NEPM	
																			☐ CSV	
																			☐ ESDAT	
																			☐ DQO	
																			☐ GO, Guidelines	
																			☐ Others	
																			Notes/Guidelines/LOR/ Special instructions	
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

Waratah

wec 201

Results Required
Date:

Standard TAT

Telephone:

0468 458 485

Fax:

Contact Name:

Ethan David
Jordan Thomas

Email Results to:

E. David @ veratahconsulting.com.au
J. Thomas @ IT

Quotation No:

Matrix
(Tick as appropriate)

ANALYSIS REQUESTED

Additional Report Formats

☐ NEPM

☐ CSV

☐ ESDAT

☐ DQO

☐ GO, Guidelines _____

☐ Others _____

Notes/Guidelines/LOR/
Special instructionsSGS
ID

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. Subare

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

This document is issued by the Company under its General Conditions of Service accessible at www.sgs.com/en/Terms-and-Conditions.aspx. Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.



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 .

SGS

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

Lat

SGS EHS Sydney COC
SE272882

**CHAIN OF CUSTODY & ANALYSIS REQUEST**Page 1 of 1

Company Name:	Wafatah	Project Name/No:	WEC 201
Address:	33-9 Farr St. Marlickville	Purchase Order No:	
		Results Required Date:	Standard TAT
Contact Name:	Ethan David	Telephone:	0468 458 485
Quotation No:		Email Results to:	labresults @ wafatahconsulting.com.au E.david @

Matrix (Tick as appropriate)		NO. OF CONTAINERS	ANALYSIS REQUESTED										Additional Report Formats		
Soil Sample	Water Sample		Other	Pb	ACM										☐ NEPM ☐ CSV ☐ ESDAT ☐ DQO ☐ GO, Guidelines ----- ☐ Others _____
		X	1	X											Notes/Guidelines/LOR/ Special instructions
		X	1	X											
		X	1	X											
		X	1		X										
		X	1		X										

SGS ID	Client Sample ID	Sampling Date/ Time
1	Pb 301	22/10/24
2	Pb 302	22/10/24
3	Pb 303	22/10/24
4	FC 304	22/10/24
5	FC 305	22/10/24

Relinquished By: ED E.S. David	Date/Time: 22/10/24	Received By:	Date/Time: 22.10.24 12:40
Relinquished By:	Date/Time:	Received By:	Date/Time:
Samples Intact: Yes / No	Temperature: 25.6°C	Sample Security Sealed: Yes / No	Hazards: e.g. may contain Asbestos
Comments / Subcontracting details:			



SAMPLE RECEIPT ADVICE

SE272882

CLIENT DETAILS

Contact Ethan David
Client WARATAH PROPERTY INSPECTIONS
Address PO BOX 1163
NSW 2040

Telephone (Not specified)
Facsimile (Not specified)
Email E.David@WaratahConsulting.com.au

Project **WEC201**
Order Number **WEC201**
Samples 5

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 Tue 22/10/2024
Report Due Tue 29/10/2024
SGS Reference **SE272882**

SUBMISSION DETAILS

This is to confirm that 5 samples were received on Tuesday 22/10/2024. Results are expected to be ready by COB Tuesday 29/10/2024. Please quote SGS reference SE272882 when making enquiries. Refer below for details relating to sample integrity upon receipt.

Sample counts by matrix	3 Paint, 2 Material	Type of documentation received	COC
Date documentation received	22/10/2024	Samples received in good order	Yes
Samples received without headspace	N/A	Sample temperature upon receipt	25.6°C
Sample container provider	SGS	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

SE272882

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 301	-	1
002	Pb 302	-	1
003	Pb 303	-	1
004	FC 304	2	-
005	FC 305	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

PARAMETER	UOM	LOR	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
			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

PARAMETER	UOM	LOR	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
			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

PARAMETER	UOM	LOR	Pb 207	Pb 208	Pb 209
			PAINT	PAINT	PAINT
			-	-	-
			30/8/2024	30/8/2024	30/8/2024
			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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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



ANALYTICAL REPORT

SE270311 R0

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

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.
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

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.

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Project **WEC201**
Order Number **WEC201**
Samples 5

LABORATORY DETAILS

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Email au.environmental.sydney@sgs.com

SGS Reference **SE272882 R0**
Date Received 22/10/2024
Date Reported 29/10/2024

COMMENTS

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

Asbestos analysed by Approved Identifier Yusuf Kuthpudin

SIGNATORIES



Dong LIANG
Metals/Inorganics Team Leader



Yusuf KUTHPUDIN
Asbestos Analyst



ANALYTICAL RESULTS

SE272882 R0

Metals in Paint by ICPOES [AN065/AN320] Tested: 23/10/2024

			Pb 301	Pb 302	Pb 303
			PAINT	PAINT	PAINT
			-	-	-
			22/10/2024	22/10/2024	22/10/2024
			SE272882.001	SE272882.002	SE272882.003
PARAMETER	UOM	LOR			
Lead, Pb	%w/w	0.001	22	0.060	8.1



ANALYTICAL RESULTS

SE272882 R0

Fibre ID in bulk materials [AN602/AS4964] Tested: 23/10/2024

			FC 304	FC 305
			MATERIAL	MATERIAL
			-	-
			22/10/2024	22/10/2024
			SE272882.004	SE272882.005
PARAMETER	UOM	LOR		
Asbestos Detected	No unit	-	No	No
Date Analysed*	No unit	-	28/10/2024 00:00	28/10/2024 00:00

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.
		IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
***	Indicates that both * and ** apply.	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.

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ANALYTICAL REPORT



Accreditation No. 2562

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Samples 2

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SGS Reference **SE272882 R0**
Date Received 22 Oct 2024
Date Reported 12 Nov 2024

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Asbestos analysed by Approved Identifier Yusuf Kuthpudin

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*
SE272882.004	FC 304	Other	Approx 2g Cement Sheet Fragments	22 Oct 2024	28 Oct 2024	No Asbestos Detected Organic Fibres Detected	
SE272882.005	FC 305	Other	60x25x5mm Cement Sheet Fragment	22 Oct 2024	28 Oct 2024	No Asbestos Detected	

METHOD

METHODOLOGY SUMMARY

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