

AQUALAND PRESTIGE 2 PTY LTD



Hazardous Materials Survey

2-16 Pockley Avenue, Roseville NSW

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*The SEARs Requirement Declaration form is shown in **Appendix D**.*

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Executive Summary

Aqualand Prestige 2 Pty Ltd engaged EI Australia (EI) to conduct a hazardous materials survey for the buildings located at 2-16 Pockley Avenue, Roseville NSW ('the site').

This report presents the findings of a qualitative risk assessment of the hazardous materials detected within the buildings. Inspections of the site were conducted on 20, 21 and 24 February 2025.

This document has been completed to assist Aqualand Prestige 2 Pty Ltd with redevelopment of the site, which shall include the demolition of all existing structures.

Key Findings

A presence / absence summary of the identified hazardous materials is presented below.

Property	ACM (friable)	ACM (non-friable)	LCD	LBP	SMF	PCB
2 Pockley Avenue	No	Yes	No	Yes	Yes	Yes
4 Pockley Avenue	No*	Yes	No	Yes	Yes	Yes
6 Pockley Avenue	No	Yes	No	No	Yes	No
8 Pockley Avenue	No	Yes	No	Yes	Yes	Yes
10 Pockley Avenue	No	Yes	No	Yes	Yes	No
12 Pockley Avenue	No	Yes	No	Yes	Yes	Yes
14 Pockley Avenue	No	Yes	No	No	Yes	Yes
16 Pockley Avenue	No	Yes	No	Yes	Yes	Yes

Footnotes:

ACM = asbestos-containing material; LCD = lead containing dust; LBP = lead-based paint; SMF = synthetic mineral fibre; PCB = polychlorinated biphenyl; * = Asbestos-containing putty may be considered friable (see **Section 6.1**). Hazardous materials may be present within the inaccessible areas stated in the register (**Appendix A**).

All identified hazardous building materials were ranked **Priority 3** or **Priority 4** (i.e. stable and posing low to negligible health risk under present conditions). No immediate remedial action was considered necessary.

Limitations to Survey

Some of the building interiors, such as internal wall spaces, subfloor and roof (ceiling) cavities, were inaccessible / partially accessible at the time of inspection. The presence of hazardous materials in these areas should be confirmed when they become accessible, with the status of any such material determined as per the procedure defined in **Section 4** of this report. In the meantime, any confined space, in particular a roof / ceiling cavity, should be assumed as containing hazardous (lead) dust, at least.

Sampling was also limited due to all properties being tenanted and further sampling and inspections may be required prior to demolition to confirm any assumptions made during the survey. The sampling did not include electricity fuse / switch / meter backing boards and capacitors, due to potential electrocution hazard. All black mounting boards were thus assumed to be asbestos-containing.

Additional Comments

Numerous air conditioner units were attached to external and internal walls of the site buildings. All casing and working components were metal, plastic and rubber. No fibrous lagging was observed. SMF insulation was expected to be associated with the flexible, metal foil ducts, however.

All electrical wiring within the buildings appeared to be insulated by plastic or rubber materials / conduits (i.e. no asbestos-containing insulation materials were detected).

Recommendation

Adopting the precautionary principle, and in the absence of a more comprehensive sampling and analytical program, EI recommends that where there is doubt over the type of any building material, it should be assumed as containing a hazardous substance.

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1. Introduction

1.1 Background and Purpose

EI Australia (EI) was engaged by Aqualand Prestige 2 Pty Ltd, to conduct a hazardous materials survey (HMS) for the residential properties located at 2-16 Pockley Avenue, Roseville NSW (henceforth referred to as 'the site') (**Appendix B, Figure 1 and Figure 2**)

EI understood that the site was designated for redevelopment, which included demolition of the existing structures. A HMS was required prior to commencement of the works and to comply with Condition number 17 of Secretary's Environmental Assessment Requirements (SEARs), reference number SSD-77825469.

This report documents the findings of the HMS performed by EI, which involved inspection of the properties, identification and sampling of potential hazardous materials, and subsequent laboratory analysis for the relevant hazardous substance(s). In addition, it provides recommendations for the safe management of hazardous materials during the proposed demolition works.

1.2 Scope of Works

The scope of the HMS included:

- Inspection of the site buildings, to ascertain whether they contained hazardous material(s), namely:
 - asbestos-containing materials (ACMs);
 - lead-based paints (LBPs);
 - lead-containing dust (LCD);
 - synthetic mineral fibres (SMFs); and/or
 - polychlorinated biphenyls (PCBs).
- Undertake qualitative risk assessment of the identified hazardous materials; and
- Prepare a report with the findings of the survey, including a hazardous material register and recommendations (control strategies) for the on-going management of the identified hazardous materials.

2. Site Description

2.1 Identification and Location

The site identification details and associated information are presented in **Table 2-1**.

Table 2-1 Site Details

Attribute	Description
Street Address	2-16 Pockley Avenue, Roseville NSW
Location	Approximately 10 km north-west of Sydney central business district, and 200 m west of the Roseville train station. The site is bound by: ▪ Larkin Street, followed by residential properties to the east; ▪ Pockley Avenue, followed by residential properties to the north and west; ▪ MacLaurin Parade, followed by residential properties to the south
Geographical Coordinates	North-eastern corner of site (GDA2020-MGA56): ▪ Easting: 331065.563 ▪ Northing: 6260032.802 (Source: http://maps.six.nsw.gov.au)
Area	6,500m ² (Source: <i>Design Report</i> , prepared by Woods Bagot, Larkin & Pockley, dated 19 December 2024).
Description	Roughly rectangular shaped block of land, comprised of 8 residential properties (Appendix B, Figure 2): ▪ 2 Pockley Avenue: ➢ Easternmost portion of site. ➢ Lot 11 in Deposited Plan (DP) 8261 (approx. 780m²). ➢ Two storey dwelling and detached garage. ▪ 4 Pockley Avenue: ➢ Eastern portion of site. ➢ Lot 12 in DP 8261 (approx. 805m²). ➢ Two storey dwelling and a detached garage. ▪ 6 Pockley Avenue: ➢ Central eastern portion of site. ➢ Lot 13 in DP 8261 (approx. 835m²). ➢ Two storey dwelling. ▪ 8 Pockley Avenue: ➢ Central portion of site. ➢ Lot 14 in DP 8261 (approx. 870m²). ➢ One storey dwelling. ▪ 10 Pockley Avenue: ➢ Central portion of site. ➢ Lot 15 in DP 8261 (approx. 851m²). ➢ One storey dwelling and a detached shed. ▪ 12 Pockley Avenue: ➢ Central western portion of site. ➢ Lot 16 in DP 8261 (approx. 810m²). ➢ One storey dwelling and a detached granny flat /garage. ▪ 14 Pockley Avenue: ➢ Western portion of site. ➢ Lot 17 in DP 8261 (approx. 800m²).

Attribute	Description
	➤ One storey dwelling and a detached granny flat /garage. ▪ 16 Pockley Avenue: ➤ Westernmost portion of site. ➤ Lot 18 in DP 8261 (approx. 830m²). ➤ Two storey property and a detached granny flat. All properties included front yard and back yard areas. Concrete paving formed hardstand areas (driveways and parking areas)

2.2 Building Descriptions

The buildings were the focus of this HMS. A brief description of each is provided in **Table 2-2**.

Table 2-2 Building Descriptions

Description	
2 Pockley Avenue This property contained a two storey, residential (tenanted) building, with front and back yards. A detached garage and a swimming pool were to the south of the main building (rear of property). Part of the subfloor space was used as storage space. The principal materials of building construction were tile and metal roofing, brick external walls (rendered / painted), brick and plasterboard internal walls, concrete and plasterboard ceilings, and concrete and timber flooring. The principal materials of the detached garage were metal roofing, brick (rendered / painted) walls and concrete flooring.	
4 Pockley Avenue This property contained a two storey, residential (tenanted) building with front and back yards. A detached garage and a swimming pool were to the south of the main building. Part of the subfloor space was used as storage space. The principal materials of building construction of the main property were tile roofing, brick (rendered / painted) external walls, brick and plasterboard internal walls, plasterboard and concrete ceilings, and concrete and timber flooring. The principal materials of the detached garage were tile roofing, brick (rendered / painted) and FCS walls and concrete flooring.	

Description

6 Pockley Avenue

This property contained a two storey, residential (tenanted) building with front and back yards

The principal materials of the building construction were tile roofing, brick (rendered / painted) external walls, brick and plasterboard internal walls, plasterboard and concrete ceilings, and timber and concrete flooring.



8 Pockley Avenue

This property contained a single storey, residential (tenanted) building with front and back yards. A car port was located to the south east of the main building. Part of the subfloor space was used as storage space.

The principal materials of building construction were tile roofing, brick (rendered / painted) external walls, brick, brick and plasterboard internal walls, plasterboard and concrete ceilings, and timber and concrete flooring.



10 Pockley Avenue

This property contained a single storey, residential (tenanted) building with front and back yards. A detached shed was located to the south east of the main building. Part of the subfloor space was used as storage space.

The principal materials of building construction of the main property were tile roofing, brick (rendered / painted) and FCS external walls, brick, plasterboard and FCS internal walls, plasterboard and concrete ceilings, and timber and concrete flooring.

The principal materials of the detached shed were metal roofing, Masonite walls and timber flooring.



Description

12 Pockley Avenue

This property contained a single storey residential (tenanted) building with front and back yards. A detached granny flat /garage and swimming pool were located to the south of the main building. Part of the subfloor space was used as storage space.

The principal materials of building construction of the main property were tile roofing, brick (rendered / painted) external walls, brick and plasterboard internal walls, plasterboard and concrete ceilings, and concrete and timber flooring.

The principal materials of the detached granny flat / garage were tile roofing, brick (rendered / painted) and plasterboard walls, plasterboard ceiling, and concrete flooring.



14 Pockley Avenue

This property contained a single storey residential (tenanted) building with front and back yards. A detached granny flat /garage was located to the south of the main building. Part of the subfloor space was used as storage space.

The principal materials of building construction of the main property were tile roofing, brick (rendered / painted) external walls, brick, plasterboard and FCS internal walls, plasterboard, FCS and concrete ceilings, and concrete and timber flooring.

The principal materials of the detached granny flat / garage were tile roofing, brick (rendered / painted) and plasterboard walls, plasterboard ceiling, and concrete flooring.



16 Pockley Avenue

This property contained a two storey residential (tenanted) building with front and back yards. A detached granny flat and swimming pool were located to the south west of the main building. Part of the subfloor space was used as storage space.

The principal materials of building construction of the main property were tile roofing, brick (rendered / painted) external walls, brick and plasterboard and internal walls, plasterboard and concrete ceilings, and concrete and timber flooring.

The principal materials of the detached granny flat / garage were metal roofing, timber and plasterboard walls, plasterboard ceiling, and timber flooring.



3. General Methodology

The survey was conducted to identify the presence and condition of hazardous materials on / in the buildings comprising the site. Based on EI's experience, those most likely to be present included:

- ACMs;
- LBPs applied to building surfaces;
- Lead present in built-up dust on building surfaces;
- SMF insulation and sheeting; and
- Fluorescent light capacitor fittings containing PCBs.

The scope of this survey was limited to inspection of the accessible building construction materials, including finishes, with the collection of representative samples suspected of containing a hazardous substance (listed above), where it was permissible to do so. Limitations were placed on the ambit of the inspection, due to access restrictions on some parts of the site.

Due to the destructive nature of the sampling process, as well as access constraints, it was not possible to collect samples of all (suspected) materials. Where it was not possible to collect a sample, the inspector used their professional experience to make a judgement on the status of the material, or area, concerned. Where the inspector believed the material could contain asbestos, lead, SMF and/or PCB, this was recorded in the survey report and the corresponding material should be treated as hazardous.

3.1 Asbestos

This component of the survey was carried out in accordance with the guidelines documented in the SafeWork NSW (2022a) *How to Manage and Control Asbestos in the Workplace* and SafeWork NSW (2022b) *How to Safely Remove Asbestos*. Below are definitions of the two forms of asbestos.

Non-friable (bonded) asbestos material

Non-friable asbestos is any material that contains asbestos in a bonded matrix. It may consist of Portland cement or various resin/binders and cannot be crushed by hand when dry.

Friable asbestos material

Friable asbestos is any material that contains asbestos and is in the form of a powder, or can be crumbled, pulverized or reduced to powder by hand pressure when dry

12 samples of suspected ACM were collected during the inspections (Asb-01 to Asb-11). Each was analysed for the presence of asbestos by the contracted laboratory (SGS Australia Pty Ltd), in accordance with Australian Standard *AS4964-2004 Method for the Qualitative Identification of Asbestos in Bulk Samples*. Being fibre identification analysis, the presence of SMF was recorded, if detected. The reporting limit of the method was 0.1 g/kg. Refer to **Appendix C** for the laboratory documentation. The hazardous materials register (**Appendix A**) includes the sample results.

3.2 Lead in Paint

Australian Standard AS 4361.2-2017 *Guide to Lead Paint Management, Part 2: Lead Paint in Residential, Public and Commercial Buildings* defines LBP as a paint film or component coat of a paint system in which the lead content (calculated as total lead metal) is in excess of 0.1% by

weight of the dry film. The *NSW Work Health and Safety Regulation 2017* currently defines a lead process as works on paint containing more than 1.0% by dry weight of lead.

32 samples of paint were collected during the inspections (LP-1 to LP-31). Each was analysed for lead content by the contracted laboratory (SGS Australia Pty Ltd), in accordance with method AN065/AN320. The reporting limit was 0.001% w/w. Refer to **Appendix C** for the laboratory documentation. The hazardous materials register (**Appendix A**) includes the sample results.

3.3 Lead in Dust

Where significant levels of dust were observed, a representative sample was collected and placed into a plastic zip-lock bag for laboratory analysis in mg/kg of lead. Currently, there is no guideline level for lead in bulk dust, thus levels can be compared to NEPM (2013) *Schedule B1 Guideline Investigation Levels for Soil and Groundwater* – Health Investigation Level A for Residential Properties with accessible soil of 300 mg/kg, as a conservative level where dust is readily accessible to workers during scheduled demolition and refurbishment works. No suspected lead-containing dust was observed within safely accessible areas during the inspection.

The guideline levels above are mentioned for point of reference only, and specific guideline levels should be developed by a suitably qualified occupational hygienist, prior to demolition works commencing

3.4 Synthetic Mineral Fibres

This component of the survey was carried out in accordance with the guidelines documented in the SafeWork Australia *Code of Practice for the Safe Use of Synthetic Mineral Fibres* (NOHSC: 2006, 1990).

3.5 Polychlorinated Biphenyls

Information concerning capacitors in light fittings and other electrical equipment is derived from the Australian and New Zealand Environmental and Conservation Council *Identification of PCB Containing Capacitors Information Booklet* (ANZECC, 1997). This document defines PCB material and waste as follows:

<2 mg/kg	PCB free
2 mg/kg - <50 mg/kg	Non-scheduled PCB material or waste
>50 mg/kg	Scheduled PCB material or waste
>100,000 mg/kg (10%)	Concentrated PCB material

Due to the inherent hazard in accessing electrical components, or other reasons such as height restrictions, immovable equipment and furniture, some light fittings could not be safely accessed. In these instances, comment was made on the likelihood of PCB-containing materials, based upon age and appearance.

4. Risk Assessment

The buildings located at 2-16 Pockley Avenue, Roseville NSW were the subject of this HMS. The hazardous materials register, presented in **Appendix A**, includes assessment of the risks associated with each identified hazardous material. In order to assess the health risks associated with asbestos, lead, SMFs and PCBs, the following must be considered:

- Product type;
- Friability of the material;
- Condition;
- Accessibility of the material to occupants and/or maintenance personnel;
- Exposed surface area; and
- Surface treatment (if any).

The purpose of the assessment is to establish the relative risk posed by each specific hazardous material identified in this survey. The following factors are defined to assist in determining the relative health risk posed by each item.

4.1 Friability

The friability of a material describes the ease by which it can be crumbled, which in turn can increase the release of fibres and/or dust particulates into the air.

- **Friable asbestos** can be crumbled, pulverised, or reduced to powder by hand pressure, which makes it more dangerous than non-friable asbestos.
- **Non-friable asbestos** is typically comprised of asbestos fibres tightly bound in a non-asbestos matrix, such as corrugated and flat panel FCS. If accidentally damaged or broken these ACMs may release fibres initially, but may not continue to do so.
- **Sealed SMF** describes a synthetic fibrous material which has a specific designed shape and exists within a stable manufactured matrix, such as vinyl floor sheeting.
- **Unsealed SMF** is a loosely packed, synthetic fibrous material which has no adhesive or cementitious binding properties, such as roof and air conditioner duct insulation.
- **Friable LBP** exhibits signs of severe deterioration and can be crumbled or reduced to powder by hand pressure.
- **Non-friable LBP** has remained adhered to the surface and is not easily removed.
- All **LCD** is described as friable, due to its readily airborne nature.

4.2 Condition

The condition of each identified hazardous building material is reported as being **good**, **fair** or **poor**.

- **Good** refers to a material that is in sound condition, with no or very minor damage and deterioration.
- **Fair** refers to a material that is generally in a sound condition, with some areas of damage or deterioration.
- **Poor** refers to a material that is extensively damaged or deteriorated.

4.3 Accessibility

The accessibility of each identified hazardous material is reported as:

- **Regular:** in an occupied space of the building and accessible to all personnel using/entering the corresponding space.
- **Occasional:** in a room or building space that is used infrequently.
- **Maintenance Only:** when accessible to maintenance personnel only (out of normal reach).

4.4 Priority Ratings

The elements above are used to rate the overall health risk posed by the hazardous material present on the site.

Priority 1: Immediate Risk Level

A material which, due to its present condition and location, presents an immediate health risk. The material should be stabilised at the earliest practicable time, with the surrounding area isolated and remedial action(s) undertaken.

Priority 2: Elevated Risk Level

Damaged or unstable material which, if disturbed, presents an elevated health risk to personnel within its vicinity and has potential for contamination to be spread to other areas. The material should be stabilised at the earliest practicable time, with further remedial action(s) considered.

Priority 3: Low Risk Level

Stable material that has minor areas of damage requiring remedial action, or is likely to be subject to damage or to degrade due environmental conditions. It is recommended that maintenance work be performed to stabilise and repair damaged areas. Controls should be implemented to protect these materials from further damage or degrading factors.

Priority 4: Negligible Risk Level

Stable material that presents a negligible health risk unless damaged. Such material should be maintained in good condition. It should be reassessed prior to any works that will impact the material.

Inaccessible:

The location was not accessed during the survey (or only partially so) and a priority rating could not be applied with confidence. Once such a location is accessed more fully, the priority rating should be reassessed prior to any works being undertaken in the area.

5. Summary of Survey

The hazardous materials identified during this survey are listed in **Table 5-1**. Photographs of the materials are presented in the formal register in **Appendix A**. Recommendations for their handling and disposal are provided in **Section 6**.

Table 5-1 Summary Hazardous Materials

Building / Location	Material
2 Pockley Avenue	
External, main dwelling, south east, black meter backing board	ACM
Internal, main dwelling, ceiling cavity, insulation	SMF
Internal, main dwelling, ceiling cavity, sarking, insulation	SMF
External, main dwelling, northern, window frame, white paint	LBP
External / Internal, main dwelling, window frames / door frames, white paint	LBP
Main dwelling, subfloor space, fluorescent light fittings	PCB
4 Pockley Avenue	
External, main dwelling , eaves throughout	ACM
External, main dwelling , ground level, southeast, window putty	ACM
External, main dwelling ,window putty throughout	ACM
Internal, detached garage, south western and southern wall	ACM
Internal, main dwelling, ceiling cavity, roof sarking, insulation	SMF
Internal, main dwelling, ceiling cavity, insulation	SMF
Internal, detached garage, hot water unit	SMF
External, main dwelling, ground level, south eastern side, window frame, white paint	LBP
External, main dwelling , window frames and doors throughout, white paint	LBP
Internal, main dwelling, ground level, north western / western sides, playroom, window frames, white paint	LBP
Internal, main dwelling, ground level, window frames, doors, and staircase throughout, white paint	LBP
Internal, detached garage, ceilings, fluorescent light fittings	PCB
Main dwelling, subfloor space, ceilings, fluorescent light fittings	PCB

Building / Location	Material
6 Pockley Avenue	
External, eaves throughout	ACM
Internal, ceiling cavity, ducting	SMF
Internal, ceiling cavity, roof sarking, insulation	SMF
8 Pockley Avenue	
External, eastern side, black meter backing board	ACM
External, south western side, gable infill panels	ACM
Internal, central-western side, laundry, northern walls	ACM
Internal, southern side, sunroom, ceiling and walls	ACM
External, eastern side, hot water unit	SMF
External, western, door to subfloor space, green paint	LBP
External, window frames and fence posts throughout, green paint	LBP
External, western side, window frames, white paint	LBP
External, window frames throughout, white paint	LBP
External, eastern wall, brown paint	LBP
External, walls throughout, brown paint	LBP
Internal, central western bedroom, door frame, cream paint	LBP
Internal, window frames, doors and skirting throughout, cream paint	LBP
External, south eastern side, car port, ceiling, fluorescent light fittings	PCB
Subfloor space, western wall, fluorescent light fittings	PCB
10 Pockley Avenue	
External, main dwelling, eaves throughout	ACM
External, main dwelling, eastern side, black meter backing board	ACM
External, main dwelling, southern side, sunroom, lower panels	ACM
Internal, main dwelling, southern side, sunroom, awnings, western and eastern walls	ACM
External, main dwelling, eastern and western sides, eaves, roof sarking	SMF
External, main dwelling, eastern side, hot water unit	SMF
Internal, detached shed, southern side, ceiling and walls, roof sarking	SMF
External, main dwelling, northern side, outer window frame, cream paint	LBP
External, main dwelling, outer window frames throughout, cream paint	LBP
External, main dwelling, northern side, inner window frame, white paint	LBP
External, main dwelling, inner window frames throughout, white paint	LBP
12 Pockley Avenue	
External, main dwelling, eaves throughout	ACM

Building / Location	Material
External, main dwelling, eastern side, black meter backing board	ACM
External, detached granny flat / garage, eaves throughout	ACM
External, main dwelling, eastern side, hot water unit	SMF
Internal, main dwelling, ceiling cavity, roofing sarking, insulation	SMF
Internal, detached granny flat / garage, roofing sarking	SMF
External, main dwelling, eastern side, backyard gate, grey paint	LBP
External, main dwelling, doors, grey paint	LBP
Internal, detached granny flat / garage, ceilings, fluorescent light fittings	PCB
14 Pockley Avenue	
External, main dwelling, eaves throughout	ACM
External, main dwelling, western side, black meter backing board	ACM
Internal, main dwelling, south western side, laundry, ceiling and walls	ACM
Internal, main dwelling, northern side, sunroom, ceiling	ACM
Main dwelling, subfloor space, western, ducting	SMF
Internal, main dwelling, south western side, laundry, ceiling, fluorescent light fittings	PCB
Internal, detached granny flat / garage, ceilings, fluorescent light fittings	PCB
16 Pockley Avenue	
External, main dwelling, gable infill panels	ACM
External, main dwelling, northern side, black meter backing board	ACM
Main dwelling, subfloor space, western, packers	ACM
External, eastern side, hot water unit	SMF
Main dwelling, ceiling cavity, roof sarking	SMF
External, main dwelling, western wall, cream paint	LBP
External, main dwelling, walls throughout, cream paint	LBP
External, main dwelling, northern side, main entrance area, door, cream paint	LBP
Main dwelling, subfloor space, western access, upper wall, light blue paint	LBP
Main dwelling, subfloor space, western access, ceiling, white paint	LBP
Internal, main dwelling, lower ground level, garage, ceiling, fluorescent light fittings	PCB

Footnotes:

ACM = asbestos-containing material; LBP = lead-based paint; SMF = synthetic mineral fibre; PCB = polychlorinated biphenyl
Hazardous materials may be present within the inaccessible areas stated in the register (**Appendix A**).

All identified hazardous building materials were ranked **Priority 3 or Priority 4** (i.e. stable and posing low to negligible health risk under present conditions). No immediate remedial action was considered necessary.

Limitations to Survey

Some of the building interiors, such as internal wall spaces, subfloor and roof (ceiling) cavities, were inaccessible / partially accessible at the time of inspection. The presence of hazardous

materials in these areas should be confirmed when they become accessible, with the status of any such material determined as per the procedure defined in **Section 4** of this report. In the meantime, any confined space, in particular a roof / ceiling cavity, should be assumed as containing hazardous (lead) dust, at least.

Sampling was limited due to all properties being tenanted and further sampling may be required prior to demolition to confirm any assumptions made during the survey.

The sampling did not include electricity fuse / switch / meter backing boards and capacitors, due to potential electrocution hazard. All black mounting boards were thus assumed to be asbestos-containing.

Additional Comments

Numerous air conditioner units were attached to external and internal walls of the site buildings. All casing and working components were metal, plastic and rubber. No fibrous lagging was observed. SMF insulation was expected to be associated with the flexible, metal foil ducts, however.

All electrical wiring within the buildings appeared to be insulated by plastic or rubber materials / conduits (i.e. no asbestos-containing insulation materials were detected).

Stone-based benchtops/products were noted within the kitchen / bathroom / laundry areas throughout the site. Based on the age of construction/renovation of those areas, these are potentially engineered stone-based products. These stone products, engineered or natural, must be handled in accordance with SafeWork Australia (2023) *Code of Practice: Managing the risks of respirable crystalline silica from engineered stone in the workplace*

Recommendation

Adopting the precautionary principle, and in the absence of a more comprehensive sampling and analytical program, EI recommends that where there is doubt over the type of any building material, it should be assumed as containing a hazardous substance.

6. Recommendations

6.1 Asbestos

Asbestos materials should be removed prior to the commencement of any demolition works that may cause their disturbance. The removal of these materials is to be done in accordance with *NSW Work Health and Safety Act 2011* and *Regulation 2017* and the following SafeWork NSW approved codes of practice:

- SafeWork NSW (2022a) *How to Manage and Control Asbestos in the Workplace*; and
- SafeWork NSW (2022b) *How to Safely Remove Asbestos*.

The asbestos removal works will require a minimum *Class B* licenced asbestos removal contractor (LARC). *Class A* LARCs are permitted to remove any amount of ACMs, including friable asbestos. *Class B* LARCs are only permitted to remove non-friable ACM.

Note: The asbestos-containing window putty identified within the dwelling at 4 Pockley Avenue is considered non-friable in its current state. However, putty is prone to weathering and degradation and could be considered friable, depending on its condition how it is removed. For example if the removal process involves removing putty directly from the window (e.g. using chisels, milling machines and/or grinders) where it is crumbled and airborne fibres are easily released, it is considered friable asbestos removal works and a *Class A* LARC will be required. If the window casings / frames are removed and transported as a whole (minimising disturbing the putty) then the removal works is considered non-friable and a minimum *Class B* LARC will be required.

The following measures are minimum requirements during the removal of ACM:

- The work area should be barricaded and appropriate signage installed.
- The ACM should be sealed or wetted with water.
- ACM should be removed with minimal breakage and where applicable, should be lowered to the ground not dropped.
- Where ACM are too large to fit into an asbestos labelled waste bag, the ACM should be stacked or placed on a 200µm plastic ground sheet or lined skip bin and not allowed to lie about the site where they may be further broken or crushed by machinery or workers.
- Asbestos waste is to be securely packaged and labelled. Asbestos waste bags are to be double bagged while ACM in polythene sheeting should be double wrapped with adhesive tape applied to the entire length of every overlap to secure materials to minimise the risk of the polythene sheeting tearing or splitting.
- Any dust and/or ACM debris remaining around the removal area should be cleaned up using an approved "H" type high-efficiency particulate absorbing (HEPA) vacuum cleaner.
- All asbestos containing waste is to be disposed at an approved disposal facility (contact local council or SafeWork NSW for nearest asbestos waste facility).

Where asbestos is to be removed, the LARC should prepare a site-specific asbestos removal control plan (ARCP) prior to undertaking any works. At the completion of asbestos removal works a clearance certificate is required.

6.1.1 Asbestos Removal Control Plan

A site-specific ARCP must be prepared by the LARC, to identify the management measures required to address the risks associated with potential exposure to asbestos. The ARCP must cover:

- Work area isolation (barrier protection, buffer zone);

- Removal methods (friable/non-friable);
- Contamination control methods (decontamination procedures); and
- Health and safety procedures (respiratory protection).

Asbestos removal works at the site, including the disturbance of any asbestos-impacted soils, must be managed strictly in accordance with the ARCP.

6.1.2 Asbestos Fibre Air Monitoring

Monitoring of asbestos fibres in ambient air is required (mandatory) during *Class A* friable ACM removal works, though not so during *Class B* non-friable ACM works.

Air monitoring for asbestos fibres must be undertaken by a NATA- (National Association of Testing Authorities-) accredited company that is independent of the demolition and/or asbestos removal company. A minimum of four monitoring stations, set on the boundaries of the work area(s) is suggested, although the monitoring program should be determined in collaboration with the appointed SafeWork NSW licenced asbestos assessor (LAA, if applicable), whom will also be independent of the demolition and/or asbestos removal company.

6.1.3 Management of Asbestos Waste

The management, including transportation, of asbestos waste must be carried out in accordance with Part 7 of the *Protection of the Environment Operations (Waste) Regulation 2014*, which includes:

- Appropriate packaging, sealing, covering and/or wetting of the waste, as is required for the form of the asbestos contamination (i.e. bonded asbestos, friable asbestos or asbestos-contaminated soil);
- Reporting on transportation of asbestos waste by the transporter to the EPA as required under Part 7, Section 79 of the *Waste Regulation 2014*; and
- Disposal to an appropriately licensed (i.e. lawful) premises, with proper advice to the occupier of the premises, while incorporating measures for the prevention of dust generation, in accordance with Part 7, Section 80 of the *Waste Regulation 2014*.

Any ACM removed from the site should be tracked from the time of their removal from the structure until their disposal. Tracking of all ACMs should be completed on the national *Integrated Waste Tracking Solution (IWTS)* system. This system will require all details of each ACM to be transported, including though not limited to:

- Origin of material;
- Material type;
- Approximate volume; and
- Truck registration number.

Disposal locations will be determined by the LARC. Disposal location, waste disposal documentation (i.e. weighbridge dockets, trip tickets and consignment disposal confirmation) and the above-listed information should be provided to the person conducting the clearance inspection for reporting purposes.

6.1.4 Asbestos Clearance Inspection

Under Clause 473 of the *NSW Work Health and Safety Regulation 2017*, a clearance inspection is required following the removal of greater than 10m² of ACM. The appointed person conducting the clearance inspection should be independent of the demolition and/or asbestos removal company. A clearance certificate must be issued prior to the area being re-occupied under non-asbestos conditions.

Note: Non-friable ACM removal can be cleared by a suitably qualified person (e.g. occupational hygienist or environmental scientist) as defined in the *WHS Regulation 2017*, with a subsequent clearance certificate issued prior to the area being re-occupied under non-asbestos conditions.

6.2 Lead

Structures should be managed in accordance with the procedures detailed in:

- NEPC (2013) *Guideline on Derivation of Health-Based Investigation Levels* (corresponding to Schedule B7 of the *National Environmental Protection (Assessment of Site Contamination) Amendment Measure*);
- Australian Standard AS 4874-2000 *Guide to Investigation of Potentially Contaminated Soil and Deposited Dust as Source of Lead*;
- Australian Standard AS 4361.2-1998 *Guide to Lead Paint Management; Part 2: Residential and Commercial Buildings*;
- Australian / New Zealand Standard AS/NZS 4361.2:2017 *Guide to Hazardous Paint Management; Part 2: Lead Paint in Residential, Public and Commercial Buildings*;
- NOHSC (1994a) *National Standard for the Control of Inorganic Lead at Work*; and
- NOHSC (1994b) *National Code of Practice for the Control and Safe Use of Inorganic Lead at Work*.

6.2.1 Lead Paint

There are currently no legislative requirements for the removal of stable lead-containing paints from structures remaining *in situ*. The following measures must be observed as minimum requirements when working with LBP to reduce the potential for lead dust exposure:

- LBPs on structures from residential premises, educational or child care institutions are to be removed from all surfaces prior to demolition. Paint wastes from such structures are pre-classified as *General Solid Waste* under the EPA (2014) *Waste Classification Guidelines*.
- Wear an approved (Australian Standard AS1716) half face respirator or dust mask with a 'P2' (dust and fumes) protection rating if working directly with materials coated with lead paint during the demolition works.
- Wear work clothes that do not catch dust or flakes in pockets or cuffs. Disposable 5/6 Tyvek coveralls, or equivalent, are recommended for this type of lead work.
- Use an industrial vacuum cleaner fitted with a HEPA filter for dust and debris clean up.
- When working on lead paint surfaces:
 - Use heavy-duty plastic sheeting to seal off work areas and collect debris;
 - Place a plastic drop sheet under the area to be worked upon (ensuring it extends a minimum of two metres from the base of the wall or structure and an extra metre for each storey being worked on (consider height and use more plastic if needed));
 - Fold the edge of the plastic nearest the wall and/or structure and secure it with tape, in order to prevent any dust falling between the join; and
 - Fold and brace external edges of the plastic drop sheet.
- Wet any lead paint surface to be sanded or cut. Use water sparingly and do not spray water on power tools (e.g. drills). Wet the wall or structure to dampen down for dust control.
- Do not use open flame burners on lead paint.

- At the completion of the works, plastic sheeting, Tyvek suits, gloves and wet wipes used during lead paint removal are to be sealed in a way so that materials are contained within the plastic and disposed as hazardous waste.
- Due to the potential for high lead concentration and ease at which it is dispersed, any ceiling cavity dust be vacuumed using a “H” type HEPA vacuum cleaner to the furthest extent practical prior to demolition.

The *NSW Work Health and Safety Regulation 2017* requires that a person conducting a business or undertaking (PCBU) must notify SafeWork NSW of any maintenance / demolition involving lead materials. The notification form must be submitted to SafeWork NSW at least seven days in advance of the works. The corresponding forms, which list lodgement instructions, are available on the SafeWork NSW website.

Note: The PCBU must assess the risk(s) for each lead process. If a PCBU cannot determine whether lead risk work is being carried out, then it is taken to include such risk until determined otherwise.

6.2.2 Lead in Dust

The following recommendations must be observed as a minimum requirement when working within LD-containing areas, to reduce the potential for lead exposure:

- Wear an approved (Australian Standard AS1716) half face respirator or dust mask with a ‘P2’ (dust and fumes) protection rating if working directly with materials coated with lead paint during the demolition works.
- Wear work clothes that do not catch dust or flakes in pockets or cuffs. Disposable 5/6 Tyvek coveralls, or equivalent, are recommended for this type of lead work.

Use an industrial vacuum cleaner fitted with a HEPA filter for dust and debris clean up.

6.3 Synthetic Mineral Fibres

SMF products must be removed and disposed in accordance with the *NSW Work Health and Safety Regulation 2017* and Safe Work Australia *National Code of Practice for the Safe Use of Synthetic Mineral Fibres* (NOHSC:2006, 1990). In addition, the following documents should be consulted for additional guidance:

- *National Standard for the Safe Use of Synthetic Mineral Fibres* (NOHSC:1004, 1990); and
- *Code of Practice for the Safe Use of Synthetic Mineral Fibres* (NOHSC, 1993).

Under the EPA (2014) *Waste Classification Guidelines*, “synthetic fibre waste from materials such as fibreglass, polyesters and other plastics, being waste that is packaged securely to prevent dust emissions, but excluding asbestos waste which is a special waste”, is pre-classified as *General Solid Waste (Non Putrescible)*.

6.4 Polychlorinated Biphenyl Capacitors

All fluorescent light tubes with metal-cased capacitors, as well as any electrical transformers, should be assumed as containing PCBs. Any leaking PCB-containing capacitors / transformers should be disposed prior to the commencement of any demolition works that may cause their disturbance.

The following measures must be adopted when removing / handling PCB-containing capacitors and transformers.

- Small quantities of PCBs are usually found in sealed capacitors and transformers. PCB-containing capacitors / transformers are unlikely to pose a health risk unless they become damaged and leak. Care must be taken when handling a damaged capacitor / transformer to ensure that spillage does not occur.

- The person handling any (damaged) capacitor / transformer should use disposable gloves. Wear gloves that are made of materials that are resistant to PCBs, such as *Viton*, polyethylene, polyvinyl alcohol (PVA), polytetrafluoroethylene (PTFE), butyl rubber, nitrile rubber or neoprene. Mid-arm length gauntlets may be required. Do not use gloves made of polyvinyl chloride (PVC) or natural rubber (latex).
- Wear disposable overalls made of *Tyvek* or materials with similar chemical resistant properties.
- When working with overhead equipment (e.g. fluorescent light fixtures), wear a full face shield and appropriate hair protection.
- Wash any non-disposable contaminated equipment with kerosene and collect the kerosene for disposal as a PCB-contaminated waste.
- PCB-containing equipment (capacitors, transformers, ballasts, etc.) is to be placed in a polyethylene bag, which then is to be placed in a sealable metal container. This container must be clearly marked with the details of the contents and must be maintained in good order (that is, no visible signs of damage or corrosion). If some of these materials are leaking, the container should be partially filled with an absorbent material, such as a commercial absorbent, kitty litter or a diatomaceous earth. The plastic wrapped leaking components can then be placed in the container.
- If PCB vapours are suspected (e.g. PCB leaks onto hot surface in confined space), wear a suitable respirator. Use a cartridge respirator suitable for chlorinated vapours. It is always prudent to ensure adequate ventilation. **Note:** PCBs do not vaporise readily at room temperature.
- Do not smoke while handling PCBs.
- After handling PCBs, even if gloves were worn, wash hands well in warm, soapy water before eating, drinking, smoking, handling food or drink, or using toilet facilities.

PCB capacitors / transformers are to be disposed at a licenced waste facility. If the PCB concentration is above the threshold concentration for scheduled waste (i.e. >50mg/kg), the waste must be also be transported by a suitably licenced contractor. For further details on this, contact the EPA.

6.5 Demolition and Waste Disposal

Demolition Plan

EI hereby makes the following recommendations in relation to the proposed building demolition and clean-up program. These recommendations provide the basis for a demolition works plan.

1. All demolition works are to be conducted in accordance with Standards Australia (2001) *Australian Standard AS 2601 The Demolition of Structures* and SafeWork NSW (2016) *Code of Practice: Demolition Work*.
2. The buildings are to be maintained in a stable and safe condition during any demolition work. Appropriate precautions must be taken to maintain building stability / safety in the event of severe weather conditions (e.g. localized high winds and storms).
3. The power, gas and/or water supplies should be disconnected prior to commencement of, and then throughout, any demolition work.
4. The site shall be secured at all times against the unauthorized entry of persons or vehicles. Provision shall be made for ready access to the site by emergency services.
5. The site boundaries (Pockley Avenue, Larkin Street and Maclaurin Parade, at least) are to be prominently labelled, giving clear warning that demolition is taking place and hazardous materials are present. All signage is to conform to *Australian Standard AS 1319 Safety*

Signs in the Occupational Environment. It is recommended that a notice displaying the words *WARNING DEMOLITION IN PROGRESS*, or similar, be fixed at appropriate places.

6. Appropriate overhead protection should be implemented during the course of the program. This will mainly be for indoors (for on-site personnel).
7. All suspected hazardous materials must be handled in accordance with the relevant Safe Work Australia, SafeWork NSW and EPA guidelines. It will be of major importance to ensure that the works do not cause the release of dusts and/or fibres. The two main techniques for the control of dusts are hosing down / wetting (including mist sprays and wet wipes) and vacuuming with suitable vacuum attachments fitted with HEPA filters.
 - a. Stone benchtops and related products are to be managed in accordance with SafeWork Australia (2023) *Code of Practice: Managing the risks of respirable crystalline silica from engineered stone in the workplace*
8. All waste building materials must be disposed at EPA-licensed, landfill / waste recycling facilities under the EPA (2014) *Waste Classification Guidelines*.
9. Personal protective equipment shall be made available for the works, including coveralls, suitable respirators (e.g. P3 type), goggles, gloves, steel-capped boots and ear muffs. Clothing must be highly visible. If coveralls are not disposable, then the employer is responsible for laundering contaminated clothing. Exposure to fibres will be reduced by the wearing of a respiratory device, such as a dust mask, protective overalls and gloves.
10. Work shall be performed in well-ventilated areas. The building ceiling cavity represents a confined (dusty) space. In accordance with *Australian Standard AS 2601 The Demolition of Structures*, "requirements and procedures should be in place to prevent occupational illness, injuries and fatalities to persons entering and working in confined space".
11. Non-powered hand tools are to be used where possible, as these generate much less dust and noise.
12. Undue noise, especially during extended working hours, is to be avoided.
13. Use drop sheets to collect debris. Precautions must be taken to prevent slip and trip hazards. Upon completion, drop cloths will be rolled inward and placed in disposal bags with other wastes.
14. In addition to the health of site personnel and members of the public, the work must ensure protection of the immediate environment. In accordance with *Australian Standard AS 2601 The Demolition of Structures*, this is defined as "the properties, including public thoroughfares and spaces, having common boundaries with the demolition site, and where the property is a public thoroughfare, including the properties directly opposite the demolition site".
15. All works are to be executed by competent persons/contractors, with due regard at all times for safe working practices and in accordance with the work plan, a copy of which shall be kept on site. It will be of particular importance that the handling and disposal of hazardous materials is performed by appropriately qualified personnel.
16. Upon completion of any demolition, the site surface will require clean-up of building rubble and other debris. FCS fragments on the ground surface should be assumed as containing asbestos; hence, they are to be collected as best as practicable, then wetted and double wrapped / bagged in 200µm, builder's plastic or *Asbestos Waste* bags. Inspection(s) of the site should be performed, with final clearance certificate reporting, to confirm the absence of FCS fragments.
17. Any modifications to this/a work plan, which may be necessary as the work progresses, shall be made by a competent person, in accordance with Clause 2.1 of *Australian*

Standard AS 2601 The Demolition of Structures. Appendix C of this standard sets out recommendations regarding the competence of site personnel.

18. This plan should be cross-referenced with the site-specific work plan(s) prepared by the appointed contractor(s), prior to demolition commencement.

Waste Disposal

The EPA (2014) *Waste Classification Guidelines* outline the storage, transport and disposal requirements relating to waste materials. Specific work procedures must be followed. In particular:

1. Panels of asbestos cement sheeting are to be double wrapped (cross wrapping) in 200µm, builder's plastic and transported to a landfill facility licensed to accept *Special Waste (Asbestos)*.
2. If using a skip bin or loading wastes directly onto trucks, the internal surfaces must be double lined with 200µm builder's plastic (cross laid) and the load securely covered before transporting to the waste facility.
3. Asbestos cement sheeting must have the bolts or screws removed and then the sheets removed with minimal breakage. Asbestos cement products are not to be thrown into bins or onto the ground - they are to be lowered in as whole sheets.
4. Hand picked fragments and vacuumed dusts are to be placed in clear, 200µm plastic bags which are clearly labelled "*Asbestos Waste*". They are to be transported to a landfill facility licensed to accept *Special Waste (Asbestos)*.

Note: these procedures also apply to SMFs.

In accordance with Schedule 1, Part 3 of the *Protection of the Environment Operations Act 1997*, "waste contaminated with lead (including dust and paint scrapings or flakes) from residential premises, educational institutions or child-care centres is already classified as *Solid Waste*" (EPA / Planning NSW, 2003). Under the EPA (2014) *Waste Classification Guidelines*, such waste can be disposed as *General Solid Waste* at a licensed landfill.

Under the EPA (2014) *Waste Classification Guidelines*, "synthetic fibre waste from materials such as fibreglass, polyesters and other plastics, being waste that is packaged securely to prevent dust emissions, but excluding asbestos waste which is a special waste", is pre-classified as *General Solid Waste (Non Putrescible)*.

PCB capacitors / transformers are to be disposed at a licenced waste facility. If the PCB concentration is above the threshold concentration for scheduled waste (i.e. >50mg/kg), the waste must be also be transported by a suitably licenced contractor.

7. Statement of Limitations

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The report is for the sole use by Aqualand Prestige 2 Pty Ltd. No responsibility is accepted for the use of any part of this report in any other context or for any other purpose or by other third parties. This report does not purport to provide legal advice. This report is prepared in response to specific instructions from Aqualand Prestige 2 Pty Ltd.

Unless otherwise stated in this report, the survey evaluates the presence of hazardous materials in/on the building(s) of the identified site, and excludes buried waste materials, contaminated dusts, and soils. The findings presented in this report are the result of a site walkover inspection, sampling, laboratory analysis, interviews with site personnel, and review of any documentation provided to EI. To the best of EI's knowledge, and in view of these limitations, the findings presented in this report represent a reasonable interpretation of the building materials on the site at the time of investigation.

This report relies upon data, surveys, measurements, and/or results taken at, or under, the particular times and conditions specified in this report. Any conclusions or recommendations only apply to the findings at that particular time.

EI is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

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Inaccessible Areas / Limited Accessed Areas

It is noted that given the constraints of practicable access encountered during the HMS, the following areas were not accessed or inspected:

- Wall cavities and set ceilings;
- Subfloor spaces;
- 14 Pockley Avenue: internal, detached granny flat / garage, level 1;
- Within those areas accessible only by dismantling equipment;
- Concealed within the building structure;
- Within voids or internal areas of plant, equipment, air-conditioning ducts, etc;
- Energised services, gas, electrical, and pressurised vessels;
- Areas deemed unsafe or hazardous at time of inspection;
- Within voids and cavities created and intimately concealed within the building structure and only accessible during major demolition works; and
- Height restricted areas, including building roof areas.

Should demolition operations entail disturbance of materials in these locations, further investigation and sampling of specific areas should be conducted as part of a hazardous materials management and abatement program, in accordance with *Australian Standard AS 2601 The Demolition of Structures*, prior to any works proceeding.

Appendix A - Hazardous Materials Register

Table A.1 Explanatory Notes to Hazardous Building Material Register

Register Section	Description
Location	Location of the hazardous building material relevant to this entry.
Material	The specific hazardous material type. For example: ACM: (corrugated) asbestos cement sheeting, vinyl asbestos tiles, etc. SMF: foil-backed SMF insulation, compressed SMF ceiling tiles, etc. Paint: White LBP. Dust: LCD PCB: Metal case capacitor 'Plessey 6.5 µF Type APF 265CR'. <i>If inaccessible areas are noted, any of the above material types may be present.</i>
Friability	If the material can be crushed to a powder by hand pressure.
Sample	Identification allocated to the sample collected from this material. Refer to Appendix C for the COC / SRA forms.
Analysis Result	Laboratory analytical result(s) for the corresponding sample. Refer to Appendix C for the laboratory analytical reports.
Quantity	The approximate quantity of the hazardous material relevant to this location. Depending on the nature of the material, the quantity is given as an area (m²), length (m), number of pieces/units or not determined (ND). For dust, a visual assessment to gauge the level of dust loading is provided as low, medium or high.
Condition	Good: good and stable condition. Fair: early signs of deterioration or localised areas of damage (for PCB capacitors this would include evidence of deteriorating seals). Poor: the material is in poor condition and remedial action is required (e.g. deteriorated friable asbestos materials, capacitors are clearly leaking, etc). Unknown: the area was inaccessible.
Accessibility	Regular: in/on an available space and accessible to all personnel entering / occupying it. Occasional: in/on a space that is accessible or used infrequently. Maintenance Only: in/on a space that is accessible to maintenance personnel only. Inaccessible: the area was not able to be accessed during the inspection.
Risk Rating	The allocated priority rating for this material (refer to Section 4).
Recommendations	Recommended actions for demolition works or remediation of damaged material.
Photograph	Photograph of location / suspected hazardous material

Hazardous Materials Register
2 Pockley Avenue, Roseville NSW

Two storey dwelling & detached garage

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Date of Identification	Recommendations / Comments	Photograph
Inaccessible / Limited Access										
Main dwelling, ceiling cavity, partially accessible	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
Main dwelling, subfloor space, partially accessible	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
ACM										
External, main dwelling, south eastern side, black meter backing board	ACM (assumed)	Non-friable	Visual inspection - electrical hazard	-	1 x board	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove during initial stage of demolition works	

Hazardous Materials Register
2 Pockley Avenue, Roseville NSW

Two storey dwelling & detached garage

External, main dwelling, eastern side, window frame	Putty	Non-friable	Asb-01	No Asbestos Detected	N/A	N/A	N/A	N/A	N/A	
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SMF

Internal, main dwelling, ceiling cavity, insulation	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove during initial stage of demolition works	
Internal, main dwelling, ceiling cavity, roof sarking, insulation	SMF (assumed)	Sealed	Visual inspection	-	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove during initial stage of demolition works	

LBP

External, main dwelling, northern side, window frame	White LBP	Non-friable	LP-1	0.88% w/w	1 x window	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
External / Internal, main dwelling, window frames / door frames throughout	White LBP (assumed)	Non-friable	Visual inspection – similar to LP-01	-	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	

Hazardous Materials Register
2 Pockley Avenue, Roseville NSW

Two storey dwelling & detached garage

External, main dwelling, western wall	Cream Paint	Non-friable	LP-2	0.019% w/w	N/A	N/A	N/A	N/A	N/A
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External, main dwelling, eastern wall	Blue Paint	Non-friable	LP-3	0.073% w/w	N/A	N/A	N/A	N/A	N/A
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External, main dwelling, walls throughout	Blue Paint	Non-friable	Visual inspection – similar to LP-3	-	N/A	N/A	N/A	N/A	N/A
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External, detached garage, walls throughout	Blue Paint	Non-friable	Visual inspection – similar to LP-3	-	N/A	N/A	N/A	N/A	N/A
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Hazardous Materials Register

2 Pockley Avenue, Roseville NSW

Two storey dwelling & detached garage

LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	N/A	N/A	N/A	N/A	No suspected lead containing dust identified within visible and safely accessible areas during the inspection	-
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PCB

Main dwelling, subfloor space, fluorescent light fittings	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove prior to demolition works. Avoid damage to capacitors.	
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Hazardous Materials Register
4 Pockley Avenue, Roseville NSW

Two storey dwelling & detached garage

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Date of Identification	Recommendations / Comments	Photograph
Inaccessible / Limited Access										
Main dwelling, ceiling cavity, partially accessible	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
Subfloor space, partially accessible	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
ACM										
External, main dwelling , eaves throughout	ACM (assumed)	Non-friable	Visual inspection - height restriction	-	>100m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove during initial stage of demolition works	

Hazardous Materials Register
4 Pockley Avenue, Roseville NSW

Two storey dwelling & detached garage

External, main dwelling , ground level, south eastern side, window frame, putty	ACM	Non-friable	Asb-3	Chrysotile Asbestos Detected Organic Fibres Detected	<1m ²	Good / Occasional	Priority 3 - Low Risk Level	20/02/2025	Refer to Section 6.1 for removal recommendations. Remove during initial stage of demolition works	
External, main dwelling ,window putty throughout	ACM (assumed)	Non-friable	Visual inspection – similar to Asb-03	-	ND	Good / Occasional	Priority 3 - Low Risk Level	20/02/2025	Remove during initial stage of demolition works	
Internal, detached garage, south western and southern wall	ACM	Non-friable	Asb-4	Chrysotile Asbestos Detected Organic Fibres Detected	Approximately 15m ²	Good / Occasional	Priority 4 - Negligible Risk Level	20/02/2025	Remove during initial stage of demolition works	
SMF										
Internal, main dwelling, ceiling cavity, roof sarking, insulation	SMF	Sealed	Asb-2	SMF Detected No Asbestos Detected	Approximately 150m ²	Fair / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove during initial stage of demolition works	

Hazardous Materials Register
4 Pockley Avenue, Roseville NSW

Two storey dwelling & detached garage

Internal, main dwelling, ceiling cavity, insulation	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	Approximately 150m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove during initial stage of demolition works	
Internal, detached garage, hot water unit	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only		20/02/2025	Remove during initial stage of demolition works	

LBP

External, main dwelling, ground level, south eastern side, window frame	White LBP	Non-friable	LP-6	4.9% w/w	Approximately 2m ²	Fair / Occasional	Priority 3 - Low Risk Level	20/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
External, main dwelling , window frames and doors throughout	White LBP (assumed)	Non-friable	Visual inspection – similar to LP-6	-	ND	Good / Fair / Occasional		20/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	

Hazardous Materials Register
4 Pockley Avenue, Roseville NSW

Two storey dwelling & detached garage

Internal, main dwelling, ground level, north western / western sides, playroom, window frames	White LBP	Non-friable	LP-4	2.8% w/w	Approximately 2m ²	Good Occasional	Priority 4 - Negligible Risk Level	20/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
Internal, main dwelling, ground level, window frames, doors, and staircase throughout	White LBP (assumed)	Non-friable	Visual inspection – similar to LP-4	-	ND	Good Occasional		20/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
Internal, main dwelling, level 1, eastern bedroom, walls	Light blue Paint	Non-friable	LP-5	<0.001% w/w	N/A	N/A	N/A	N/A	N/A	
Internal, main dwelling, level 1, walls throughout	Light blue Paint	Non-friable	Visual inspection – similar to LP-5	-	N/A	N/A	N/A	N/A	N/A	

Hazardous Materials Register

4 Pockley Avenue, Roseville NSW

Two storey dwelling & detached garage

LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	N/A	N/A	N/A	N/A	No suspected lead containing dust identified within visible and safely accessible areas during the inspection	-
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PCB

Internal, detached garage, ceilings, fluorescent light fittings	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	3 x units	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove prior to demolition works. Avoid damage to capacitors.	
Main dwelling, subfloor space, ceilings, fluorescent light fittings	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	6 x units	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove prior to demolition works. Avoid damage to capacitors.	

Hazardous Materials Register 6 Pockley Avenue, Roseville NSW										Two storey dwelling
Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Date of Identification	Recommendations / Comments	Photograph
Inaccessible / Limited Access										
Ceiling cavity, partially accessible	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
Subfloor space, partially accessible	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
ACM										
External, eaves throughout	ACM (assumed)	Non-friable	Visual inspection - height restriction	-	>100m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2024	Remove during initial stage of demolition works	

Hazardous Materials Register
6 Pockley Avenue, Roseville NSW

Two storey dwelling

SMF

Internal, ceiling cavity, ducting	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove during initial stage of demolition works	
Internal, ceiling cavity, roof sarking, insulation	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	Approximately 150m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove during initial stage of demolition works	

LBP

External, northern awnings	White Paint	Non-friable	LP-8	<0.001% w/w	N/A	N/A	N/A	N/A	N/A	
Internal, ground level, north eastern bedroom, window frame	Cream Paint	Non-friable	LP-7	0.037% w/w	N/A	N/A	N/A	N/A	N/A	

Hazardous Materials Register
6 Pockley Avenue, Roseville NSW

Two storey dwelling

Internal, window frames throughout	Cream Paint	Non-friable	Visual inspection – similar to LP-7	-	N/A	N/A	N/A	N/A	N/A	
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LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	N/A	N/A	N/A	N/A	No suspected lead containing dust identified within visible and safely accessible areas during the inspection	-
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PCB

Internal and external, throughout	PCB	N/A	Visual inspection	-	N/A	N/A	N/A	N/A	No suspected PCB containing materials identified within visible and safely accessible areas during the inspection	-
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Hazardous Materials Register

8 Pockley Avenue, Roseville NSW

Single storey dwelling

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Date of Identification	Recommendations / Comments	Photograph
Inaccessible / Limited Access										
Ceiling cavity	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
Subfloor space, partially accessible	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
ACM										
External, eastern side, black meter backing board	ACM (assumed)	Non-friable	Visual inspection - electrical hazard	-	1 x board	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2024	Remove during initial stage of demolition works	

Hazardous Materials Register
8 Pockley Avenue, Roseville NSW

Single storey dwelling

External, south western side, gable infill panels	ACM	Non-friable	Visual inspection - height restriction	-	Approximately 15m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	
External, southern side, window frame	Putty	Non-friable	Asb-5A	No Asbestos Detected	N/A	N/A	N/A	N/A	N/A	
Internal, central-western side, laundry, northern walls	ACM (assumed)	Non-friable	Visual inspection - inaccessible	-	Approximately 20m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	
Internal, southern side, sunroom, ceiling and walls	ACM (assumed)	Non-friable	Visual inspection - inaccessible	-	Approximately 30m ²	Good / Occasional	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	

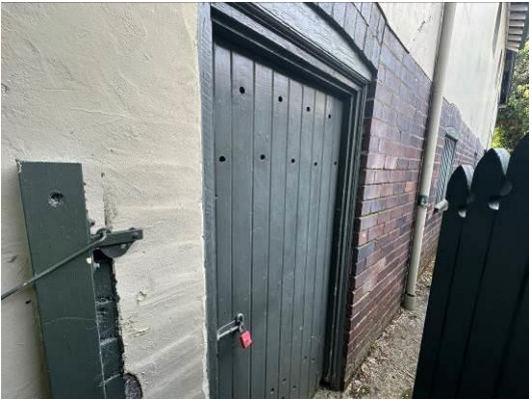
Hazardous Materials Register
8 Pockley Avenue, Roseville NSW

Single storey dwelling

SMF

External, eastern side, hot water unit	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	
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LBP

External, western, door to subfloor space	Green LBP	Non-friable	LP-11	1.5% w/w	Approximately 2m ²	Good / Occasional	Priority 4 - Negligible Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
External, window frames and fence posts throughout	Green LBP	Non-friable	Visual inspection – similar to LP-11	-	Approximately 30m ²	Good / Occasional	Priority 4 - Negligible Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
External, western side, window frames	White LBP	Non-friable	LP-13	5.5% w/w	Approximately 2m ²	Fair / Occasional	Priority 3 - Low Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	

Hazardous Materials Register
8 Pockley Avenue, Roseville NSW

Single storey dwelling

External, window frames throughout	White LBP (assumed)	Non-friable	Visual inspection – similar to LP-13	-	ND	Good / Fair / Occasional	Priority 3 - Low Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
External, eastern wall	Brown LBP	Non-friable	LP-12	0.35% w/w	Approximately 25m ²	Good / Fair Occasional	Priority 3 - Low Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
External, walls throughout	Brown LBP (assumed)	Non-friable	Visual inspection – similar to LP-12	-	>100m ²	Good / Fair Occasional	Priority 3 - Low Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
Internal, central western bedroom, door frame	Cream LBP	Non-friable	LP-9	4.9% w/w	Approximately 3m ²	Good / Occasional	Priority 4 - Negligible Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	

Hazardous Materials Register
8 Pockley Avenue, Roseville NSW

Single storey dwelling

Internal, window frames, doors and skirting throughout	Cream LBP (assumed)	Non-friable	Visual inspection – similar to LP-9	-	ND	Good / Occasional	Priority 4 - Negligible Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
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Internal, southern side, kitchen, eastern wall	Cream Paint	Non-friable	LP-10	0.011% w/w	N/A	N/A	N/A	N/A	N/A	
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LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	N/A	N/A	N/A	N/A	No suspected lead containing dust identified within visible and safely accessible areas during the inspection	-
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PCB

External, south eastern side, car port, ceiling, fluorescent light fittings	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	2 x units	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove prior to demolition works. Avoid damage to capacitors.	
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Hazardous Materials Register
8 Pockley Avenue, Roseville NSW

Single storey dwelling

Subfloor space, western wall, fluorescent light fittings	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove prior to demolition works. Avoid damage to capacitors.	
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Hazardous Materials Register 10 Pockley Avenue, Roseville NSW										Single storey dwelling & detached shed
Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Date of Identification	Recommendations / Comments	Photograph
Inaccessible / Limited Access										
Internal, main dwelling , ceiling cavity	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	-
Subfloor space, main dwelling, partially accessible	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
ACM										
External, main dwelling, eaves throughout	ACM (assumed)	Non-friable	Visual inspection - height restriction	-	50-100m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	

Hazardous Materials Register

10 Pockley Avenue, Roseville NSW

Single storey dwelling & detached shed

External, main dwelling, eastern side, black meter backing board	ACM (assumed)	Non-friable	Visual inspection - electrical hazard	-	1 x board	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	
External, main dwelling, southern side, sunroom, lower panels	ACM	Non-friable	Asb-6	Chrysotile, Amosite and Crocidolite Asbestos Detected	Approximately 20m ²	Poor / Occasional	Priority 3 - Low Risk Level	21/02/2025	Remove during initial stage of demolition works	
External, main dwelling, northern side, window frame	Putty	Non-friable	Asb-5B	No Asbestos Detected	N/A	N/A	N/A	N/A	N/A	
Internal, main dwelling, southern side, sunroom, awnings, western and eastern walls	ACM (assumed)	Non-friable	Visual inspection – similar to Asb-6	-	Approximately 40m ²	Good / Occasional	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	

Hazardous Materials Register

10 Pockley Avenue, Roseville NSW

Single storey dwelling & detached shed

Internal, main dwelling, southern side, sunroom, southern lower panels	Plasterboard	Non-friable	Asb-7	No Asbestos Detected Organic Fibres Detected	N/A	N/A	N/A	N/A	N/A	
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SMF

External, main dwelling, eastern and western sides, eaves, roof sarking	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	
External, main dwelling, eastern side, hot water unit	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	
Internal, detached shed, southern side, ceiling and walls, roof sarking	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	Approximately 30m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	

Hazardous Materials Register
10 Pockley Avenue, Roseville NSW

Single storey dwelling & detached shed

LBP

External, main dwelling , northern side, outer window frame	Cream LBP	Non-friable	LP-14	6.6% w/w	Approximately 2m ²	Good Occasional	Priority 4 - Negligible Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
External, main dwelling, outer window frames throughout	Cream LBP (assumed)	Non-friable	Visual inspection – similar to LP-14	-	>100m ²	Good Occasional	Priority 4 - Negligible Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
External, main dwelling, northern side, inner window frame	White LBP	Non-friable	LP-16	0.43% w/w	Approximately 2m ²	Fair / Occasional	Priority 3 - Low Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
External, main dwelling, inner window frames throughout	White LBP (assumed)	Non-friable	Visual inspection – similar to LP-16	-	ND	Fair / Occasional	Priority 3 - Low Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	

Hazardous Materials Register

10 Pockley Avenue, Roseville NSW

Single storey dwelling & detached shed

External, main dwelling , northern side, wall	Cream Paint	Non-friable	LP-15	0.018% w/w	N/A	N/A	N/A	N/A	N/A	
External, detached shed throughout	Grey Paint	Non-friable	LP-18	<0.001% w/w	N/A	N/A	N/A	N/A	N/A	
Internal, main dwelling, north western bedroom, western wall	White Paint	Non-friable	LP-17	<0.001 % w/w	N/A	N/A	N/A	N/A	N/A	
Internal, main dwelling, walls throughout	White Paint	Non-friable	Visual inspection – similar to LP-17	-	N/A	N/A	N/A	N/A	N/A	

Hazardous Materials Register

10 Pockley Avenue, Roseville NSW

Single storey dwelling & detached shed

LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	N/A	N/A	N/A	N/A	No suspected lead containing dust identified within visible and safely accessible areas during the inspection	-
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PCB

Internal and external, throughout	PCB	N/A	Visual inspection	-	N/A	N/A	N/A	N/A	No suspected PCB containing materials identified within visible and safely accessible areas during the inspection	-
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Hazardous Materials Register
12 Pockley Avenue, Roseville NSW

Single storey dwelling & detached granny flat / garage

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Date of Identification	Recommendations / Comments	Photograph
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Inaccessible / Limited Access

Main dwelling, ceiling cavity	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
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Main dwelling, subfloor space, partially accessible	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
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ACM

External, main dwelling, eaves throughout	ACM (assumed)	Non-friable	Visual inspection - height restriction	-	>100m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	
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Hazardous Materials Register
12 Pockley Avenue, Roseville NSW

Single storey dwelling & detached granny flat / garage

External, main dwelling, eastern side, black meter backing board	ACM (assumed)	Non-friable	Visual inspection - electrical hazard	-	1 x board	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	
External, detached granny flat / garage, eaves throughout	ACM (assumed)	Non-friable	Visual inspection - height restriction	-	Approximately 50m ²	Good / Maintenance only		21/02/2025	Remove during initial stage of demolition works	
External, main dwelling, northern side, window frame	Putty	Non-friable	Asb-8	No Asbestos Detected	N/A	N/A	N/A	N/A	N/A	
Subfloor space, main dwelling, western access, packers	FCS	Non-friable	Asb-9	No Asbestos Detected Organic Fibres Detected	N/A	N/A	N/A	N/A	N/A	

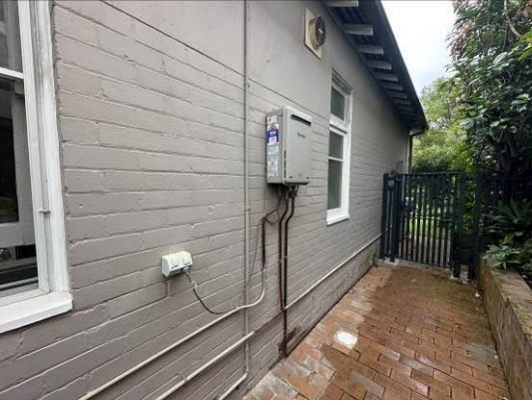
Hazardous Materials Register
12 Pockley Avenue, Roseville NSW

Single storey dwelling & detached granny flat / garage

SMF

External, main dwelling, eastern side, hot water unit	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	
Internal, main dwelling, ceiling cavity, ducting	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	
Internal, detached granny flat / garage, rooking sarking	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	Approximately 30m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove during initial stage of demolition works	

LBP

External, main dwelling, eastern side, backyard gate	Grey LBP	Non-friable	LP-23B	1.1% w/w	Approximately 2m ²	Good Occasional	Priority 4 - Negligible Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
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Hazardous Materials Register
12 Pockley Avenue, Roseville NSW

Single storey dwelling & detached granny flat / garage

External, main dwelling, doors	Grey LBP (assumed)	Non-friable	Visual inspection – similar to LP-23B	-	ND	Good Occasional	Priority 4 - Negligible Risk Level	21/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
External, main dwelling , eastern wall	Brown Paint	Non-friable	LP-20	0.001% w/w	N/A	N/A	N/A	N/A	N/A	
External, main dwelling and detached granny flat / garage	Brown Paint	Non-friable	Visual inspection – similar to LP-20	-	N/A	N/A	N/A	N/A	N/A	
External, main dwelling, northern side, window frame	White Paint	Non-friable	LP-19	0.019% w/w	N/A	N/A	N/A	N/A	N/A	

Hazardous Materials Register

12 Pockley Avenue, Roseville NSW

Single storey dwelling & detached granny flat / garage

External, main dwelling, window frames throughout	White Paint	Non-friable	Visual inspection – similar to LP-19	-	N/A	N/A	N/A	N/A	N/A
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LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	N/A	N/A	N/A	N/A	No suspected lead containing dust identified within visible and safely accessible areas during the inspection
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PCB

Internal, detached granny flat / garage, ceilings, fluorescent light fittings	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	2 x units	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove prior to demolition works. Avoid damage to capacitors.
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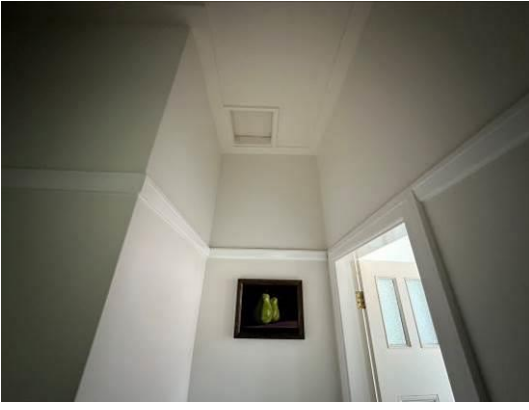


Hazardous Materials Register
14 Pockley Avenue, Roseville NSW

Single storey dwelling & detached granny flat / garage

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Date of Identification	Recommendations / Comments	Photograph
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Inaccessible / Limited Access

Main dwelling, ceiling cavity	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
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Main dwelling, subfloor space, partially accessible	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
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Internal, detached granny flat / garage, level 1	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
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Hazardous Materials Register
14 Pockley Avenue, Roseville NSW

Single storey dwelling & detached granny flat / garage

ACM

External, main dwelling , eaves throughout	ACM (assumed)	Non-friable	Visual inspection - height restriction	-	>100m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2024	Remove during initial stage of demolition works	
External, main dwelling, western side, black meter backing board	ACM (assumed)	Non-friable	Visual inspection - electrical hazard	-	1 x board	Good / Maintenance only	Priority 4 - Negligible Risk Level	20/02/2025	Remove during initial stage of demolition works	
Internal, main dwelling, south western side, laundry, ceiling and walls	ACM (assumed)	Non-friable	Visual inspection	-	Approximately 30m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	24/02/2025	Remove during initial stage of demolition works	
Internal, main dwelling, northern side, sunroom, ceiling	ACM (assumed)	Non-friable	Visual inspection	-	Approximately 20m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	24/02/2025	Remove during initial stage of demolition works	

Hazardous Materials Register
14 Pockley Avenue, Roseville NSW

Single storey dwelling & detached granny flat / garage

SMF

Main dwelling, subfloor space, western, ducting	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	24/02/2025	Remove during initial stage of demolition works	
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LBP

External, main dwelling, northern side, window frame	White Paint	Non-friable	LP-21	0.009% w/w	N/A	N/A	N/A	N/A	N/A	
External, main dwelling, window frames throughout	White Paint	Non-friable	Visual inspection – similar to LP-21	-	N/A	N/A	N/A	N/A	N/A	
External, main dwelling, eastern side, backyard gate and fences	Grey Paint	Non-friable	LP-23A	0.007% w/w	N/A	N/A	N/A	N/A	N/A	

Hazardous Materials Register
14 Pockley Avenue, Roseville NSW

Single storey dwelling & detached granny flat / garage

Subfloor space, western side, timber window frame	Green Paint	Non-friable	LP-22	0.004% w/w	N/A	N/A	N/A	N/A	N/A
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LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	N/A	N/A	N/A	N/A	No suspected lead containing dust identified within visible and safely accessible areas during the inspection
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PCB

Internal, main dwelling, south western side, laundry, ceiling, fluorescent light fittings	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove prior to demolition works. Avoid damage to capacitors.
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Internal, detached granny flat / garage, ceilings, fluorescent light fittings	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	7 x units	Good / Maintenance only	Priority 4 - Negligible Risk Level	21/02/2025	Remove prior to demolition works. Avoid damage to capacitors.
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Hazardous Materials Register										Two storey dwelling & detached granny flat
Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Date of Identification	Recommendations / Comments	Photograph
Inaccessible / Limited Access										
Main dwelling, ceiling cavity, partially accessible	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
Main dwelling, subfloor space, partially accessible	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	-	Inspect when access is made available, prior to demolition	
ACM										
External, main dwelling, gable infill panels	ACM (assumed)	Non-friable	Visual inspection - height restriction	-	Approximately >50m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	24/02/2024	Remove during initial stage of demolition works	

Hazardous Materials Register

16 Pockley Avenue, Roseville NSW

Two storey dwelling & detached granny flat

External, main dwelling, northern side, black meter backing board	ACM (assumed)	Non-friable	Visual inspection - electrical hazard	-	1 x board	Good / Maintenance only	Priority 4 - Negligible Risk Level	24/02/2024	Remove during initial stage of demolition works	
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External, main dwelling, western side, door to subfloor space, window frame	Putty	Non-friable	Asb-10	No Asbestos Detected	N/A	N/A	N/A	N/A	N/A	
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Main dwelling, subfloor space, western, packers	ACM	Non-friable	Asb-11	Chrysotile Asbestos Detected	Approximately 2m ²	Poor / Maintenance only	Priority 3 - Low Risk Level	24/02/2025	ACM packers are likely present throughout the entire subfloor area Remove under controlled demolition conditions	
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SMF

External, eastern side, hot water unit	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	24/02/2025	Remove during initial stage of demolition works	
--	--------------------------------	--------	-------------------	---	----------	-------------------------	------------------------------------	------------	---	---

Hazardous Materials Register

16 Pockley Avenue, Roseville NSW

Two storey dwelling & detached granny flat

Main dwelling, ceiling cavity, roof sarking	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	24/02/2025	Remove during initial stage of demolition works	
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LBP

External, main dwelling, western wall	Cream LBP	Non-friable	LP-24	0.10% w/w	>50m ²	Good Occasional	Priority 4 - Negligible Risk Level	24/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
External, main dwelling, walls throughout	Cream LBP (assumed)	Non-friable	Visual inspection – similar to LP-24	-	ND	Good Occasional	Priority 4 - Negligible Risk Level	24/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
External, main dwelling, northern side, main entrance area, door	Cream LBP	Non-friable	LP-26	2.6% w/w	Approximately 20m ²	Good Occasional	Priority 3 - Low Risk Level	24/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	

Hazardous Materials Register

16 Pockley Avenue, Roseville NSW

Two storey dwelling & detached granny flat

External, main dwelling, western, gate to backyard	Blue Paint	Non-friable	LP-25	0.003% w/w	N/A	N/A	N/A	N/A	N/A	
External, main dwelling, fences, gates and awnings	Blue Paint	Non-friable	Visual inspection – similar to LP-25	-	N/A	N/A	N/A	N/A	N/A	
External, main dwelling, western side, window frames	Cream Paint	Non-friable	LP-27	0.007% w/w	N/A	N/A	N/A	N/A	N/A	
External, main dwelling, window frames and door frames throughout	Cream Paint	Non-friable	Visual inspection – similar to LP-27	-	N/A	N/A	N/A	N/A	N/A	

Hazardous Materials Register
16 Pockley Avenue, Roseville NSW

Two storey dwelling & detached granny flat

Internal, ground level, north western side, sunroom, window frames	Cream Paint	Non-friable	LP-28	0.036 % w/w	N/A	N/A	N/A	N/A	N/A	
Internal, window frames throughout	Cream Paint	Non-friable	Visual inspection – similar to LP-28	-	N/A	N/A	N/A	N/A	N/A	
Main dwelling, subfloor space, western access, upper wall	Light blue LBP	Non-friable	LP-30	0.14% w/w	Approximately 10m ²	Poor Occasional	Priority 3 - Low Risk Level	24/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
Main dwelling, subfloor space, western access, ceiling	White LBP	Non-friable	LP-31	0.12% w/w	>20m ²	Poor Occasional	Priority 3 - Low Risk Level	24/02/2025	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	

Hazardous Materials Register
16 Pockley Avenue, Roseville NSW

Two storey dwelling & detached granny flat

Subfloor space, western access, walls	Blue Paint	Non-friable	LP-29	0.013% w/w	N/A	N/A	N/A	N/A	N/A
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LCD

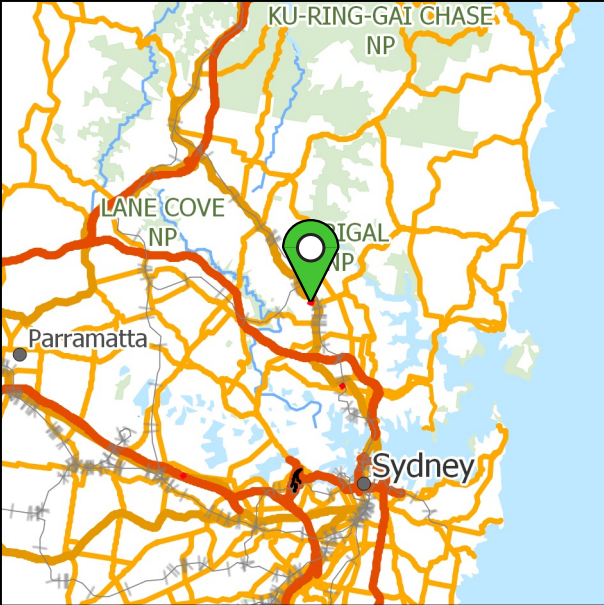
Internal and external, throughout	Dust	N/A	Visual inspection	-	N/A	N/A	N/A	N/A	No suspected lead containing dust identified within visible and safely accessible areas during the inspection	-
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PCB

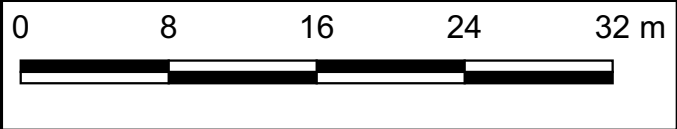
Internal, main dwelling, lower ground level, garage, ceiling, fluorescent light fittings	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	3 x units	Good / Maintenance only	Priority 4 - Negligible Risk Level	24/02/2025	Remove prior to demolition works. Avoid damage to capacitors.
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Appendix B - Figures



LEGEND. Note: All locations are approximate Site Boundary	 Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	T.Y.	AL Prestige 2 Pty Ltd Hazardous Materials Survey 2-16 Pockley Avenue, Roseville NSW Site Locality Plan	Figure: 1
		Approved:	M.D.		
		Date:	19/02/2025		Project: E26491.E10



Map Source:
NearMap, viewed 3/3/2025

LEGEND: All locations are approximate Site Boundary Property Boundary	 eiaustralia Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	T.Y.	AL Prestige 2 Pty Ltd Hazardous Materials Survey 2-16 Pockley Avenue, Roseville, NSW Sampling Location Plan	Figure: 2
		Approved:	M.D.		Project: E26491.E10
		Date:	03/03/2025		

Appendix C - Laboratory CoC and Analytical Results

"Site B"
2-16 Pockley
Street, Roseville NSW

Project No:
E26491

SGS Australia
Unit 16, 33 Maddox Street,
ALEXANDRIA NSW 2015
P: 02 8594 0400 F: 02 8594 0499

SGS Australia
Unit 16, 33 Maddox Street,
ALEXANDRIA NSW 2015
P: 02 8594 0400 F: 02 8594 0499

Laboratory:		SGS Australia Unit 16, 33 Maddox Street, ALEXANDRIA NSW 2015 P: 02 8594 0400 F: 02 8594 0499																												
Sample ID	Laboratory ID	Container Type	Sampling		SOIL	WATER	0.45 µm field filtered	OTHER (Paint)	HM ^A /TRH (including F1, F2, F3, F4, PAHs/ OCP/OP/PCB/Asbestos)	HM ^A /TRH (including F1, F2, F3, F4, BTEX/PAHs)	HM ^A /TRH (including F1, F2, F3, F4, BTEX)	VOCs	Asbestos	Asbestos Quantification (500ml)	Asbestos 10L field screening	Excavated Natural Material (ENM) Suite	ENM Suite - Stockpile discrete (TRH/BTEX/PAHs)	ENM Suite - Stockpile composite (HM ^A /pH / EC / Foreign Materials)	Dewatering Suite	pH / pH peroxide	sPOCAS	Chromium Reducible Sulfur (CrS)	PFAS	pH / CEC (cation exchange)	pH / EC (electrical conductivity)	Sulphate / Chloride	Lead	TCLP HM ^B / PAH	HM ^B Arsenic Cadmium Chromium Lead Mercury Nickel Zinc	
			Date	Time																										
LP-1	1	2LB	20/2/25	2:00pm				X																						Dewatering Suite pH & EC TDS / TDU Hardness Total Cyanide Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn) TRH (F1, F2, F3, F4) BTEX PAH Total Phenol
-2																														
-3																														
-4																														
-5																														
-6																														
-7																														
-8																														
-9																														
-10																														
-11																														
-12																														
-13																														
-14																														
													</																	

Container Type: J = solvent washed, acid rinsed, Teflon sealed glass jar S = solvent washed, acid rinsed glass bottle P = natural HDPE plastic bottle VC = glass vial, Teflon Septum ZLB = Zip-Lock Bag BB = Bulk Bag

Investigator: attest that these samples were collected in accordance with standard EI field sampling procedures.

Signature: [Signature] Date: 24/2/25

Signature: [Signature] Date: 24/2/25



LABORATORY TURNAROUND
☒ Standard
☐ 24 Hours
☐ 48 Hours
☐ 72 Hours
☐ Other

Sheet 2 of 3					Sample Matrix		Analysis												Comments
"Site B" 2-16 Pockley Street, Roseville NSW		Project No: E26491																HM^a Arsenic Cadmium Chromium Copper Lead Mercury Nickel Zinc HM^b Arsenic Cadmium Chromium Lead Mercury Nickel Zinc Dewatering suite pH & EC TDS / TDU Hardness Total Cyanide Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn) TRH (F1, F2, F3, F4) BTEX PAH Total Phenol LABORATORY TURNAROUND ☒ Standard ☐ 24 Hours ☐ 48 Hours ☐ 72 Hours ☐ Other _____	
Laboratory: SGS Australia Unit 16, 33 Maddox Street, ALEXANDRIA NSW 2015 P: 02 8594 0400 F: 02 8594 0499																			
Sample ID	Laboratory ID	Container Type	Sampling Date Time																
LP-15	15	2LB	21/2/25	2pm	SOIL														
-16																			
-17																			
-18																			
-19																			
-20																			
-21																			
-22																			
-23																			
-24																			
-25																			
-26																			
-27																			
-28																			
Container Type: J = solvent washed, acid rinsed, Teflon sealed glass jar S = solvent washed, acid rinsed glass bottle P = natural HDPE plastic bottle VC = glass vial, Teflon Septum ZLB = Zip-Lock Bag																			
Investigator: I attest that these samples were collected in accordance with standard EI field sampling procedures.																			
Sampler's Name (EI): Amy Maria					Received by (SGS):														
Print:					Print:														
Signature:					Signature:														
Date: 24/2/25					Date: 24/02/25														
IMPORTANT: Please e-mail laboratory results to: lab@eiaustralia.com.au					IMPORTANT: Please e-mail laboratory results to: lab@eiaustralia.com.au														
Report with EI Waste Classification Table					Report with EI Waste Classification Table														
Sampler's Comments:					Sampler's Comments:														
Please CC: Sharon.li; amy.nyiri; marina.deza					Please CC: Sharon.li; amy.nyiri; marina.deza														



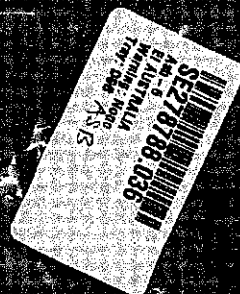
Contamination | Remediation | Geotechnical

COC November 2024 FORM v.6 - SGS

Sheet 2 of 3				Sample Matrix		Analysis												Comments											
"Site B" 2-16 Pockley Street, Roseville NSW		Project No: E26491															HM^a Arsenic Cadmium Chromium Copper Lead Mercury Nickel Zinc												
Laboratory: SGS Australia Unit 16, 33 Maddox Street, ALEXANDRIA NSW 2015 P: 02 8594 0400 F: 02 8594 0499															HM⁸ Arsenic Cadmium Chromium Lead Mercury Nickel														
Sample ID	Laboratory ID	Container Type	Sampling DateTime																										
29	29	ZLB	24/2/25	4pm	SOIL																								
-30	30				WATER BULK asbestos	0.45 µm field filtered	OTHER (paint)	HM ^a /TRH (including F1, F2, F3, F4)/BTEX/PAHs/ OCP/OP/PCB/Asbestos	HM ^a /TRH (including F1, F2, F3, F4)/BTEX/PAHs	HM ^a /TRH (including F1, F2, F3, F4)/BTEX	BTEX	VOCs	Asbestos	Asbestos Quantification (500ml)	Asbestos 10L field screening	Excavated Natural Material (ENM) Suite	ENM Suite - Stockpile discrete (TRH/BTEX/PAHs)	ENM Suite - Stockpile composite (HM ^a /pH / EC / Foreign Materials)	Dewatering Suite	pH / pH peroxide	sPOCAS	Chromium Reducible Sulfur (CrS)	PFAS	pH / CEC (cation exchange)	pH / EC (electrical conductivity)	Sulphate / Chloride	Lead	TCLP HM ^B / PAH	Dewatering Suite pH & EC TDS / TDU Hardness Total Cyanide Metals (Pb, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn) TRH (F1, F2, F3, F4) BTEX PAH Total Phenol
-31	31																												
Asb-1	32		20/2/25																										
-2	33																												
-3	34																												
-4	35																												
-5	36		21/2/25																										
-6	37																												
-7	38																												
-8	39																												
-9	40																												
-10	41		24/2/25																										
-11	42																												
Container Type: J = solvent washed, acid rinsed, Teflon sealed glass jar S = solvent washed, acid rinsed glass bottle P = natural HDPE plastic bottle VC = glass vial, Teflon Septum ZLB = Zip-Lock Bag					Investigator: I attest that these samples were collected in accordance with standard EI field sampling procedures.																				Report with EI Waste Classification Table				
Suite 6.01, 55 Miller Street, PYRMONT NSW 2009 Ph: 9516 0722 lab@eiaustralia.com.au					Signature: [Signature] Date: 24/2/25																				Signature: [Signature] Date: 24/02/25				
eiaustralia Confirmation Remediation Geotechnical COC November 2024 FORM 6 - SGS					IMPORTANT: Please e-mail laboratory results to: lab@eiaustralia.com.au																				Please CC: Sharon.Li; amy.nyiri; marina.deza				

LP-23A

LP-23B





SAMPLE RECEIPT ADVICE

SE278788

CLIENT DETAILS

Contact Marina Deza
Client EIAUSTRALIA
Address SUITE 6.01
55 MILLER STREET
PYRMONT NSW 2009

Telephone 61 2 95160722
Facsimile (Not specified)
Email marina.deza@eiaustralia.com.au

Project **E26491 Site B 2-16 Pockley St, Roseville**
Order Number **E26491**
Samples 44

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 Mon 24/2/2025
Report Due Mon 3/3/2025
SGS Reference **SE278788**

SUBMISSION DETAILS

This is to confirm that 44 samples were received on Monday 24/2/2025. Results are expected to be ready by COB Monday 3/3/2025. Please quote SGS reference SE278788 when making enquiries. Refer below for details relating to sample integrity upon receipt.

Sample counts by matrix	32 Paint, 12 Material	Type of documentation received	COC
Date documentation received	24/2/2025	Samples received in good order	Yes
Samples received without headspace	N/A	Sample temperature upon receipt	23.5°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

SE278788

CLIENT DETAILS

Client **EI AUSTRALIA**

Project **E26491 Site B 2-16 Pockley St, Roseville**

SUMMARY OF ANALYSIS

No.	Sample ID	Metals in Paint by ICPOES
001	LP-1	1
002	LP-2	1
003	LP-3	1
004	LP-4	1
005	LP-5	1
006	LP-6	1
007	LP-7	1
008	LP-8	1
009	LP-9	1
010	LP-10	1
011	LP-11	1
012	LP-12	1
013	LP-13	1
014	LP-14	1
015	LP-15	1
016	LP-16	1
017	LP-17	1
018	LP-18	1
019	LP-19	1
020	LP-20	1
021	LP-21	1
022	LP-22	1
023	LP-23B	1
024	LP-24	1

CONTINUED OVERLEAF

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 .

CLIENT DETAILS

Client **EI AUSTRALIA**

Project **E26491 Site B 2-16 Pockley St, Roseville**

SUMMARY OF ANALYSIS

No.	Sample ID	Fibre ID in bulk materials	Metals in Paint by ICPOES
025	LP-25	-	1
026	LP-26	-	1
027	LP-27	-	1
028	LP-28	-	1
029	LP-29	-	1
030	LP-30	-	1
031	LP-31	-	1
032	Asb-1	2	-
033	Asb-2	2	-
034	Asb-3	2	-
035	Asb-4	2	-
036	Asb-5A	2	-
037	Asb-6	2	-
038	Asb-7	2	-
039	Asb-8	2	-
040	Asb-9	2	-
041	Asb-10	2	-
042	Asb-11	2	-
043	LP-23A	-	1
044	Asb-5B	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 .



ANALYTICAL REPORT



Accreditation No. 2562

CLIENT DETAILS

Contact Marina Deza
Client EI AUSTRALIA
Address SUITE 6.01
55 MILLER STREET
PYRMONT NSW 2009

Telephone 61 2 95160722
Facsimile (Not specified)
Email marina.deza@eiaustralia.com.au

Project **E26491 Site B 2-16 Pockley St, Roseville**
Order Number **E26491**
Samples 12

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 **SE278788 R0**
Date Received 24 Feb 2025
Date Reported 03 Mar 2025

COMMENTS

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

Asbestos analysed by Approved Identifier Cameron Smith.

SIGNATORIES

Ravee SIVASUBRAMANIAM
Hygiene Team Leader

RESULTS

Fibre ID in bulk materials

Method S4964

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Date Analysed	Fibre Identification	Est.%w/w*
SE278788.032	Asb-1	Other	30x10x5mm Putty Fragment	20 Feb 2025	03 Mar 2025	No Asbestos Detected	
SE278788.033	Asb-2	Other	Approx 1g Brown Spongy Fibrous Material	20 Feb 2025	03 Mar 2025	No Asbestos Detected Synthetic Mineral Fibres Detected	
SE278788.034	Asb-3	Other	Approx 1g Putty Fragments	20 Feb 2025	03 Mar 2025	Chrysotile Asbestos Detected Organic Fibres Detected	
SE278788.035	Asb-4	Other	40x30x5mm Cement Sheet Fragments	20 Feb 2025	03 Mar 2025	Chrysotile Asbestos Detected Organic Fibres Detected	
SE278788.036	Asb-5A	Other	40x10x5mm Putty Fragments x2	21 Feb 2025	03 Mar 2025	No Asbestos Detected	
SE278788.037	Asb-6	Other	65x60x5mm Cement Sheet Fragments x5	21 Feb 2025	03 Mar 2025	Amosite, Chrysotile & Crocidolite Asbestos Detected	
SE278788.038	Asb-7	Other	Approx 10g Plasterboard Fragments	21 Feb 2025	03 Mar 2025	No Asbestos Detected Organic Fibres Detected	
SE278788.039	Asb-8	Other	65x10x5mm Putty Fragments x3	21 Feb 2025	03 Mar 2025	No Asbestos Detected	
SE278788.040	Asb-9	Other	35x25x4mm Cement Sheet Fragments	21 Feb 2025	03 Mar 2025	No Asbestos Detected Organic Fibres Detected	
SE278788.041	Asb-10	Other	100x13x5mm Putty Fragments x4	24 Feb 2025	03 Mar 2025	No Asbestos Detected	
SE278788.042	Asb-11	Other	75x50x5mm Cement Sheet Fragment	24 Feb 2025	03 Mar 2025	Chrysotile Asbestos Detected	
SE278788.044	Asb-5B	Other	60x10x3mm Putty Fragments	24 Feb 2025	03 Mar 2025	No 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.

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

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

Where reported: 'Asbestos Detected': Asbestos detected by polarised light microscopy, including dispersion staining.

Where reported: 'No Asbestos Found': No Asbestos Found by polarised light microscopy, including dispersion staining.

Where reported: 'UMF Detected': Mineral fibres of unknown type detected by polarised light microscopy, including dispersion staining. Confirmation by another independent analytical technique may be necessary.

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

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

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.

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This test report shall not be reproduced, except in full.

CLIENT DETAILS

Contact Marina Deza
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 55 MILLER STREET
 PYRMONT NSW 2009

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Facsimile (Not specified)
Email marina.deza@eiaustralia.com.au

Project **E26491 Site B 2-16 Pockley St, Roseville**
Order Number **E26491**
Samples 44

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 **SE278788 R0**
Date Received 24/2/2025
Date Reported 3/3/2025

COMMENTS

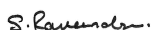
Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

Asbestos analysed by Approved Identifier Cameron Smith.

SIGNATORIES



Dong LIANG
 Metals/Inorganics Team Leader



Ravee SIVASUBRAMANIAM
 Hygiene Team Leader

Metals in Paint by ICPOES [AN065/AN320] Tested: 28/2/2025

PARAMETER	UOM	LOR	LP-1	LP-2	LP-3	LP-4	LP-5
			PAINT	PAINT	PAINT	PAINT	PAINT
			-	-	-	-	-
			20/2/2025 SE278788.001	20/2/2025 SE278788.002	20/2/2025 SE278788.003	20/2/2025 SE278788.004	20/2/2025 SE278788.005
Lead, Pb	%w/w	0.001	0.88	0.019	0.073	2.8	<0.001

PARAMETER	UOM	LOR	LP-6	LP-7	LP-8	LP-9	LP-10
			PAINT	PAINT	PAINT	PAINT	PAINT
			-	-	-	-	-
			20/2/2025 SE278788.006	20/2/2025 SE278788.007	20/2/2025 SE278788.008	21/2/2025 SE278788.009	21/2/2025 SE278788.010
Lead, Pb	%w/w	0.001	4.9	0.037	<0.001	4.9	0.011

PARAMETER	UOM	LOR	LP-11	LP-12	LP-13	LP-14	LP-15
			PAINT	PAINT	PAINT	PAINT	PAINT
			-	-	-	-	-
			21/2/2025 SE278788.011	21/2/2025 SE278788.012	21/2/2025 SE278788.013	21/2/2025 SE278788.014	21/2/2025 SE278788.015
Lead, Pb	%w/w	0.001	1.5	0.35	5.5	6.6	0.018

PARAMETER	UOM	LOR	LP-16	LP-17	LP-18	LP-19	LP-20
			PAINT	PAINT	PAINT	PAINT	PAINT
			-	-	-	-	-
			21/2/2025 SE278788.016	21/2/2025 SE278788.017	21/2/2025 SE278788.018	21/2/2025 SE278788.019	21/2/2025 SE278788.020
Lead, Pb	%w/w	0.001	0.43	<0.001	<0.001	0.019	0.001

PARAMETER	UOM	LOR	LP-21	LP-22	LP-23B	LP-24	LP-25
			PAINT	PAINT	PAINT	PAINT	PAINT
			-	-	-	-	-
			21/2/2025 SE278788.021	21/2/2025 SE278788.022	21/2/2025 SE278788.023	24/2/2025 SE278788.024	24/2/2025 SE278788.025
Lead, Pb	%w/w	0.001	0.009	0.004	1.1	0.10	0.003

PARAMETER	UOM	LOR	LP-26	LP-27	LP-28	LP-29	LP-30
			PAINT	PAINT	PAINT	PAINT	PAINT
			-	-	-	-	-
			24/2/2025 SE278788.026	24/2/2025 SE278788.027	24/2/2025 SE278788.028	24/2/2025 SE278788.029	24/2/2025 SE278788.030
Lead, Pb	%w/w	0.001	2.6	0.007	0.036	0.013	0.14

PARAMETER	UOM	LOR	LP-31	LP-23A	Asb-5B
			PAINT	PAINT	MATERIAL
			-	-	-
			24/2/2025 SE278788.031	24/2/2025 SE278788.043	24/2/2025 SE278788.044
Lead, Pb	%w/w	0.001	0.12	0.007	0.60

Fibre ID in bulk materials [AN602/AS4964] Tested: 3/3/2025

PARAMETER	UOM	LOR	Asb-1	Asb-2	Asb-3	Asb-4	Asb-5A
			MATERIAL	MATERIAL	MATERIAL	MATERIAL	MATERIAL
			-	-	-	-	-
			20/2/2025 SE278788.032	20/2/2025 SE278788.033	20/2/2025 SE278788.034	20/2/2025 SE278788.035	21/2/2025 SE278788.036
Asbestos Detected	No unit	-	No	No	Yes	Yes	No
Date Analysed*	No unit	-	03/03/2025 00:00	03/03/2025 00:00	03/03/2025 00:00	03/03/2025 00:00	03/03/2025 00:00

PARAMETER	UOM	LOR	Asb-6	Asb-7	Asb-8	Asb-9	Asb-10
			MATERIAL	MATERIAL	MATERIAL	MATERIAL	MATERIAL
			-	-	-	-	-
			21/2/2025 SE278788.037	21/2/2025 SE278788.038	21/2/2025 SE278788.039	21/2/2025 SE278788.040	24/2/2025 SE278788.041
Asbestos Detected	No unit	-	Yes	No	No	No	No
Date Analysed*	No unit	-	03/03/2025 00:00	03/03/2025 00:00	03/03/2025 00:00	03/03/2025 00:00	03/03/2025 00:00

PARAMETER	UOM	LOR	Asb-11	Asb-5B
			MATERIAL	MATERIAL
			-	-
			24/2/2025 SE278788.042	24/2/2025 SE278788.044
Asbestos Detected	No unit	-	Yes	No
Date Analysed*	No unit	-	03/03/2025 00:00	03/03/2025 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.
***	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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STATEMENT OF QA/QC PERFORMANCE

SE278788 R0

CLIENT DETAILS

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Client EI AUSTRALIA
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PYRMONT NSW 2009

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Project **E26491 Site B 2-16 Pockley St, Roseville**
Order Number **E26491**
Samples 44

LABORATORY DETAILS

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Telephone +61 2 8594 0400
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SGS Reference **SE278788 R0**
Date Received 24 Feb 2025
Date Reported 03 Mar 2025

COMMENTS

All the laboratory data for each environmental matrix was compared to SGS' stated Data Quality Objectives (DQO). Comments arising from the comparison were made and are reported below.

The data relating to sampling was taken from the Chain of Custody document.

This QA/QC Statement must be read in conjunction with the referenced Analytical Report.

The Statement and the Analytical Report must not be reproduced except in full.

All Data Quality Objectives were met (within the SGS Alexandria Environmental laboratory).

SAMPLE SUMMARY

Sample counts by matrix	32 Paint, 12 Material	Type of documentation received	COC
Date documentation received	24/2/2025	Samples received in good order	Yes
Samples received without headspace	N/A	Sample temperature upon receipt	23.5°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		

SGS holding time criteria are drawn from current regulations and are highly dependent on sample container preservation as specified in the SGS "Field Sampling Guide for Containers and Holding Time" (ref: GU-(AU)-ENV.001). Soil samples guidelines are derived from NEPM "Schedule B(3) Guideline on Laboratory Analysis of Potentially Contaminated Soils". Water sample guidelines are derived from "AS/NZS 5667.1 : 1998 Water Quality - sampling part 1" and APHA "Standard Methods for the Examination of Water and Wastewater" 21st edition 2005.

Extraction and analysis holding time due dates listed are calculated from the date sampled, although holding times may be extended after laboratory extraction for some analytes. The due dates are the suggested dates that samples may be held before extraction or analysis and still be considered valid.

Extraction and analysis dates are shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria. If the

Fibre ID in bulk materials

Method: ME-(AU)-[ENV]AN602/AS4964

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
Asb-1	SE278788.032	LB339505	20 Feb 2025	24 Feb 2025	20 Feb 2026	03 Mar 2025	20 Feb 2026	03 Mar 2025
Asb-2	SE278788.033	LB339505	20 Feb 2025	24 Feb 2025	20 Feb 2026	03 Mar 2025	20 Feb 2026	03 Mar 2025
Asb-3	SE278788.034	LB339505	20 Feb 2025	24 Feb 2025	20 Feb 2026	03 Mar 2025	20 Feb 2026	03 Mar 2025
Asb-4	SE278788.035	LB339505	20 Feb 2025	24 Feb 2025	20 Feb 2026	03 Mar 2025	20 Feb 2026	03 Mar 2025
Asb-5A	SE278788.036	LB339505	21 Feb 2025	24 Feb 2025	21 Feb 2026	03 Mar 2025	21 Feb 2026	03 Mar 2025
Asb-6	SE278788.037	LB339505	21 Feb 2025	24 Feb 2025	21 Feb 2026	03 Mar 2025	21 Feb 2026	03 Mar 2025
Asb-7	SE278788.038	LB339505	21 Feb 2025	24 Feb 2025	21 Feb 2026	03 Mar 2025	21 Feb 2026	03 Mar 2025
Asb-8	SE278788.039	LB339505	21 Feb 2025	24 Feb 2025	21 Feb 2026	03 Mar 2025	21 Feb 2026	03 Mar 2025
Asb-9	SE278788.040	LB339505	21 Feb 2025	24 Feb 2025	21 Feb 2026	03 Mar 2025	21 Feb 2026	03 Mar 2025
Asb-10	SE278788.041	LB339505	24 Feb 2025	24 Feb 2025	24 Feb 2026	03 Mar 2025	24 Feb 2026	03 Mar 2025
Asb-11	SE278788.042	LB339505	24 Feb 2025	24 Feb 2025	24 Feb 2026	03 Mar 2025	24 Feb 2026	03 Mar 2025
LP-23A	SE278788.043	LB339505	24 Feb 2025	24 Feb 2025	24 Feb 2026	03 Mar 2025	24 Feb 2026	03 Mar 2025
Asb-5B	SE278788.044	LB339505	24 Feb 2025	24 Feb 2025	24 Feb 2026	03 Mar 2025	24 Feb 2026	03 Mar 2025

Metals in Paint by ICPOES

Method: ME-(AU)-[ENV]AN065/AN320

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
LP-1	SE278788.001	LB339359	20 Feb 2025	24 Feb 2025	19 Aug 2025	28 Feb 2025	19 Aug 2025	03 Mar 2025
LP-2	SE278788.002	LB339359	20 Feb 2025	24 Feb 2025	19 Aug 2025	28 Feb 2025	19 Aug 2025	03 Mar 2025
LP-3	SE278788.003	LB339359	20 Feb 2025	24 Feb 2025	19 Aug 2025	28 Feb 2025	19 Aug 2025	03 Mar 2025
LP-4	SE278788.004	LB339359	20 Feb 2025	24 Feb 2025	19 Aug 2025	28 Feb 2025	19 Aug 2025	03 Mar 2025
LP-5	SE278788.005	LB339359	20 Feb 2025	24 Feb 2025	19 Aug 2025	28 Feb 2025	19 Aug 2025	03 Mar 2025
LP-6	SE278788.006	LB339359	20 Feb 2025	24 Feb 2025	19 Aug 2025	28 Feb 2025	19 Aug 2025	03 Mar 2025
LP-7	SE278788.007	LB339359	20 Feb 2025	24 Feb 2025	19 Aug 2025	28 Feb 2025	19 Aug 2025	03 Mar 2025
LP-8	SE278788.008	LB339359	20 Feb 2025	24 Feb 2025	19 Aug 2025	28 Feb 2025	19 Aug 2025	03 Mar 2025
LP-9	SE278788.009	LB339359	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-10	SE278788.010	LB339359	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-11	SE278788.011	LB339359	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-12	SE278788.012	LB339359	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-13	SE278788.013	LB339359	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-14	SE278788.014	LB339359	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-15	SE278788.015	LB339359	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-16	SE278788.016	LB339359	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-17	SE278788.017	LB339359	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-18	SE278788.018	LB339359	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-19	SE278788.019	LB339360	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-20	SE278788.020	LB339360	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-21	SE278788.021	LB339360	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-22	SE278788.022	LB339360	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-23B	SE278788.023	LB339360	21 Feb 2025	24 Feb 2025	20 Aug 2025	28 Feb 2025	20 Aug 2025	03 Mar 2025
LP-24	SE278788.024	LB339360	24 Feb 2025	24 Feb 2025	23 Aug 2025	28 Feb 2025	23 Aug 2025	03 Mar 2025
LP-25	SE278788.025	LB339360	24 Feb 2025	24 Feb 2025	23 Aug 2025	28 Feb 2025	23 Aug 2025	03 Mar 2025
LP-26	SE278788.026	LB339360	24 Feb 2025	24 Feb 2025	23 Aug 2025	28 Feb 2025	23 Aug 2025	03 Mar 2025
LP-27	SE278788.027	LB339360	24 Feb 2025	24 Feb 2025	23 Aug 2025	28 Feb 2025	23 Aug 2025	03 Mar 2025
LP-28	SE278788.028	LB339360	24 Feb 2025	24 Feb 2025	23 Aug 2025	28 Feb 2025	23 Aug 2025	03 Mar 2025
LP-29	SE278788.029	LB339360	24 Feb 2025	24 Feb 2025	23 Aug 2025	28 Feb 2025	23 Aug 2025	03 Mar 2025
LP-30	SE278788.030	LB339360	24 Feb 2025	24 Feb 2025	23 Aug 2025	28 Feb 2025	23 Aug 2025	03 Mar 2025
LP-31	SE278788.031	LB339360	24 Feb 2025	24 Feb 2025	23 Aug 2025	28 Feb 2025	23 Aug 2025	03 Mar 2025
LP-23A	SE278788.043	LB339360	24 Feb 2025	24 Feb 2025	23 Aug 2025	28 Feb 2025	23 Aug 2025	03 Mar 2025
Asb-5B	SE278788.044	LB339360	24 Feb 2025	24 Feb 2025	23 Aug 2025	28 Feb 2025	23 Aug 2025	03 Mar 2025

Surrogate results are evaluated against upper and lower limit criteria established in the SGS QA/QC plan (Ref: MP-(AU)-[ENV]QU-022). At least two of three routine level soil sample surrogate spike recoveries for BTEX/VOC are to be within 70-130% where control charts have not been developed and within the established control limits for charted surrogates. Matrix effects may void this as an acceptance criterion. Water sample surrogate spike recoveries are to be within 40-130%. The presence of emulsions, surfactants and particulates may void this as an acceptance criterion.

Result is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

No surrogates were required for this job.



Blank results are evaluated against the limit of reporting (LOR), for the chosen method and its associated instrumentation, typically 2.5 times the statistically determined method detection limit (MDL).

Result is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

Metals in Paint by ICPOES

Method: ME-(AU)-[ENV]AN065/AN320

Sample Number	Parameter	Units	LOR	Result
LB339359.001	Lead, Pb	%w/w	0.001	<0.001
LB339360.001	Lead, Pb	%w/w	0.001	<0.001

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula: $RPD = | \text{OriginalResult} - \text{ReplicateResult} | \times 100 / \text{Mean}$

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula: $MAD = 100 \times \text{SDL} / \text{Mean} + \text{LR}$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

NOTE: The RPD reported is calculated from the unrounded data for the original and replicate result. Manual calculation of the RPD from the rounded data reported may

No duplicates were required for this job.



Laboratory Control Standard (LCS) results are evaluated against an expected result, typically the concentration of analyte spiked into the control during the sample preparation stage, producing a percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA /QC plan (Ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

Metals in Paint by ICPOES**Method: ME-(AU)-[ENV]AN065/AN320**

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB339359.002	Lead, Pb	%w/w	0.001	0.010	0.01035	70 - 130	100
LB339360.002	Lead, Pb	%w/w	0.001	0.011	0.01035	70 - 130	104

Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub-sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

No matrix spikes were required for this job.

Matrix spike duplicates are calculated as Relative Percent Difference (RPD) using the formula: $RPD = | \text{OriginalResult} - \text{ReplicateResult} | \times 100 / \text{Mean}$

The original result is the analyte concentration of the matrix spike. The Duplicate result is the analyte concentration of the matrix spike duplicate.

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula: $MAD = 100 \times \text{SDL} / \text{Mean} + \text{LR}$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the

No matrix spike duplicates were required for this job.

Samples analysed as received.

Solid samples expressed on a dry weight basis.

QC criteria are subject to internal review according to the SGS QA/QC plan and may be provided on request or alternatively can be found here : https://www.sgs.com.au/~media/Local/Australia/Documents/Technical Documents/MP-AU-ENV-QU-022_QA_QC_Plan.pdf

- * NATA accreditation does not cover the performance of this service .
- ** Indicative data, theoretical holding time exceeded.
- *** Indicates that both * and ** apply.
- Sample not analysed for this analyte.
- IS Insufficient sample for analysis.
- LNR Sample listed, but not received.
- LOR Limit of reporting.
- QFH QC result is above the upper tolerance.
- QFL QC result is below the lower tolerance.
- ① At least 2 of 3 surrogates are within acceptance criteria.
- ② RPD failed acceptance criteria due to sample heterogeneity.
- ③ Results less than 5 times LOR preclude acceptance criteria for RPD.
- ④ Recovery failed acceptance criteria due to matrix interference.
- ⑤ Recovery failed acceptance criteria due to the presence of significant concentration of analyte (i.e. the concentration of analyte exceeds the spike level).
- ⑥ LOR was raised due to sample matrix interference.
- ⑦ LOR was raised due to dilution of significantly high concentration of analyte in sample.
- ⑧ Reanalysis of sample in duplicate confirmed sample heterogeneity and inconsistency of results.
- ⑨ Recovery failed acceptance criteria due to sample heterogeneity.
- ⑩ LOR was raised due to high conductivity of the sample (required dilution).
- † Refer to relevant report comments for further information.

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Appendix D - SEARs Requirement Declaration

SEARs Requirements Declaration: Pockley Island

Declaration		
Name	Marina Deza	
Qualifications	Environmental Scientist BSc Geology	
The undersigned declares that this Hazardous Materials Survey has been prepared in response to the following SEARs requirements issued for the Project on 15/11/2024 for SSD-77825469:		
SEARs item no.	SEARs Requirement	Relevant Section of this Report
17. Waste Management	If buildings are proposed to be demolished or altered, provide a hazardous materials survey	All sections
Signed		
Dated	1/04/2025	

Declaration		
Name	Sean Nolan	
Qualifications	Environmental Scientist BEnvSc (Hons) SafeWork NSW Licensed Asbestos Assessor	
The undersigned declares that this Hazardous Materials Survey has been prepared in response to the following SEARs requirements issued for the Project on 31/03/2025 for SSD-77825469:		
SEARs item no.	SEARs Requirement	Relevant Section of this Report
17. Waste Management	If buildings are proposed to be demolished or altered, provide a hazardous materials survey	All sections
Signed		
Dated	03/04/2025	