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ALTON PROPERTY GROUP PTY LTD



Hazardous Materials Survey

93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill,
NSW



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Executive Summary

Alton Property Group Pty Ltd engaged EI Australia (EI) to conduct a hazardous materials survey for the buildings located at 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, 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 15 October 2024 and 23 October 2024.

This document has been completed to assist Alton Property Group 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
93 Cecil Avenue	No	No	No	Yes	No	No
95 Cecil Avenue	No	No	No	No	Yes	Yes
95A Cecil Avenue	No	No	No	No	No	No
95B Cecil Avenue	No	No	No	No	Yes	Yes
97 Cecil Avenue	No	No	No	Yes	Yes	Yes
97A Cecil Avenue	No	No	No	No	Yes	Yes
97B Cecil Avenue	No	No	No	No	Yes	Yes
99 Cecil Avenue	No	No	No	Yes	Yes	No
99A Cecil Avenue	No	No	No	No	Yes	No
101 Cecil Avenue	No	No	No	No	Yes	Yes
101A Cecil Avenue	No	No	No	No	No	No
103 Cecil Avenue	No	Yes	No	No	Yes	Yes
103A Cecil Avenue	No	Yes	No	No	Yes	Yes
105 Cecil Avenue	No	No	No	No	Yes	No
105A Cecil Avenue	No	No	No	No	Yes	No
107 Cecil Avenue	No	Yes	No	No	Yes	No
9 Roger Avenue	No	No	No	Yes	Yes	No
10 Roger Avenue	No	No	No	Yes	No	Yes

Footnotes:

ACM = asbestos-containing material; LCD = lead containing dust; 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 roof (ceiling) cavities and garages, were inaccessible 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.

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.

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.

1. Introduction

1.1 Background and Purpose

EI Australia (EI) was engaged by Alton Property Group Pty Ltd, to conduct a hazardous materials survey (HMS) for the residential and commercial buildings located at 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW (henceforth referred to as 'the site').

EI understood that the site is designated for redevelopment, which will include demolition of the existing structures. A HMS was required prior to commencement of demolition works.

This report documents the findings of the HMS performed by EI, which involved inspection of existing buildings present on the site, 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	93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW
Location	Approximately 24 kilometres north west of the Sydney CBD. Bound by: <ul style="list-style-type: none"> • North: Cecil Avenue, followed by University of Canberra Sydney (Hills Campus) and residential and commercial properties; • East: Residential properties; • South: Residential and commercial properties, and Roger Avenue; • West: Residential and commercial properties.
Geographical Coordinates	North-eastern corner of site (datum GDA2020-MGA56): <ul style="list-style-type: none"> • Easting: 315074.207 • Northing: 6265348.801 (Source: http://maps.six.nsw.gov.au)
Area	17,623.60 m ² (Source: http://maps.six.nsw.gov.au)
Description	Roughly rectangular shaped block of land, comprised of fifteen residential properties and three light commercial properties : <ul style="list-style-type: none"> ▪ Lot 27 in DP 15399 (93 Cecil Avenue; 1780m²); <ul style="list-style-type: none"> ○ North eastern portion of the site ○ Single storey building ▪ Lot 22 in DP 778595 (95 Cecil Avenue; 860m²); <ul style="list-style-type: none"> ○ North eastern portion of the site ○ Two storey building ▪ Lot 1 in DP 531559 (95A Cecil Avenue; 1035m²); <ul style="list-style-type: none"> ○ North eastern portion of the site ○ Two storey building ▪ Lot 21 in DP 778595 (95B Cecil Avenue; 825m²); <ul style="list-style-type: none"> ○ North eastern portion of the site ○ Single storey building ▪ Lot 6 in DP 705913 (97 Cecil Avenue; 900m²); <ul style="list-style-type: none"> ○ Central northern portion of the site ○ Single storey building ▪ Lot 4 in DP 531559 (97A Cecil Avenue; 1050m²); <ul style="list-style-type: none"> ○ Central portion of the site ○ Single storey building ▪ Lot 5 in DP 705913 (97B Cecil Avenue; 740m²); <ul style="list-style-type: none"> ○ Central portion of the site ○ Two storey building ▪ Lot 1 in DP 581293 (99 Cecil Avenue; 880m²); <ul style="list-style-type: none"> ○ Central portion of the site ○ Single storey building ▪ Lot 3 in DP 581293 (99A Cecil Avenue; 890m²); <ul style="list-style-type: none"> ○ Central portion of the site ○ Single storey building ▪ Lot 2 in DP 581293 (101 Cecil Avenue; 875m²);

Attribute	Description
	<ul style="list-style-type: none">○ Central portion of the site○ Single storey building▪ Lot 4 in DP 581293 (101A Cecil Avenue; 865m²);<ul style="list-style-type: none">○ South eastern portion of the site○ Single storey building▪ Lot 1 in DP 547897 (103 Cecil Avenue; 810m²);<ul style="list-style-type: none">○ South eastern portion of the site○ Single storey building▪ Lot 2 in DP 547897 (103A Cecil Avenue; 870m²);<ul style="list-style-type: none">○ South eastern portion of the site○ Single storey building▪ Lot 1 in DP 591676 (105 Cecil Avenue; 830m²);<ul style="list-style-type: none">○ Southern portion of the site○ Single storey building▪ Lot 2 in DP 591676 (105A Cecil Avenue; 855m²);<ul style="list-style-type: none">○ Southern portion of the site○ Two storey building▪ Lot 20 in DP 15399 (107 Cecil Avenue; 1720m²);<ul style="list-style-type: none">○ Southern portion of the site○ Single storey building▪ Lot 9 in DP 29141 (9 Roger Avenue; 795m²);<ul style="list-style-type: none">○ Southern portion of the site○ Two storey building; and▪ Lot 10 in DP 29141 (10 Roger Avenue; 960m²).<ul style="list-style-type: none">○ Southern portion of the site○ Two storey building
	<p>Note: According to Six Maps (http://maps.six.nsw.gov.au), 9 Roger Avenue is Lot 6 in DP 29141, while 10 Roger Avenue is Lot 5 in DP 29141.</p> <p>Concrete paving formed hardstand areas (driveways and parking areas).</p>

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	
<p>93 Cecil Avenue</p> <p>This property contained a single storey, residential building. A detached wooden garage and storage sheds were to the east of the main dwelling.</p> <p>The principal materials of building construction were tiled roofing, brick external walls and plasterboard internal walls, plasterboard ceilings, and timber flooring.</p>	
<p>95 Cecil Avenue</p> <p>This property contained a single storey, residential building (vacant), with a detached garage to the west of the main dwelling.</p> <p>The principal materials of building construction were tiled roofing, brick external walls, plasterboard internal walls, plasterboard ceilings, and timber flooring.</p>	
<p>95A Cecil Avenue</p> <p>This property contained a single storey, residential building (vacant).</p> <p>The principal materials of building construction were tiled roofing, brick external walls, plasterboard internal walls, plasterboard internal roofing and timber flooring.</p>	

Description

95B Cecil Avenue

This property contained a two storey, residential building.

The principal materials of building construction were corrugated tiled roofing, brick external walls, plasterboard internal walls, plasterboard ceilings, and timber flooring.



97 Cecil Avenue

This property contained a single storey, commercial building, identified as the Australian Disability and Aged Care Group.

The principal materials of building construction were tiled roofing, brick external walls, plasterboard internal walls, plasterboard ceilings, and timber flooring.



97A Cecil Avenue

This property contained a single storey, residential building,

The principal materials of building construction were corrugated tiled roofing, brick external walls, FCS and plasterboard internal walls, plasterboard ceilings, and concrete and timber flooring.



97B Cecil Avenue

This property contained a two storey, residential building,

The principal materials of building construction were corrugated tiled roofing, brick external walls, plasterboard internal walls, plasterboard, FCS and concrete ceilings, and concrete flooring.



Description

99 Cecil Avenue

This property contained a single storey, residential building.

The principal materials of building construction were tiled roofing, wooden external walls, wooden internal walls, wooden and concrete ceilings, and timber flooring.



99A Cecil Avenue

This property contained a single storey, residential building.

The principal materials of building construction were tiled roofing, brick external walls, plasterboard and brick internal walls, plasterboard ceilings, and concrete and timber flooring



101 Cecil Avenue

This property contained a single storey, commercial building.

The principal materials of building construction were corrugated tiled roofing, brick external walls, plasterboard and brick internal walls, plasterboard ceilings, and concrete and timber flooring



101A Cecil Avenue

This property contained a single storey, residential building (vacant).

The principal materials of building construction were tiled roofing, brick external walls, plasterboard and rendered brick internal walls, plasterboard ceilings, and concrete and timber flooring.

A detached wooden chicken coop is present in the rear yard with a corrugated metal roof.



Description

103 Cecil Avenue

This property contained a single storey, residential building.

The principal materials of building construction were corrugated tiled roofing, brick external walls, plasterboard and concrete internal walls, concrete and FCS ceilings, and concrete and timber flooring.



103A Cecil Avenue

This property contained a single storey, residential building (vacant).

The principal materials of building construction were corrugated tiled roofing, brick external walls, plasterboard and FCS internal walls, concrete and FCS ceilings, and concrete and timber flooring.



105 Cecil Avenue

This property contained a single storey, commercial building (Medical Aesthetics Face and Body).

The principal materials of building construction were corrugated tiled roofing, brick external walls, plasterboard internal walls, concrete and plasterboard ceilings, and concrete flooring.



105A Cecil Avenue

This property contained a two storey, residential building.

The principal materials of building construction were corrugated tiled roofing, concrete external walls, plasterboard and brick internal walls, plasterboard ceilings, and concrete flooring.



Description

107 Cecil Avenue

This property contained a single storey, residential building.

The principal materials of building construction were corrugated tiled roofing, brick external walls, plasterboard internal walls, plasterboard ceilings, and tiled flooring.



9 Roger Avenue

This property contained a single storey, residential building.

The principal materials of building construction were corrugated tiled roofing, brick and wooden external walls, plasterboard internal walls, plasterboard ceilings, and timber flooring.



10 Roger Avenue

This property contained a single storey, residential building. With a detached garage building that shared similar building materials with the main dwelling.

The principal materials of building construction were corrugated tiled roofing, brick external walls, plasterboard internal walls, plasterboard ceilings, 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

Twenty-two samples of suspected ACM were collected during the inspections (Asb-01 to Asb-10 and Asb2-1 to Asb2-12). 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 B** 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.

Fifty two samples of paint were collected during the inspections (Pb-01 to Pb-36 and Pb2-01 to Pb2-12). 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 B** 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. The reporting limit was 1 mg/kg. Refer to **Appendix B** for the laboratory documentation. The hazardous materials register (**Appendix A**) includes the sample results.

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 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, 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
93 Cecil Avenue	
Main dwelling, external, window sills, green paint	LBP
Southern detached sheds, external, white paint	LBP
95 Cecil Avenue	
Internal, ceiling cavity, insulation	SMF
External, southern awning, fluorescent light	PCB
95B Cecil Avenue	
Internal, ceiling cavity, insulation	SMF
External, detached garage, fluorescent lighting	PCB
97 Cecil Avenue	
Main dwelling, external, eastern wall, water heating unit	SMF
Main dwelling, external, window sill	LBP
Main dwelling, external, trimming	LBP
Main dwelling, internal, southern room, ceiling, fluorescent light fitting	PCB
97A Cecil Avenue	
Internal, ceiling cavity, insulation	SMF
Internal, garage, ceiling, fluorescent lights	PCB
97B Cecil Avenue	
Internal, garage, hot water heater	SMF
Internal, ceiling, lights	PCB
99 Cecil Avenue	
External, eastern wall, hot water heater	SMF
Internal, northern room, door frame	LBP
99A Cecil Avenue	
Internal, northern room, hot water heater	SMF

Building / Location	Material
101 Cecil Avenue	
Main dwelling, internal, western room, laundry, hot water heater	SMF
North western detached office, ceiling, fluorescent lights	PCB
Main dwelling, internal laundry, ceiling, fluorescent lights	PCB
103 Cecil Avenue	
Main building external, eaves throughout	ACM
Main building , external, northern window, infill panel above windows,	ACM
Garage, internal, hot water heater	SMF
Internal, ceiling, fluorescent light fittings throughout	PCB
103A Cecil Avenue	
Internal, kitchen room, walls	ACM
Internal, laundry, walls	ACM
External, eaves/soffits throughout	ACM
Internal, bathroom, walls	ACM
External, floor cavity, hot water heater	SMF
Internal, ceiling cavity, insulation	SMF
Internal, north western room, ceiling, fluorescent lights	PCB
105A Cecil Avenue	
Main building internal, , western room, laundry, hot water heater	SMF
105 Cecil Avenue	
Main dwelling, internal, ceiling cavity, insulation	SMF
Main dwelling, Internal, kitchen, flooring, dark grey vinyl floor sheeting	SMF
Main dwelling, external, western wall, hot water heater	SMF
107 Cecil Avenue	
Detached western garage, external, corrugated sheeting	ACM
Main building, Internal, ceiling cavity, insulation	SMF
9 Roger Avenue	
External, northern wall, hot water heater	SMF
External, wall throughout, cream paint	LBP
10 Roger Avenue	
External, northern support beam, white paint	LBP
External, veranda, fluorescent light	PCB
Internal, kitchen, fluorescent light	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 and roof (ceiling) cavities, were inaccessible 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.

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.

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 (excluding asbestos fire doors and safes). *Class B* LARCs are only permitted to remove non-friable ACM.

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 Paint

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 must 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 (Cecil Avenue and Roger Avenue 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.

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 Alton Property Group 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 Alton Property Group 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

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

- Ceilings cavities due to height restriction; and
- Garages due to inability to gain access

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 B for the COC / SRA forms.
Analysis Result	Laboratory analytical result(s) for the corresponding sample. Refer to Appendix B 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 (m ²), 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
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 93 Cecil Avenue

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

Detached Garage, internals	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	Inspect when access is made available, prior to demolition	
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ACM

Main dwelling, internal, , ceiling	FCS	Non-friable	Asb-3	No Asbestos Detected	N/A	N/A	N/A	N/A	
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SMF

Internal and external, throughout	SMF	N/A	Visual inspection	-	N/A	N/A	N/A	No suspected synthetic mineral fibres identified within visible and safely accessible areas during the inspection	-
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

93 Cecil Avenue

LBP

Main dwelling, external, window sills, green paint	Green LBP	Non-friable	Pb-7	3.0% w/w	4 x windows	Good / Occasional	Priority 4 - Negligible Risk Level	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
Detached southern sheds, external, white paint throughout	White LBP	Non-friable	Pb-12	2.5% w/w	Approximately 20m ²	Fair / Occasional	Priority 4 - Negligible Risk Level	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
Main dwelling, external, northern railings, green paint	Green Paint	Non-friable	Pb-8	0.086% w/w	N/A	N/A	N/A	N/A	
Main dwelling, external, southern stairwell, cream paint	Cream Paint	Non-friable	Pb-9	<0.001% w/w	N/A	N/A	N/A	N/A	

Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

93 Cecil Avenue

Main dwelling, internal, western room door, green paint	Cream Paint	Non-friable	Pb-10	<0.001% w/w	N/A	N/A	N/A	N/A	
Main dwelling, internal, southern ceiling, white paint	White Paint	Non-friable	Pb-11	<0.001% w/w	N/A	N/A	N/A	N/A	
Main dwelling, internal, bathroom, door frame, white paint	White Paint	Non-friable	Pb-14	<0.001% w/w	N/A	N/A	N/A	N/A	
Detached shed, external, door, green paint	Green Paint	Non-friable	Pb-13	0.015% w/w	N/A	N/A	N/A	N/A	

Hazardous Materials Register **93 Cecil Avenue**
93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW




LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	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	No suspected PCB containing materials identified within visible and safely accessible areas during the inspection	-
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 95 Cecil Avenue

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
ACM									
External, central hallway, floor	Vinyl carpet	Non-friable	Asb-8	No Asbestos Detected	N/A	N/A	N/A	N/A	
External, southern awning, cement ceiling	FCS	Non-friable	Asb-9	No Asbestos Detected Organic Fibres Detected	N/A	N/A	N/A	N/A	
SMF									
Internal, ceiling cavity, insulation	SMF	Unsealed	Visual inspection - height restriction	-	Approximately 30m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	

Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

95 Cecil Avenue

LBP

Internal, southern wall, white paint	White Paint	Non-friable	Pb-31	<0.001% w/w	N/A	N/A	N/A	N/A
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Internal, bathroom, wall	Pink paint	Non-friable	Pb-32	<0.001% w/w	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	No suspected lead containing dust identified within visible and safely accessible areas during the inspection
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Hazardous Materials Register
93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

95 Cecil Avenue

PCB

External, southern awning, fluorescent light	PCB	N/A	Visual inspection	-	1 x fixture	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove prior to demolition works. Avoid damage to capacitors.	
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Hazardous Materials Register 95A Cecil Avenue
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
ACM									
Internal and External, throughout	ACM	-	Visual inspection	-	N/A	N/A	N/A	No suspected ACM containing materials identified within visible and safely accessible areas during the inspection	
SMF									
Internal and External, throughout	SMF	-	Visual inspection	-	N/A	N/A	N/A	No suspected SMF containing materials identified within visible and safely accessible areas during the inspection	-
LBP									
Internal, central room, western wall	Pink paint	Non-friable	Pb-32	<0.001% w/w	N/A	N/A	N/A	N/A	
LCD									
Internal and external, throughout	Dust	N/A	Visual inspection	-	N/A	N/A	N/A	No suspected lead containing dust identified within visible and safely accessible areas during the inspection	-

Hazardous Materials Register
93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

95A Cecil Avenue

PCB

Internal and external, throughout	PCB	N/A	Visual inspection	-	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 95B Cecil Avenue
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
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ACM

Internal and External, throughout	ACM	-	Visual inspection	-	N/A	N/A	N/A	No suspected ACM containing materials identified within visible and safely accessible areas during the inspection	-
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SMF

Main dwelling, internal, ceiling cavity, insulation	SMF (assumed)	Unsealed	Visual inspection	-	Approximately 247m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	
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LBP

Main dwelling, external, main entrance, pillar, white paint	White Paint	Non-friable	Pb-17	0.030% w/w	N/A	N/A	N/A	N/A	-
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 95B Cecil Avenue

LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	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

Detached garage, internal, fluorescent lighting	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	4x fixtures	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove prior to demolition works. Avoid damage to capacitors.	
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 97 Cecil Avenue

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

Southern detached garage, internals	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	Inspect when access is made available, prior to demolition	-
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ACM




Internal and External, throughout	ACM	-	Visual inspection	-	N/A	N/A	N/A	No suspected ACM containing materials identified within visible and safely accessible areas during the inspection	-
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SMF

Main dwelling, external, eastern wall, water heating unit	SMF (assumed)	Sealed	Visual inspection	-	1x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stages of demolition	
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 97 Cecil Avenue


LBP

Main dwelling, external, window sill	White LBP	Non-friable	Pb-20	0.80% w/w	7 x windows	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
Main dwelling, external, trimming	Brown LBP	Friable	Pb-21	0.21% w/w	Approximately 10m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition	
Main dwelling, external, western entrance, door frame, white paint	White Paint	Non-friable	Pb-22	0.032% w/w	N/A	N/A	N/A	N/A	




LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	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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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 97 Cecil Avenue

PCB									
Main dwelling, internal, southern room, ceiling, fluorescent light fitting	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	1x fixture	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove prior to demolition works. Avoid damage to capacitors.	

Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 97A Cecil Avenue

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
ACM									
External, eaves throughout	FCS	Non-friable	Asb2-3	No Asbestos Detected	N/A	N/A	N/A	N/A	
SMF									
Internal, ceiling cavity, insulation	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	
LBP									
Internal, laundry, walls	Cream paint	Non-friable	Pb2-5	0.001% w/w	N/A	N/A	N/A	N/A	

Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

97A Cecil Avenue


Internal, laundry room, door frame	Cream paint	Non-friable	Pb2-6	0.013% w/w	N/A	N/A	N/A	N/A	
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Internal, southern room, walls	Grey paint	Non-friable	Pb2-7	<0.001% w/w	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	No suspected lead containing dust identified within visible and safely accessible areas during the inspection	-
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PCB

Internal, garage, ceiling, fluorescent lights	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	1 x fixture	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove prior to demolition works. Avoid damage to capacitors.	
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Hazardous Materials Register **97B Cecil Avenue**
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW


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

Ceiling cavity	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	Inspect when access is made available, prior to demolition	
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ACM


Internal, ground floor, northern bathroom, ceiling	FCS	Non-friable	Asb2-4	No Asbestos Detected Organic Fibres Detected	N/A	N/A	N/A	N/A	
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External, veranda, awning	FCS	Non-friable	Asb2-5	No Asbestos Detected Organic Fibres Detected	N/A	N/A	N/A	N/A	
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

97B Cecil Avenue

SMF

Internal, garage, hot water heater	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	
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LBP

Internal, northern room, door frame	White paint	Non-friable	Pb2-8	<0.001% w/w	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	No suspected lead containing dust identified within visible and safely accessible areas during the inspection	-
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

97B Cecil Avenue

PCB

Internal, ceiling, lights	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove prior to demolition works. Avoid damage to capacitors.	
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 99 Cecil Avenue

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
ACM									
Internal, northern wall, wallpaper	Vinyl wallpaper	Non-friable	Asb-5	No Asbestos Detected	N/A	N/A	N/A	N/A	
SMF									
External, eastern wall, hot water heater	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	
LBP									
Internal, northern room, door frame	White LBP	Non-friable	Pb-16	0.39% w/w	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	

Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

99 Cecil Avenue

External, northern side, window sill	Red paint	Non-friable	Pb-14	<0.001% w/w	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	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	No suspected PCB containing materials identified within visible and safely accessible areas during the inspection	-
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 99A Cecil Avenue

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
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ACM

Internal and External, throughout	ACM	-	Visual inspection	-	N/A	N/A	N/A	No suspected ACM containing materials identified within visible and safely accessible areas during the inspection	
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SMF

Internal, northern room, hot water heater	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	
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LBP

Internal, central living room, walls	White paint	Non-friable	Pb-01	0.004% w/w	N/A	N/A	N/A	N/A	
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 99A Cecil Avenue

LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	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	No suspected PCB containing materials identified within visible and safely accessible areas during the inspection	-
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 101 Cecil Avenue

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

Main dwelling, sub-floor space	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	Inspect when access is made available, prior to demolition	
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ACM

Detached bathroom southwest of main dwelling, internal, walls	FCS	Non-friable	Asb2-6	No Asbestos Detected Organic Fibres Detected	N/A	N/A	N/A	N/A	
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SMF

Main dwelling, internal, western room, laundry, hot water heater	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

101 Cecil Avenue

LBP

Main dwelling, internal, western room, door frame, paint	White paint	Non-friable	Pb2-9	<0.001% w/w	N/A	N/A	N/A	N/A
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North western detached office, internal, walls, paint	White paint	Non-friable	Pb2-10	<0.001% w/w	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	No suspected lead containing dust identified within visible and safely accessible areas during the inspection
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Hazardous Materials Register **101 Cecil Avenue**
93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

PCB									
North western detached office, ceiling, fluorescent lights	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	4x fixtures	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove prior to demolition works. Avoid damage to capacitors.	
Main dwelling, internal laundry, ceiling, fluorescent lights	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	1x fixture	Good / Maintenance only			Priority 4 - Negligible Risk Level

Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 101A Cecil Avenue

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
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ACM

Internal and External, throughout	ACM	-	Visual inspection	-	N/A	N/A	N/A	No suspected ACM containing materials identified within visible and safely accessible areas during the inspection	-
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SMF

Internal and External, throughout	SMF	-	Visual inspection	-	N/A	N/A	N/A	No suspected SMF containing materials identified within visible and safely accessible areas during the inspection	-
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LBP

Internal, basement, walls,	Pink paint	Non-friable	Pb-35	0.002% w/w	N/A	N/A	N/A	N/A	
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 101A Cecil Avenue

LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	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	No suspected PCB identified within visible and safely accessible areas during the inspection	-
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 103 Cecil Avenue

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

Main building, ceiling cavity	Possible hazardous materials	Unknown	-	-	Unknown	Unknown	Unknown	Inspect when access is made available, prior to demolition	
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ACM


Main building external, eaves throughout	ACM	Non-friable	Asb2-1	Amosite & Chrysotile Asbestos Detected	Approximately 30m ²	Good / Maintenance only	Priority 3 - Low Risk Level	Remove during initial stage of demolition works	
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Main building , external, northern window, infill panel above windows,	ACM	Non-friable	Asb2-2	Amosite & Chrysotile Asbestos Detected Organic Fibres Detected	Approximately 20m ²	Good / Maintenance only	Priority 3 - Low Risk Level	Remove during initial stage of demolition works	
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW


103 Cecil Avenue

SMF

Attached Garage, internal, hot water heater	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	
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LBP

Main building, internal, southern entrance, hallway walls	Cream paint	Non-friable	Pb2-1	<0.001% w/w	N/A	N/A	N/A	N/A	
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Main building, internal, western room, door frame,	Cream paint	Non-friable	Pb2-2	0.004% w/w	N/A	N/A	N/A	N/A	
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

103 Cecil Avenue

Attached Garage, external, south western door	White paint	Non-friable	Pb2-3	0.042% w/w	ND	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	No suspected lead containing dust identified within visible and safely accessible areas during the inspection	-
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PCB

Internal, ceiling, fluorescent light fittings throughout	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	8x fixtures	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove prior to demolition works. Avoid damage to capacitors.	
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 103A Cecil Avenue


Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
ACM									
Internal, kitchen, walls	ACM	Non-friable	Asb2-9	Chrysotile Asbestos Detected Organic Fibres Detected	Approximately 40m ²	Good / Maintenance only	Priority 3 - Low Risk Level	Remove during initial stage of demolition works	
Internal, laundry, walls	ACM	Non-friable	Asb2-10	Chrysotile Asbestos Detected Organic Fibres Detected	Approximately 20m ²	Good / Maintenance only	Priority 3 - Low Risk Level	Remove during initial stage of demolition works	
External, eaves/soffits throughout	ACM	Non-friable	Asb2-11	Chrysotile Asbestos Detected	Approximately 20m ²	Good / Maintenance only	Priority 3 - Low Risk Level	Remove during initial stage of demolition works	

Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

103A Cecil Avenue


Internal, bathroom, walls	ACM	Non-friable	Asb2-12	Chrysotile Asbestos Detected Organic Fibres Detected	Approximately 10m ²	Good / Maintenance only	Priority 3 - Low Risk Level	Remove during initial stage of demolition works	
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SMF

External, floor cavity, hot water heater	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	
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Internal, ceiling cavity, insulation	SMF-lined insulation (assumed)	Unsealed	Visual inspection	-	ND	Good to poor / maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	
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LBP

Internal, kitchen, walls	Cream paint	Non-friable	Pb2-13	0.002% w/w	N/A	N/A	N/A	N/A	
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

103A Cecil Avenue

Internal, eastern rooms, walls,	Blue paint	Non-friable	Pb2-14	0.001% w/w	N/A	N/A	N/A	N/A	
Internal, eastern rooms, door frames and window frames	Green paint	Non-friable	Pb2-15	0.064% w/w	N/A	N/A	N/A	N/A	
External, southern main entrance	Pink paint	Non-friable	Pb2-16	0.065% w/w	N/A	N/A	N/A	N/A	

LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	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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Hazardous Materials Register
93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW



103A Cecil Avenue

PCB

Internal, north western room, ceiling, fluorescent lights	PCB-containing single-tube fluorescent light fitting capacitors (assumed)	N/A	Visual inspection - electrical hazard	-	2x fittings	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove prior to demolition works. Avoid damage to capacitors.
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 105A Cecil Avenue

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
ACM									
Detached garage, external, walls	FCS	Non-friable	Asb-1	No Asbestos Detected	N/A	N/A	N/A	N/A	
SMF									
Main building internal, , western room, laundry, hot water heater	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	-
Detached garage, internal, southern room, metallic patterned vinyl carpet	Vinyl Carpet	Non-friable	Asb-2	No Asbestos Detected Synthetic Mineral Fibres Detected	N/A	N/A	N/A	N/A	

Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

105A Cecil Avenue

LBP

Detached garage, external, southern wall, stormwater pipe

White paint

Non-friable

Pb-1

0.063% w/w

N/A

N/A

N/A

N/A



Detached garage, external, north eastern entrance, door

Blue paint

Non-friable

Pb-2

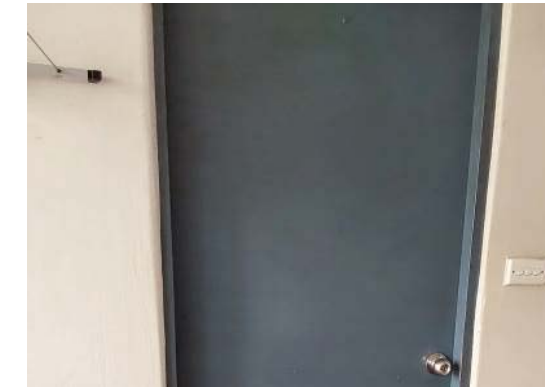
0.042% w/w

N/A

N/A

N/A

N/A



Detached garage, internal, bathroom door frame

Lilac paint

Non-friable

Pb-3

<0.001% w/w

N/A

N/A

N/A

N/A



Main building internal, , central living room, door frame

White paint

Non-friable

Pb-4

0.010% w/w

N/A

N/A



N/A

N/A



Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

105A Cecil Avenue

Main building, external, west entrance, door, blue paint	Blue paint	Non-friable	Pb-5	0.001% w/w	N/A	N/A	N/A	N/A	
Main building internal,, second floor, eastern bedroom, walls, lilac paint	Lilac paint	Non-friable	Pb-6	0.004% w/w	N/A	N/A	N/A	N/A	

LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	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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Hazardous Materials Register
93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

105A Cecil Avenue

PCB

Internal and external, throughout	PCB	N/A	Visual inspection	-	N/A	N/A	N/A	No suspected Polychlorinated Biphenyls identified within visible and safely accessible areas during the inspection	-
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 105 Cecil Avenue

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
ACM									
Main dwelling, external, eaves	FCS	Non-friable	Asb2-8	No Asbestos Detected Organic Fibres Detected	N/A	N/A	N/A	N/A	
SMF									
Main dwelling, internal, ceiling cavity, insulation	SMF-lined insulation (assumed)	Unsealed	Visual inspection	-	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	
Main dwelling, Internal, kitchen, flooring, dark grey vinyl floor sheeting	VFS	Non-friable	Asb2-7	No Asbestos Detected Synthetic Mineral Fibres Detected Organic Fibres Detected	Approximately 20m ²	Good / Regular	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	-


Hazardous Materials Register


93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

105 Cecil Avenue

Main dwelling, external, western wall, hot water heater	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	
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LBP

Main dwelling, internal, central east room, walls	White paint	Non-friable	Pb2-11	<0.001% w/w	N/A	N/A	N/A	N/A	
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Main dwelling, internal, laundry, walls	Green paint	Non-friable	Pb2-12	<0.001% w/w	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	No suspected lead containing dust identified within visible and safely accessible areas during the inspection	-
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Hazardous Materials Register
93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

105 Cecil Avenue

PCB

Internal and external, throughout	PCB	N/A	Visual inspection - electrical hazard	-	N/A	N/A	N/A	No suspected Polychlorinated Biphenyls identified within visible and safely accessible areas during the inspection	-
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 107 Cecil Avenue

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
ACM									
Detached western garage, external, corrugated sheeting	ACM	Non-friable	Asb-10	Chrysotile Asbestos Detected	Approximately 10m ²	Fair / Occasional	Priority 3 - Low Risk Level	Remove during initial stage of demolition works	
SMF									
Main building, Internal, ceiling cavity, insulation	SMF-lined insulation (assumed)	Unsealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	
LBP									
Main building, internal, central living room, walls	White paint	Non-friable	Pb-36	0.002% w/w	N/A	N/A	N/A	N/A	

Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 107 Cecil Avenue



LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	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	-	ND	Good / Maintenance only	Priority 4 - Negligible Risk Level	No suspected Polychlorinated Biphenyl identified within visible and safely accessible areas during the inspection	-
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 9 Roger Avenue

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
ACM									
Internal, central room, walls	FCS	Non-friable	Asb-7	No Asbestos Detected Organic Fibres Detected	N/A	N/A	N/A	N/A	
SMF									
External, northern wall, hot water heater	SMF-lined insulation (assumed)	Sealed	Visual inspection	-	1 x unit	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove during initial stage of demolition works	-
LBP									
External, walls throughout,	Cream LBP	Non-friable	Pb-28	0.28% w/w	Approximately 20m ²	Good / Maintenance only	Priority 4 - Negligible Risk Level	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	

Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

9 Roger Avenue

Internal, central room, walls	White paint	Non-friable	Pb2-9	0.006% w/w	N/A	N/A	N/A	N/A	
External, laundry, door	Green paint	Non-friable	Pb-30	0.012% w/w	N/A	N/A	N/A	N/A	

LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	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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Hazardous Materials Register
93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

9 Roger Avenue


PCB

Internal and external, throughout	PCB	N/A	Visual inspection	-	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
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW 10 Roger Avenue

Location	Material	Friability	Sample	Analysis Result	Quantity	Condition / Accessibility	Priority	Recommendations / Comments	Photograph
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ACM

Internal, south eastern room, walls	FCS	Non-friable	Asb-6	No Asbestos Detected Organic Fibres Detected	N/A	N/A	N/A	N/A	
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SMF




Internal and external, throughout	SMF	N/A	Visual inspection	-	N/A	N/A	N/A	No suspected SMF containing materials identified within visible and safely accessible areas during the inspection	-
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LBP

External, northern support beam, white paint	White LBP	Non-friable	Pb-27	3.2% w/w	1x unit	Fair / Maintenance only	Priority 3 - Low Risk Level	Remove grossly peeling paint. Stabilise remaining membrane. Minimise abrasive works that will disturb paint during demolition.	
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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

10 Roger Avenue

Internal, south eastern room, walls	Pink paint	Non-friable	Pb-24	0.002% w/w	N/A	N/A	N/A	N/A	
Internal, central room, walls	Purple paint	Non-friable	Pb-25	<0.001% w/w	N/A	N/A	N/A	N/A	
Internal, central hallway, wall	Teal paint	Non-friable	Pb-26	<0.001% w/w	N/A	N/A	N/A	N/A	



LCD

Internal and external, throughout	Dust	N/A	Visual inspection	-	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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Hazardous Materials Register
 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, NSW

10 Roger Avenue

PCB

<p>External, veranda, fluorescent light</p>	<p>PCB-containing single-tube fluorescent light fitting capacitors (assumed)</p>	<p>N/A</p>	<p>Visual inspection - electrical hazard</p>	<p>-</p>	<p>1x unit</p>	<p>Good / Maintenance only</p>	<p>Priority 4 - Negligible Risk Level</p>	<p>Remove prior to demolition works. Avoid damage to capacitors.</p>	
<p>Internal, kitchen, fluorescent light</p>	<p>PCB-containing single-tube fluorescent light fitting capacitors (assumed)</p>	<p>N/A</p>	<p>Visual inspection - electrical hazard</p>	<p>-</p>	<p>1x unit</p>	<p>Good / Maintenance only</p>	<p>Priority 4 - Negligible Risk Level</p>	<p>Remove prior to demolition works. Avoid damage to capacitors.</p>	

Appendix B - Laboratory CoC and Analytical
Results

CLIENT DETAILS

LABORATORY DETAILS

Contact Sharon Li
 Client EI AUSTRALIA
 Address SUITE 6.01
 55 MILLER STREET
 PYRMONT NSW 2009

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 Facsimile (Not specified)
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Project **E26536 Cecil Ave&Roger Ave Castle Hill**
 Order Number **E26536**
 Samples 46

Manager Shane McDermott
 Laboratory SGS Alexandria Environmental
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 Alexandria NSW 2015

Telephone +61 2 8594 0400
 Facsimile +61 2 8594 0499
 Email au.environmental.sydney@sgs.com

SGS Reference **SE272551 R0**
 Date Received 15/10/2024
 Date Reported 22/10/2024

COMMENTS

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

Sample #1-8: No trace asbestos fibres detected using trace analysis technique.
 Asbestos analysed by Approved Identifier Yusuf Kuthpudin

SIGNATORIES



Dong LIANG
 Metals/Inorganics Team Leader



Yusuf KUTHPUDIN
 Asbestos Analyst

Metals in Paint by ICPOES [AN065/AN320] Tested: 21/10/2024

			Pb-1	Pb-2	Pb-3	Pb-4	Pb-5
			PAINT -	PAINT -	PAINT -	PAINT -	PAINT -
			15/10/2024	15/10/2024	15/10/2024	15/10/2024	15/10/2024
PARAMETER	UOM	LOR	SE272551.011	SE272551.012	SE272551.013	SE272551.014	SE272551.015
Lead, Pb	%w/w	0.001	0.063	0.042	<0.001	0.010	0.001

			Pb-6	Pb-7	Pb-8	Pb-9	Pb-10
			PAINT -	PAINT -	PAINT -	PAINT -	PAINT -
			15/10/2024	15/10/2024	15/10/2024	15/10/2024	15/10/2024
PARAMETER	UOM	LOR	SE272551.016	SE272551.017	SE272551.018	SE272551.019	SE272551.020
Lead, Pb	%w/w	0.001	0.004	3.0	0.086	<0.001	<0.001

			Pb-11	Pb-12	Pb-13	Pb-14	Pb-15
			PAINT -	PAINT -	PAINT -	PAINT -	PAINT -
			15/10/2024	15/10/2024	15/10/2024	15/10/2024	15/10/2024
PARAMETER	UOM	LOR	SE272551.021	SE272551.022	SE272551.023	SE272551.024	SE272551.025
Lead, Pb	%w/w	0.001	<0.001	2.5	0.015	<0.001	IS

			Pb-16	Pb-17	Pb-18	Pb-19	Pb-20
			PAINT -	PAINT -	PAINT -	PAINT -	PAINT -
			15/10/2024	15/10/2024	15/10/2024	15/10/2024	15/10/2024
PARAMETER	UOM	LOR	SE272551.026	SE272551.027	SE272551.028	SE272551.029	SE272551.030
Lead, Pb	%w/w	0.001	0.39	0.030	IS	IS	0.80

			Pb-21	Pb-22	Pb-23	Pb-24	Pb-25
			PAINT -	PAINT -	PAINT -	PAINT -	PAINT -
			15/10/2024	15/10/2024	15/10/2024	15/10/2024	15/10/2024
PARAMETER	UOM	LOR	SE272551.031	SE272551.032	SE272551.033	SE272551.034	SE272551.035
Lead, Pb	%w/w	0.001	0.21	0.032	<0.001	0.002	<0.001

			Pb-26	Pb-27	Pb-28	Pb-29	Pb-30
			PAINT -	PAINT -	PAINT -	PAINT -	PAINT -
			15/10/2024	15/10/2024	15/10/2024	15/10/2024	15/10/2024
PARAMETER	UOM	LOR	SE272551.036	SE272551.037	SE272551.038	SE272551.039	SE272551.040
Lead, Pb	%w/w	0.001	<0.001	3.2	0.28	0.006	0.012

			Pb-31	Pb-32	Pb-33	Pb-34	Pb-35
			PAINT -	PAINT -	PAINT -	PAINT -	PAINT -
			15/10/2024	15/10/2024	15/10/2024	15/10/2024	15/10/2024
PARAMETER	UOM	LOR	SE272551.041	SE272551.042	SE272551.043	SE272551.044	SE272551.045
Lead, Pb	%w/w	0.001	<0.001	<0.001	0.004	IS	0.002

Metals in Paint by ICPOES [AN065/AN320] Tested: 21/10/2024 (continued)

			Pb-36
			PAINT
			-
			15/10/2024
PARAMETER	UOM	LOR	SE272551.046
Lead, Pb	%w/w	0.001	<0.001

Fibre ID in bulk materials [AN602/AS4964] Tested: 18/10/2024

PARAMETER	UOM	LOR	Asb-1	Asb-2	Asb-3	Asb-4	Asb-5
			MATERIAL	MATERIAL	MATERIAL	MATERIAL	MATERIAL
			15/10/2024 SE272551.001	15/10/2024 SE272551.002	15/10/2024 SE272551.003	15/10/2024 SE272551.004	15/10/2024 SE272551.005
Asbestos Detected	No unit	-	No	No	No	No	No
Date Analysed*	No unit	-	18/10/2024 00:00	18/10/2024 00:00	18/10/2024 00:00	18/10/2024 00:00	18/10/2024 00:00

PARAMETER	UOM	LOR	Asb-6	Asb-7	Asb-8	Asb-9	Asb-10
			MATERIAL	MATERIAL	MATERIAL	MATERIAL	MATERIAL
			15/10/2024 SE272551.006	15/10/2024 SE272551.007	15/10/2024 SE272551.008	15/10/2024 SE272551.009	15/10/2024 SE272551.010
Asbestos Detected	No unit	-	No	No	No	No	Yes
Date Analysed*	No unit	-	18/10/2024 00:00	18/10/2024 00:00	18/10/2024 00:00	18/10/2024 00:00	18/10/2024 00:00

METHOD

METHODOLOGY SUMMARY

AN065/AN320

A portion of paint chips sample is digested with nitric acid to solubilise the metals into solution. Digest then analysed by ICP OES with result calculated back to the as received paint sample basis.

AN602/AS4964

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

AN602/AS4964

Fibres/material that cannot be unequivocally identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf). The fibres detected may or may not be asbestos fibres.

AN602/AS4964

AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states:"Depending upon sample condition and fibre type, the detection limit of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."

FOOTNOTES

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

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

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

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

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

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

Note that in terms of units of radioactivity:

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

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

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

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STATEMENT OF QA/QC PERFORMANCE

SE272551 R0

CLIENT DETAILS

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Project **E26536 Cecil Ave&Roger Ave Castle Hill**
Order Number **E26536**
Samples 46

LABORATORY DETAILS

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SGS Reference **SE272551 R0**
Date Received 15 Oct 2024
Date Reported 22 Oct 2024

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	29 Paint, 10 Materia	Type of documentation received	COC
Date documentation received	15/10/2024	Samples received in good order	Yes
Samples received without headspace	N/A	Sample temperature upon receipt	20°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	SE272551.001	LB327172	15 Oct 2024	15 Oct 2024	15 Oct 2025	18 Oct 2024	15 Oct 2025	22 Oct 2024
Asb-2	SE272551.002	LB327172	15 Oct 2024	15 Oct 2024	15 Oct 2025	18 Oct 2024	15 Oct 2025	22 Oct 2024
Asb-3	SE272551.003	LB327172	15 Oct 2024	15 Oct 2024	15 Oct 2025	18 Oct 2024	15 Oct 2025	22 Oct 2024
Asb-4	SE272551.004	LB327172	15 Oct 2024	15 Oct 2024	15 Oct 2025	18 Oct 2024	15 Oct 2025	22 Oct 2024
Asb-5	SE272551.005	LB327172	15 Oct 2024	15 Oct 2024	15 Oct 2025	18 Oct 2024	15 Oct 2025	22 Oct 2024
Asb-6	SE272551.006	LB327172	15 Oct 2024	15 Oct 2024	15 Oct 2025	18 Oct 2024	15 Oct 2025	22 Oct 2024
Asb-7	SE272551.007	LB327172	15 Oct 2024	15 Oct 2024	15 Oct 2025	18 Oct 2024	15 Oct 2025	22 Oct 2024
Asb-8	SE272551.008	LB327172	15 Oct 2024	15 Oct 2024	15 Oct 2025	18 Oct 2024	15 Oct 2025	22 Oct 2024
Asb-9	SE272551.009	LB327172	15 Oct 2024	15 Oct 2024	15 Oct 2025	18 Oct 2024	15 Oct 2025	22 Oct 2024
Asb-10	SE272551.010	LB327172	15 Oct 2024	15 Oct 2024	15 Oct 2025	18 Oct 2024	15 Oct 2025	22 Oct 2024

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
Pb-1	SE272551.011	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-2	SE272551.012	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-3	SE272551.013	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-4	SE272551.014	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-5	SE272551.015	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-6	SE272551.016	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-7	SE272551.017	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-8	SE272551.018	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-9	SE272551.019	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-10	SE272551.020	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-11	SE272551.021	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-12	SE272551.022	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-13	SE272551.023	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-14	SE272551.024	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-15	SE272551.025	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-16	SE272551.026	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-17	SE272551.027	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-18	SE272551.028	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-19	SE272551.029	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-20	SE272551.030	LB327253	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-21	SE272551.031	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-22	SE272551.032	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-23	SE272551.033	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-24	SE272551.034	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-25	SE272551.035	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-26	SE272551.036	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-27	SE272551.037	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-28	SE272551.038	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-29	SE272551.039	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-30	SE272551.040	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-31	SE272551.041	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-32	SE272551.042	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-33	SE272551.043	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-34	SE272551.044	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-35	SE272551.045	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024
Pb-36	SE272551.046	LB327254	15 Oct 2024	15 Oct 2024	13 Apr 2025	21 Oct 2024	13 Apr 2025	22 Oct 2024

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 chartered 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
LB327253.001	Lead, Pb	%w/w	0.001	<0.001
LB327254.001	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 %
LB327253.002	Lead, Pb	%w/w	0.001	0.010	0.01035	70 - 130	101
LB327254.002	Lead, Pb	%w/w	0.001	0.011	0.01035	70 - 130	105

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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CLIENT DETAILS

Contact Sharon Li
 Client EI AUSTRALIA
 Address SUITE 6.01
 55 MILLER STREET
 PYRMONT NSW 2009

Telephone 61 2 95160722
 Facsimile (Not specified)
 Email sharon.li@eiaustralia.com.au

Project **E26536 Cecil Ave&Roger Ave Castle Hill**
 Order Number **E26536**
 Samples 10

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 **SE272551 R0**
 Date Received 15 Oct 2024
 Date Reported 22 Oct 2024

COMMENTS

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

Sample #1-8: No trace asbestos fibres detected using trace analysis technique.
 Asbestos analysed by Approved Identifier Yusuf Kuthpudin

SIGNATORIES



Yusuf KUTHPUDIN
 Asbestos Analyst

RESULTS

Fibre ID in bulk materials

Method S4964

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Date Analysed	Fibre Identification	Est.%w/w*
SE272551.001	Asb-1	Other	35x10x2mm Concrete Fragment	15 Oct 2024	18 Oct 2024	No Asbestos Detected	
SE272551.002	Asb-2	Other	25x10x2mm Vinyl Sheet	15 Oct 2024	18 Oct 2024	No Asbestos Detected Synthetic Mineral Fibres Detected	
SE272551.003	Asb-3	Other	10x10x3mm Plasterboard Fragment	15 Oct 2024	18 Oct 2024	No Asbestos Detected Organic Fibres Detected	
SE272551.004	Asb-4	Other	65x15x1mm Fibrous Board	15 Oct 2024	18 Oct 2024	No Asbestos Detected Organic Fibres Detected	
SE272551.005	Asb-5	Other	<1g Paint Flakes	15 Oct 2024	18 Oct 2024	No Asbestos Detected	
SE272551.006	Asb-6	Other	30x10x10mm Plasterboard Fragment	15 Oct 2024	18 Oct 2024	No Asbestos Detected Organic Fibres Detected	
SE272551.007	Asb-7	Other	40x30x10mm Plasterboard Fragment	15 Oct 2024	18 Oct 2024	No Asbestos Detected Organic Fibres Detected	
SE272551.008	Asb-8	Other	70x15x1mm Vinyl Sheet	15 Oct 2024	18 Oct 2024	No Asbestos Detected	
SE272551.009	Asb-9	Other	35x20x3mm Cement Sheet Fragment	15 Oct 2024	18 Oct 2024	No Asbestos Detected Organic Fibres Detected	
SE272551.010	Asb-10	Other	50x20x5mm Cement Sheet Fragment	15 Oct 2024	18 Oct 2024	Chrysotile Asbestos Detected	

METHOD

METHODOLOGY SUMMARY

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

FOOTNOTES

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

(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.

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Sheet <u>1</u> of <u>4</u>		Project No:		Sample Matrix		Analysis		Comments	
Site: <u>101-107 Cecil Burnd</u>		Project No:		SOIL					
Laboratory:		SGS Australia Unit 16, 33 Maddox Street, ALEXANDRIA NSW 2015 P: 02 8594 0400 F: 02 8594 0499		WATER					
Sample ID		Laboratory ID		0.45 µm field filtered					
Asb-1		1		OTHER					
2		2		HM ^A /TRH/BTEX/PAHs					
3		3		HM ^A /TRH/BTEX					
4		4		BTEX					
5		5		VOCs					
6		6		Asbestos					
7		7		Asbestos Quantification (500ml)					
8		8		Asbestos 10L field screening					
9		9		Excavated Natural Material (ENM) Suite					
10		10		ENM Suite - Stockpile discrete (TRH/BTEX/PAHs)					
Pb-1		ZLR		ENM Suite - Stockpile composite (HM ^A /pH / EC / Foreign Materials)					
2		ZLR		Dewatering Suite					
3		ZLR		pH / pH peroxide					
4		ZLR		sPOCAS					
5		ZLR		Chromium Reducible Sulfur (CrS)					
6		ZLR		PFAS					
7		ZLR		pH / CEC (cation exchange)					
8		ZLR		pH / EC (electrical conductivity)					
9		ZLR		Sulphate / Chloride					
10		ZLR		Lead					
Pb-1		ZLR		TCLP HM ^B / PAH					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
5		ZLR		Hardness					
6		ZLR		Total Cyanide					
7		ZLR		Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)					
8		ZLR		TRH (F1, F2, F3, F4)					
9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
5		ZLR		Hardness					
6		ZLR		Total Cyanide					
7		ZLR		Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)					
8		ZLR		TRH (F1, F2, F3, F4)					
9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
5		ZLR		Hardness					
6		ZLR		Total Cyanide					
7		ZLR		Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)					
8		ZLR		TRH (F1, F2, F3, F4)					
9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
5		ZLR		Hardness					
6		ZLR		Total Cyanide					
7		ZLR		Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)					
8		ZLR		TRH (F1, F2, F3, F4)					
9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
5		ZLR		Hardness					
6		ZLR		Total Cyanide					
7		ZLR		Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)					
8		ZLR		TRH (F1, F2, F3, F4)					
9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
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9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
5		ZLR		Hardness					
6		ZLR		Total Cyanide					
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9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
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9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
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9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
5		ZLR		Hardness					
6		ZLR		Total Cyanide					
7		ZLR		Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)					
8		ZLR		TRH (F1, F2, F3, F4)					
9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
5		ZLR		Hardness					
6		ZLR		Total Cyanide					
7		ZLR		Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)					
8		ZLR		TRH (F1, F2, F3, F4)					
9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
5		ZLR		Hardness					
6		ZLR		Total Cyanide					
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9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
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3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
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9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
5		ZLR		Hardness					
6		ZLR		Total Cyanide					
7		ZLR		Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)					
8		ZLR		TRH (F1, F2, F3, F4)					
9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
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9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
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9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
5		ZLR		Hardness					
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8		ZLR		TRH (F1, F2, F3, F4)					
9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1		ZLR		Total Phenol					
2		ZLR		Dewatering Suite					
3		ZLR		pH & EC					
4		ZLR		TDS / TDU					
5		ZLR		Hardness					
6		ZLR		Total Cyanide					
7		ZLR		Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)					
8		ZLR		TRH (F1, F2, F3, F4)					
9		ZLR		BTEX					
10		ZLR		PAH					
Pb-1									

Sheet <u>1</u> of <u>4</u>		Project No: <u>101-107 Cecil Burnt</u>	
Site: <u>9-10 Roger Avonrd, Cattle W E 26586</u>		Laboratory: <u>SGS Australia</u> Unit 16, 33 Maddox Street, ALEXANDRIA NSW 2015 P: 02 8594 0400 F: 02 8594 0499	
Sample ID	Laboratory ID	Container Type	SOIL
			WATER
4	13	2LB	0.45 µm field filtered
			OTHER
5	14	15/10/24 AM	HM ^A /TRH/BTEX/PAHs OCP/OP/PCB/Asbestos
6	15		HM ^A /TRH/BTEX/PAHs
7	16		HM ^A /TRH/BTEX
8	17		BTEX
9	18		VOCs
10	19		Asbestos
11	20		Asbestos Quantification (500ml)
12	21		Asbestos 10L field screening
13	22		Excavated Natural Material (ENM) Suite
14	23		ENM Suite - Stockpile discrete (TRH/BTEX/PAHs)
	24		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
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: I attest that these samples were collected in accordance with standard EI field sampling procedures.
Sampler's Name (EI): Print: <u>Anthony Lo</u> Signature: <u>[Signature]</u> Date: <u>15/10/24</u>		Received by (SGS): Print: <u>[Signature]</u> Signature: <u>[Signature]</u> Date: <u>15/10/24</u>	
Suite 6.01, 55 Miller Street, PYRMONT NSW 2009 Ph: 9516 0722 lab@eiaustralia.com.au			Report with EI Waste Classification Table <input type="checkbox"/>
IMPORTANT: Please e-mail laboratory results to: lab@eiaustralia.com.au			Comments: HM ^A Arsenic Cadmium Chromium Copper Lead Mercury Nickel Zinc HM ^B Arsenic Cadmium Chromium Lead Mercury Nickel 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 <input checked="" type="checkbox"/> Standard <input type="checkbox"/> 24 Hours <input type="checkbox"/> 48 Hours <input type="checkbox"/> 72 Hours <input type="checkbox"/> Other



Suite 6.01, 55 Miller Street,
 PYRMONT NSW 2009
 Ph: 9516 0722
 lab@eiaustralia.com.au

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

Report with EI Waste Classification Table

Comments:
 HM^A
 Arsenic
 Cadmium
 Chromium
 Copper
 Lead
 Mercury
 Nickel
 Zinc
 HM^B
 Arsenic
 Cadmium
 Chromium
 Lead
 Mercury
 Nickel
 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

Sheet 4 of 4

Site: 101-107 Cecil Avenue Project No:

9-10 Roger Avenue, Cobby E26536

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
P6-15	25	ZLB	15/10/24	PM
16	26			
17	27			
18	28			
19	29			
20	30			
21	31			
22	32			
23	33			
24	34			
25	35			
26	36			

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

eiaustralia
 Contamination | Remediation | Geotechnical

Suite 6.01, 55 Miller Street,
 PYRMONT NSW 2009
 Ph: 9516 0722
 lab@eiaustralia.com.au

CCC June 2021 FORM 4.5 - SGS

Sample Matrix Analysis Comments

Sample Matrix	Analysis	Comments
SOIL	HM ^A / TRH/BTEX/PAHs	<input type="checkbox"/> HM ^A <input type="checkbox"/> Arsenic <input type="checkbox"/> Cadmium <input type="checkbox"/> Chromium <input type="checkbox"/> Copper <input type="checkbox"/> Lead <input type="checkbox"/> Mercury <input type="checkbox"/> Nickel <input type="checkbox"/> Zinc <input checked="" type="checkbox"/> HM ^B <input type="checkbox"/> Arsenic <input type="checkbox"/> Cadmium <input type="checkbox"/> Chromium <input type="checkbox"/> Lead <input type="checkbox"/> Mercury <input type="checkbox"/> Nickel
WATER	0.45 µm field filtered	
OTHER	HM ^A / TRH/BTEX/PAHs	
	HM ^A / TRH/BTEX/PAHs	
	HM ^A / TRH/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	

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

Sampler's Name (EI): Anthony Co Received by (SGS): [Signature]

Signature: [Signature] Date: 15/10/24 Signature: [Signature] Date: 15/10/24

Sampler's Comments: Report with EI Waste Classification Table

IMPORTANT: Please e-mail laboratory results to: lab@eiaustralia.com.au

LABORATORY TURNAROUND

Standard
 24 Hours
 48 Hours
 72 Hours
 Other _____

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

Yin, Emily (Alexandria)

From: Antony Lo - EIAustralia <antony.lo@eiaustralia.com.au>
Sent: Wednesday, 16 October 2024 2:26 PM
To: Yin, Emily (Alexandria)
Subject: [EXTERNAL] RE: SE272551 - E26536

*** WARNING: this message is from an EXTERNAL SENDER. Please be cautious, particularly with links and attachments. ***

Hi Emily,

These are the correct samples

Pb-9 – can you please send the photo for this one side by side (unclear which one is which)

Pb-12 – please test the top one for lead,

Pb-14 – please test the bottom sample (pink)

Please test ^{46 -} Pb-36 for lead as well on standard TAT

Kind regards,

Antony Lo
BEnvMgmt
Environmental Engineer
T 02 9516 0722
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Pymont, NSW 2009



www.eiaustralia.com.au

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From: Yin, Emily (Alexandria) [mailto:Emily.Yin@sgs.com]
Sent: Wednesday, 16 October 2024 12:57 PM
To: Antony Lo - EIAustralia
Subject: SE272551 - E26536

CLIENT DETAILS

Contact Sharon Li
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 PYRMONT NSW 2009

Telephone 61 2 95160722
Facsimile (Not specified)
Email sharon.li@eiaustralia.com.au

Project **E26536 Cecil Ave&Roger Ave Castle Hill**
Order Number **E26536**
Samples 46

LABORATORY DETAILS

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 Alexandria NSW 2015

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Email au.environmental.sydney@sgs.com

Samples Received Tue 15/10/2024
Report Due Tue 22/10/2024
SGS Reference **SE272551**

SUBMISSION DETAILS

This is to confirm that 46 samples were received on Tuesday 15/10/2024. Results are expected to be ready by COB Tuesday 22/10/2024. Please quote SGS reference SE272551 when making enquiries. Refer below for details relating to sample integrity upon receipt.

Sample counts by matrix	29 Paint, 10 Material	Type of documentation received	COC
Date documentation received	15/10/2024	Samples received in good order	Yes
Samples received without headspace	N/A	Sample temperature upon receipt	20°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

Samples #25, 28, 29, 31, 33, 35 and 44 - insufficient samples hence these samples won't be analysed.

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CLIENT DETAILS

Client **EI AUSTRALIA**

Project **E26536 Cecil Ave&Roger Ave Castle Hill**

SUMMARY OF ANALYSIS

No.	Sample ID	Fibre ID in bulk materials	Metals in Paint by ICPOES
001	Asb-1	2	-
002	Asb-2	2	-
003	Asb-3	2	-
004	Asb-4	2	-
005	Asb-5	2	-
006	Asb-6	2	-
007	Asb-7	2	-
008	Asb-8	2	-
009	Asb-9	2	-
010	Asb-10	2	-
011	Pb-1	-	1
012	Pb-2	-	1
013	Pb-3	-	1
014	Pb-4	-	1
015	Pb-5	-	1
016	Pb-6	-	1
017	Pb-7	-	1
018	Pb-8	-	1
019	Pb-9	-	1
020	Pb-10	-	1
021	Pb-11	-	1
022	Pb-12	-	1
023	Pb-13	-	1
024	Pb-14	-	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 **E26536 Cecil Ave&Roger Ave Castle Hill**

SUMMARY OF ANALYSIS

No.	Sample ID	Metals in Paint by ICPOES
026	Pb-16	1
027	Pb-17	1
030	Pb-20	1
032	Pb-22	1
034	Pb-24	1
036	Pb-26	1
037	Pb-27	1
038	Pb-28	1
039	Pb-29	1
040	Pb-30	1
041	Pb-31	1
042	Pb-32	1
043	Pb-33	1
045	Pb-35	1
046	Pb-36	1

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

LABORATORY DETAILS

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Manager Shane McDermott
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Project **E26536 93-107 Cecil Ave, Castle Hill NSW**
 Order Number **E26536**
 Samples 28

SGS Reference **SE272984 R1**
 Date Received 23/10/2024
 Date Reported 29/10/2024

COMMENTS

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

Sample #23: No trace asbestos fibres detected using trace analysis technique.
 Asbestos analysed by Approved Identifier Yusuf Kuthpudin

This report cancels and supersedes the report No.SE272984 R0. dated 25/10/2024 due to typographical error .

SIGNATORIES



Dong LIANG
 Metals/Inorganics Team Leader



Yusuf KUTHPUDIN
 Asbestos Analyst

Metals in Paint by ICPOES [AN065/AN320] Tested: 24/10/2024

PARAMETER	UOM	LOR	Pb2-1 PAINT - 23/10/2024 SE272984.001	Pb2-2 PAINT - 23/10/2024 SE272984.002	Pb2-3 PAINT - 23/10/2024 SE272984.003	Pb2-4 PAINT - 23/10/2024 SE272984.004	Pb2-5 PAINT - 23/10/2024 SE272984.005
Lead, Pb	%w/w	0.001	<0.001	0.004	0.042	0.29	0.001

PARAMETER	UOM	LOR	Pb2-6 PAINT - 23/10/2024 SE272984.006	Pb2-7 PAINT - 23/10/2024 SE272984.007	Pb2-8 PAINT - 23/10/2024 SE272984.008	Pb2-9 PAINT - 23/10/2024 SE272984.009	Pb2-10 PAINT - 23/10/2024 SE272984.010
Lead, Pb	%w/w	0.001	0.013	<0.001	<0.001	<0.001	<0.001

PARAMETER	UOM	LOR	Pb2-11 PAINT - 23/10/2024 SE272984.011	Pb2-12 PAINT - 23/10/2024 SE272984.012	Pb2-13 PAINT - 23/10/2024 SE272984.013	Pb2-14 PAINT - 23/10/2024 SE272984.014	Pb2-15 PAINT - 23/10/2024 SE272984.015
Lead, Pb	%w/w	0.001	<0.001	<0.001	0.002	0.001	0.064

PARAMETER	UOM	LOR	Pb2-16 PAINT - 23/10/2024 SE272984.016
Lead, Pb	%w/w	0.001	0.065

Fibre ID in bulk materials [AN602/AS4964] Tested: 24/10/2024

			Asb2-1	Asb2-2	Asb2-3	Asb2-4	Asb2-5
			MATERIAL -	MATERIAL -	MATERIAL -	MATERIAL -	MATERIAL -
			23/10/2024	23/10/2024	23/10/2024	23/10/2024	23/10/2024
PARAMETER	UOM	LOR	SE272984.017	SE272984.018	SE272984.019	SE272984.020	SE272984.021
Asbestos Detected	No unit	-	Yes	Yes	No	No	No
Date Analysed*	No unit	-	25/10/2024 00:00	25/10/2024 00:00	25/10/2024 00:00	25/10/2024 00:00	25/10/2024 00:00

			Asb2-6	Asb2-7	Asb2-8	Asb2-9	Asb2-10
			MATERIAL -	MATERIAL -	MATERIAL -	MATERIAL -	MATERIAL -
			23/10/2024	23/10/2024	23/10/2024	23/10/2024	23/10/2024
PARAMETER	UOM	LOR	SE272984.022	SE272984.023	SE272984.024	SE272984.025	SE272984.026
Asbestos Detected	No unit	-	No	No	No	Yes	Yes
Date Analysed*	No unit	-	25/10/2024 00:00	25/10/2024 00:00	25/10/2024 00:00	25/10/2024 00:00	25/10/2024 00:00

			Asb2-11	Asb2-12
			MATERIAL -	MATERIAL -
			23/10/2024	23/10/2024
PARAMETER	UOM	LOR	SE272984.027	SE272984.028
Asbestos Detected	No unit	-	Yes	Yes
Date Analysed*	No unit	-	25/10/2024 00:00	25/10/2024 00:00

METHOD

METHODOLOGY SUMMARY

AN065/AN320

A portion of paint chips sample is digested with nitric acid to solubilise the metals into solution. Digest then analysed by ICP OES with result calculated back to the as received paint sample basis.

AN602/AS4964

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

AN602/AS4964

Fibres/material that cannot be unequivocally identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf). The fibres detected may or may not be asbestos fibres.

AN602/AS4964

AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states:"Depending upon sample condition and fibre type, the detection limit of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."

FOOTNOTES

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

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

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

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

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

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

Note that in terms of units of radioactivity:

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

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

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

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Project **E26536 93-107 Cecil Ave, Castle Hill NSW**
 Order Number **E26536**
 Samples 28

LABORATORY DETAILS

Manager Shane McDermott
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SGS Reference **SE272984 R1**
 Date Received 23 Oct 2024
 Date Reported 29 Oct 2024

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	16 Paint, 12 Materia	Type of documentation received	COC
Date documentation received	23/10/2024	Samples received in good order	Yes
Samples received without headspace	N/A	Sample temperature upon receipt	21.5°C
Sample container provider	SGS	Turnaround time requested	Two Days
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
Asb2-1	SE272984.017	LB327762	23 Oct 2024	23 Oct 2024	23 Oct 2025	24 Oct 2024	23 Oct 2025	25 Oct 2024
Asb2-2	SE272984.018	LB327762	23 Oct 2024	23 Oct 2024	23 Oct 2025	24 Oct 2024	23 Oct 2025	25 Oct 2024
Asb2-3	SE272984.019	LB327762	23 Oct 2024	23 Oct 2024	23 Oct 2025	24 Oct 2024	23 Oct 2025	25 Oct 2024
Asb2-4	SE272984.020	LB327762	23 Oct 2024	23 Oct 2024	23 Oct 2025	24 Oct 2024	23 Oct 2025	25 Oct 2024
Asb2-5	SE272984.021	LB327762	23 Oct 2024	23 Oct 2024	23 Oct 2025	24 Oct 2024	23 Oct 2025	25 Oct 2024
Asb2-6	SE272984.022	LB327762	23 Oct 2024	23 Oct 2024	23 Oct 2025	24 Oct 2024	23 Oct 2025	25 Oct 2024
Asb2-7	SE272984.023	LB327762	23 Oct 2024	23 Oct 2024	23 Oct 2025	24 Oct 2024	23 Oct 2025	25 Oct 2024
Asb2-8	SE272984.024	LB327762	23 Oct 2024	23 Oct 2024	23 Oct 2025	24 Oct 2024	23 Oct 2025	25 Oct 2024
Asb2-9	SE272984.025	LB327762	23 Oct 2024	23 Oct 2024	23 Oct 2025	24 Oct 2024	23 Oct 2025	25 Oct 2024
Asb2-10	SE272984.026	LB327762	23 Oct 2024	23 Oct 2024	23 Oct 2025	24 Oct 2024	23 Oct 2025	25 Oct 2024
Asb2-11	SE272984.027	LB327762	23 Oct 2024	23 Oct 2024	23 Oct 2025	24 Oct 2024	23 Oct 2025	25 Oct 2024
Asb2-12	SE272984.028	LB327762	23 Oct 2024	23 Oct 2024	23 Oct 2025	24 Oct 2024	23 Oct 2025	25 Oct 2024

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
Pb2-1	SE272984.001	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-2	SE272984.002	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-3	SE272984.003	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-4	SE272984.004	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-5	SE272984.005	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-6	SE272984.006	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-7	SE272984.007	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-8	SE272984.008	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-9	SE272984.009	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-10	SE272984.010	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-11	SE272984.011	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-12	SE272984.012	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-13	SE272984.013	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-14	SE272984.014	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-15	SE272984.015	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024
Pb2-16	SE272984.016	LB327737	23 Oct 2024	23 Oct 2024	21 Apr 2025	24 Oct 2024	21 Apr 2025	25 Oct 2024

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.



METHOD BLANKS

SE272984 R1

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
LB327737.001	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 %
LB327737.002	Lead, Pb	%w/w	0.001	0.010	0.01035	70 - 130	94

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: $RPD = |OriginalResult - ReplicateResult| \times 100 / Mean$

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: $MAD = 100 \times SDL / Mean + LR$

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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CLIENT DETAILS

LABORATORY DETAILS

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Telephone	61 2 95160722	Telephone	+61 2 8594 0400
Facsimile	(Not specified)	Facsimile	+61 2 8594 0499
Email	antony.lo@eiaustralia.com.au	Email	au.environmental.sydney@sgs.com
Project	E26536 93-107 Cecil Ave, Castle Hill NSW	SGS Reference	SE272984 R1
Order Number	E26536	Date Received	23 Oct 2024
Samples	12	Date Reported	29 Oct 2024


COMMENTS

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

Sample #23: No trace asbestos fibres detected using trace analysis technique.
Asbestos analysed by Approved Identifier Yusuf Kuthpudin

This report cancels and supersedes the report No.SE272984 R0. dated 25/10/2024 due to typographical error .

SIGNATORIES



Yusuf KUTHPUDIN
Asbestos Analyst

RESULTS

Fibre ID in bulk materials

Method S4964

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Date Analysed	Fibre Identification	Est.%w/w*
SE272984.017	Asb2-1	Other	Approx 2g Cement Sheet Fragments	23 Oct 2024	25 Oct 2024	Amosite & Chrysotile Asbestos Detected	
SE272984.018	Asb2-2	Other	Approx 2g Cement Sheet Fragments	23 Oct 2024	25 Oct 2024	Amosite & Chrysotile Asbestos Detected Organic Fibres Detected	
SE272984.019	Asb2-3	Other	Approx 2g Cement Sheet Fragments	23 Oct 2024	25 Oct 2024	No Asbestos Detected Organic Fibres Detected	
SE272984.020	Asb2-4	Other	45x40x5mm Cement Sheet Fragments	23 Oct 2024	25 Oct 2024	No Asbestos Detected Organic Fibres Detected	
SE272984.021	Asb2-5	Other	115x100x5mm Cement Sheet Fragments x2	23 Oct 2024	25 Oct 2024	No Asbestos Detected Organic Fibres Detected	
SE272984.022	Asb2-6	Other	Approx 2g Cement Sheet Fragments	23 Oct 2024	25 Oct 2024	No Asbestos Detected Organic Fibres Detected	
SE272984.023	Asb2-7	Other	35x20x3mm Vinyl Sheet	23 Oct 2024	25 Oct 2024	No Asbestos Detected Synthetic Mineral Fibres Detected Organic Fibres Detected	
SE272984.024	Asb2-8	Other	40x30x5mm Cement Sheet Fragments x2	23 Oct 2024	25 Oct 2024	No Asbestos Detected Organic Fibres Detected	
SE272984.025	Asb2-9	Other	70x40x5mm Cement Sheet Fragment	23 Oct 2024	25 Oct 2024	Chrysotile Asbestos Detected Organic Fibres Detected	
SE272984.026	Asb2-10	Other	Approx 5g Cement Sheet Fragments	23 Oct 2024	25 Oct 2024	Chrysotile Asbestos Detected Organic Fibres Detected	
SE272984.027	Asb2-11	Other	60x40x5mm Cement Sheet Fragment	23 Oct 2024	25 Oct 2024	Chrysotile Asbestos Detected	
SE272984.028	Asb2-12	Other	Approx 2g Cement Sheet Fragments	23 Oct 2024	25 Oct 2024	Chrysotile Asbestos Detected Organic Fibres 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.

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Any holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client only. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law.

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

Sheet **1** of **3**

Site: **93-107 Gai Ave,
Castle Hill NSW**

Project No: **E26536**

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
Pba-1	1	ZLB	23/10/24	am/pm
-2	2			
-3	3			
-4	4			
-5	5			
-6	6			
-7	7			
-8	8			
-9	9			
-10	10			
-11	11			
-12	12			

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

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 CC CORPORATION | PREPARATION | ANALYSIS
 Suite 6.01, 55 Miller Street,
 PYRMONT NSW 2009
 Ph: 9516 0722
lab@eiaustralia.com.au
 COC June 2021 FORM v.5 - SGS

Sample Matrix

Analysis

Paint	<input checked="" type="checkbox"/>
0.45 µm field filtered	<input type="checkbox"/>
Material	<input type="checkbox"/>
HM ^A /TRH/BTEX/PAHs OCP/OP/PCB/Asbestos	<input type="checkbox"/>
HM ^A /TRH/BTEX/PAHs	<input type="checkbox"/>
HM ^A /TRH/BTEX	<input type="checkbox"/>
BTEX	<input type="checkbox"/>
VOCs	<input type="checkbox"/>
Asbestos	<input type="checkbox"/>
Asbestos Quantification (500ml)	<input type="checkbox"/>
Asbestos 10L field screening	<input type="checkbox"/>
Excavated Natural Material (ENM) Suite	<input type="checkbox"/>
ENM Suite - Stockpile discrete (TRH/BTEX/PAHs)	<input type="checkbox"/>
ENM Suite - Stockpile composite (HM ^A /pH / EC / Foreign Materials)	<input type="checkbox"/>
Dewatering Suite	<input type="checkbox"/>
pH / pH peroxide	<input type="checkbox"/>
sPOCAS	<input type="checkbox"/>
Chromium Reducible Sulfur (CrS)	<input type="checkbox"/>
PFAS	<input type="checkbox"/>
pH / CEC (cation exchange)	<input type="checkbox"/>
pH / EC (electrical conductivity)	<input type="checkbox"/>
Sulphate / Chloride	<input type="checkbox"/>
Lead in paint	<input checked="" type="checkbox"/>
TCLP HM ^B / PAH	<input type="checkbox"/>

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

Report with EI Waste Classification Table

Sampler's Name (EI): Ying De	Received by (SGS): Ying De
Signature <i>Ying De</i>	Signature <i>Ying De</i>
Date 23/10/24	Date 23/10/24

Sampler's Comments:
cc = Sharon; antony; merlene. barbosa



- Comments
- HM^A Arsenic
 - Cadmium
 - Chromium
 - Copper
 - Lead
 - Mercury
 - Nickel
 - Zinc
 - HM^B Arsenic
 - Cadmium
 - Chromium
 - Lead
 - Mercury
 - Nickel
- 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 _____

Site: **97+103 Local A/C Castle Hill** Project No: **E26536**

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
Asb 2-9	25	ZLB	23/10/24	2m/pm
-10	26			
-11	27	↓	↓	

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



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 Contamination | Remediation | Geotechnical

Suite 6.01, 55 Miller Street,
 PYRMONT NSW 2009
 Ph: 9516 0722
lab@eiaustralia.com.au

COC June 2021 FORM 4.5 - SGS

Sample Matrix

Sample Matrix	Analysis
SOIL	
WATER	
0.45 µm field filtered	
Other Material	
HM ^A /TRH/BTEX/PAHs OCP/OP/PCB/Asbestos	
HM ^A /TRH/BTEX/PAHs	
HM ^A /TRH/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	

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

Sampler's Name (EI): **Sharon Anthony** Received by (SGS): **Sharon Anthony**
 Signature: *[Signature]* Signature: *[Signature]*
 Date: **23/10/24** Date: **23/10/24**

IMPORTANT: Please e-mail laboratory results to: **lab@eiaustralia.com.au**

Analysis

Comments

Report with EI Waste Classification Table

Sampler's Comments: **CC = Sharon Anthony's private**

HM^A
 Arsenic
 Cadmium
 Chromium
 Copper
 Lead
 Mercury
 Nickel
 Zinc
 HM^B
 Arsenic
 Cadmium
 Chromium
 Lead
 Mercury
 Nickel
 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 _____



SAMPLE RECEIPT ADVICE

SE272984

CLIENT DETAILS

Contact Antony Lo
Client EI AUSTRALIA
Address SUITE 6.01
55 MILLER STREET
PYRMONT NSW 2009

Telephone 61 2 95160722
Facsimile (Not specified)
Email antony.lo@eiaustralia.com.au

Project **E26536 93-107 Cecil Ave, Castle Hill NSW**
Order Number **E26536**
Samples 28

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 Wed 23/10/2024
Report Due Fri 25/10/2024
SGS Reference **SE272984**

SUBMISSION DETAILS

This is to confirm that 28 samples were received on Wednesday 23/10/2024. Results are expected to be ready by COB Friday 25/10/2024. Please quote SGS reference SE272984 when making enquiries. Refer below for details relating to sample integrity upon receipt.

Sample counts by matrix	16 Paint, 12 Material	Type of documentation received	COC
Date documentation received	23/10/2024	Samples received in good order	Yes
Samples received without headspace	N/A	Sample temperature upon receipt	21.5°C
Sample container provider	SGS	Turnaround time requested	Two Days
Samples received in correct containers	Yes	Sufficient sample for analysis	Yes
Sample cooling method	None	Samples clearly labelled	Yes
Complete documentation received	Yes		

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

COMMENTS

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CLIENT DETAILS

Client **EI AUSTRALIA**

Project **E26536 93-107 Cecil Ave, Castle Hill NSW**

SUMMARY OF ANALYSIS

No.	Sample ID	Fibre ID in bulk materials	Metals in Paint by ICPOES
001	Pb-1	-	1
002	Pb-2	-	1
003	Pb-3	-	1
004	Pb-4	-	1
005	Pb-5	-	1
006	Pb-6	-	1
007	Pb-7	-	1
008	Pb-8	-	1
009	Pb-9	-	1
010	Pb-10	-	1
011	Pb-11	-	1
012	Pb-12	-	1
013	Pb-13	-	1
014	Pb-14	-	1
015	Pb-15	-	1
016	Pb-16	-	1
017	Asb2-1	2	-
018	Asb2-2	2	-
019	Asb2-3	2	-
020	Asb2-4	2	-
021	Asb2-5	2	-
022	Asb2-6	2	-
023	Asb2-7	2	-
024	Asb2-8	2	-

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 .



SAMPLE RECEIPT ADVICE

SE272984

CLIENT DETAILS

Client **EI AUSTRALIA**

Project **E26536 93-107 Cecil Ave, Castle Hill NSW**

SUMMARY OF ANALYSIS

No.	Sample ID	Fibre ID in bulk materials
025	Asb2-9	2
026	Asb2-10	2
027	Asb2-11	2
028	Asb2-12	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 .