

## Hazardous Construction Materials Survey

12 – 16 Bent Street, Lindfield NSW



Prepared for:  
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## DISTRIBUTION

**Hazardous Construction Materials Survey**  
**12 – 16 Bent Street, Lindfield NSW**

10 February 2025

### **Recipient**

**Sundale Northland Development Pty Ltd**  
PO Box 229  
BURWOOD NSW 1805

Att: Mr Phil Choy

This document was prepared for the sole use of Sundale Northland Development Pty Ltd, their demolition contractor and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of P. Clifton & Associates Pty Ltd and Sundale Northland Development Pty Ltd.

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## CONTENTS

1	EXECUTIVE SUMMARY .....	1
2	INTRODUCTION .....	1
3	ASBESTOS CONTAINING MATERIALS .....	3
4	SYNTHETIC MINERAL FIBRE (SMF) .....	4
5	POLYCHLORINATED BIPHENYL (PCB).....	5
6	LEAD BASED PAINTS .....	5
7	SURVEY METHODOLOGY, SAMPLE COLLECTION AND ANALYSIS.....	6
8	EXTENT OF SURVEY .....	7
9	REFERENCES .....	8
10	RESULTS OF SURVEY .....	9
	10.1 14 Bent Street, Lindfield NSW.....	9
	10.2 16 Bent Street, Lindfield NSW.....	11
	10.4 12 Bent Street, Lindfield NSW.....	14
11	RECOMMENDATIONS .....	14

### APPENDICES

1 – Photographs

2 – Laboratory Report

# 1 EXECUTIVE SUMMARY

This Hazardous Construction Materials Survey report has been prepared by P. Clifton & Associates Pty Ltd to accompany a detailed State Significant Development Application (SSDA) for a residential development at 12 – 16 Bent Street, Lindfield NSW. The site is made up of three lots. The legal description of the site is outlined in Table 1.

**Table 1 Legal Description**

Property Address	Title Description
12 Bent Street	Lots 3 and 7 in DP1226294
14 Bent Street	Lot 1 in DP935936
16 Bent Street	Lot 1 in DP960014
Site Area	3,825sqm

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-78156462).

This report concludes that the proposed development is suitable, warrants approval, satisfies SEARs Item 24 – Hazards and Risks, and complies with the requirements of the AS2601-2001 The demolition of structures.

If there are any queries regarding this report, please do not hesitate to contact the undersigned. P. Clifton & Associates Pty Ltd – Philip Clifton – 0437 251 358 [philclifton@pclifton.com](mailto:philclifton@pclifton.com)

# 2 INTRODUCTION

A redevelopment of the existing residential properties at 14 and 16 Bent Street, Lindfield NSW and of the vacant former residential property at 12 Bent Street, Lindfield NSW (the site) is proposed to be carried out in the near future. This redevelopment will include the demolition of existing buildings and structures followed by the development of a multi storey housing development.

To document the presence and extent of hazardous construction materials within the existing buildings on the site, P. Clifton & Associates Pty Ltd undertook a visual inspection of accessible construction materials within the two residential buildings on the site on Thursday 21 November 2024. A walkover inspection of the ground areas within the vacant property at 12 Bent Street was also undertaken as part of the site inspection work.

This inspection was undertaken to identify hazardous construction materials that are present within accessible areas of each of the two buildings located on the site which are to be demolished as part of the proposed development.

For the purpose of this report hazardous construction materials are building materials and components thereof that contain asbestos, synthetic mineral fibre (SMF), polychlorinated biphenyl (PCB), typical lead-based paint finishes and lead in cavity dust.

The house located on the residential property at 14 Bent Street is a full masonry and timber framed building that has terracotta tiles over the main roof area with corrugated metal or corrugated asbestos cement sheet over the rear skillion roofs, face brick external wall cladding with stone walls below floor level, fibrous plaster soffit lining panels to the front verandah soffit, timber lining boards to the eaves, timber framed windows and entry doors, timber fascias and metal eaves gutters and downpipes.

Within the house the framed ceilings are lined with fibrous plaster, the masonry walls are finished with painted cement render and the floors are mostly timber boards with some rooms having concrete slab floors.

The house located on the residential property at 16 Bent Street is a single storey full masonry and timber framed building that has concrete tiles over the main roof area with corrugated metal over the rear extension, painted face brick external wall cladding with stone walls below floor level, flat asbestos cement sheet and timber lining boards to the eaves and entry porch soffit, timber lining boards to the soffit over the rear covered verandah, timber framed windows and entry doors, timber fascias and metal eaves gutters and down pipes.

Within the main original area of the house the framed ceilings are lined with fibrous plaster, the masonry walls are finished with painted cement render and the floors are mostly timber boards with some rooms having concrete slab floors.

The rear extension has corrugated metal roof cladding, painted masonry walls, timber and aluminium framed windows and sliding entry door, plasterboard and fibrous cement sheet ceiling linings and timber floors.

Each of the houses were occupied at the time of the site inspection and destructive sampling was not able to be used to ascertain the presence / absence of asbestos materials.

The vacant land at 12 Bent Street is covered with ground cover vegetation with a number of trees and shrubs present. There are some random pieces of building debris present on the exposed areas of surface soil which is presumed to be demolition debris from the former buildings that were present on this area of the site. These buildings were demolished a number of years ago.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 14/02/2024 and issued for the SSDA (SSD-78156462). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

**Table 2 – SEARs Requirements**

Item	Description of Requirement	Section Reference (this Report)
24. Hazards and Risks	<p>If the development is affected by above ground dangerous goods storages from the surrounding developments and/or underground high-pressure dangerous goods pipelines in the vicinity of proposal location: Report on any consultation outcomes with operators.</p> <p>Consider whether the development would cause these storages non-compliance with <i>Australian Standards</i>.</p> <p>Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.</p>	Section 10

### 3 ASBESTOS CONTAINING MATERIALS

Asbestos is the fibrous form of mineral silicates belonging to the serpentine and amphibole groups of rock-forming materials. The most significant types include chrysotile, crocidolite and amosite (white, blue and brown or grey asbestos respectively). After mining asbestos rock is broken down by crushing and milling to loose fibres which were then incorporated into a large variety of construction materials.

During the 1950's, 1960's and early 1970's asbestos was widely used in the building and construction industries. It was commonly used as fireproofing and its excellent thermal energy conservation properties meant that it was extensively used to insulate steam and hot water pipes and air ductwork.

Asbestos was also used in cement, bitumen and vinyl-based products to increase their compressive and tensile strength. These products include asbestos cement sheeting, bituminous mastic and membrane, vinyl tiles, 'Zelemite' electrical boards and numerous other building and construction materials.

The consequences of prolonged or heavy exposure to airborne asbestos fibres are widely documented and can lead to diseases such as mesothelioma, lung cancer or pleural plaques.

The National Occupational Health and Safety Commission set exposure levels for contaminants in the workplace and have specified maximum (safe) levels for exposure to airborne asbestos fibres.

These levels are also recorded in the NSW Work Health and Safety Regulation 2017. In NSW, the recommended exposure level for airborne asbestos fibres in the workplace is presently set at 0.1 fibres per millilitre of air.

## 4 SYNTHETIC MINERAL FIBRE (SMF)

Synthetic Mineral Fibre (SMF) is a general term used to describe a number of fibrous materials made from glass, rock, alumina and silica. Some of these products are composed of a mixture of fibres in a multitude of sizes.

SMF have been widely used as alternatives to asbestos in insulation and fire-rating products and as reinforcement in cement, plaster and plastic materials. SMF products are used extensively in commercial and residential buildings for insulation from temperature and sound.

There are four main groups of SMF:

1. **Continuous Glass Filaments** which used in textiles, reinforced plastics and concrete, and as electrical insulation and plumbing materials.
2. **Fibreglass, glass fibre or glasswool** which used mainly in insulation mats or batts.
3. **Rockwool** which is used in formed insulation, in sprayed materials, such as acoustic insulation and fire-rating materials.
4. **Ceramic Fibres** used as insulation blankets and for high temperature applications and fire-rated products.

For some years, there were concerns that SMF may be associated with health effects similar to those found with asbestos. This was because of the similarities of appearance, as well as the industrial application, of SMFs and asbestos. Now there is a large amount of scientific data from various studies, including epidemiological studies of workers in SMF industries. Reviews of these results show a number of health effects from exposure to various SMF.

Short term exposure can result in skin and eye irritation which is more likely in workers having direct contact with SMF products for the first time or after a period of absence. It may also involve reddening, burning, itching, prickling, scaling, thickening and inflammation around the fingernails. Upper respiratory tract irritation is likely during exposure to very high concentrations of SMF in the air.

Long term exposure to SMF was shown to be associated with a slightly increased risk of lung cancer among exposed workers in early SMF industries. Animal studies have shown the potential of SMF to cause mesothelioma, but no cases of this lung disease were reported from studies in the fibreglass and rockwool manufacturing industries.

Animal studies and epidemiological results have led the World Health Organisation (WHO) International Agency for Research on Cancer to classify fibres such as rockwool, ceramic and glass fibre as *Class 2B carcinogens*. That is, they are possibly carcinogenic to humans.

With other cancer-causing substances (carcinogens), we know that there is no safe level of exposure -that is, there is no low level that can be guaranteed not to cause an increased cancer risk. However, current scientific opinion is that SMF caused chronic health effects will not occur under typical “modern-day” operations, provided adequate precautions are taken in the workplace.

## 5 POLYCHLORINATED BIPHENYL (PCB)

The extent of the use of Polychlorinated Biphenyls (PCB) is varied. They were used in fluorescent light capacitors for power factor correction on an inductive ballast circuit. They have also been used in transformers, vacuum pumps and gas – transmission turbines, and in the United States as plasticisers, adhesives and pesticide extenders and as well as many other products.

The most commonly observed health effects in people exposed to PCBs are skin conditions such as chloracne and rashes, but these were known to be symptoms of systemic poisoning dating back to the 1920s. Studies in workers exposed to PCBs have shown changes in blood and urine that may indicate liver damage.

A few studies of workers indicate that PCBs were associated with specific kinds of cancer in humans, such as cancer of the liver and biliary tract. The Department of Health and Human Services (DHHS) in the US has concluded that PCBs may reasonably be anticipated to be carcinogens.

The US Environmental Protection Agency (EPA) and the International Agency for Research on Cancer (IARC) have determined that PCBs are probably carcinogenic to humans. PCBs are also classified as probable human carcinogens by the National Cancer Institute, World Health Organization, and the Agency for Toxic Substances and Disease Registry. Recent research by the National Toxicology Program has confirmed that PCB126 (Technical Report 520) and a binary mixture of PCB126 and PCB153 (Technical Report 531) are carcinogens.

## 6 LEAD BASED PAINTS

Lead paint or lead based paint is paint containing lead. As pigment, lead (II) chromate (chrome yellow) and lead (III) carbonate (white lead) are the most common forms. Lead was added to paint to speed up drying, increase durability, maintain a fresh appearance, and resist moisture that causes corrosion.

Lead paint is hazardous. It can cause nervous system damage, stunted growth, kidney damage, and delayed development. It is dangerous to children because it tastes sweet, therefore encouraging children to put lead chips and toys with lead dust in their mouths. Lead paint is dangerous to adults and can cause reproductive problems in men or women.

In Australia, the recommended amount of lead in domestic paint has declined from 50% before 1965, to 1% in 1965. In 1992, it was reduced to 0.25%, and in 1997 it was further reduced to 0.1%.

AS 4361.2-2017 Guide to hazardous paint management Part 2: Lead paint in residential, public and commercial buildings defines a lead based paint as ‘A paint film that contains greater than 0.1% lead by mass in the dry film’. Lead free paint is defined as ‘a paint film having a lead content that is equal to or less than 0.1% lead by mass in the dry film’.

## 7 SURVEY METHODOLOGY, SAMPLE COLLECTION AND ANALYSIS

The inspection of the buildings at the site was undertaken by way of a visual assessment of construction materials located in accessible external and internal areas.

During the site inspection, four samples of suspected asbestos containing construction materials were collected for laboratory analysis to ascertain the presence / absence of asbestos fibres in the sampled materials.

Following collection, each sample was placed into a clean resealable plastic sample bag which was marked with the site details and sample location. The samples were forwarded to ESP Laboratories, a NATA accredited laboratory located in Footscray VIC for asbestos content analysis.

The samples were analysed using polarised light microscopy supplemented with dispersion oil staining using ESP’s NATA accredited in-house method No. 2 and methodology consistent with AS 4964-2004.

The results of the sample analysis are summarised as follows:

Sample No.	Sample Location / Description	Result
1	#14 – Upper blue vinyl tile	No asbestos detected
2	#14 – Lower blue vinyl tile	Chrysotile asbestos detected
3	#14 – Lower grey vinyl tile	No asbestos detected
4	#14 – Fibrous cement sheet cladding to rear external wall	No asbestos detected

Green = Asbestos free, Red = Asbestos present

The NATA endorsed laboratory report of the sample analysis is attached in Appendix 2.

## 8 EXTENT OF SURVEY

Fundamental to the entire basis of an inspection of this type, where the constraints of a “non-destructive” survey are imposed, is the fact that no matter how thorough or professionally it is conducted, not all hazardous construction materials (construction materials containing asbestos, synthetic mineral fibre, polychlorinated biphenyl, lead based paints and lead contaminated cavity dust) might be found and recorded.

Whilst one can be reasonably confident that hazardous construction materials that might be routinely encountered in the normal day-to-day activities undertaken within the accessible areas of the buildings at the site can be identified and assessed, no guarantees can be made that all hazardous construction materials have been identified since demolition activities may well reveal hazardous construction materials in areas inaccessible to this inspection.

This report is confined to reporting the discovery (or non-discovery as the case may be) and presence of hazardous construction materials by visual inspection and non-destructive methods of those accessible areas in the buildings accessible to and inspected by P. Clifton & Associates on the date of the inspection.

P. Clifton & Associates will not be liable in the event the report fails to notify the presence of any hazardous construction materials in any area in the buildings which were, on the date of inspection, physically inaccessible for inspection using the methods employed (hand tools to gain access to ceiling spaces and wall cavities) or which was not otherwise inspected on that day. Nothing contained herein implies that any inaccessible or uninspected areas in the building contain or do not contain hazardous construction materials.

The survey was limited to accessible areas of the building structures and associated building elements only and does not include any hazardous construction materials or contamination that may be in inaccessible areas such as the roof spaces, buried beneath the concrete floor slabs or in the soil on the site.

PCA have exercised reasonable care, skill and diligence in the preparation of this report. However, except for any non-excludable statutory provision, PCA gives no warranty in relation to its services or this report and is not liable for any loss, injury or death suffered by any party (whether caused by negligence or otherwise) arising from or in relation to the services provided or the use of this report.

Where the client has the benefit of any non-excludable condition or warranty, the liability of PCA is, to the extent permitted by law, limited to re-performing the services or refunding the fees paid in relation to the services or sections of the report not complying with the conditions or warranty.

## 9 REFERENCES

The removal and disposal of asbestos containing and other hazardous construction materials in NSW is overseen by various authorities including SafeWork NSW (SafeWork), the NSW Environment Protection Authority (NSW EPA), local government (council) by administering various legislation, regulations and codes of practice. Statutory documents that are applicable to the proposed work at the site include (but are not limited to) the following:

- NSW Work Health & Safety Act 2011.
- NSW Work Health & Safety Regulation 2017.
- How To Safely Remove Asbestos Code of Practice issued by the NSW Government in December 2022.
- How To Manage and Control Asbestos in the Workplace issued by the NW Government in December 2022.
- NSW Protection of the Environment Operations (General) Regulation 2009: Reg 92.
- NSW Protection of the Environment Operations (Waste) Regulation 2014: 'Sections 77 - 81.
- National Environment Protection (Assessment of Site Contamination) Measure. Schedule B (1) - Guideline on Investigation Levels for Soil and Groundwater (May 2013).
- enHEALTH Management of Asbestos in the Non-Occupational Environment (2005).
- NSW Environment Protection Authority (EPA) Waste Classification Guidelines – Part 1: Classification of waste (November 2014).
- National Occupational Health and Safety Commission (NOHSC) Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].

## 10 RESULTS OF SURVEY

### 10.1 14 Bent Street, Lindfield NSW



#### 14 Bent Street, Lindfield NSW

The house located on the residential property at 14 Bent Street is a full masonry and timber framed building that has terracotta tiles over the main roof area with corrugated metal or corrugated asbestos cement sheet over the rear skillion roofs, face brick external wall cladding with stone walls below floor level and painted rough cement render to the front gable wall, fibrous plaster soffit lining over the front verandah, timber lining boards to the eaves, timber framed windows and entry doors, timber fascias and metal eaves gutters and down pipes. See photograph Nos. 1, 2, 3 and 4.

Each of the two chimneys are full brick construction with terracotta chimney pots.

The timber framed walls on the rear part of the house above and below the aluminium framed windows are clad with panels of flat fibrous cement sheet. See photograph No. 5. A sample of this cladding material was analysed and found to be free of asbestos. The framed walls at the eastern end of this enclosed verandah are clad with timber boards.

The verge tiles along the roof gables are concealed by timber trims. The bedding mortar below these tiles is likely to be set on narrow strips of flat asbestos cement sheet. See photograph No. 6.

The window awning on the front of the house is timber framed with flat asbestos cement sheet upper cladding covering the timber lining boards to the underside. See photograph No. 6.

The electrical supply meter cabinet located on the front of the house contains an asbestos free backing board and components.

Within the house the framed ceilings are lined with fibrous plaster, the masonry walls are finished with painted cement render and the floors are mostly timber boards with some rooms having concrete slab floors. The ceilings in each of the rear laundry room and in the rear enclosed verandah are lined with timber boards whilst the ceiling lining (high level) in the kitchen is presumed to be flat asbestos cement sheet. See photograph No. 7.

In the kitchen there are two layers of chequer patterned vinyl tiles covering the floor. A sample of the blue upper tiles and the grey lower tiles were analysed and found to be free of asbestos whilst the lower light blue tiles were sampled and found to contain chrysotile asbestos. See photograph No. 8.

The framed partition wall in the northern part of the western side enclosed verandah is lined with particleboard timber panels. See photograph No. 9.

The ceiling lining in the rear externally accessed toilet room is flat asbestos cement sheet. See photograph No. 10.

The roof space of the house was unable to be accessed due to the height of the access panel above the floor. The presence and type of hazardous construction materials in this area of the building is not known. There may be synthetic mineral fibre insulation batts on top of the ceiling linings.

There are no PCB containing materials in the residence.

Paint finishes on and in the building are in good condition with no areas of loose or flaking paint sighted. It is likely that original paint finishes, particularly those on timber items such as doors, windows, architraves and skirtings will be lead based paints.

Within the roof space there is presumed to be settled dust on top of the ceiling linings and / or insulation batts and also on top of the timber ceiling and roof framing. This dust will contain lead.

There are no known underground storage tanks (USTs) or associated pipe work within this property at the site.

The following hazardous construction materials are present on and in the house at 14 Bent Street, Lindfield NSW:

- The roofs over the rear laundry and externally accessed toilet are clad with corrugated asbestos cement sheet.
- The window awning in the front of the house has flat asbestos cement upper cladding.

- The verge tiles along the roof gable ends are presumed to be supported on strips of flat asbestos cement sheet.
- Within the house the ceiling lining in the kitchen is flat asbestos cement sheet.
- The blue coloured tiles in the lower layer of vinyl floor tiles in the kitchen contain chrysotile asbestos.
- SMF insulation batts may be present within the roof space on top of the ceiling linings.
- Paint finishes on and in the house are all in good condition and are presumed to be lead based paints.
- Settled dust in the roof space will contain lead contamination.

## 10.2 16 Bent Street, Lindfield NSW



### House at 16 Bent Street, Lindfield NSW

The house located on the residential property at 16 Bent Street is a single storey full masonry and timber framed building that has concrete tiles over the main original roof area, metal tray profile roof cladding over the rear covered verandah, painted face brick external wall cladding with stone walls below floor level and flat asbestos cement sheet cladding to the various framed walls, flat asbestos cement sheet and timber lining boards to the eaves and entry porch ceiling, timber lining boards to the soffit over the rear covered verandah, timber framed windows and entry doors, timber fascias and metal eaves gutters and downpipes.

The rear extension has corrugated metal roof cladding, painted cement rendered finish to the external walls with the substrate presumed to be asbestos free fibrous cement sheet, timber and aluminium framed windows and sliding entry door, fibro cement sheet eaves linings (presumed to be asbestos free material), timber fascias and metal eaves gutters and downpipes. See photograph No. 11.

Along the western side of the house is a covered area that has polycarbonate roof cladding behind the roller shutter vehicle entry door. The cladding around the vehicle entry door is presumed to be flat asbestos cement sheet. See photograph above and photograph No. 12.

The electrical supply meter cabinet contains a 'Zelemite' bitumen backing board. This board contains chrysotile asbestos. See photograph No. 13.

In the rear yard is a fibreglass in-ground swimming pool that is partly surrounded by timber decking.

Within the main original area of the house the framed ceilings are lined with fibrous plaster with some rooms having plasterboard or asbestos cement sheet linings, the masonry walls are finished with painted cement render and the floors are mostly timber boards with some rooms having concrete slab floors.

The rear extension has corrugated metal roof cladding, painted masonry walls, timber and aluminium framed windows and sliding entry door, plasterboard and fibrous cement sheet ceiling linings and timber floors.

Inspection within the roof space of the original part of the house found a hot water pipe to be insulated with asbestos rope. See photograph No. 14. This pipe is located adjacent to the roof access panel and the insulation has been damaged by persons accessing this area and scrapping the insulation with the access panel and / or the movement of items into and out of the roof space. See photograph No. 15. Accordingly, all dust in the roof space is deemed to be asbestos contaminated.

There are no PCB containing materials in the residence.

Paint finishes on and in the building are in good condition with no areas of loose or flaking paint sighted. It is likely that original paint finishes, particularly those on timber items such as doors, windows, architraves and skirtings will be lead based paints.

Within the roof space there is settled dust on top of the ceiling linings and on the SMF insulation batts and also on top of the timber ceiling and roof framing. This dust will contain lead contamination as well as asbestos contamination from the asbestos rope pipe insulation.

There are no known underground storage tanks (USTs) or associated pipe work within this property at the site.

The following hazardous materials were found to be present on and in accessible areas of the house at 16 Bent Street, Lindfield NSW:

- The fibro cement sheet eaves linings to parts of the perimeter of the building are presumed to be flat asbestos cement sheet. See photograph No. 16.
- The verge tiles along the roof gable ends are presumed to be supported on strips of flat asbestos cement sheet. See photograph No. 16.
- The cladding to the framed walls surrounding the roller shutter door to the garage area on the western side of the house is presumed to be flat asbestos cement sheet.
- The gable wall on the western side of the house is clad with timber shingles. There may be flat asbestos cement sheet substrate behind these shingles. See photograph No. 17.
- The framed ceiling and wall lining / cladding to the western side front entry porch is flat asbestos cement sheet. See photograph No. 18.
- The framed walls within the western side garage are clad with flat asbestos cement sheet.
- The framed walls to the exterior and interior of the rear covered verandah are clad with flat asbestos cement sheet. See photograph No. 19.
- The eave lining along the east side of the house which is located above the exposed rafters is presumed to be flat asbestos cement sheet. See photograph No. 20.
- The backing board in the electrical meter cabinet (inaccessible) is likely to be an asbestos based bitumen board.
- Within the roof space adjacent to the hall access panel there is a hot water pipe that is wrapped in asbestos rope insulation. There is asbestos debris from this insulation on the insulation batts below the pipe. The extent of this pipe insulation is not known due to the large quantity of stored items in the roof space. All surfaces and settled dust in the roof space including the insulation batts are presumed to have asbestos fibre contamination present.
- The ceiling lining in the centre east bedroom and the linings within the bay window are presumed to all be flat asbestos cement sheet. See photograph No. 21.
- Within the sub floor area there is asbestos cement sheet packing at the top of some of the brick piers supporting the timber floor framing.
- There may be asbestos cement sheet formwork in the sides and / or undersides of the suspended concrete floor slabs.
- Settled dust in the roof space is presumed to be lead contaminated in addition to the asbestos contamination.
- Lead based paints are present on timber items such as window frames, doors and door frames, architraves and skirting boards. These paint finishes are generally in good condition.

**10.4 12 Bent Street, Lindfield NSW**



**Vacant land at 12 Bent Street, Lindfield NSW**

The eastern area of the site comprises vacant land which is identified as 12 Bent Street. A walkover inspection of this land found it to be mostly covered with ground cover vegetation and there to be a number of large trees and shrubs of various sizes present.

In areas where the surface soil was exposed, some random pieces of building / demolition debris were found to be present. No visible asbestos containing material debris was sighted on the soil that is exposed amongst the ground cover vegetation within this property at the site.

There are no known underground storage tanks (USTs) or associated pipe work within this property at the site.

## 11 RECOMMENDATIONS

The hazardous construction materials found to be present within accessible parts of the buildings at 14 and 16 Bent Street, Lindfield NSW were found to generally be in good condition at the time of the site inspection and do not pose a measurable health risk to persons within these buildings whilst these materials remain in-situ and undisturbed.

Areas that were unable to be accessed during the site inspection such as most of the framed ceiling and wall cavities should be inspected prior to or in conjunction with the proposed demolition work to ascertain the type and extent of any asbestos containing or other hazardous construction materials that may be present.

All hazardous construction materials located within the buildings are to be removed prior to or in conjunction with the proposed demolition work.

All asbestos containing materials that have been identified in the buildings at the site are classifiable as non-friable asbestos containing materials for the purpose of asbestos removal (except asbestos rope insulation in the 16 Bent Street roof space) and when required, must only be removed by a contractor holding a Class A licence for friable asbestos removal work or a Class B licence for non-friable asbestos removal work.

The friable asbestos rope insulation and asbestos contaminated dust and debris in the roof space over the original part of the house at 16 Bent Street must only be removed by a contractor holding a Class A licence for friable asbestos removal work.

Removal of asbestos containing materials is to be carried out in accordance with the regulations and requirements of the NSW Work Health Safety Regulation 2017 and the How to Safely Remove Asbestos Code of Practice issued by the NSW Government in December 2022.

At the completion of asbestos removal, a visual clearance inspection must be carried out by a licenced asbestos assessor prior to the asbestos removal areas being opened for access without the use of asbestos PPE. Written certification detailing the results of the visual clearance inspection is to be provided.

Monitoring for airborne asbestos fibres must be carried out prior to and during the removal of friable asbestos containing materials. Clearance monitoring must be carried out in the roof space of the 16 Bent Street house following completion of the friable asbestos removal work.

SMF materials are to be removed in accordance with the National Occupational Health and Safety Commission (NOHSC) National Standard and National Code of Practice for Synthetic Mineral Fibres, 1990 (archived). SMF materials removed from the buildings are to be disposed of at a NSW Environment Protection Authority (NSW EPA) licenced waste disposal facility.

All fluorescent light fittings to be removed from the buildings are to be internally inspected prior to disposal for the presence of metal canister capacitors. Details of the brand and rating of all metal canister capacitors are to be compared to the ANZECC list of known PCB capacitors.

All PCB containing capacitors are to be removed for disposal as PCB waste in accordance with the NSW EPA PCB Chemical Control Order 1997.

Lead based paints and lead contaminated cavity or settled dust in residential, educational and child care buildings are pre-classified as general solid waste (GSW). Lead based paints and lead contaminated cavity or settled dust in all other types of buildings are pre-classified as hazardous waste.

In regard to lead based paints on and in each of the residence buildings, all loose and flaking paintwork should be removed by hard scraping and in a manner which does not liberate dust to the atmosphere.

Demolished building materials from the residence on which there is lead based paint that is in good condition or from which the flaking paint has been removed are pre-classified as general solid waste (non-putrescible) as per Page 4 of the NSW Environment Protection Authority Waste Classification Guidelines dated April 2014.

Lead contaminated dust in the roof space of the residence at 14 Bent Street is also pre-classified as general solid waste and is to be disposed of to a licenced landfill facility with the non-recyclable demolition waste. The settled dust in the roof space of the house at 16 Bent Street is to be removed and disposed of as asbestos waste when the asbestos rope pipe insulation is removed.

Fragments of asbestos cement sheet debris may be present within the soil on the site, particularly below the buildings and external paved areas. The identification and extent of any asbestos cement fragments within soil on the site is outside of the scope of this report. Should any asbestos cement fragments within the soil on the site be identified during demolition and/or excavation work, then the soil containing the asbestos cement is to be removed for off-site disposal.

Soil containing fragments of asbestos cement must be assessed prior to removal for classification as either 'non-friable' or 'friable' asbestos containing material. Where it is classified as 'friable' asbestos containing material, the soil must be removed by, or the removal work supervised by, a contractor holding a Class A asbestos removal licence. Asbestos contaminated soil is to be disposed of at a licenced landfill facility as Special Waste (Asbestos Waste).

**APPENDIX 1**

**PHOTOGRAPHS**



**Photograph No. 1: Front north east area of house at 14 Bent Street**



**Photograph No. 2: West side of house at 14 Bent Street**



**Photograph No. 3: Three asbestos cement sheet roofs on rear side of house at 14 Bent Street. These roofs are over the laundry, rear toilet and rear entry**



**Photograph No. 4: Fibrous plaster ceiling lining over front verandah at 14 Bent Street**



**Photograph No. 5: Flat fibrous cement sheet cladding on rear external wall at 14 Bent Street. A sample of this material was found to be free of asbestos**



**Photograph No. 6: Front of house showing gable roof end where the verge tiles are presumed to be supported on flat asbestos cement sheet.  
The roof of the window awning is flat asbestos cement sheet**



**Photograph No. 7: Flat asbestos cement sheet ceiling lining in kitchen at 14 Bent Street**



**Photograph No. 8: Vinyl floor tiles in kitchen. Arrow indicates lower layer of tiles which were analysed and confirmed to contain chrysotile asbestos**



**Photograph No. 9: Fibrous plaster ceiling lining and plywood wall lining in centre west enclosed sun room at 14 Bent Street**



**Photograph No. 10: Flat asbestos cement sheet ceiling lining in rear toilet at 14 Bent Street**



**Photograph No. 11: Rear extension on house at 16 Bent Street that has asbestos free fibrous cement sheet eave lining and wall cladding substrate (presumed)**



**Photograph No. 12: Interior of west side garage at 16 Bent Street. The cladding to the wall of the house and around the roller door is flat asbestos cement sheet**



**Photograph No. 13: Asbestos based backing board  
in electrical supply cabinet at 16 Bent Street**



**Photograph No. 14: Close view of asbestos rope insulation  
on pipe in ceiling space at 16 Bent Street**



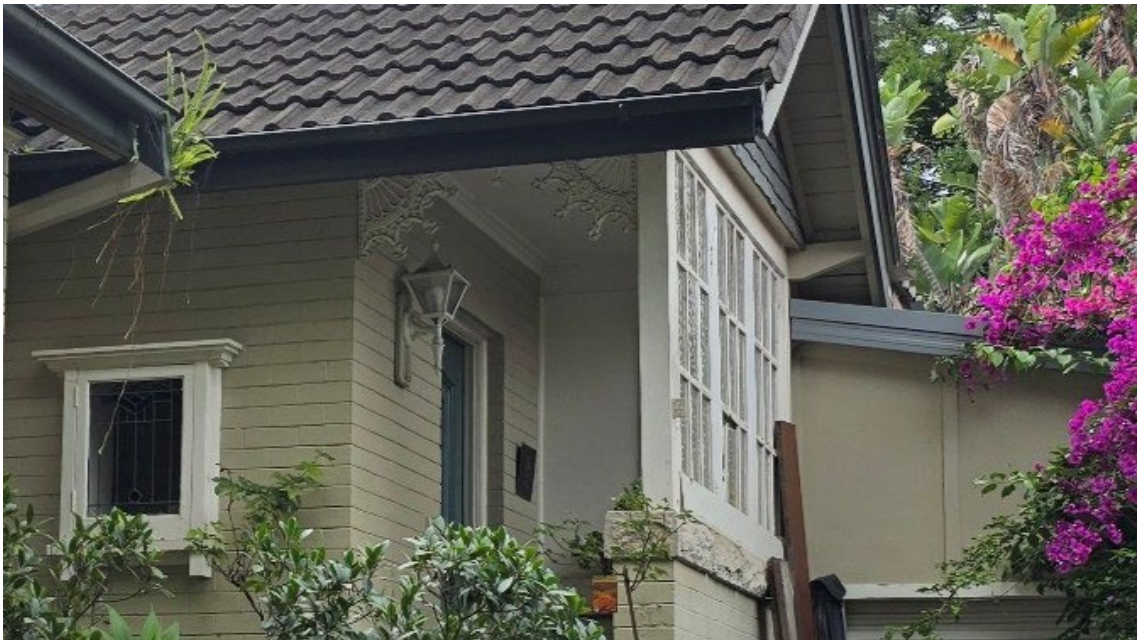
**Photograph No. 15: Asbestos rope debris on SMF insulation batts in roof space at 16 Bent Street**



**Photograph No. 16: Asbestos cement sheet eave lining and supporting strip below verge tile on west side of house at 16 Bent Street**



**Photograph No. 17: Timber shingles on west side of house at 16 Bent Street.  
There may be asbestos cement sheet substrate behind these shingles**



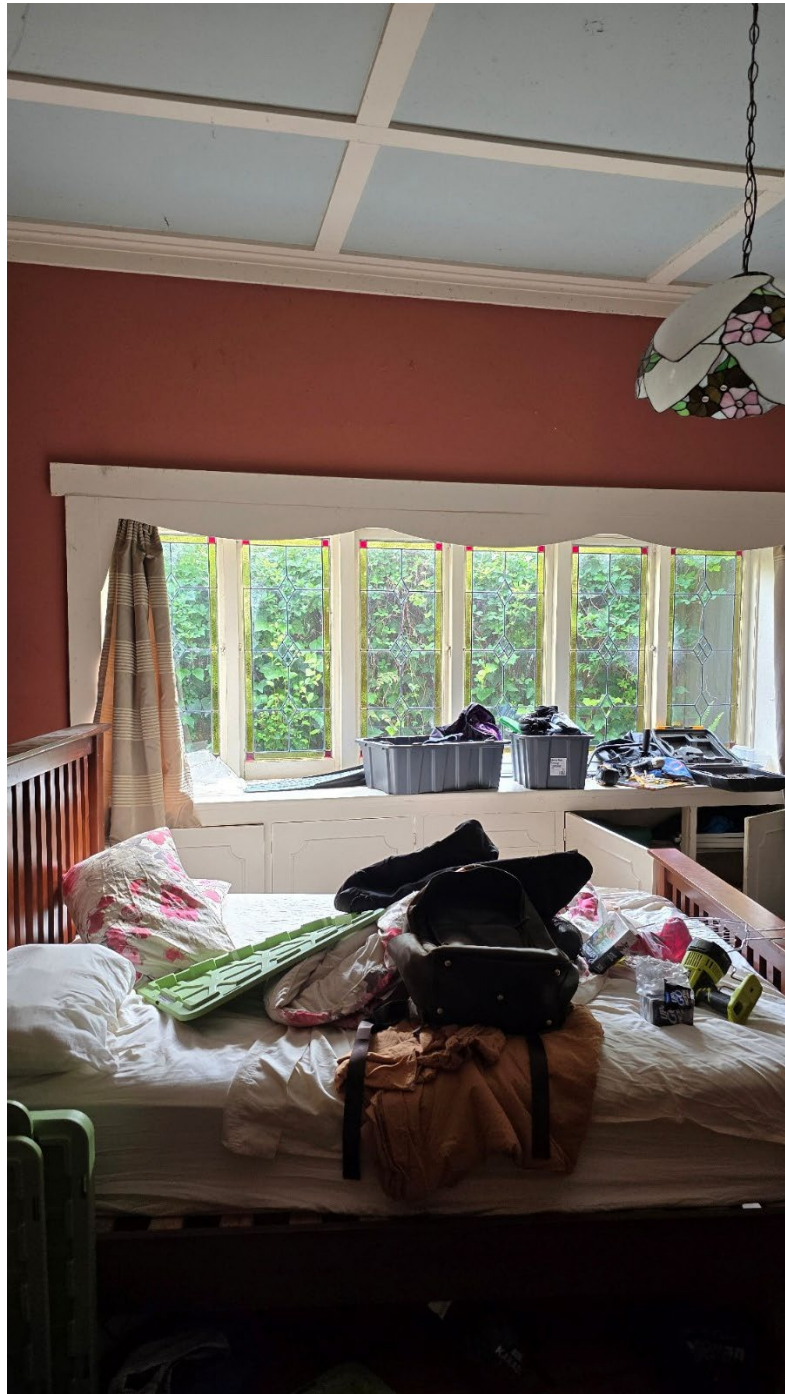
**Photograph No. 18: Flat asbestos cement sheet ceiling and  
wall linings in west side entry porch at 16 Bent Street**



**Photograph No. 19: Flat asbestos cement sheet cladding on external side of wall to rear covered verandah at 16 Bent Street**



**Photograph No. 20: Flat asbestos cement sheet eave lining on east side of house at 16 Bent Street**



**Photograph No. 21: Presumed asbestos cement sheet ceiling lining in east side centre bedroom in house at 16 Bent Street. The bay window has similar lining materials**

**APPENDIX 2**

**LABORATORY REPORT**

## ASBESTOS IDENTIFICATION REPORT

**Date:** 25 November 2024

**ESP Job Number:** J50139

**Customer:** P. Clifton & Associates Pty Ltd

**Address:** PO Box 457, Turramurra, NSW, 2074

**Attention:** Phil Clifton

**Sampled From:** As received (Your ref: 8114-2024)

**Sampled By:** As received

**Date Received:** 25 November 2024

**Date Analysed:** 25 November 2024

**Test Method:** Qualitative identification of asbestos types in bulk samples by polarised light microscopy, including dispersion staining and trace analysis, with a calculated practical detection limit of 0.01 %, using methodology in accordance with AS 4964 and ESP in-house Method No. 2.

ESP Lab No.	Sample location (if provided) and sample description	Result	Notes
E87979	1: Upper blue tile – Vinyl floor material (50 x 10 x 2mm)	No asbestos detected	~
E87980	2: Lower blue tile – Vinyl floor material (40 x 40 x 2mm)	Chrysotile asbestos detected	-
E87981	3: Lower grey tile – Vinyl floor material (30 x 25 x 3mm)	No asbestos detected	~
E87982	4: Rear external wall – Fibro cement material (25 x 25 x 3mm)	Chrysotile asbestos detected Amosite asbestos detected Organic fibre detected	-

The results contained in this report relate only to the sample(s) submitted for testing.  
ESP Environmental & Safety Professionals accepts no responsibility for the representivity of the sample(s) submitted.



Notes:

~ As noted in AS 4964, asbestos may be difficult to detect in materials of this type. Therefore, confirmation by another analytical technique is advised.

^ Soil samples exceeding 100 g are examined for fibrous material, and sub-sampled to approximately 40 g using an approved sub-sampling technique (ISO 23909). Sub-sampling may limit the likelihood of detection of asbestos in the sample.

# Mineral fibres of unknown type were detected using polarized light microscopy including dispersion staining. The fibres detected may or may not be asbestos fibres. To confirm the identities of the fibres, another independent analytical technique is required.

+ Dimensions in the 'Result' column indicate the approximate total dimensions of the asbestos fibres/bundles of the preceding type of asbestos.

α Samples of dust collected using adhesive tape, swabs or wipes fall outside the definition of a bulk sample and therefore are not covered under the scope of AS 4964. Results cannot be issued with the NATA endorsement.

Approved Identifier: Ross Cooper

Approved Signatory: Ross Cooper