

# Hazardous Materials Survey

Mixed Use Development

461 Chapel Road, Bankstown NSW 2200

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**Project No. 24334**  
Version 1

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28 March 2025

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Reditus Consulting Pty Ltd  
ABN: 34 631 168 502



# Hazardous Materials Survey




## 461 Chapel Rd, Bankstown NSW 2200

### DOCUMENT CONTROL

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# 1 Introduction

Reditus Consulting Pty Ltd (Reditus) was engaged by Sustainable Development Group Ltd (the client) to undertake a Hazardous Materials Survey (HAZMAT) for the proposed demolition and redevelopment of the existing St Pauls Anglican Church located at 461 Chapel Road, Bankstown NSW 2200 (herein referred to as 'the site'). The site location is provided in **Figure 1, Appendix A**.

Reditus notes that this report, including its conclusions and recommendations, must be read in conjunction with the Statement of Limitations provided in **Section 7**.

## 1.1 Background

The site comprises the St Pauls Anglican Church Bankstown Parish, a two-storey church cathedral and additional infrastructure related to the church and associated community centre. This includes a single-storey hall, detached single-storey vestry, single-storey rectory (residence), detached garage to the residence and demountable toilet block at the rear of the property. The location of all buildings has been illustrated on **Figure 2, Appendix A**.

The identified structures assessed as part of the HAZMAT report identified at 461 Chapel Rd, Bankstown are identified across the following cadastral lots.

- Lot 26, 27 & 28 DP7058.

The site is located within a mixed-use precinct of Bankstown, with neighbouring properties land usage noted as low and medium density residential housing and commercial retail frontages. The site has a total area of approximately 2,160 m<sup>2</sup>. The proposed development includes the demolition of existing structures, and construction of mixed-use development comprising residential accommodation (including social and affordable housing), a place of public worship, community facilities, commercial premises and centre based childcare facility.

## 1.2 Objective

The objective of the works was to determine the existence of hazardous material (type and extent) and provide recommendations for removal and waste disposal in accordance with SafeWork NSW requirements.

## 1.3 Scope of Works

To achieve the objectives outlined above, Reditus completed the following:

- An assessment of the condition of the hazardous materials, with particular emphasis on the relevant Australian Standard AS2601: The Demolition of Structures, Codes of Practice and SafeWork NSW requirements, including:
  - Asbestos containing materials (ACM).
  - Synthetic mineral fibre (SMF).
  - Polychlorinated biphenyls (PCBs) in light fittings or electrical transformers.
  - Lead in dust.
  - Lead containing paint.
- Survey of accessible areas of the building including roof spaces where accessible by a person meeting SafeWork NSW definition of a "Competent Person".
- Collection of representative bulk material samples of all suspected hazardous materials and analysis at Envirolab Services, a National Association of Testing Authorities (NATA) accredited laboratory.
- Review of the client provided *Noel Arnold & Associates (NAA, 2009) Hazardous Materials Survey Report* for inclusion of sampled fabrics into this assessment.
- Provision of this HAZMAT Survey in accordance with statutory provisions and industry guidance.



## 2 Regulatory Background Information

All work associated with the inspection and reporting of hazardous building materials was generally undertaken in accordance with the following legislation, guidelines and standards:

### **Asbestos or Asbestos Containing Material (ACM)**

- Model Code of Practice: How to Manage and Control Asbestos in the Workplace, Safe Work Australia 2020.
  - NSW Government: Code of Practice How to Manage and Control Asbestos in the Workplace, December 2022.
- Model Code of Practice: How to Safely Remove Asbestos, Safe Work Australia 2020.
  - NSW Government: Code of Practice How to Safely Remove Asbestos, December 2022.

### **General Practices**

- Work Health and Safety Act, NSW Government 2011.
- Work Health and Safety Regulation, NSW Government 2017.
- Protection of the Environment Operations Act 1997.
- Protection of the Environment Operations (Waste) Regulation 2014.
- Australian Standard AS2601-2001: The Demolition of Structures.
- Australian Standard: Guide to lead paint management, Part 2: Residential and commercial buildings (AS 4361.2 - 2017).

## 3 Site Identification

The site identification details for the site have been prepared in accordance with SafeWork NSW requirements. The site identification information has been summarised in **Table 1** below.

**Table 1** Site Identification

ITEM	DETAIL
<b>Address</b>	461 Chapel Rd, Bankstown NSW 2200
<b>Title and Land Information</b>	<ul style="list-style-type: none"> <li>• Lot 26 DP7058</li> <li>• Lot 27 DP7058</li> <li>• Lot 28 DP7058</li> </ul>
<b>Site Area</b>	Total approximate area of 2,160 m <sup>2</sup>
<b>Local Government Area</b>	City of Canterbury Bankstown
<b>Site Coordinates to the approximate centre of the site (GDA2020 MGA Zone 56)</b>	Easting: 318352 Northing: 6245694
<b>Zoning</b>	B4: 'Mixed Use' per City of Canterbury-Bankstown Local Environmental Plan 2023
<b>Current Owner</b>	Anglican Church Property Trust Diocese of Sydney
<b>Current Land Use</b>	Anglican church and community centre.
<b>Future Land Use</b>	Mixed-used comprising residential accommodation (including social and affordable housing), a place of public worship, community facilities, commercial premises and centre based childcare facility
<b>Trigger for Assessment</b>	To support the DA for the proposed development.
<b>Surrounding Land Uses</b>	The land uses currently surrounding the site include: <ul style="list-style-type: none"> <li>• <b>North:</b> Low &amp; high density residential dwellings and shop frontages.</li> <li>• <b>South:</b> Mixed use commercial and high-density residential premises.</li> <li>• <b>East:</b> Mixed use commercial and high-density residential premises.</li> <li>• <b>West:</b> Commercial retail complexes</li> </ul>
<b>Site Layout</b>	<b>Figure 1 &amp; 2, Appendix A.</b>

### 3.1 Site Condition

A site visit was completed by Reditus' Environmental Scientist Kyle Sier on 6 February 2025. Relevant photographs from the site inspection are provided in **Appendix B**. The following site descriptions were recorded:



- The site was accessed from the driveway off French Ave, adjacent to the rectory. Access to each of the six (6) buildings was made during the assessment from this entrance point. Inspection of the northern and western facades of the Church cathedral and hall was also made from the public open space on the corner of Chapel Rd and French Ave during the inspection.
- The site was noted to be mostly level with minor fall from north to south noted along Chapel Rd noted during the assessment.

### St Pauls Anglican Church

- The double-storey cathedral had an external façade primarily of brick construction and featured a bell tower on the western frontage. Eaves and external ceilings were constructed of fibre cement sheets, with minor timber features including doors and the surrounding door trims and windows were stained glass with metal frames.
- The roof was constructed of terracotta tile based on assessed areas inspected.
- The southern façade featured a small, covered entrance which contained a metal sheet roof, metal balustrade and brick and concrete steps.
- The interior of the building was consistent throughout both storeys.
- Walls were constructed with brick consistent with the outside finishes and ceilings were constructed with exposed timber rafters and wooden ceiling panelling, floors were timber floorboards as well as carpeted areas.
- Areas of acoustic particle board panelling were also noted throughout.
- A staircase on the western side of the main cathedral was observed leading to the seating area on the first floor of the building and was constructed of timber and metal.
- Fluorescent light fittings (FLF) were noted throughout the church.
- An air conditioning (AC) condenser unit on the northern facade was noted, the refrigerant was noted be free of chlorofluorocarbons (CFCs).
- No roof cavity was noted within the church, as the church contained an exposed pitched ceiling. Deposited dust sampling was taken from a small ceiling above the sound booth which was accessed via stairs on the northern side of the building.

### Vestry

- The vestry had been newly renovated and was detached from the main church cathedral and featured a singular room.
- The external façade of the building contained weatherboard cladding and a covered entrance constructed of concrete steps and a fibre cement and timber veranda roof.
- Window frames were constructed of timber and eaves were fibre cement material across the building.
- The roof appeared to be untouched during renovation and was noted to be constructed of terracotta tiles.
- Verge boards underlying the external veranda ceiling were noted be original and were asbestos containing fibre cement material based on analytical results from the previous HAZMAT (NAA 2009) and confirmed during this assessment.
- The internals of the building were gyprock throughout with the exception of the manhole cover which was left in-situ after renovation and was asbestos containing fibre cement material.
- Air conditioning (AC) condenser unit on the eastern facades was noted, the refrigerant was noted be free of CFCs.

### Hall

- The single storey Hall was noted to have had several renovations and additions made across its lifetime, including a kitchen renovation that occurred post the NAA (2009) assessment of the property.
- To distinguish areas of the building identified to contain asbestos containing building materials, the following distinction has been made relating to the 'front' and 'rear' of the building.
- The front and rear of the building is divided for the purposes of this report by the covered entry to the Hall directly east of the kitchen when viewed externally and the roller shutter that divides the centre of the hall when viewed internally, with the front defined as the western façade on Chapel Rd.



- The external cladding of the Hall consisted of fibre cement sheeting on walls, external ceilings and eaves at the rear and a combination of fibre cement and weatherboards at the front of the building's exterior.
- Doors as well as windows and door trims were constructed of timber.
- The roof of the hall was only partly accessible for inspection, based on aerial imagery it is inferred to be metal sheeting across the entirety of the building but with differing age of building fabric.
- The interior of the building was divided into three (3) distinct sections, a classroom on the northern side of the building separated from the main hall, the kitchen, which was used to gain entrance to the main hall and the main hall which was divided by a roller shutter into two (2) halves.
- The classroom and rear of the hall (eastern side of roller shutter) were constructed of fibre cement sheeting throughout including the walls and ceiling, with several broken pieces of asbestos containing fibre cement sheeting noted in the roof cavity.
- The front of the main hall (western side of the roller shutter) was noted to have particle board panelling. The ceiling was not accessible to be inspected due to height restrictions.
- The kitchen had been newly renovated circa 2010's and was gyprock construction with non-hazardous vinyl flooring.
- Fluorescent light fittings (FLF) were noted throughout the Hall.
- Air conditioning (AC) condenser unit(s) on the eastern and southern facades were noted, the refrigerant was noted to be free of CFCs.
- A hot water tank was also noted on the southern façade.
- Access to the roof cavity for inspection and deposited dust sampling was made at the rear of main hall. Access to the roof cavity of the front of the main hall was not obtained due to height restriction.

### Rectory

- The rectory appeared to be in primarily original condition, since its construction.
- The external facades consisted of brick walls, a terracotta tile roof, timber gables on the northern and southern facades, timber window and door trims and fibre cement eaves and a fibre cement gable on the western façade.
- Three entrances were noted to the Rectory on the northern, southern and western facades respectively.
- The entrance on northern side was the main entrance to the residence which contained a small, covered entry with fibre cement ceiling noted.
- The entrance on southern side contained a concrete and brick staircase, metal balustrades and a metal and timber roof.
- The entrance on the western side contained a concrete and brick veranda area with a fibre cement and timber ceiling.
- The internals of the residence were primarily consistent throughout with access to each room made during the inspection. The walls were primarily brick render finish, with some fibre cement and timber panelling surrounding cupboards, the roof in the non-wet areas of the property was noted to be gyprock.
- Two bathrooms were noted, one (1) adjacent the northern entrance and one within the main portion of the residence. The ceiling was noted to be asbestos containing fibre cement sheeting based on inspection and sampling, with the walls constructed of brick render, tile or fibre cement sheeting (non-asbestos containing) across the two bathrooms.
- Air conditioning (AC) condenser unit(s) on the western and northern facades were noted, the refrigerant was noted to be free of CFCs.
- A hot water tank was noted in the roof cavity.
- Access to the roof cavity was made through a manhole within the external bathroom adjacent to the northern entrance of the residence.



### **Garage**

- The garage was a detached structure utilised by the tenants of the residence, access to the interior was gained during the assessment.
- The externals of the garage consisted of brick walls, fibre cement eaves, terracotta tile roof and timber detailing surrounding windows.
- An automated roller door was fitted to the northern façade of the garage.
- The interior contained a concrete floor, brick walls and exposed timber rafters in the ceiling.

### **Toilet Block**

- The toilet block was noted to be in replacement of the original water closet (WC) which was previously affixed to the rear (eastern façade) of the Hall.
- The demountable block was not assessed as part of the survey given the age of the amenities building nor the requirement for onsite demolition of the structure during the demolition phase of works.



# 4 Methodology

Assessment of the site included a visual inspection of the buildings/structures, sampling and laboratory analysis as described in the following sections.

Field work was completed by Reditus' Environmental Scientist Kyle Sier on 6 February 2025. Representative samples of construction materials identified to potentially contain asbestos or required confirmation to be asbestos free, were obtained using hand tools by personnel wearing suitable personal protective equipment (PPE). The samples were placed in double sealed plastic bags and labelled with a unique job number, sample number and date.

Representative samples of paint scrapings were collected directly from the item using hand tools by personnel wearing suitable PPE. The samples were placed in double sealed plastic bags and labelled with a unique job number, sample number and date.

All samples were recorded on the chain of custody (COC) record presented in **Appendix C**.

Following the completion of the field inspection, the samples were forwarded to a NATA registered laboratory, Envirolab Services Pty Ltd (NATA Accreditation No. 2901), for analysis either asbestos or lead.

The asbestos samples were analysed using stereo and polarising light microscopy methods with dispersion staining techniques.

The samples of paint scrapings and dust underwent digestion of Paint Metals-004 chips/scrapings/liquids for metals determination by ICP-AES/MS and or CV/AAS.

## 4.1 Sampling of Deposited Dust

There are currently no specific requirements for lead dust in occupational environments in Australia. Reditus has therefore adopted a semi-quantitative 'risk-based' range of 'acceptance criteria' for lead in dust based on surface dust lead loading limits outlined in superseded Australian Standard AS4361.2 (1998) – Guide to lead paint management, Part 2: Residential and commercial buildings. The criteria are summarised in **Table 2**.

**Table 2** Lead Containing Dust Assessment Criteria

RISK	CONCENTRATION (MG/M <sup>2</sup> )
<b>Low</b>	<1 mg/m <sup>2</sup>
<b>Moderate</b>	1-5 mg/m <sup>2</sup>
<b>High</b>	5 mg/m <sup>2</sup>
<b>Lead dust (airborne)</b> <i>Inorganic dusts and fumes (as Pb)</i>	0.05 mg/m <sup>3</sup> <i>SafeWork Australia Workplace Exposure Standard for Airborne Contaminants (October 2021)</i>

Sampling was undertaken generally according to Appendix C of Australian Standard AS4361.2 -1998 Guide to lead paint management - Residential and Commercial Buildings. Samples were collected using the following procedure:

- A ghost wipe swab sample was used to collect surface dust from across a defined area of 15cmx15cm (0.0225m<sup>2</sup>) on the exposed generally horizontal surface of the selected location.
- The swab was then placed into a new pre-labelled zip locked bag.
- New disposable nitrile gloves were worn for sampling at each location.

From laboratory analysis of swab samples, a concentration of lead dust per m<sup>2</sup> is extrapolated and compared to Reditus' internal risk matrix. The risk assessment provides a score for the hazards posed by lead in dust, due to the potential risk posed to demolition workers as well as future site occupants. The release of dust could potentially preclude the site from its proposed development if dust is not managed in accordance with relevant guidelines and standards.



## 4.2 Sampling of Paint

Sampling was undertaken in accordance with Appendix C of Australian Standard AS4361.2 -1998 Guide to lead paint management - Residential and Commercial Buildings. Pieces of flaky paint and paint shavings samples were collected using the following procedure:

- If the paint was flaky, a small piece from the surface was taken.
- If the paint sample was not readily collectable, a clean scraper was used to shave off the necessary amount.
- All samples were placed in a new pre-labelled zip locked bag.

## 4.3 Sampling of Asbestos

Sampling was undertaken in accordance with the NSW Code of Practice on How to Manage and Control Asbestos in the workplace 2020:

*“Only a competent person may take the samples for analysis because of the increased health risk of fibres being released during the process. If the sampling process is conducted incorrectly, it can be more hazardous than leaving the material alone.”*

All samples taken were sealed within a 200 µm polythene bag, and appropriately labelled. Pieces of the suspected ACM were collected using the following procedure:

- If the asbestos was in insulating material, flakes were easily collected while wearing nitrile disposable gloves.
- If the ACM sample location was a harder material, pliers were used to extract the necessary amount.

## 4.4 Hazardous Material Survey Checklist

In accordance with City of Canterbury Bankstown LEP and DCP, the following information is required.

**Table 3** Information to be included in a hazardous materials survey

COUNCIL REQUIREMENT	COMPLETED
<b>Description of hazardous material identified on site, including location and form of hazardous material</b>	Yes
<b>Estimation of the quantity of each particular hazardous material by volume, number, surface area or weight</b>	Yes
<b>A brief description of method of removal, on-site storage and transportation of hazardous materials, and where possible, reference to relevant legislation, standards and guidelines</b>	Yes
<b>Identification of the disposal sites to which the hazardous materials will be taken</b>	Yes



## 5 Results of HAZMAT Survey

The analytical laboratory results of the HAZMAT survey and site inspection are provided below. Copies of the analytical laboratory reports are provided in **Appendix C**, and a full HAZMAT Register can be found in **Appendix D**.

Samples with positive results or presumed hazardous material will be subsequently depicted below per assessed building.

**Table 4** St Pauls Anglican Church

LOCATION	MATERIAL TYPE	MATERIAL CONDITION	SAMPLE ID	APPROXIMATE EXTENT	LABORATORY RESULTS	PHOTO REFERENCE
Main roof and bell tower, north, south and east eaves.	Grey fibre cement sheeting.	Good	63249-31-01 NAA (2009)	30 m <sup>2</sup>	<b>Contains asbestos</b> , (chrysotile, amosite & crocidolite).	1
Northern façade, electrical box.	Bituminous backing board.	Good	63249-31-02 NAA (2009)	1 m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile).	2
External entrance ceiling – northern facades.	Grey fibre cement sheeting.	Good	PACM20	10m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile, amosite & crocidolite).	3
Under building packing and loose material.	Grey fibre cement sheeting.	Poor	-	1 m <sup>2</sup>	<b>Presumed asbestos</b> inaccessible (access).	4
Northern façade.	AC condenser unit.	Good	-	1 unit	<b>Presumed to contain SMF</b> inaccessible (encapsulated).	5
Throughout Church interior.	Electrical capacitors.	Good	-	~10 units	<b>Presumed PCB capacitors</b> inaccessible (electrical hazard).	6
Door and window frames external (primarily northern & western façade).	Beige paint.	Poor	63249-31-LP02 NAA (2009)	10 m <sup>2</sup>	<b>2% w/w lead</b> in paint.	7
North & south side window frames.	Brown paint.	Good	63249-31-LP03 NAA (2009)	5 m <sup>2</sup>	<b>1.7 % w/w lead</b> in paint.	8
External Doors.	Red paint.	Good	PS08	10 m <sup>2</sup>	<b>4.2 % w/w lead</b> in paint.	9



LOCATION	MATERIAL TYPE	MATERIAL CONDITION	SAMPLE ID	APPROXIMATE EXTENT	LABORATORY RESULTS	PHOTO REFERENCE
Southern veranda balustrade.	White paint.	Good	PS11	1 m <sup>2</sup>	<b>0.12 % w/w</b> lead in paint.	10
Internal first floor stairs – balustrade.	Navy paint.	Fair	PS10	1 m <sup>2</sup>	<b>0.11 % w/w</b> lead in paint.	11

**Table 5** Vestry

LOCATION	MATERIAL TYPE	MATERIAL CONDITION	SAMPLE ID	APPROXIMATE EXTENT	LABORATORY RESULTS	PHOTO REFERENCE
Gable verge lining.	Grey fibre cement sheeting.	Good	63249-31-07 NAA (2009)	3m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile, amosite & crocidolite).	12
Manhole cover.	Grey fibre cement sheeting.	Good	PACM11	0.5 m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile, amosite & crocidolite).	13
Ceiling cavity.	Insulation.	Good	PACM12	35 m <sup>2</sup>	<b>Contains SMF.</b>	14
Eastern façade.	AC Condenser unit.	Good	-	1 unit	<b>Presumed to contain SMF</b> inaccessible (encapsulated).	15

**Table 6** Hall

LOCATION	MATERIAL TYPE	MATERIAL CONDITION	SAMPLE ID	APPROXIMATE EXTENT	LABORATORY RESULTS	PHOTO REFERENCE
Rear part of building external walls <sup>1</sup> .	Grey fibre cement sheeting.	Fair	63249-31-01 NAA (2009)	150 m <sup>2</sup>	<b>Contains asbestos</b> , (chrysotile, amosite & crocidolite).	16
Northern external ceiling.	Beige fibre cement sheeting.	Good	PACM 19	10m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile, amosite & crocidolite).	17
Rear part of building eaves (lower roof) <sup>1</sup>	Grey fibre cement sheeting.	Good	PACM14	10m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile & amosite).	18
Eaves higher roof – main hall.	Grey fibre cement sheeting.	Fair	PACM 15	40 m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile).	19
Internal walls, main hall (rear) & classroom.	Grey fibre cement sheeting.	Good	PACM 18	35 m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile & amosite).	20



LOCATION	MATERIAL TYPE	MATERIAL CONDITION	SAMPLE ID	APPROXIMATE EXTENT	LABORATORY RESULTS	PHOTO REFERENCE
Internal ceiling, main hall (rear) <sup>1</sup> & classroom.	Grey fibre cement sheeting.	Good	PACM 19	75 m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile, amosite & crocidolite).	21
Ceiling cavity.	Grey fibre cement sheeting debris (broken fragments).	Poor	PACM 19	2 m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile, amosite & crocidolite).	22
Electrical backing board (northern façade).	Electrical backing board.	-	-	1 m <sup>2</sup>	<b>Presumed asbestos</b> inaccessible (locked box).	23
Eastern and southern façade.	AC condenser units (2).	Good	-	2 units	<b>Presumed to contain SMF</b> inaccessible (encapsulated).	24
Southern façade.	Hot water tank.	Good	-	1 unit	<b>Presumed to contain SMF</b> inaccessible (encapsulated).	25
Roof cavity.	Insulation.	Good	-	20 m <sup>2</sup>	<b>Presumed SMF</b> inaccessible (access).	26
Roof cavity.	Ducting.	Good	-	10 m <sup>2</sup>	<b>Presumed SMF</b> inaccessible (access).	27
Throughout Hall interior.	Electrical capacitors.	Good	-	~12 units	<b>Presumed PCB capacitors</b> inaccessible (electrical hazard).	28
External walls.	Beige paint.	Good	63249-31-LP05 NAA (2009)	200 m <sup>2</sup>	<b>7.8% w/w</b> lead in paint	29
External windows.	White paint.	Good	63249-31-LP06 NAA (2009)	10 m <sup>2</sup>	<b>11.1% w/w</b> lead in paint	30
External Doors.	Grey paint.	Good	PS05	5 m <sup>2</sup>	<b>0.15 % w/w</b> lead in paint	31
Internal walls and ceiling rear part of building.	White paint.	Good	PS06	200 m <sup>2</sup>	<b>0.11 % w/w</b> lead in paint	32

<sup>1</sup>The hall has had multiple renovations and additions occur over its lifespan, the front and rear of the building is divided for the purposes of this report by the covered entry to the Hall directly east of the kitchen when viewed externally and the roller shutter that divides the centre of the hall when viewed internally, with the front defined as the western façade on Chapel Rd.

**Table 7** Rectory

LOCATION	MATERIAL TYPE	MATERIAL CONDITION	SAMPLE ID	APPROXIMATE EXTENT	LABORATORY RESULTS	PHOTO REFERENCE
External eaves.	Grey fibre cement sheeting.	Good	PACM1	25 m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile)	33
Covered entry external ceiling (northern façade) and bathroom ceilings (x2).	Beige fibre cement sheeting.	Good	PACM2	20m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile).	34
Gable verge board, northern facade roof.	Pink fibre cement sheeting.	Good	PACM3	2m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile).	35
Wall covering, northern façade.	Beige fibre cement sheeting.	Fair	PACM4	0.5 m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile).	36
Western external balcony ceiling.	Grey fibre cement sheeting.	Good	PACM8	8 m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile).	37
Gables western façade.	Pink fibre cement sheeting.	Good	PACM9	10 m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile).	38
Northern entry.	Electrical backing board.	Good	-	0.5 m <sup>2</sup>	<b>Presumed asbestos</b> inaccessible (electrical risk).	39
Western & northern façade.	AC condenser units.	-	-	2 units	<b>Presumed to contain SMF</b> inaccessible (encapsulated).	40
Roof cavity.	Ducting.	Good	-	5m <sup>2</sup>	<b>Presumed to contain SMF</b> inaccessible (access).	41
Roof cavity.	Hot water tank.	Good	-	1 unit	<b>Presumed to contain SMF</b> inaccessible (encapsulated).	42
Eaves and window frames	White paint.	Fair	PS01	10 m <sup>2</sup>	<b>0.96 % w/w</b> lead in paint	43
External trims.	Burgundy paint.	Fair	PS02	5 m <sup>2</sup>	<b>0.33 % w/w</b> lead in paint	44



**Table 8** Garage

LOCATION	MATERIAL TYPE	MATERIAL CONDITION	SAMPLE ID	APPROXIMATE EXTENT	LABORATORY RESULTS	PHOTO REFERENCE
External eaves.	Beige fibre cement sheeting.	Good	63249-31-08 NAA (2009)	5 m <sup>2</sup>	<b>Contains asbestos</b> (chrysotile).	45
Interior of garage.	Electrical capacitors.	Good	-	~4 units	<b>Presumed PCB capacitors</b> inaccessible (electrical hazard).	46
Eaves and window frames.	White paint.	Fair	63249-31-LP10 NAA (2009)	6 m <sup>2</sup>	<b>14 % w/w</b> lead in paint.	47
External trims.	Burgundy paint.	Poor	PS12	0.5 m <sup>2</sup>	<b>24 % w/w</b> lead in paint	48

## 5.1 Deposited Dust Sampling

A swab sample was collected from the ceiling space of the church, vestry, rectory and hall accessed through a manholes or broken ceiling panelling. The results of laboratory analysis indicate the presence of lead in dust from the collected sample. Reditus' internal risk assessment is detailed below from collected sample.

**Table 9** Deposited Dust Results Summary

SAMPLE	CONCENTRATION (MG/M <sup>2</sup> )	RISK
<b>LD01 (Rectory)</b>	196 mg/m <sup>2</sup>	High
<b>LD02 (Vestry)</b>	4.0 mg/m <sup>2</sup>	Moderate
<b>LD03 (Hall)</b>	93 mg/m <sup>2</sup>	High
<b>LD04 (Church)</b>	43.6 mg/m <sup>2</sup>	High

Based on laboratory results deposited lead dust within the ceiling space of both buildings poses a high risk during the demolition phase of the proposed development and should be handled in accordance with **Section 6.2.3** due to the potential occupational risk to workers onsite. Additionally, if deposited dust is not handled correctly during the demolition phase of the development, lead concentrations within roof cavities spaces of existing structure may preclude the development in its current state due to deposition of lead dust to surface soils.

## 5.2 Site Limitations

Due to health and safety restrictions and limitation on the use of destructive sampling. Reditus were unable to access the following locations at the time of the hazardous materials survey:

- Areas above 3 m in height.
- Light fixtures.
- Fuse box backing boards that were presumed live.
- Within wall cavities.
- Below ground or beneath concrete hardstand.

As such, the potential for hazardous materials which were not identified during the survey exists for these areas. These areas should be assessed during the demolition phase.

## 6 Conclusions and Recommendations

### 6.1 Summary of Results

The following table presents a summary of the results from the HAZMAT inspection. A detailed HAZMAT register with full details of the survey can be found in Appendix D.

**Table 10** Presence or absence of hazardous materials

HAZARDOUS MATERIAL TYPE	IDENTIFIED
Friable asbestos detected	No
PCB-containing materials and capacitors	Potentially – TBC <sup>2</sup>
Synthetic Mineral Fibres (SMF)	Yes
Lead in deposited dust	Yes - >5mg/m <sup>2</sup> – high risk
Lead-containing paints detected above 0.1% w/w	Yes
Bonded asbestos detected	Yes

<sup>2</sup> Capacitors were not able to be inspected during the survey (electricity live in surveyed buildings), it is recommended that a certified electrician inspects the brand/type (NLS) prior to demolition against the ANZECC (1997) Guideline: *Identification of PCB-containing Capacitors*: <https://www.nepc.gov.au/sites/default/files/2022-09/anzecc-gl-identification-pcb-containing-capacitors-information-booklet-electricians-and-electrical.pdf>

#### 6.1.1 WASTE DISPOSAL

The following volumes of material types have been estimated for disposal at the following facilities.

**Table 8** Waste Volumes

TYPE OF WASTE	IDENTIFIED AMOUNT	DISPOSAL/MANAGEMENT
<b>Special Waste - Asbestos</b>  Asbestos containing fibre cement sheeting and fuse box backing boards.	~ 450 m <sup>2</sup>	Removal by demolition contractor as removal of > 10 m <sup>2</sup> of non-friable ACM by a Class B licensed asbestos in accordance with SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2022) – Section 1.2.  Asbestos to be disposed to in accordance with Demolition Management Plan to an NSW EPA suitably licenced landfill facility.

TYPE OF WASTE	IDENTIFIED AMOUNT	DISPOSAL/MANAGEMENT
<p><b>Hazardous Wastes</b></p> <p>Lead Paint</p> <p>Refer to Section 5 and Appendix D</p>	<p>~ 465 m<sup>2</sup></p>	<p>Removal by Demolition Contractor in accordance with Demolition Management Plan to an NSW EPA suitably licenced landfill facility.</p>
<p><b>Hazardous Wastes</b></p> <p>Lead in dust was identified at concentrations of &gt;5 mg/m<sup>2</sup>. Which based on Reditus' adopted 'risk-based' range of acceptance criteria for surface lead dust lead loading limits is considered to present a 'high risk' to demolition workers as well as future site occupants.</p> <p>Refer to Section 5 and Appendix D</p>	<p>~ 600 m<sup>2</sup></p>	<p>It is recommended that lead dust is removed in accordance with Section 6.2.3 below prior to demolition works and disposed to an NSW EPA suitably licenced landfill facility.</p>
<p><b>Synthetic Mineral Fibres</b></p> <p>Vitreous insulation</p>	<p>Unknown</p>	<p>Removal by Demolition Contractor in accordance with Demolition Management Plan to a licenced landfill facility.</p>

## 6.2 General Recommendations

Reditus provides the following general recommendations:

- Remove all hazardous materials identified and recorded in Section 5 above, prior to demolition of the subject area.
- Prior to demolition, a destructive assessment of areas of the site that were not accessible during this assessment should be completed.
- Should any previously unidentified suspected hazardous materials be identified during demolition, works should cease, and the materials should be inspected by an experience environmental consultant or occupational hygienist.

### 6.2.1 RECOMMENDATIONS FOR ASBESTOS CONTAINING MATERIALS

The following recommendations are made for ACM:

- All materials presumed to contain asbestos must be treated as such.
- As greater than 10 m<sup>2</sup> of bonded ACM has been identified on site during inspection a Class B Asbestos Removal Contractor must be engaged to prepare an asbestos removal control plan for the proposed works and completed in accordance with SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2020).
- No friable asbestos was identified during the survey of the two (2) buildings onsite. If friable asbestos is identified, during removal works (not previously found), a Class A licenced asbestos removal contractor must remove the materials in accordance with SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2020) – Section 1.2.



## 6.2.2 RECOMMENDATIONS FOR SYNTHETIC MINERAL FIBRES (SMF)

The following recommendations are made for SMF:

- During removal of SMF, airborne monitoring for SMF is recommended to be completed to meet requirements of NSW Work Health and Safety Regulation 2011, however, it is noted that SMFs are currently not on the schedule of substances requiring health surveillance.
- The following national standards and codes of practice are applicable:
  - Standard for Synthetic Mineral Fibres [NOHSC:1004(1990)].
  - Code of Practice for Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].
- Preferred removal method using hand tools, not power tools, and wet or dampen the material before cutting. If power tools are used exhaust ventilation should be installed.
- Appropriate PPE must be used where measures cannot keep the exposure level below exposure standard (refer to Code of Practice).
- A clearance inspection and sampling program should be carried out after completion of demolition/removal and a Clearance Certificate issued.

## 6.2.3 LEAD DUST REMOVAL PROCEDURE

Lead is a hazardous substance thus a risk assessment should be carried out before any demolition works. Contractors and workers involved in the cleaning, repairing or replacement of ceilings are advised to consider the following procedures, in order to minimise health risks from lead containing dust. These procedures include:

### 1. Working in Ceilings

- Ceiling voids must be cleaned of accumulated dust before commencing any work involving partial or complete removal of the ceiling itself and householders advised to clear or cover personal effects in adjoining living spaces as much as is practicable.
- The sealing of any openings between living areas of the dwelling and the ceiling void prior to the commencement of any work to prevent dust entering the living area.
- The use of vacuum cleaners which comply with AS/NZS 3544 Industrial vacuum cleaners for particulates hazardous to health, to prevent the release of lead containing dust while it is being removed.
- To minimise contamination of living areas of the dwelling, airless spraying with PVA to seal the cleaned surfaces is recommended whenever the ceiling is removed.

### 2. Personal Protective Equipment (PPE)

The use of Personal Protective Equipment, including:

- Respirators complying with AS/NZS 1716 Respiratory Protective Devices and used according to AS/NZS 1715 Selection, use and maintenance of respiratory protective devices. If the results of the risk assessment identify significant chemical contamination, a full-face respirator may be required to provide the needed level of respiratory protection. Note: A respiratory protection program should be set up by management in accordance with AS/NZS 1715.
- Where respirators relying on facial fit are being used, workers should shave daily as beard and stubble can interfere with the facial fit, which could result in exposure to lead containing dust.
- Eye protection, complying with AS/NZS 1336 and AS/NZS 1337 whenever full-face respirators are not worn.
- Disposable coveralls with fitted hood (the type suitable for use in agricultural spraying and asbestos removal work, changed at regular intervals).

### 3. Decontamination and Personal Hygiene

The adoption of thorough decontamination procedures before each work break, including the observance of a high standard of personal hygiene. This can be achieved by:

- Provision of soap and adequate washing facilities.
- Washing of hands before eating, drinking and smoking.



- Employers providing laundering of work clothes.
- Placing any used disposable overalls into marked bags, which should be sealed for disposal with other waste.
- The containment and disposal of the removed dust and any contaminated clothing, rags and other waste should be in accordance with any NSW Department of Environment and Conservation (NSW DEC) (formerly the NSW EPA) requirements.
- After the work has been done, all equipment must be decontaminated, and the area cleaned of dust. Use wet methods to dampen down dust material before wiping up or use industrial vacuum cleaners.

#### 4. Training

Workers should be provided with training that includes:

- The hazards associated with this type of work.
- An understanding of the health risk assessment process.
- An understanding of the results of health surveillance and biological monitoring.
- The selection, use and maintenance of respirators.
- Safe work methods.
- Acceptable personal hygiene for this type of work.

All training should be documented, and a register of training kept.

#### 6.2.4 POLYCHLORINATED BIPHENYLS (PCB)

The potential for PCB containing light fittings and electrical components is possible however unlikely. Should future demolition work or inspection of previously inaccessible areas identify potential PCB containing fittings and components the following should be adhered to:

- Workers may be exposed to PCBs when dismantling electrical capacitors and transformers or when cleaning up spills and leaks. Appropriate control measures should be implemented when handling damaged capacitors to ensure that any spillage does not contact workers and is appropriately cleaned up and disposed of.
- All work must be planned and executed in a manner that minimises the number of persons involved, the degree of handling of PCB and the amount of waste material produced.
- Any equipment or parts potentially containing PCBs should be placed in a polyethylene bag and then placed into a marked sealable metal container, which is appropriately labelled. Leaking capacitors must be treated as if containing PCB unless it can be established that this is not the case.
- If PCBs cannot be transported immediately for disposal, all containers should be stored in a protected area which prevents any discharge of PCBs to the environment.
- PPE including gloves made of materials that are resistant to PCBs (e.g., polyethylene, nitrile rubber or neoprene), should be provided to workers and worn when there is any likelihood of exposure to PCBs.
- Waste disposal of PCB waste (defined as PCB concentrations of >50mg/kg in building materials) are regulated under the PCB Chemical Control Order 1994, which contains condition relating to disposing of PCB waste. The NSW EPA has prepared a Guideline for the Management of Materials Containing PCBs Below Fifty Milligrams Per Kilogram which contains 'good practice' procedures for the disposal, transport and storage of materials containing PCBs below 50 milligrams per kilogram. All waste must be disposed of in accordance with the NSW EPA (2014) Waste Classification guidelines.



## 7 Limitations

This report has been prepared in accordance with the scope of services described in the **Section 1.3**. The letter has been prepared for the sole use of the client and has been prepared in accordance with a scope of work agreed by the client.

The report or document does not purport to provide legal advice and any conclusions or recommendations made should not be relied upon as a substitute for such advice.

The report does not constitute a recommendation by Reditus for the client or any other party to engage in any commercial or financial transaction and any decision by the client or other party to engage in such activities is strictly a matter for the client.

The report relies upon data, surveys, measurements and results taken at or under the site at particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the client. Furthermore, the report has been prepared solely for use by the client and Reditus accepts no responsibility for its use by other parties. The client agrees that Reditus' report or associated correspondence will not be used or reproduced in full or in part for promotional purposes and cannot be used or relied upon by any other individual, party, group or company in any prospectus or offering. Any individual, party, group or company seeking to rely on this report cannot do so and should seek their own independent advice.

No warranties, express or implied, are made. Subject to the scope of work undertaken, Reditus assessment is limited strictly to identifying typical environmental conditions associated with the subject property based on the scope of work and testing undertaken and does not include and evaluation of the structural conditions of any buildings on the subject property or any other issues that relate to the operation of the site and operational compliance of the site with state or federal laws, guidelines, standards or other industry recommendations or best practice. Scope of work undertaken for assessments are agreed in advance with the client and may not necessarily comply with state or federal laws or industry guidelines for the type of assessment conducted.

Additionally, unless otherwise stated Reditus did not conduct soil, air or wastewater analyses including asbestos or perform contaminated sampling of any kind. Nor did Reditus investigate any waste material from the property that may have been disposed off-site or undertake and assessment or review of related site waste management practices.

The results of this assessment are based upon (if undertaken as part of the scope work) a site inspection conducted by Reditus personnel and/or information from interviews with people who have knowledge of site conditions and/or information provided by regulatory agencies. All conclusions and recommendations regarding the property are the professional opinions of the Reditus personnel involved with the project, subject to the qualifications made above.

While normal assessments of data reliability have been made, Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Reditus, or developments resulting from situations outside the scope of this project/assessment.

Reditus is not engaged in environmental auditing and/or reporting of any kind for the purpose of advertising sales promoting, or endorsement of any client's interests, including raising investment capital, recommending investment decisions, or other publicity purposes. Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Reditus, or developments resulting from situations outside the scope of this project.

In relation the conduct of asbestos inspections or the preparation of hazardous materials reports Reditus has conducted inspections and the identification of hazardous material within the constraints presented by the property. Whilst efforts are made to access areas not normally accessed during normal use of the site to identify the presence of asbestos or other hazardous material, unless explicitly tested no guarantee can be provided that such material is or is not present.

Reditus' professional opinions are based upon its professional judgment, experience, and training. These opinions are also based upon data derived from the limited testing and analysis described in this report or reports reviewed. It is possible that additional testing and analysis might produce different results and/or different opinions or other opinions. Reditus has limited its investigation(s) to the scope agreed upon with its client. Reditus believes that its opinions are reasonably supported by the testing and analysis that has been undertaken (if any), and that those opinions have been developed according to the professional standard of care for the environmental consulting



profession in this area at this time. Other opinions and interpretations may be possible. That standard of care may change and new methods and practices of exploration, testing and analysis may develop in the future, which might produce different results.

While the HAZMAT audit has attempted to locate all the hazardous materials, the survey was a visual inspection and sampling process. Only those hazardous materials that were physically accessible could be located and identified. It is possible that materials, which may be concealed within inaccessible areas / voids, may not have been located during the survey. Such inaccessible areas may include:

- Areas accessible only by dismantling equipment or performing minor localised demolition works.
- Voids or internals of plant, equipment, air-conditioning ducts, electrical components.
- Locations behind locked doors.
- Ceiling voids and wall cavities.
- Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure (these voids are only accessible during major demolition works).
- Areas where electrical hazards are present.
- Height restricted areas.
- Beneath the building.

Destructive surveying and sampling techniques were not employed to gain access to those areas listed above. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of Hazardous Materials has been detected.

Prior to any refurbishment works, further investigations should be performed using destructive sampling techniques. During the site works, care should be exercised when accessing any previously inaccessible areas and required that work cease pending further sampling if materials suspected of containing potentially hazardous or unknown materials if encountered.

# A

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## Figures

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<b>Map</b> 24334_rp01_f01_siteloc_v01	
<b>Date of Export</b> 21/02/2025	
<b>Author</b> JP	<b>Approver</b> KS
<b>Data Source</b> Metromap, Google Maps, Open Street Map, NSW Government	

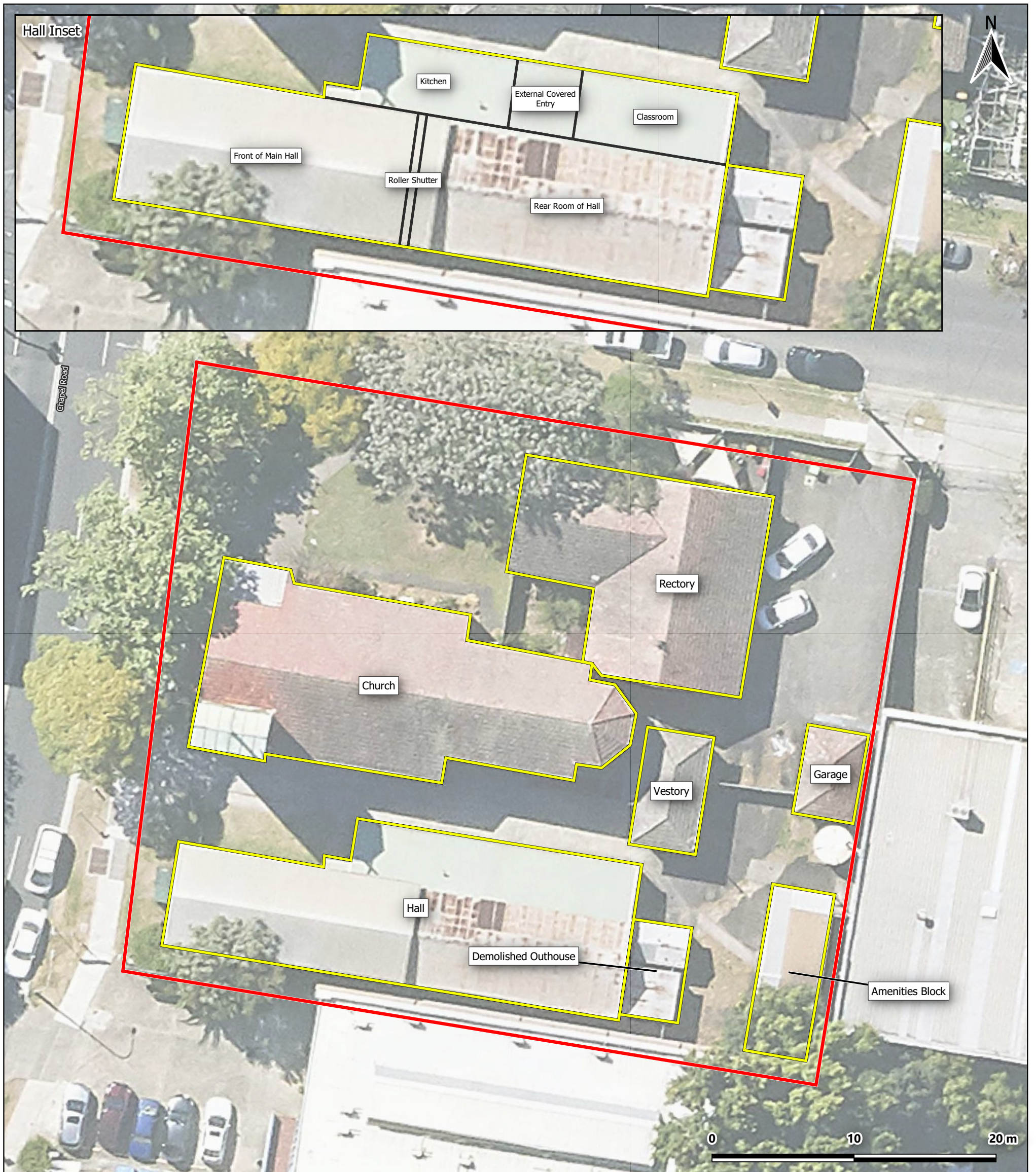
<b>Legend</b>	
Site Boundary	<b>Watercourses</b>
Lot Boundaries	Rivers
Major Roads	Stream (Perennial)
Railways	Stream (Non-Perennial)
Surface Water	Unnamed Stream (Non-Perennial)
	Other Channels

**Figure 1 - Site Location**




461 Chapel Road, Bankstown NSW 2200

24334 - Hazardous Materials Survey

Sustainable Development Group



<b>Map</b>	
24334_rp01_f02_sitelayout_v01	
<b>Date of Export</b>	<b>Map Scale (approx. at A3)</b>
21/02/2025	1:325
<b>Author</b>	<b>Approver</b>
JP	KS
<b>Data Source</b>	
Metromap, Google Maps, Open Street Map, Geoscience Australia	

<b>Legend</b>
 Site Boundary
 Site Layout
 Interior Layout of Hall

**Figure 2 - Site Layout**

461 Chapel Road, Bankstown NSW 2200

24334 - Hazardous Materials Survey

Sustainable Development Group

# B

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Photo Board

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APPENDIX B  
SITE PHOTOGRAPHS



Report Title  
HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 1	Date 6 February 25	
Direction Facing East		
Location Main roof and bell tower, north, south and east eaves.		
Material Grey fibre cement sheeting.		
Sample ID 63249-31-01 NAA (2009).		
Result Contains asbestos, (chrysotile, amosite & crocidolite).		

Photo No. 2	Date 6 February 25	
Direction Facing Southeast/South		
Location Northern façade, electrical box.		
Material Bituminous backing board.		
Sample ID 63249-31-02 NAA (2009).		
Result Contains asbestos (chrysotile).		

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SITE PHOTOGRAPHS



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HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
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Project Number  
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Photo No. 3	Date 6 February 25	
Direction Facing South		
Location External entrance ceiling – northern façade.		
Material Grey fibre cement sheeting.		
Sample ID PACM20.		
Result Contains asbestos (chrysotile, amosite & crocidolite).		

Photo No. 4	Date 6 February 25		
Direction Facing North			
Location Under building packing and loose material.			
Material Grey fibre cement sheeting.			
Sample ID -			
Result Presumed asbestos inaccessible (access).			

APPENDIX B  
SITE PHOTOGRAPHS



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HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 5	Date 6 February 25	
Direction Facing Southeast		
Location Northern façade.		
Material AC condenser unit.		
Sample ID -		
Result Presumed to contain SMF inaccessible (encapsulated).		

Photo No. 6	Date 6 February 25	
Direction Facing West.		
Location Throughout Church interior.		
Material Electrical capacitors.		
Sample ID -		
Result Presumed PCB capacitors inaccessible (electrical hazard).		

APPENDIX B  
SITE PHOTOGRAPHS



Report Title  
HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 7	Date 6 February 25	
Direction Facing South		
Location Door and window frames external (primarily northern & western façade).		
Material Beige paint.		
Sample ID 63249-31-LP02 NAA (2009).		
Result 2% w/w lead in paint.		

Photo No. 8	Date 6 February 25	
Direction Facing Northeast		
Location North & south side window frames.		
Material Brown paint.		
Sample ID 63249-31-LP03 NAA (2009).		
Result 1.7 % w/w lead in paint.		

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SITE PHOTOGRAPHS



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HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

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24334

Photo No. 9	Date 6 February 25	
Direction Facing West		
Location External Doors.		
Material Red paint.		
Sample ID PS08		
Result 4.2 % w/w lead in paint.		

Photo No. 10	Date 6 February 25	
Direction Facing Northeast		
Location Southern veranda balustrade.		
Material White paint.		
Sample ID PS11		
Result 0.12 % w/w lead in paint.		

APPENDIX B  
SITE PHOTOGRAPHS



Report Title  
HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

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24334

Photo No. 11	Date 6 February 25	
Direction Facing NA		
Location Internal first floor stairs – balustrade.		
Material Navy paint.		
Sample ID PS10		
Result 0.11 % w/w lead in paint.		

Photo No. 12	Date 6 February 25		
Direction Facing South/West			
Location Gable verge lining.			
Material Grey fibre cement sheeting.			
Sample ID 63249-31-07 NAA (2009).			
Result Contains asbestos (chrysotile, amosite & crocidolite).			

APPENDIX B  
SITE PHOTOGRAPHS



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HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
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24334

Photo No. 13	Date 6 February 25	
Direction Facing North		
Location Manhole cover.		
Material Grey fibre cement sheeting.		
Sample ID PACM11.		
Result Contains asbestos (chrysotile, amosite & crocidolite).		

Photo No. 14	Date 6 February 25	
Direction Facing North		
Location Ceiling cavity (photograph of roof cavity not obtained).		
Material Insulation.		
Sample ID PACM12.		
Result Contains SMF.		

APPENDIX B  
SITE PHOTOGRAPHS



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HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
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24334

Photo No. 15	Date 6 February 25	
Direction Facing West		
Location Eastern façade.		
Material AC Condenser unit.		
Sample ID -		
Result Presumed to contain SMF inaccessible (encapsulated).		

Photo No. 16	Date 6 February 25	
Direction Facing South		
Location Rear part of building external walls.		
Material Grey fibre cement sheeting.		
Sample ID 63249-31-01 NAA (2009)		
Result Contains asbestos, (chrysotile, amosite & crocidolite).		

APPENDIX B  
SITE PHOTOGRAPHS



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HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

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24334

Photo No. 17	Date 6 February 25	
Direction Facing South		
Location Northern external ceiling (covered entry ceiling).		
Material Beige fibre cement sheeting.		
Sample ID PACM 19.		
Result Contains asbestos (chrysotile, amosite & crocidolite).		

Photo No. 18	Date 6 February 25	
Direction Facing West		
Location Rear part of building eaves (lower roof).		
Material Grey fibre cement sheeting.		
Sample ID PACM14		
Result Contains asbestos (chrysotile & amosite).		

APPENDIX B  
SITE PHOTOGRAPHS



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HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 19	Date 6 February 25	
Direction Facing Southwest		
Location Eaves higher roof – main hall.		
Material Grey fibre cement sheeting.		
Sample ID PACM 15		
Result Contains asbestos (chrysotile).		

Photo No. 20	Date 6 February 25	
Direction Facing West/East.		
Location Internal walls, main hall (rear) & classroom.		
Material Grey fibre cement sheeting.		
Sample ID PACM 18.		
Result Contains asbestos (chrysotile & amosite).		

APPENDIX B  
SITE PHOTOGRAPHS



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HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 21	Date 6 February 25	
Direction Facing West		
Location Internal ceiling, main hall (rear) & classroom.		
Material Grey fibre cement sheeting.		
Sample ID PACM 19		
Result Contains asbestos (chrysotile, amosite & crocidolite).		

Photo No. 22	Date 6 February 25	
Direction Facing NA		
Location Ceiling cavity.		
Material Grey fibre cement sheeting debris (broken fragments).		
Sample ID PACM 19.		
Result Contains asbestos (chrysotile, amosite & crocidolite).		

APPENDIX B  
SITE PHOTOGRAPHS



Report Title  
HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 23	Date 6 February 25	
Direction Facing South		
Location Electrical backing board (northern façade).		
Material Electrical backing board.		
Sample ID -		
Result Presumed asbestos inaccessible (locked box).		

Photo No. 24	Date 6 February 25	
Direction Facing South/East		
Location Eastern and southern façade.		
Material AC condenser units (2).		
Sample ID -		
Result Presumed to contain SMF inaccessible (encapsulated).		

APPENDIX B  
SITE PHOTOGRAPHS



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HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

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24334

Photo No. 25	Date 6 February 25	
Direction Facing East		
Location Southern façade.		
Material Hot water tank.		
Sample ID -		
Result Presumed to contain SMF inaccessible (encapsulated).		

Photo No. 26	Date 6 February 25	
Direction Facing North		
Location Roof cavity.		
Material Insulation.		
Sample ID -		
Result Presumed SMF inaccessible (access).		

APPENDIX B  
SITE PHOTOGRAPHS



Report Title  
HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

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24334

Photo No. 27	Date 6 February 25	
Direction Facing NA		
Location Roof cavity.		
Material Ducting.		
Sample ID -		
Result Presumed SMF inaccessible (access).		

Photo No. 28	Date 6 February 25	
Direction Facing West		
Location Throughout Hall interior.		
Material Electrical capacitors.		
Sample ID -		
Result Presumed PCB capacitors inaccessible (electrical hazard).		

APPENDIX B  
SITE PHOTOGRAPHS



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HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
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Photo No. 29	Date 6 February 25	
Direction Facing East		
Location External walls.		
Material Beige paint.		
Sample ID 63249-31-LP05 NAA (2009).		
Result 7.8% w/w lead in paint.		

Photo No. 30	Date 6 February 25	
Direction Facing South		
Location External windows.		
Material White paint.		
Sample ID 63249-31-LP06 NAA (2009)		
Result 11.1% w/w lead in paint		

APPENDIX B  
SITE PHOTOGRAPHS



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HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 31	Date 6 February 25	
Direction Facing South		
Location External Doors.		
Material Grey paint.		
Sample ID PS05		
Result 0.15 % w/w lead in paint		

Photo No. 32	Date 6 February 25	
Direction Facing West		
Location Internal walls and ceiling rear part of building.		
Material White paint.		
Sample ID PS06		
Result 0.11 % w/w lead in paint		

APPENDIX B  
SITE PHOTOGRAPHS



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HAZMAT Survey

Client Name  
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Site Location  
461 Chapel Rd, Bankstown NSW

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24334

Photo No. 33	Date 6 February 25	
Direction Facing NA		
Location External eaves.		
Material Grey fibre cement sheeting.		
Sample ID PACM1		
Result Contains asbestos (chrysotile)		

Photo No. 34	Date 6 February 25	
Direction Facing NA		
Location Covered entry external ceiling (northern façade) and bathroom ceilings (x2).		
Material Beige fibre cement sheeting.		
Sample ID PACM2		
Result Contains asbestos (chrysotile).		

APPENDIX B  
SITE PHOTOGRAPHS



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HAZMAT Survey

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Site Location  
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Photo No. 35	Date 6 February 25
Direction Facing West	
Location Gable verge board, northern facade roof.	
Material Pink fibre cement sheeting.	
Sample ID PACM3	
Result Contains asbestos (chrysotile).	



Photo No. 36	Date 6 February 25
Direction Facing Southwest	
Location Wall covering, northern façade.	
Material Beige fibre cement sheeting.	
Sample ID PACM4	
Result Contains asbestos (chrysotile).	



APPENDIX B  
SITE PHOTOGRAPHS



Report Title  
HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 37	Date 6 February 25	
Direction Facing North		
Location Western external balcony ceiling.		
Material Grey fibre cement sheeting.		
Sample ID PACM8		
Result Contains asbestos (chrysotile).		

Photo No. 38	Date 6 February 25	
Direction Facing East		
Location Gables western façade.		
Material Pink fibre cement sheeting.		
Sample ID PACM9		
Result Contains asbestos (chrysotile).		

APPENDIX B  
SITE PHOTOGRAPHS



Report Title  
HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 39	Date 6 February 25	
Direction Facing East		
Location Northern entry.		
Material Electrical backing board.		
Sample ID -		
Result Presumed asbestos inaccessible (electrical risk).		

Photo No. 40	Date 6 February 25		
Direction Facing West/Northwest			
Location Western & northern façade.			
Material AC condenser units.			
Sample ID -			
Result Presumed to contain SMF inaccessible (encapsulated).			

APPENDIX B  
SITE PHOTOGRAPHS



Report Title  
HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 41	Date 6 February 25	
Direction Facing NA		
Location Roof cavity.		
Material Ducting.		
Sample ID -		
Result Presumed to contain SMF inaccessible (access).		

Photo No. 42	Date 6 February 25	
Direction Facing NA		
Location Roof cavity.		
Material Hot water tank.		
Sample ID -		
Result Presumed to contain SMF inaccessible (encapsulated).		

APPENDIX B  
SITE PHOTOGRAPHS



Report Title  
HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 43	Date 6 February 25	
Direction Facing South		
Location Eaves and window frames		
Material White paint.		
Sample ID PS01		
Result 0.96 % w/w lead in paint		

Photo No. 44	Date 6 February 25	
Direction Facing South		
Location External trims.		
Material Burgundy paint.		
Sample ID PS02		
Result 0.33 % w/w lead in paint		

APPENDIX B  
SITE PHOTOGRAPHS



Report Title  
HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 45	Date 6 February 25	
Direction Facing South		
Location External eaves.		
Material Beige fibre cement sheeting.		
Sample ID 63249-31-08 NAA (2009)		
Result Contains asbestos (chrysotile).		

Photo No. 46	Date 6 February 25	
Direction Facing South		
Location Interior of garage.		
Material Electrical capacitors.		
Sample ID -		
Result Presumed PCB capacitors inaccessible (electrical hazard).		

APPENDIX B  
SITE PHOTOGRAPHS



Report Title  
HAZMAT Survey

Client Name  
Sustainable Development Group Ltd

Site Location  
461 Chapel Rd, Bankstown NSW

Project Number  
24334

Photo No. 47	Date 6 February 25	
Direction Facing South		
Location Eaves and window frames.		
Material White paint.		
Sample ID 63249-31-LP10 NAA (2009)		
Result 14 % w/w lead in paint.		

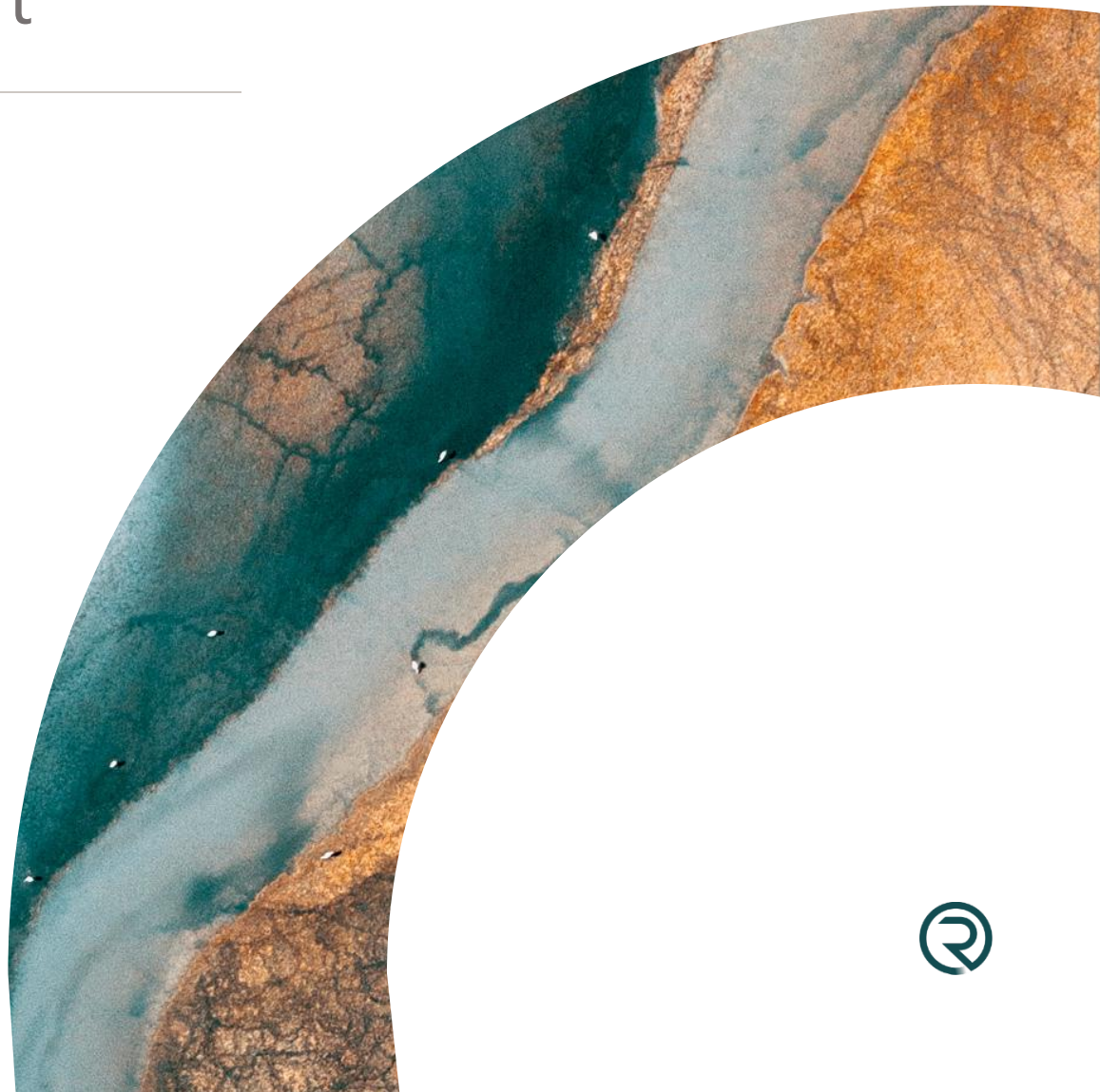
Photo No. 48	Date 6 February 25	
Direction Facing East		
Location External trims.		
Material Burgundy paint.		
Sample ID PS12		
Result 24 % w/w lead in paint		

# C

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NATA  
Laboratory  
Report

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## SAMPLE RECEIPT ADVICE

### Client Details

<b>Client</b>	Reditus Consulting
<b>Attention</b>	Kyle Sier

### Sample Login Details

<b>Your reference</b>	24334
<b>Envirolab Reference</b>	372471
<b>Date Sample Received</b>	10/02/2025
<b>Date Instructions Received</b>	10/02/2025
<b>Date Results Expected to be Reported</b>	17/02/2025

### Sample Condition

<b>Samples received in appropriate condition for analysis</b>	Yes
<b>No. of Samples Provided</b>	22 Material, 12 Paint, 4 Swab
<b>Turnaround Time Requested</b>	Standard
<b>Temperature on Receipt (°C)</b>	20
<b>Cooling Method</b>	None
<b>Sampling Date Provided</b>	YES

### Comments

Nil

Please direct any queries to:

#### Aileen Hie

**Phone:** 02 9910 6200  
**Fax:** 02 9910 6201  
**Email:** ahie@envirolab.com.au

#### Jacinta Hurst

**Phone:** 02 9910 6200  
**Fax:** 02 9910 6201  
**Email:** jhurst@envirolab.com.au

*Analysis Underway, details on the following page:*



**Envirolab Services Pty Ltd**

ABN 37 112 535 645

12 Ashley St Chatswood NSW 2067

ph 02 9910 6200 fax 02 9910 6201

customerservice@envirolab.com.au

www.envirolab.com.au

Sample ID	Asbestos ID - materials	Lead in Paint	Lead in swab
PACM1	✓		
PACM2	✓		
PACM3	✓		
PACM4	✓		
PACM5	✓		
PACM6	✓		
PACM7	✓		
PACM8	✓		
PACM9	✓		
PACM10	✓		
PACM11	✓		
PACM12	✓		
PACM13	✓		
PACM14	✓		
PACM15	✓		
PACM16	✓		
PACM17	✓		
PACM18	✓		
PACM19	✓		
PACM20	✓		
PACM21	✓		
PACM22	✓		
PS01		✓	
PS02		✓	
PS03		✓	
PS04		✓	
PS05		✓	
PS06		✓	
PS07		✓	
PS08		✓	
PS09		✓	
PS10		✓	



Sample ID	Asbestos ID - materials	Lead in Paint	Lead in swab
PS11		✓	
PS12		✓	
LD01			✓
LD02			✓
LD03			✓
LD04			✓

The '✓' indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

### Additional Info

Sample storage - Waters are routinely disposed of approximately 1 month and soils approximately 2 months from receipt.

Requests for longer term sample storage must be received in writing.

Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default.

TAT for Micro is dependent on incubation. This varies from 3 to 6 days.



## CERTIFICATE OF ANALYSIS 372471

### Client Details

<b>Client</b>	Reditus Consulting
<b>Attention</b>	Kyle Sier
<b>Address</b>	Shop 1, 29-33 Waratah St, KIRRAWEE, NSW, 2232

### Sample Details

<b>Your Reference</b>	<b>24334</b>
<b>Number of Samples</b>	22 Material, 12 Paint, 4 Swab
<b>Date samples received</b>	10/02/2025
<b>Date completed instructions received</b>	10/02/2025

### Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.  
Samples were analysed as received from the client. Results relate specifically to the samples as received.  
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.  
**Please refer to the last page of this report for any comments relating to the results.**

### Report Details

<b>Date results requested by</b>	17/02/2025
<b>Date of Issue</b>	17/02/2025
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. <b>Tests not covered by NATA are denoted with *</b>	

#### **Asbestos Approved By**

Analysed by Asbestos Approved Analyst: Lucy Zhu  
Authorised by Asbestos Approved Signatory: Lucy Zhu

#### **Results Approved By**

Giovanni Agosti, Group Technical Manager  
Lucy Zhu, Asbestos Supervisor

#### **Authorised By**

Nancy Zhang, Laboratory Manager

Asbestos ID - materials						
Our Reference		372471-1	372471-2	372471-3	372471-4	372471-5
Your Reference	UNITS	PACM1	PACM2	PACM3	PACM4	PACM5
Date Sampled		06/02/2025	06/02/2025	06/02/2025	06/02/2025	06/02/2025
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	12/02/2025	12/02/2025	12/02/2025	12/02/2025	12/02/2025
Mass / Dimension of Sample	-	8x5x2mm	25x7x3mm	15x8x3mm	5x4x1mm	15x12x2mm
Sample Description	-	Grey fibre cement material	Beige fibre cement material	Pink fibre cement material	Grey fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	Chrysotile asbestos detected	Chrysotile asbestos detected Organic fibres detected	Chrysotile asbestos detected	Chrysotile asbestos detected	No asbestos detected Organic fibres detected
Trace Analysis	-	[NT]	[NT]	[NT]	[NT]	No asbestos detected

Asbestos ID - materials						
Our Reference		372471-6	372471-7	372471-8	372471-9	372471-10
Your Reference	UNITS	PACM6	PACM7	PACM8	PACM9	PACM10
Date Sampled		06/02/2025	06/02/2025	06/02/2025	06/02/2025	06/02/2025
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	12/02/2025	12/02/2025	12/02/2025	12/02/2025	12/02/2025
Mass / Dimension of Sample	-	12x10x1mm	22x20x1mm	10x8x2mm	12x7x2mm	15x10x2mm
Sample Description	-	White paint derbris	White paint derbris	Grey fibre cement material	Pink fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected	Chrysotile asbestos detected	Chrysotile asbestos detected	No asbestos detected Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	[NT]	[NT]	No asbestos detected

Asbestos ID - materials						
Our Reference		372471-11	372471-12	372471-13	372471-14	372471-15
Your Reference	UNITS	PACM11	PACM12	PACM13	PACM14	PACM15
Date Sampled		06/02/2025	06/02/2025	06/02/2025	06/02/2025	06/02/2025
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	12/02/2025	12/02/2025	12/02/2025	12/02/2025	12/02/2025
Mass / Dimension of Sample	-	20x10x5mm	85x55x5mm	10x10x2mm	8x5x1mm	25x15x2mm
Sample Description	-	Grey fibre cement material	Brown vitreous fibrous insulation	Beige fibre cement material	Grey fibre cement material	Pink fibre cement material
Asbestos ID in materials	-	Chrysotile asbestos detected	No asbestos detected	No asbestos detected	Chrysotile asbestos detected	Chrysotile asbestos detected
		Amosite asbestos detected	Synthetic mineral fibres detected	Organic fibres detected	Amosite asbestos detected	Organic fibres detected
		Crocidolite asbestos detected				
Trace Analysis	-	[NT]	No asbestos detected	No asbestos detected	[NT]	[NT]

Asbestos ID - materials						
Our Reference		372471-16	372471-17	372471-18	372471-19	372471-20
Your Reference	UNITS	PACM16	PACM17	PACM18	PACM19	PACM20
Date Sampled		06/02/2025	06/02/2025	06/02/2025	06/02/2025	06/02/2025
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	12/02/2025	12/02/2025	12/02/2025	12/02/2025	12/02/2025
Mass / Dimension of Sample	-	35x30x12mm	20x15x5mm	30x10x3mm	175x60x5mm	30x15x5mm
Sample Description	-	Beige fibre cement material & adhesive	Beige fibre cement material	Grey fibre cement material	Grey fibre cement material	Grey fibre cement material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	Chrysotile asbestos detected	Chrysotile asbestos detected	Chrysotile asbestos detected
		Organic fibres detected	Organic fibres detected	Amosite asbestos detected	Amosite asbestos detected	Amosite asbestos detected
						Crocidolite asbestos detected
Trace Analysis	-	No asbestos detected	No asbestos detected	[NT]	[NT]	[NT]

Asbestos ID - materials			
Our Reference		372471-21	372471-22
Your Reference	UNITS	PACM21	PACM22
Date Sampled		06/02/2025	06/02/2025
Type of sample		Material	Material
Date analysed	-	12/02/2025	12/02/2025
Mass / Dimension of Sample	-	30x20x5mm	20x18x2mm
Sample Description	-	Brown fibrous material	Green vinyl tile & adhesive
Asbestos ID in materials	-	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected

Lead in Paint						
Our Reference		372471-23	372471-24	372471-25	372471-26	372471-27
Your Reference	UNITS	PS01	PS02	PS03	PS04	PS05
Date Sampled		06/02/2025	06/02/2025	06/02/2025	06/02/2025	06/02/2025
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	12/02/2025	12/02/2025	12/02/2025	12/02/2025	12/02/2025
Date analysed	-	13/02/2025	13/02/2025	13/02/2025	13/02/2025	13/02/2025
Lead in paint	%w/w	0.96	0.33	<0.005	0.04	0.15

Lead in Paint						
Our Reference		372471-28	372471-29	372471-30	372471-31	372471-32
Your Reference	UNITS	PS06	PS07	PS08	PS09	PS10
Date Sampled		06/02/2025	06/02/2025	06/02/2025	06/02/2025	06/02/2025
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	12/02/2025	12/02/2025	12/02/2025	12/02/2025	12/02/2025
Date analysed	-	13/02/2025	13/02/2025	13/02/2025	13/02/2025	13/02/2025
Lead in paint	%w/w	0.11	0.02	4.2	0.085	0.11

Lead in Paint			
Our Reference		372471-33	372471-34
Your Reference	UNITS	PS11	PS12
Date Sampled		06/02/2025	06/02/2025
Type of sample		Paint	Paint
Date prepared	-	12/02/2025	12/02/2025
Date analysed	-	13/02/2025	13/02/2025
Lead in paint	%w/w	0.12	24

Lead in swab					
Our Reference		372471-35	372471-36	372471-37	372471-38
Your Reference	UNITS	LD01	LD02	LD03	LD04
Date Sampled		06/02/2025	06/02/2025	06/02/2025	06/02/2025
Type of sample		Swab	Swab	Swab	Swab
Date prepared	-	11/02/2025	11/02/2025	11/02/2025	11/02/2025
Date analysed	-	11/02/2025	11/02/2025	11/02/2025	11/02/2025
Lead in Swabs	µg/swab	4,400	91	2,100	980

Method ID	Methodology Summary
<b>ASB-001</b>	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.
<b>Metals-020/021/022</b>	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.
<b>Metals-020/021/022</b>	Acid digestion of Dust wipes/swabs and /or miscellaneous samples for metals determination by ICP-AES/MS and/or CV-AAS

Client Reference: 24334

QUALITY CONTROL: Lead in Paint				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date prepared	-			12/02/2025	[NT]	[NT]	[NT]	[NT]	12/02/2025	[NT]
Date analysed	-			13/02/2025	[NT]	[NT]	[NT]	[NT]	13/02/2025	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	[NT]	[NT]	[NT]	[NT]	103	[NT]

Client Reference: 24334

QUALITY CONTROL: Lead in swab				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			11/02/2025	[NT]	[NT]	[NT]	[NT]	11/02/2025	[NT]
Date analysed	-			11/02/2025	[NT]	[NT]	[NT]	[NT]	11/02/2025	[NT]
Lead in Swabs	µg/swab	1	Metals-020/021/022	<1	[NT]	[NT]	[NT]	[NT]	102	[NT]

**Result Definitions**

<b>NT</b>	Not tested
<b>NA</b>	Test not required
<b>INS</b>	Insufficient sample for this test
<b>PQL</b>	Practical Quantitation Limit
<b>&lt;</b>	Less than
<b>&gt;</b>	Greater than
<b>RPD</b>	Relative Percent Difference
<b>LCS</b>	Laboratory Control Sample
<b>NS</b>	Not specified
<b>NEPM</b>	National Environmental Protection Measure
<b>NR</b>	Not Reported

## Quality Control Definitions

<b>Blank</b>	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
<b>Duplicate</b>	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
<b>Matrix Spike</b>	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
<b>LCS (Laboratory Control Sample)</b>	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
<b>Surrogate Spike</b>	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

## Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

## Report Comments

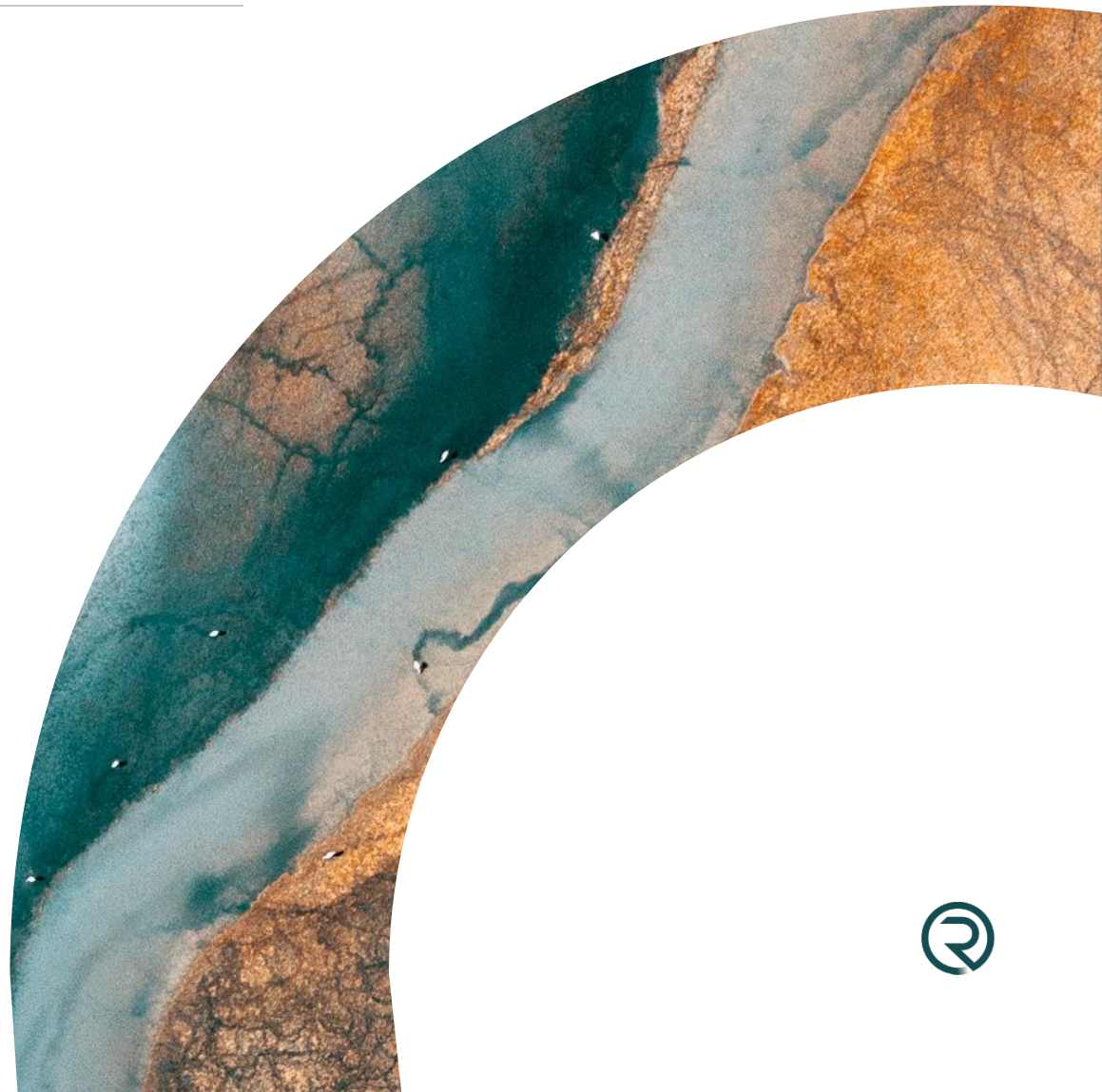
Note, even after disintegration, it can be difficult to detect the presence of asbestos in some asbestos containing bulk materials using PLM and dispersion staining. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.

# D

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## HAZMAT Register

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### 1. St Pauls Anglican Church

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
<b>Asbestos Containing Material</b>										
1	Main roof and bell tower, north, south and east eaves.	Grey fibre cement sheeting.	63249-31-01 NAA (2009) - <b>contains asbestos</b> , (chrysotile, amosite & crocidolite).	63249-31	30 m <sup>2</sup>	Bonded	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
2	Northern façade, electrical box.	Bituminous backing board.	63249-31-02 NAA (2009) – <b>contains asbestos</b> (chrysotile).	63249-31	1 m <sup>2</sup>	Bonded	Good	Unlikely	Low	Backing board appeared to be new, sample not collected, electrical risk, treat as ACM. Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
3	External entrance ceiling – northern façade.	Grey fibre cement sheeting.	PACM20 - <b>contains asbestos</b> (chrysotile, amosite & crocidolite).	372471	10m <sup>2</sup>	Bonded	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
4	Under building packing and loose material.	Grey fibre cement sheeting.	<b>Presumed asbestos.</b>	-	1 m <sup>2</sup>	Bonded	Poor	Unlikely	Medium	Inaccessible for sample. Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
<b>Synthetic Mineral Fibre Containing Material</b>										
5	Northern façade.	AC Condenser unit.	<b>Presumed to contain SMF.</b>	-	1 unit	-	Good	Unlikely	Low	Presumed to contain SMF insulation. Not accessible for sample collection due to encapsulation. Remove prior to demolition in accordance with recommendations outlined in this report.

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
<b>PCB Containing Material</b>										
6	Throughout Church interior.	Electrical capacitors.	<b>Presumed PCB capacitors.</b>	N/A	~10 units	-	Good	Unlikely	Low	Light fittings presumed to have PCB containing capacitors due to age of the building. Not accessible for sample collection due to electrical hazard. Isolate and inspect prior to demolition.
<b>Lead Containing Paint</b>										
7	Door and window frames external (primarily northern & western façade).	Beige paint.	63249-31-LP02 NAA (2009) – <b>2% w/w</b> lead in paint.	63249-31	10 m <sup>2</sup>	-	Poor	Likely	High	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.
8	North & south side window frames.	Brown paint.	63249-31-LP03 NAA (2009) – <b>1.7 % w/w</b> lead in paint.	63249-31	5 m <sup>2</sup>	-	Fair	Unlikely	Low	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.
9	External Doors.	Red paint.	PS08 – <b>4.2 % w/w</b> lead in paint.	372471	10 m <sup>2</sup>	-	Good	Unlikely	Low	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.
10	Southern veranda balustrade.	White paint.	PS11 – <b>0.12 % w/w</b> lead in paint.	372471	1 m <sup>2</sup>	-	Good	Likely	Low	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.
11	Internal first floor stairs – balustrade.	Navy paint.	PS10 – <b>0.11 % w/w</b> lead in paint.	372471	1 m <sup>2</sup>	-	Fair	Likely	Medium	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
<b>Lead Containing Dust</b>										
										Total area of deposited dust in Church unknown due to inaccessibility of bell tower, sample taken from sounds booth ceiling and area approximated from sound booth and bell tower.
12	Sound booth ceiling.	Dust.	LD04 – 43.6 mg/m <sup>2</sup> Lead in dust swab.	372471	~50 m <sup>2</sup>	-	-	-	High	Considered to present a potential 'high-risk' to demolition workers and site users based on Reditus' semi-quantitative 'risk-based' range of 'acceptance criteria' for lead in dust based on surface dust lead loading limits. Recommended that lead containing dust removal works are undertaken prior to demolition works in accordance with Section 6.2.3 of this report.

2. Vestry

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
<b>Asbestos Containing Material</b>										
1	Gable verge lining.	Grey fibre cement sheeting.	63249-31-07 NAA (2009) - <b>contains asbestos</b> (chrysotile, amosite & crocidolite).	63249-31	3m <sup>2</sup>	Bonded	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
2	Manhole cover.	Grey fibre cement sheeting.	PACM11 – <b>contains asbestos</b> (chrysotile, amosite & crocidolite).	372471	0.5 m <sup>2</sup>	Bonded	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
<b>Synthetic Mineral Fibre Containing Materials</b>										
3	Ceiling cavity.	Insulation.	PACM12 - <b>contains SMF.</b>	372471	35 m <sup>2</sup>	-	Good	Unlikely	Low	Remove prior to demolition in accordance with recommendations outlined in this report.
4	Eastern façade.	AC condenser unit.	<b>Presumed to contain SMF.</b>	-	1 unit	-	Good	Unlikely	Low	Remove prior to demolition in accordance with recommendations outlined in this report.

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
<b>Lead Containing Dust</b>										
5	Ceiling cavity.	Dust.	LD02 – 4.0 mg/m <sup>2</sup> Lead in dust swab.	372471	35 m <sup>2</sup>	-	-	-	Moderate	<p>Considered to present a potential 'moderate-risk' to demolition workers and site users based on Reditus' semi-quantitative 'risk-based' range of 'acceptance criteria' for lead in dust based on surface dust lead loading limits.</p> <p>Recommended that lead containing dust removal works are undertaken prior to demolition works in accordance with Section 6.2.3 of this report.</p>

### 3. Hall

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
<b>Asbestos Containing Material</b>										
1	Rear part of building external walls <sup>1</sup> .	Grey fibre cement sheeting.	63249-31-03 NAA (2009) - <b>contains asbestos</b> (chrysotile, amosite & crocidolite).	63249-31	150 m <sup>2</sup>	Bonded	Fair	Likely	Medium	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
2	Northern external ceiling.	Beige fibre cement sheeting.	PACM 19 – <b>contains asbestos</b> (chrysotile, amosite & crocidolite).  PACM 13 – <i>asbestos not detected</i> .	372471	10 m <sup>2</sup>	Bonded	Good	Unlikely	Low	Sample was taken direct from external ceiling (PACM13), laboratory report returned a negative result, ceiling internal to hall directly adjacent to the external ceiling reported a positive result (PACM19), external eaves also reported positive for asbestos (PACM14). Presume positive ID for conservatism and remove as asbestos containing material.  Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
3	Rear part of building eaves (lower roof) <sup>1</sup>	Grey fibre cement sheeting.	PACM14 - <b>contains asbestos</b> (chrysotile & amosite).	372471	20 m <sup>2</sup>	Bonded	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
4	Eaves higher roof – main hall.	Grey fibre cement sheeting.	PACM 15 – <b>contains asbestos</b> (chrysotile).	372471	40 m <sup>2</sup>	Bonded	Fair	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
5	Internal walls, main hall (rear) <sup>1</sup> & classroom.	Grey fibre cement sheeting.	PACM 18 – <b>contains asbestos</b> (chrysotile & amosite).	372471	35 m <sup>2</sup>	Bonded	Good	Likely	Medium	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
6	Internal ceiling, main hall (rear) <sup>1</sup> & classroom.	Grey fibre cement sheeting.	PACM 19 – <b>contains asbestos</b> (chrysotile, amosite & crocidolite).	372471	75 m <sup>2</sup>	Bonded	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
7	Ceiling cavity.	Grey fibre cement debris (broken fragments).	PACM 19 – <b>contains asbestos</b> (chrysotile, amosite & crocidolite).	372471	2 m <sup>2</sup>	Bonded	Poor	Unlikely	Medium	Removed as soon as practicable/prior to removal of ceiling. In the interim, limit access to roof space of service personnel.
8	Electrical backing board (northern façade).	Electrical backing board.	<b>Presumed asbestos containing material.</b>	-	1m <sup>2</sup>	Bonded	-	-	-	Inaccessible, locked electrical switchboard cabinet. Inspect and remove prior to demolition if presumed to contain asbestos.
<b>Synthetic Mineral Fibre Containing Material</b>										
9	Eastern and southern façade.	AC condenser units.	<b>Presumed to contain SMF.</b>	-	2 units	-	Good	Unlikely	Low	Presumed to contain SMF insulation. Not accessible for sample collection due to encapsulation.  Remove prior to demolition in accordance with recommendations outlined in this report.
10	Southern façade.	Hot water tank.	<b>Presumed to contain SMF.</b>	-	1 unit	-	Good	Unlikely	Low	Presumed to contain SMF insulation. Not accessible for sample collection due to encapsulation.  Remove prior to demolition in accordance with recommendations outlined in this report.
11	Roof cavity.	Insulation.	<b>Presumed to contain SMF.</b>	-	20 m <sup>2</sup>	-	Good	Unlikely	Low	Presumed to contain SMF insulation. Not accessible for sample collection.  Remove prior to demolition in accordance with recommendations outlined in this report.
12	Roof cavity.	Ducting.	<b>Presumed to contain SMF.</b>	-	10 m <sup>2</sup>	-	Good	Unlikely	Low	Presumed to contain SMF insulation, inaccessible, out of reach in roof cavity.  Remove prior to demolition in accordance with recommendations outlined in this report.

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
<b>PCB Containing Material</b>										
13	Throughout Hall interior.	Electrical capacitors.	<b>Presumed PCB capacitors.</b>	N/A	~12 units	-	Good	Unlikely	Low	Light fittings presumed to have PCB containing capacitors due to age of the building. Not accessible for sample collection due to electrical hazard. Isolate and inspect prior to demolition.
<b>Lead Containing Paint</b>										
14	External walls.	Beige paint.	63249-31-LP05 NAA (2009) – <b>7.8% w/w</b> lead in paint	63249-31	200 m <sup>2</sup>	-	Good	Likely	Medium	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.
15	External windows.	White paint.	63249-31-LP06 NAA (2009) – <b>11.1% w/w</b> lead in paint	63249-31	10 m <sup>2</sup>	-	Good	Unlikely	Low	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.
16	External Doors.	Grey paint.	PS05 – <b>0.15 % w/w</b> lead in paint	372471	5 m <sup>2</sup>	-	Good	Unlikely	Low	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.
17	Internal walls and ceiling rear part of building.	White paint.	PS06 – <b>0.11 % w/w</b> lead in paint	372471	200 m <sup>2</sup>	-	Good	Likely	Medium	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
<b>Lead Containing Dust</b>										
18	Roof cavity.	Dust.	LD03 – 93 mg/m <sup>2</sup> Lead in dust swab	372471	~315 m <sup>2</sup>	-	-	-	High	Considered to present a potential 'high-risk' to demolition workers and site users based on Reditus' semi-quantitative 'risk-based' range of 'acceptance criteria' for lead in dust based on surface dust lead loading limits. Recommended that lead containing dust removal works are undertaken prior to demolition works in accordance with Section 6.2.3 of this report.

<sup>1</sup>The hall has had multiple renovations and additions occur over its lifespan, the front and rear of the building is divided for the purposes of this report by the covered entry to the Hall directly east of the kitchen when viewed externally and the roller shutter that divides the centre of the hall when viewed internally, with the front defined as the western façade on Chapel Rd.

4. Rectory

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
<b>Asbestos Containing Material</b>										
1	External eaves.	Grey fibre cement.	PACM1 - <b>contains asbestos</b> (chrysotile)	372471	25 m <sup>2</sup>	Bonded	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
2	Covered entry external ceiling (northern façade) and bathroom ceilings (x2).	Beige fibre cement.	PACM2 - <b>contains asbestos</b> (chrysotile).	372471	20m <sup>2</sup>	Bonded	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
3	Gable verge board, northern facade roof.	Pink fibre cement material.	PACM3 - <b>contains asbestos</b> (chrysotile).	372471	2m <sup>2</sup>	Bonded	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
4	Wall covering, northern façade.	Beige fibre cement.	PACM4 - <b>contains asbestos</b> (chrysotile).	372471	0.5 m <sup>2</sup>	Bonded	Fair	Unlikely	Medium	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
5	Western external balcony ceiling.	Grey fibre cement.	PACM8 - <b>contains asbestos</b> (chrysotile).	372471	8 m <sup>2</sup>	Bonded	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
6	Gables western façade.	Pink fibre cement.	PACM9 - <b>contains asbestos</b> (chrysotile).	372471	10 m <sup>2</sup>	Bonded	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
7	Northern entry.	Electrical backing board.	<b>Presumed asbestos.</b>	-	0.5m <sup>2</sup>	-	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Confirm presence of asbestos prior to demolition and remove accordingly prior to demolition in accordance with recommendations outlined in this report.

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
<b>Synthetic Mineral Fibre Containing Material</b>										
8	Western & northern façade.	AC condenser units.	<b>Presumed to contain SMF.</b>	-	2 units	-	Good	Unlikely	Low	Presumed to contain SMF insulation. Not accessible for sample collection due to encapsulation. Remove prior to demolition in accordance with recommendations outlined in this report.
9	Roof cavity.	Ducting.	<b>Presumed to contain SMF.</b>	-	5m <sup>2</sup>	-	Good	Unlikely	Low	Presumed to contain SMF insulation. Not sampled collection due to inaccessibility. Remove prior to demolition in accordance with recommendations outlined in this report.
10	Roof cavity.	Hot water tank.	<b>Presumed to contain SMF.</b>	-	5m <sup>2</sup>	-	Good	Unlikely	Low	Presumed to contain SMF insulation. No sample collected due to inaccessibility (encapsulation). Remove prior to demolition in accordance with recommendations outlined in this report.

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
<b>Lead Containing Paint</b>										
12	Eaves and window frames	White paint.	PS01 – <b>0.96 % w/w</b> lead in paint	372471	10 m <sup>2</sup>	-	Fair	Unlikely	Medium	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.
13	External trims.	Burgundy paint.	PS02 – <b>0.33 % w/w</b> lead in paint	372471	5 m <sup>2</sup>	-	Fair	Unlikely	Low	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.
<b>Lead Containing Dust</b>										
14	Roof cavity.	Dust.	LD01 – 196 mg/m <sup>2</sup> Lead in dust swab.	372471	~200 m <sup>2</sup>	-	-	-	High	Considered to present a potential 'high-risk' to demolition workers and site users based on Reditus' semi-quantitative 'risk-based' range of 'acceptance criteria' for lead in dust based on surface dust lead loading limits. Recommended that lead containing dust removal works are undertaken prior to demolition works in accordance with Section 6.2.3 of this report.

5. Garage

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							Condition	Accessibility	Risk Rating	
<b>Asbestos Containing Material</b>										
1	External eaves.	Beige fibre cement.	63249-31-08 NAA (2009) - <b>contains asbestos</b> (chrysotile).	63249-31	5 m <sup>2</sup>	Bonded	Good	Unlikely	Low	Maintain in current condition – inspect regularly. Remove prior to demolition in accordance with recommendations outlined in this report.
<b>PCB Containing Material</b>										
2	Interior of garage.	Electrical capacitors.	<b>Presumed PCB capacitors.</b>	N/A	~4 units	-	Good	Unlikely	Low	Light fittings presumed to have PCB containing capacitors due to age of the building. Not accessible for sample collection due to electrical hazard. Isolate and inspect prior to demolition.
<b>Lead Containing Paint</b>										
3	Eaves and window frames.	White paint.	63249-31-LP10 NAA (2009) – <b>14 % w/w</b> lead in paint	63249-31	6 m <sup>2</sup>	-	Fair	Likely	Medium	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.
4	External trims.	Burgundy paint.	PS12 – <b>24 % w/w</b> lead in paint	372471	0.5 m <sup>2</sup>	-	Poor	Unlikely	Medium	Remove prior to demolition to a licensed waste facility in accordance with recommendations outlined in this report.

**6. Non-Hazardous Materials**

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
<b>Non-Hazardous Materials</b>										
1	Church – Southern Veranda Roof	White paint	PS09 – 0.085% lead in paint	372471	5 m <sup>2</sup>	-	-	-	-	-
2	Vestry – External eaves & balcony ceiling	Beige fibre cement material	PACM10 – asbestos not detected	372471	10 m <sup>2</sup>	-	-	-	-	-
3	Hall – Front of building eaves (lower – attached to Kitchen)	Beige Fibre Cement	PACM16 – asbestos not detected	372471	~10 m <sup>2</sup>	-	-	-	-	-
4	Hall – Front of building walls	Beige fibre cement material	PACM17 – asbestos not detected	372471	~50 m <sup>2</sup>	-	-	-	-	-
5	Hall – Interior walls and ceiling front.	White Paint	PS07 – 0.02% lead in paint	372471	~200 m <sup>2</sup>	-	-	-	-	-
6	Rectory – External bathroom walls	Beige fibre cement	PACM5 – asbestos not detected	372471	~20 m <sup>2</sup>	-	-	-	-	-
7	Rectory – cupboard and wall panels	Fibre cement	PACM6 – asbestos not detected	372471	~20 m <sup>2</sup>	-	-	-	-	-

ITEM NO	LOCATION	MATERIAL DESCRIPTION	SAMPLE ID	LAB REPORT NO	AREA (M2)/EXTENT	BONDED/FRIABLE	RISK ASSESSMENT			RECOMMENDATIONS/CONTROL MEASURES
							CONDITION	ACCESSIBILITY	RISK RATING	
8	Rectory – Internal ceiling main	Fibre cement	PACM7 – asbestos not detected	372471	~100 m <sup>2</sup>	-	-	-	-	-
9	External concrete slabs	Mastic	PACM21 – asbestos not detected	372471	~1 m <sup>2</sup>	-	-	-	-	-
10	Rectory – interior (all new)	White paint	PS03 - <0.005% w/w lead in paint	372471	100 m <sup>2</sup>	-	-	-	-	-
11	Rectory – interior (all old)	Beige paint	PS04 – 0.04% w/w lead in paint	372471	50 m <sup>2</sup>	-	-	-	-	-
12	Hall – Interior throughout	Beige Paint	NAA (2009) – negative	-	-	-	-	-	-	-
13	Rectory – Green Gables	Green Paint	NAA (2009) – negative	-	-	-	-	-	-	-
14	Rectory – Balustrade southern veranda	Blue Paint	NAA (2009) – negative	-	-	-	-	-	-	-

# 1 Risk Assessment Criteria

To assess the health risk posed by the presence of hazardous materials (the material), relevant factors must be considered. These factors include:

- The likelihood the material is to be disturbed by workers.
- Friability of the material particularly for ACM.
- The condition of the material i.e. evidence of physical damage or influence of external factors such as weather conditions and water.
- The risk of exposure to workers when working within close proximity to the material.

Where these factors have indicated that there is a possibility of exposure, this provides the consultant with a risk priority rating and the ability to provide the most appropriate recommendations for repair, maintenance or abatement of the material.

Should suspect ACMs be identified during future works that are not identified within the ACM Registers, then the material should be sampled and analysed for the suspected hazard by a competent person or Licensed Asbestos Assessor. This Risk Assessment criteria should be applied to any ACM identified.

## 1.1 Material Condition

The condition of the material identified during the inspection, and the meaning of each category rating, are summarised as follows:

- **Very Good condition:** Refers to the material being undamaged and in "original" condition with no deterioration and sealed i.e. no exposed asbestos fibres.
- **Good condition:** Refers to the material being undamaged and in "near original" condition with minimal deterioration, minor cracked edges, flaking paint or sealant i.e. not exposing asbestos fibres.
- **Fair condition:** Refers to the material exhibiting minor damage including breaks, cracks, deterioration, holes etc. and some surface damage.
- **Poor condition:** Refers to the material being severely damaged, associated debris and dust is located within close proximity, the material is weathered and broken down with the potential for exposure to workers.

## 1.2 Lead Dust Risk Assessment Criteria

There are currently no specific requirements for lead dust in occupational environments in Australia. Reditus has therefore adopted a semi-quantitative 'risk-based' range of 'acceptance criteria' for lead in dust based on surface dust lead loading limits outlined in the superseded Australian Standard AS4361.2 (1998) - Guide to lead paint management, Part 2: Residential and commercial buildings. The criteria are summarised as follows:

- **<1 mg/m<sup>2</sup> – Very Good (low concentration).**
- **1-5 mg/m<sup>2</sup> – Fair (moderate concentration).**
- **>5 mg/m<sup>2</sup> – Poor (high concentration).**

The above lead-dust 'conditions' are subsequently assessed using the risk assessment matrix outlined below to determine the level of risk.

## 1.3 Friability

Friability, as it relates to ACM, describes the ease of which fibres can be released from the material, in its current condition.

- **Friable ACM:** Refers to ACM which may become crumbled, pulverised or reduced to powder by hand pressure when dry. Examples of products include fire door core insulation, sprayed insulation and pipe lagging. Generally this type of material contains more asbestos fibres and is considered more hazardous than non-friable asbestos products.
- **Bonded (non-friable) ACM:** Also known as bonded asbestos, are ACM that typically comprise asbestos fibres tightly bound in a stable product matrix. Examples of non-friable asbestos products include asbestos cement materials, vinyl floor tiles, gaskets and electrical backing boards.



#### 1.4 Likelihood of Disturbance of the Material

ACM can be classified as having low, medium or high likelihood of disturbance. This means that workers, contractors or the general public can get within close proximity of a material, potentially exposing themselves to the material.

- **Unlikely:** Unlikely accessibility describes a material that cannot be easily disturbed, such as materials in voids, set ceilings or where work activates within the area are unlikely to disturb the material.
- **Likely:** Likely accessibility describes a material that is visible but normal access is impeded by physical barriers, such as materials behind cladding or present in a ceiling space or are height restricted and where work activities within the area are likely to impact the material.
- **Highly Likely:** High accessibility describes a material that can be easily accessed or damaged due to their close proximity to worker, contractors, general public, and where work activities are going to impact on the material with high occupancy within the area.

#### 1.5 Risk Matrix

To determine the level of risk a material has, the risk matrix is used. The risk rating is based on the condition of the material and the likelihood of disturbing the material.

Condition	Likelihood of Disturbance		
	Highly Likely	Likely	Unlikely
<b>Poor</b>	Very High	High	Medium
<b>Fair</b>	High	Medium	Low
<b>Good</b>	Medium	Medium	Low
<b>Very Good</b>	Medium	Low	Very Low

#### 1.6 Level of Risk

The level of risk for the material identified are described below:

- **Very Low Risk:** Describes a material that poses a very low health risk to workers, contractors and the general public as the material in very good condition and is unlikely to be disturbed.
- **Low Risk:** Describes a material that poses a low health risk to workers, contractors and the general public providing the material stays in a stable condition, for example a material that is in good condition and has unlikely accessibility.
- **Medium Risk:** Describes a material that poses an increased risk to workers, contractors and the general public in the area, however, is in a semi-stable condition with minor amounts of damage.
- **High Risk:** Describes a material that poses a high risk of exposure to workers, contractors and the general public working in the area of the material. Generally, a material with a high-risk ranking is in a poor condition.
- **Very High Risk:** Describes a material that poses a very high risk of exposure to workers, contractors and the general public working in the area of the material and therefore the area is not suitable for occupancy. Urgent remediation is required (i.e. within 24 hours of identification of the material). There is a likelihood of imminent risk of harm to workers. Generally, sites that require demolition or refurbishment works where the identified material is to be impacted on warrant a very high-risk rating.



## 2 Priority Risk Rating

The priority risk rating is determined from the likelihood of disturbing the material, the condition of the material and the level of risk to workers, contractors and the general public. The priority risk rating system ranges from 1 to 4, with Priority Risk Rating 1 being the highest and Priority Risk Rating 4 being the lowest.

### 2.1 Priority Risk Rating 1: High or Very High Risk Potential

Work area has a material, which is either damaged or being exposed to continual disturbance or potential to expose workers to the material. Due to these conditions, there is an increased potential for exposure and to contaminate the work area.

Recommendation usually includes isolation through physical barriers, air monitoring to be undertaken and the material to be promptly removed by an appropriately licensed asbestos contractor or similar. After abatement of the material, a re-inspection or clearance inspection should be conducted by a competent person (e.g. Licensed Asbestos Assessor for asbestos) to confirm that the area has been satisfactorily cleared of the material.

Lead concentrations in accumulated dust may present a serious health risk to site users, particularly during works which may disturb accumulated dust. It is recommended that lead-dust is removed in accordance with guidelines outlined in this report prior to disturbance or demolition works.

### 2.2 Priority Risk Rating 2: Hazard with Medium Risk Potential

Work area has a material with a potential for disturbance due to the following conditions:

1. The material, friable or non-friable, bonded or unbonded, has been disturbed or damaged and its current condition is unstable; or
2. The material, friable or non-friable, bonded or unbonded, is accessible and can, when disturbed, present a short-term exposure risk to workers, contractors and the general public; or
3. The material, friable or non-friable, bonded or unbonded, could pose an exposure risk if workers, contractors or the general public are in close proximity.

Recommendations usually include remediation abatement measures to be taken within a 3-month period or less and management through the appropriate management plans and systems.

Excessive lead-dust loads may prevent an unacceptable risk to site users and/or workers during disturbance or demolition works. It is recommended that controls be implemented during dust disturbance works to minimise the generation of fugitive dust.

### 2.3 Priority Risk Rating 3: Hazard with Low Risk Potential

Work area has a material where:

1. The condition of a material is stable (including friable ACM and unbonded SMF) and has a low potential for disturbance; or
2. The material is non-friable, bonded or in fair condition, however has been damaged, but does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Recommendations include remediation of the material and ongoing management of the friable/unbonded and remediated non-friable/bonded materials.

For lead dust exhibiting a hazard with low risk potential no further action is required.

### 2.4 Priority Risk Rating 4: Hazard with Very Low Risk Potential

The material is in good condition. It is most unlikely that the material can be disturbed from workers in the work area. It is considered the material poses a negligible health risk.

These materials should be maintained in good condition and the condition monitored in accordance with the ACM Register and the ACM Management Plan.

For lead dust exhibiting a hazard with very low risk potential no further action is required.





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