



WORK SCIENCE

Work Science Pty Ltd
Suite 613, Level 6, 321 Pitt Street
Sydney NSW 2000

PO Box 1112
Darlinghurst NSW 1300

ABN 49 118 332 880
☎ 1300 00 WORK (9675)

🌐 www.workscience.com.au
✉ info@workscience.com.au

Athena Vercoe
Assistant Development Manager, Data Centres
Goodman Property
1-11 Hayes Road
Rosebery NSW 2018
Athena.vercoe@goodman.com

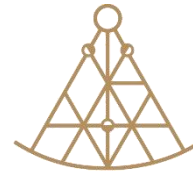
26 September 2025

Dear Athena,

Thanks again for the opportunity to work with Goodman Property on this project, please find attached our report. Please contact me directly on +61 455 022 452 if you have any queries.

Yours sincerely

Steven Hains
Head of Property Risk
steven.hains@workscience.com.au



WORK SCIENCE

Work Science Pty Ltd

ABN 49 118 332 880

Head Office

Suite 613, Level 6, 321 Pitt Street

Sydney NSW 2000

☎ 1300 00 WORK (9675)

PO Box 1112

Darlinghurst NSW 1300

🌐 www.workscience.com.au

✉ info@workscience.com.au

REPORT FOR GOODMAN PROPERTY
HAZARDOUS MATERIALS ASSESSMENT
12 MARS ROAD, LANE COVE WEST NSW 2066
AU019 – TRANSTECH BUSINESS PARK

Our Ref: J010173

26 SEPTEMBER 2025

Hazardous Materials Assessment

Document Number	J010173
Property Code	AU019 – Transtech Business Park
Site Address	12 Mars Road, Lane Cove West NSW 2066
Date of Inspection	12 th November 2024
Project Manager	Steven Hains, Head of Property Risk
Project Manager Contact	steven.hains@workscience.com.au
Client	Goodman Property

Quality Information

Distribution

Issue	Revision	Issued To	Date	Prepared	Reviewed
Draft	0	Goodman Property	10/12/2024	Dylan Rumsey	Simon Gorham
Final	0	Goodman Property	26/09/2025	Dylan Rumsey	Steven Hains

Revision History

Revision	Date	Modified	Reviewed	Amendments / Changes

Work Science Pty Ltd has prepared this document for the sole use of the Client and for a specific purpose, as expressly stated in this document. This document and the information are solely for the use of the authorised recipient(s) and this document may not be used, copied or reproduced in whole, or in part for any purpose other than that for which it was supplied by Work Science Pty Ltd. The drawings, information and data reported in this document (the information) is the property of Work Science Pty Ltd. Work Science Pty Ltd makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document for the information.

Executive Summary

Work Science was engaged by Goodman (the client) to undertake a hazardous materials assessment at AU019 – 12 Mars Road, Lane Cove West NSW 2066 (the site). The purpose of the sampling regime was to provide an overview of the hazardous materials at the site. A site inspection was undertaken on 12th November 2024 by Dylan Rumsey, an experienced HAZMAT consultant, Work Science.

This Hazardous Materials Assessment Report has been prepared by Work Science to accompany a State Significant Development Application (**SSDA**) for the construction and ongoing operation of a data centre facility at 12 Mars Road, Lane Cove West in the Lane Cove Council Local Government Area (**LGA**). The site is legally described as Lot 22 in DP 732062.

This Hazardous Materials Assessment Report has been prepared by Dylan Rumsey of Work Science to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility at 12 Mars Road, Lane Cove West in the Lane Cove Government Area (LGA). The site is legally described as Lot 22 in Deposited Plan 732062.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the Project Mars Data Centre Project (SSD-82052708) dated 10th April 2025.

This report concludes that the proposed data centre is suitable and warrants approval subject to the implementation of the following mitigation measures:

- Destructive/intrusive hazardous materials survey to be undertaken prior to demolition.
- Asbestos and hazardous materials likely to be disturbed as part of the demolition project are removed by a suitably licenced contractor, so far as is reasonably practicable.

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

Key Findings

	Asbestos	Asbestos Dust	SMF	PCBs	Lead Paint	Lead Dust	α Quartz (Silica)	Engineered Stone Products
12 Mars Road, Lane Cove West NSW - Exterior			✓				✓	
12 Mars Road, Lane Cove West NSW – Building 1 (Units 1-3)			✓				✓	
12 Mars Road, Lane Cove West NSW - Building 2 (Units 4-7)			✓				✓	
12 Mars Road, Lane Cove West NSW - Building 3 (Units 8-13 & Unit 21)	✓		✓				✓	
12 Mars Road, Lane Cove West NSW - Building 4 (Units 14-19)			✓		✓		✓	

Recommendations

Work Science provides the following recommendations in relation to the assessment undertaken:

Asbestos Containing Materials

- Building 3 – Exterior – Eastern Garden Bed – Fibre Cement Sheet Debris – Restrict access to garden bed. Engage a licenced asbestos contractor to remove debris from garden bed prior to refurbishment or demolition.
- Schedule periodic re-assessments of the asbestos-containing materials remaining in-situ to monitor their condition in accordance with Section 3.2 of the Code of Practice How to Manage and Control Asbestos in the Workplace (SafeWork NSW, 2019). Whilst it is mandated under legislation that asbestos items are routinely re-inspected every five years at a minimum, due to the risk ratings assigned to some of the asbestos materials that were identified onsite, Work Science has recommended these items be reviewed more frequently to ensure the risk is adequately controlled.

Lead Containing Paint and Dust

- All surfaces painted prior to 1997 should be assumed to contain lead above the current safe concentration of >0.1% w/w (AS/NZS 4361.2:2017). Conduct further testing prior to any refurbishment, remedial or demolition works on painted surfaces that is likely to generate dust or fumes.

Polychlorinated biphenyl (PCBs) oils

- Nil.

Synthetic Mineral Fibres (SMF)

- Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.

α Quartz (Silica) & Engineered Stone Products

- Maintain in good condition and incorporate into a HMMP. Implement controls during activities where mechanical damage of the material may occur, and dust generated.

General Recommendations

- Assess areas that were inaccessible during the Assessment for hazardous materials (by a competent person prior to access or disturbance).
- If any suspect hazardous materials are found during future works, works should cease pending further investigation and any necessary sampling (by a competent occupational hygienist).
- Conduct a destructive asbestos and hazardous materials assessment prior to any demolition or refurbishment works in accordance with Part 8.6 of the NSW *Work Health and Safety Regulations 2017*.

1 Introduction

Work Science was engaged by Goodman (the client) to undertake a hazardous materials assessment at AU019 – 12 Mars Road, Lane Cove West NSW 2066 (the site). The purpose of the sampling regime was to provide an overview of the hazardous materials at the site. A site inspection was undertaken on 12th November, 2024 by Dylan Rumsey, an experienced HAZMAT consultant, Work Science.

1.1 Introduction - SSDA

A State Significant Development Application (SSDA) has been prepared in support of a proposed data centre at 12 Mars Road, Lane Cove West. The site area is 33,559m² and is zoned E4 General Industrial.

We understand that the proposal will include:

- Destructive/intrusive hazardous materials survey to be undertaken prior to demolition.
- Site preparation works including demolition, bulk excavation and removal of existing structures on the site, tree and vegetation clearing, and bulk earthworks.
- Construction, fit-out and operation of a three-storey data centre building with a total gross floor area of approximately 21,832m² comprising:
 - . 24 parking spaces
 - . 2 loading dock spaces
 - . 2 levels of technical data hall floor space
 - . 3 level office and amenities building
- Provision of required utilities including:
 - . Diesel storage tanks
 - . Water Tanks
 - . Substations on site
- Vehicle and pedestrian access provided via Mars Road.
- Associated landscaping and site servicing.
- Installation of site services and drainage infrastructure.
- A floor space ratio of approximately 0.65:1.

1.1.1 The Site

The site at 12 Mars Road, Lane Cove West is located on Cammeraygal Land within the Lane Cove Local Government Area (LGA). It is situated in the heart of the Lane Cove industrial area, offering functional warehouse and office units

The property is part of the Transtech Business Park, which provides a range of industrial and office spaces

The site has close proximity to Epping Road and the M2 motorway, ensuring excellent connectivity to major transportation routes. 12 Mars Road comprises a land size of approximately 33,704 m². The property consists of multiple units, with at least 24 properties within the complex.

It was previously used for industrial purposes and continues to serve as a business park.

Notable nearby amenities and landmarks include:

- Lane Cove industrial area
- Epping Road
- M2 motorway

The site benefits from its strategic location within an established industrial precinct. It offers high clearance industrial units suitable for various business operations. In terms of transportation, the property is well-connected:

- Close proximity to Epping Road and the M2 motorway
- Easy access to major arterial roads

2 Scope

The scope of the project was to undertake a hazardous materials assessment at AU019 – 12 Mars Road, Lane Cove West NSW 2066. The materials within the scope of the assessment included:

- Asbestos-containing materials;
- Asbestos dust;
- Synthetic Mineral Fibre (SMF);
- Polychlorinated Biphenyls (PCBs) within fluorescent light fitting capacitors;
- Lead-containing paint;
- Lead-containing dust;
- α Quartz (Crystalline Silica); and
- Engineered stone products.

In addition to the hazardous material re-inspection, the following items are included within the scope of this project:

- Labelling of asbestos-containing materials;
- Hazardous Materials Management Plans (portfolio-wide and site-specific for properties with P1/P2 items identified); and
- Provision of an online platform for the management of hazardous materials registers and associated documentation.

3 Methodology

Desktop review of existing documentation

Work Science undertook a desktop review of available records of hazardous materials audit and removal/remediation documentation available. Where relevant and provided in soft copy this information will be loaded into the Work Science online platform.

Site Inspection Process & Labelling

Work Science conducted a visual inspection of the site to identify locations where asbestos and hazardous materials were used within the building construction. Inspection areas were limited to those where access was made available by the Client. Any areas unable to be accessed were noted as such within the Register, including the likelihood of presence of hazardous materials in these areas.

During the site inspection process, Work Science applied warning labels to materials previously identified or presumed to contain asbestos (so far as reasonably practicable).

Any P1 items identified were notified to the Head of Work Health & Safety (Kate Kungl) immediately via phone with a follow up email with relevant details. No P1 items were identified during the assessment.

Sampling and Laboratory Analysis

Samples of suspected asbestos containing materials were collected and analysed in a NATA-accredited laboratory by polarised light microscopy. Where determined by a risk assessment, visually similar materials were presumed the same to reduce the number of samples required for analysis. All samples were collected in accordance with the *Code of Practice: How to Manage and Control Asbestos in the Workplace (SafeWork Australia, July 2020)*, *Managing Asbestos in Workplaces: Compliance Code (WorkSafe Victoria 2019)* and the *Victorian Occupational Health and Safety Regulations 2017*.

Materials suspected on containing SMF were visually assessed only – no samples were taken.

Suspected PCB-containing capacitors were compared to the *ANZECC Identification of PCB-containing capacitors Information Booklet (1997)* where safe access was available. Where dismantling of lights/equipment was not safely accessible, the probability of PCB-containing capacitors was based on a visual assessment of age/appearance.

Where appropriate, lead chip samples were taken to assess the presence of lead-containing paint. Samples of accumulated dust (sample requirements minimum 2g sample weight) were also collected where deemed necessary. Analysis was undertaken by a NATA-accredited laboratory and in accordance with the requirements of *AS 4361.2-2017 Guide to Lead Paint Management, Part 2: Residential and Commercial Buildings*.

3.1 Organic Mulch

The NSW EPA has completed an investigation into asbestos in mulch at multiple locations, with the support of the NSW Asbestos Taskforce. The investigation has identified the supply chain which may have delivered potentially contaminated mulch. The action required at sites where asbestos in mulch has been discovered varies depending on their use and public access. The focus of the assessment will be of garden areas ensure sites are safe for their intended use.

A walkover of all accessible garden beds was undertaken and samples collected for analysis (where required). At least two passes of will be made with a 90° direction change between each and using a manageable grid pattern (based on the level of contamination and soil characteristics).

3.2 Crystalline Silica

Crystalline silica or α quartz, is a naturally occurring mineral found in various construction materials such as sand, concrete, brick, mortar, and stone. Silica is a key component of many construction materials due to its abundance and desirable properties, including strength and durability.

Silica can exist in different forms, and understanding whether it is bonded or friable is crucial for assessing its potential health risks, especially in the context of the built environment. In its bonded form it refers to silica-containing materials where the silica particles are tightly bound within the material's matrix. In this form, the silica particles are not easily released into the air as respirable dust under normal conditions. Friable, on the other hand, refers to silica-containing materials where the silica particles are loosely bound and can be easily released into the air as respirable dust when the material is disturbed or damaged.

This assessment is targeted towards material that can become friable through mechanical damage. The walk-through inspection is primarily observation-based, with estimates of exposure sourced from the consultant's previous experience and professional judgement. Of particular note is the impending ban for engineered stone products. Any identified materials suspected to contain engineered stone will be visually assessed and included in the register.

Reporting

The final Hazardous Materials Report contains a Register of the specific locations, condition, extent, friability, and risk assessment of the asbestos and hazardous materials identified. The report also includes photographs of identified hazardous materials as well as recommendations for any remedial works required or any ongoing management requirements, as well as a list of areas unable to be safely accessed. Laboratory reports (where applicable) are also inserted within the report. A copy will be provided to Goodman in draft for review prior to finalisation. Final reports will be available on the Work Science online platform.

A Hazardous Materials Management Plan (HMMP) will also be developed providing specific information about organisational responsibilities for managing asbestos and hazardous materials on the property, including emergency procedures for accidental disturbances of asbestos and/or hazardous materials. A portfolio HMMP will be developed, with site-specific HMMP's for sites with identified P1/P2 items.

4 Legislation

The Assessment was undertaken in accordance with the following:

- NSW Work Health and Safety Regulations 2017
- Safe Work Australia – How to manage and control asbestos in the workplace (July 2020)
- AS 4964-2004 *Method for the qualitative identification of asbestos in bulk samples*.
- AS 4361.2:2017 *Guide to hazardous paint management Part 2: Residential, public and commercial buildings*.
- ANZECC: *Identification of PCB-containing capacitors*, 1997.
- NSW EPA Polychlorinated Biphenyl (PCB) Chemical Control Order 1997
- Protection of the Environment Operations (Waste) Regulation 2014

5 Project Team

- Steven Hains, Head of Property Risk, qualified and seasoned property risk and compliance expert. Steve led the project and performed the role of project director (including quality control, client liaison and escalation point as required).
- Dylan Rumsey, Consultant. Dylan has 3 years of extensive experience in all realms of Asbestos Consultancy. Dylan's areas of expertise include asbestos and hazardous building materials audits, air monitoring and clearance inspections, asbestos in soils, and risk assessments.

6 Inaccessible Areas

All reasonable efforts were made to identify reasonably accessible materials. However, some materials and surfaces may be concealed which were not accessible during the inspection.

The following specific inaccessible or restricted areas were noted during the Assessment:

- Restricted access beneath floor coverings throughout the site, access would have caused damage to the site.
- Restricted access within ceiling voids due to height restrictions and due to the risk posed in accessing potentially asbestos contaminated areas in a working site.

- No access to plant rooms throughout the site (locked).

In addition to the areas noted above, general areas not included within the assessment include, but are not limited to:

- Areas which may damage the building fabric, fixtures, decoration or fittings.
- Areas only accessible by demolishing or dismantling building structure or plant.
- Within live plant or electrics.
- Confined spaces.
- Areas behind locked doors.
- Under the concrete slab or subsurface of the site.
- Areas only accessible using specialised equipment, mechanical tools or machinery.
- Areas in excess of 3 metres or requiring height access equipment.
- Concealed service voids such as shafts, tunnels, conduits and ducts.
- Organic garden mulch inspection was of the surface only and describes the observed conditions within the areas inspected at the time of inspection. Site conditions may change with future site activities, and therefore this report must not be considered accurate beyond the time of inspection. There is the potential for any asbestos, demolition debris or other contamination to be found within the sub-surface.

Areas not accessed are deemed to contain hazardous materials until such a time that access can be gained and the presence, or otherwise, of hazardous materials can be confirmed.

If you have any questions or require any further assistance, please do not hesitate to contact the undersigned.



Steven Hains

Head of Property Risk

0455 022 452

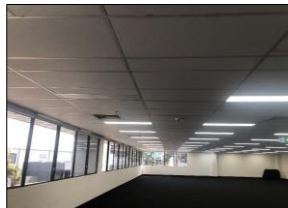
steven.hains@workscience.com.au

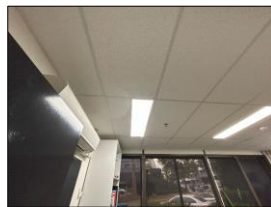
Appendix A – Hazardous Materials Register (including photographs)

Hazardous Materials Register	
12 Mars Road, Lane Cove West NSW 2066	
Due Diligence Inspection – AU019 Transtech Business park	

Survey Date	12/11/2024
Inspected by	Dylan Rumsey

Building Age	Circa ~ 1989
--------------	--------------

Location	Item/Feature	Hazard	Sample Status	Sample Number	Photo Number	Friability	Condition	Disturbance Potential	Risk Status	Approx. Quantity	Labelled	Control Priority	Recommendations	Comments					
All Areas - Throughout																			
Construction Materials and Structural Elements	* Concrete and cement products * Bricks, pavers, and other similar blocks * Ceramic and porcelain wall and floor tiles, roof tiles, * Grout, mortar, and render * Plasterboard	Crystalline silica (α-quartz)	Presumed Positive	Not Sampled - Visual Observation	-	-	-	-	-	-	-	-	Maintain in good condition and incorporate into a HMMP. Implement controls during activities where mechanical damage of the material may occur, and dust generated.	Register provided as reference to list of typical construction products that may contain crystalline silica. Any works that damage or disturb silica containing products should be undertaken in accordance the HMMP.					
Garden Beds	Garden Mulch	Asbestos	Presumed Negative	Not Sampled - Visual Observation	-	-	-	-	-	-	-	-	Implement an unexpected finds procedure for the site. If unknown materials or undocumented materials suspected of containing asbestos are encountered during works, such materials are to be treated as if they contain asbestos and any work that may impact on that material must immediately cease, pending sampling and analysis by a qualified person.	Site walkover and visual observation only.					
Building 1 (Unit's 1-3) - Exterior																			
North Garden Area	Pipework - Gasket	Asbestos	Negative	Previously Sampled: J008683-AU019-002	-	-	-	-	-	-	-	-	-	-					
Sub Fire Indicator Panel Cage Area - North	Hot Water Heater - Insulation Material	SMF	Presumed Positive	-	-	Bonded	Good	Low	Low	1 unit	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-					
Sub-Floor - Northeast	Debris - Fibre Cement Sheeting	Asbestos	Presumed Positive	Similar to: J153365-01-AU019-007	-	-	-	-	-	-	-	-	-	Item removed by Pure Contracting on Monday 23rd April 2019. Refer to Greencap report 'C109035:J160132_AU019_ASB_150419_ClearanceCertificate'.					
Building 1 (Unit's 1-3) - Interior - Ground Floor & Level One																			
All Areas - Various Throughout	Hot Water Heater - Insulation Material	SMF	Presumed Positive	-	1	Bonded	Good	Low	Low	5 units	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-					
Kitchenettes - Below Sinks	Hot Water Heater - Insulation Material	SMF	Presumed Positive	-	2	Bonded	Good	Low	Low	5 units	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-					
Warehouses - East	Ductwork - Insulation Material	SMF	Presumed Positive	-	-	Bonded	Good	Low	Low	~ 150m2	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-					
Office Area - Various Throughout	Ceiling - Compressed Ceiling Tiles	SMF	Presumed Positive	-	3	Bonded	Good	Low	Low	~ 2000m2	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-					
Office Area - Throughout	Roof Lining - Sarking Insulation	SMF	Presumed Positive	-	4	Bonded	Good	Low	Low	~ 2000m2	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-					
Warehouse Offices	Ceiling - Compressed Ceiling Tiles	SMF	Presumed Positive	-	-	Bonded	Good	Low	Low	~ 50m2	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-					
Photos																			
																			
Photo 1: Unit's 1-3 - Interior - All Areas - Various Throughout - Hot Water Heater					Photo 2: Unit's 1-3 - Interior - Ground Floor - Kitchenette's - Hot Water Heater					Photo 3: Unit's 1-3 - Interior - Ground Floor & Level One - Ceiling - Compressed Ceiling Tiles					Photo 4: Unit's 1-3 - Interior - Office Areas - Throughout - Roof Lining - Sarking Insulation				

Location	Item/Feature	Hazard	Sample Status	Sample Number	Photo Number	Friability	Condition	Disturbance Potential	Risk Status	Approx. Quantiv	Photo Labelled	Control Priority	Recommendations	Comments
Building 2 (Unit's 4-7) - Exterior - Sub-Floor														
Northeast	Debris - Fibre Cement Sheeting	Asbestos	Positive	Previously Sampled: J153365-01-AU019-007	-	Non Friable	-	-	-	-	-	-	-	Item removed by Pure Contracting on Monday 4th February 2019. Refer to Greencap report 'C109035:J160132_AU019_ASB_040219_ClearanceCertificate'.
Main Electrical Distribution Room	Electrical Distribution Board - Backing Panel	Asbestos	Presumed Negative	-	-	-	-	-	-	-	-	-	-	Modern appearance
Building 2 (Unit's 4-7) - Interior - Ground Floor & Level One														
Warehouse - Above Amenities	Hot Water Heater - Insulation Material	SMF	Presumed Positive	-	5	Bonded	Good	Low	Low	4 units	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-
Warehouse - Above Amenities	Flexible Ductwork - Insulation Material	SMF	Presumed Positive	-	5	Bonded	Good	Low	Low	~ 20m2	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-
Warehouse - Throughout	Roof Lining - Sarking Insulation	SMF	Presumed Positive	-	6	Bonded	Good	Low	Low	~ 2,000m2	-	-	-	-
Office - Cleaner's Room	Hot Water Heater - Insulation Material	SMF	Presumed Positive	-	-	Bonded	Good	Low	Low	1 unit	-	-	-	-
Office Area - Various Throughout	Ceiling - Compressed Ceiling Tiles	SMF	Presumed Positive	-	7	Bonded	Good	Low	Low	~ 500m2	-	-	-	-
Warehouse Offices	Ceiling - Compressed Ceiling Tiles	SMF	Presumed Positive	-	8	Bonded	Good	Low	Low	~ 50m2	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-
Photos														
														
Photo 5: Unit's 4-7 - Interior - Warehouse - Above Amenities - Flexible Ductwork & Hot Water Heater - Insulation Material				Photo 6: Unit's 4-7 - Interior - Warehouse - Roof Lining - Sarking Insulation					Photo 7: Unit's 4-7 -Interior - Office Areas - Throughout - Ceiling - Compressed Ceiling Tiles				Photo 8: Unit's 4-7 - Interior - Warehouse Offices - Ceiling - Compressed Ceiling Tiles	

Location	Item/Feature	Hazard	Sample Status	Sample Number	Photo Number	Friability	Condition	Disturbance Potential	Risk Status	Approx. Quantiv	Labelled	Control Priority	Recommendations	Comments
Building 3 (Unit's 8-13 & Unit 21) - Exterior														
Carpark - Northwest	Air Handling Unit - Mastic Sealant	Asbestos	Negative	Previously Sampled: J153365-01-AU019-006	-	-	-	-	-	-	-	-	-	Previous sampling has been conducted. Refer to Greencap Hazardous Materials Risk Assessment [J153365-01, June, 2018].
Carpark - Northwest	Mastic - Bituminous Material	Asbestos	Negative	Previously Sampled: J153365-01-AU019-004	-	-	-	-	-	-	-	-	-	Previous sampling has been conducted. Refer to Greencap Hazardous Materials Risk Assessment [J153365-01, June, 2018].
Carpark - Northwest	Sealant - Bituminous Material	Asbestos	Negative	Previously Sampled: J153365-01-AU019-005	-	-	-	-	-	-	-	-	-	Previous sampling has been conducted. Refer to Greencap Hazardous Materials Risk Assessment [J153365-01, June, 2018].
Eastern Garden Bed - Outside Subfloor Fence	Fibre Cement Sheet Debris	Asbestos	Positive	J01073-AU019-A001	11 12	Non-Friable	Poor	Medium	Medium	<1m2	No	P3	Restrict access to garden bed and prioritise removal of debris. Remove by licence asbestos removal contractor if item is to be impacted by refurbishment or demolition.	Two fragments identified during inspection.
South Of Café Building	Hot Water Heater - Insulation Material	SMF	Presumed Positive	-	13	Bonded	Good	Low	Low	1 unit	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-
Building 3 (Unit's 8-13 & Unit 21) - Interior - Ground Floor														
Carpark - Central	Wall - Paint Systems - Blue	Lead Paint	Negative (0.04% w/w)	Previously Sampled: J153365-AU019-LP-001	-	-	-	-	-	-	-	-	-	Previous sampling has been conducted. Refer to Greencap Hazardous Materials Risk Assessment [J153365-01, June, 2018].
Carpark - South	Beams - Sprayed Vermiculite	Asbestos	Negative	Previously Sampled: J153365-01-AU019-001	-	-	-	-	-	-	-	-	-	Previous sampling has been conducted. Refer to Greencap Hazardous Materials Risk Assessment [J153365-01, June, 2018].
Carpark - South Beams	Insulation	Crystalline silica (α-quartz)	Presumed Positive	Not sampled - Visual Observation	-	Friable	Good	-	-	> 400 LM	Refer to SDS	-	Maintain in good condition and incorporate into a HMMP. Obtain copies of the SDS for the insulation. Fire-rating products are known to contain levels of α-quartz greater than 1%. Implement controls during activities where mechanical damage of the insulation may occur, and dust generated.	-
Carpark - Throughout	Mastic - Bituminous Material	Asbestos	Negative	Previously Sampled: J153365-01-AU019-002	-	-	-	-	-	-	-	-	-	Previous sampling has been conducted. Refer to Greencap Hazardous Materials Risk Assessment [J153365-01, June, 2018].
Carpark - West	Water Tank - Moulded Fibre Cement	Asbestos	Negative	Previously Sampled: J153365-01-AU019-003	-	-	-	-	-	-	-	-	-	Previous sampling has been conducted. Refer to Greencap Hazardous Materials Risk Assessment [J153365-01, June, 2018].
Carpark - Southern Wall	Penetrations - Pillow Insulation	SMF	Presumed Positive	-	14	Bonded	Good	Low	Low	20 units	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-
Fire Pump Room - Central	Woven Wrap - Insulation Material	SMF	Presumed Positive	-	-	Bonded	Good	Low	Low	2 units	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	Locked at time of November 2024 inspection.
Fire Pump Room - Various Throughout	Pipework - Gasket	Asbestos	Negative	Previously Sampled: J008683-AU019-001	-	-	-	-	-	-	-	-	-	Previous sampling has been conducted. Refer to Work Science Hazardous Materials Assessment [J008683, October, 2021]. Locked at time of November 2024 inspection.
Switch Room - Northwest	Penetrations - Pillow Insulation	SMF	Presumed Positive	-	10	Bonded	Good	Low	Low	2 units	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	Locked at time of November 2024 inspection.
Switch Room	Electrical Distribution Board - Backing Panel	Asbestos	Negative	-	-	-	-	-	-	-	-	-	-	Not sampled - modern appearance at time of November 2024 inspection. Locked
Switch Room - Southwest	Service Riser - Conduit - Moulded Fibre Cement	Asbestos	Positive	Previously Sampled: J108740-AU019-01	9	Non Friable	Good	Low	Low	5 units	-	P4	Maintain in good condition and incorporate into a HMMP. Remove by licence asbestos removal contractor if item is to be impacted by refurbishment or demolition.	Previous sampling has been conducted. Refer to NAA Certificate of Analysis [108740-AU0191, February, 2013]. Locked at time of November 2024 inspection.
Warehouse - Throughout	Roof Lining - Sarking Insulation	SMF	Presumed Positive	-	15	Bonded	Good	Low	Low	~ 10,000m2	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-

Location	Item/Feature	Hazard	Sample Status	Sample Number	Photo Number	Friability	Condition	Disturbance Potential	Risk Status	Approx. Quantitv	Labelled	Control Priority	Recommendations	Comments
Building 3 (Unit's 8-13 & Unit 21) - Interior - All Levels														
Ceiling Space - Various Throughout	Ductwork - Insulation Material	SMF	Presumed Positive	-	-	Bonded	Good	Low	Low	~ 150m	-	-	Maintain in good condition and incorporate into a HMMP. Remove by licence asbestos removal contractor if item is to be impacted by refurbishment or demolition.	-
All Areas - Various Throughout	Ceiling - Compressed Ceiling Tiles	SMF	Presumed Positive	-	-	Bonded	Good	Low	Low	~ 300m2	-	-	Maintain in good condition and incorporate into a HMMP. Remove by licence asbestos removal contractor if item is to be impacted by refurbishment or demolition.	-
Kitchenettes - Below Sinks	Hot Water Heater - Insulation Material	SMF	Presumed Positive	-	16	Bonded	Good	Low	Low	26 units	-		Maintain in good condition and incorporate into a HMMP. Remove by licence asbestos removal contractor if item is to be impacted by refurbishment or demolition.	-
Photos														
														
Photo 9: Unit's 8-13 & Unit 21 - Interior - Ground Floor - Switch Room - southwest - Conduit - Moulded Fibre Cement					Photo 10: Unit's 8-13 & Unit 21 - Interior - Ground Floor - Switch Room - Penetrations - Pillow Insulation					Photo 11: Unit's 8-13 & Unit 21 - Exterior - Eastern Garden Bed - Fibre Cement Sheet Debris				
														
Photo 13: Unit's 8-13 & Unit 21 - Exterior - South Of Café Building - - Hot Water Heater					Photo 14: Unit's 8-13 & Unit 21 - Interior - Carpark - Southern Wall - Penetrations - Pillow Insulation					Photo 15: Unit's 8-13 & Unit 21 - Interior - Warehouses - Throughout - Roof Lining - Sarking Insulation				
														
										Photo 16: Unit's 8-13 & Unit 21 - Interior - Kitchenettes - Below Sinks - Throughout - Hot Water Heater				

Location	Item/Feature	Hazard	Sample Status	Sample Number	Photo Number	Friability	Condition	Disturbance Potential	Risk Status	Approx. Quantitv	Labelled	Control Priority	Recommendations	Comments
Building 4 (Unit's 14-19) - Interior - Ground Level														
Warehouse - North	Beams - Sprayed Vermiculite	Asbestos	Negative	J108740-AU019-02	-	-	-	-	-	-	-	-	-	Previous sampling has been conducted. Refer to NAA Certificate of Analysis [108740-AU0191, February, 2013].
Warehouse - North - beams	Insulation	Crystalline silica (α-quartz)	Presumed Positive	Not sampled - Visual Observation	-	Friable	Good	-	-	> 400 LM	Refer to SDS	-	Maintain in good condition and incorporate into a HMMP. Obtain copies of the SDS for the insulation. Fire-rating products are known to contain levels of α-quartz greater than 1%. Implement controls during activities where mechanical damage of the insulation may occur, and dust generated.	-
Warehouse - Throughout	Roof Lining - Sarking Insulation	SMF	Presumed Positive	-	17	Bonded	Good	Low	Low	~ 10,000m2	-	-	Maintain in good condition and incorporate into a HMMP. Remove by licence asbestos removal contractor if item is to be impacted by refurbishment or demolition.	-
Building 4 (Unit's 14-19) - Interior - Ground Level & Level One														
Kitchenettes - Below Sinks	Hot Water Heater - Insulation Material	SMF	Presumed Positive	-	-	Bonded	Good	Low	Low	3 units	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-
Office Area - Various Throughout	Ceiling - Compressed Ceiling Tiles	SMF	Presumed Positive	-	18	Bonded	Good	Low	Low	~ 10,000m2	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-
Building 4 (Unit's 14-19) - Exterior														
Unit 14 - Northern Garden Bed - Pipework	Yellow Paint	Lead Paint	Presumed Positive	Not sampled - Visual Observation	19	-	Fair	Low	Low	~ 1m2	-	-	Maintain in good condition and incorporate into a HMMP. Removed under controlled conditions prior to refurbishment or demolition.	-
Photos														
														
Photo 17: Unit's 14-19 - Interior - Ground Floor - Warehouse - Throughout - Roof Lining - Sarking Insulation				Photo 18: Unit's 14-19 - Interior - Office Areas - Throughout - Ceiling - Compressed Ceiling Tiles				Photo 19: Unit's 14-19 - Exterior - Unit 14 - Northern Garden Bed - Pipework - Yellow Paint				-		

Appendix B – NATA Accredited Laboratory Results

NB – reports from previous surveys may be extracted from other reports as provided by Goodman

Report Date: Thursday, 14/11/2024

Our ref: J010173 - AU019

Athena Vercoe
Goodman Property Pty Ltd
The Hayesbery - 1-11 Hayes Road
ROSEBERY NSW 2018

Dear Athena,

Re: Asbestos Identification Analysis - 12 Mars Road, Lane Cove West NSW 2066

This letter presents the results of asbestos fibre identification analysis performed on 1 sample collected by Dylan Rumsey of Work Science on Tuesday, 12 November 2024. The sample was collected from 12 Mars Road, Lane Cove West NSW 2066.

The analysis was completed on Thursday, 14 November 2024. All sample analysis was performed using polarised light microscopy, including dispersion staining and trace analysis in our Sydney Laboratory by the method of Australian Standard AS4964-2004 and supplementary work instruction in house method WSLQMS04 - Asbestos Identification by PLM. Any and all services carried out by Work Science for the Client are subject to the Terms and Conditions listed on the Work Science website at <https://workscience.com.au/terms-and-conditions/> and are governed by our statements of limitation available at <https://workscience.com.au/statement-of-limitations/>.

The sample will be kept for one month and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table. Accreditation covers testing activities only, sampling activity is outside the scope of ISO 17025 accreditation. Results relate only to the items tested and are for the sole use by the client.

This Report should be read in whole and should not be copied in part or altered. The Report as a whole set outs the findings of the investigations. No responsibility is accepted by Work Science for use of parts of the Report in the absence (or out of context) of the balance of the Report.

Should you require further information please contact Dylan Rumsey.

Yours sincerely,

Work Science



Simon Gorham : Approved Identifier



Simon Gorham : Approved Signatory



This document shall not be reproduced except in full.
Accredited for compliance with ISO/IEC 17025 - Testing.
Accreditation No. 21167, Site No. 25463 Sydney Laboratory.
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/National standards.

workscience.com.au
|SYD|BNE|CBR|MEL|

Sample Analysis Results

Report Date: Thursday, 14/11/2024

Our ref: J010173 - AU019

Site Location:		12 Mars Road, Lane Cove West NSW 2066	
	Sample ID	Sample Location/Description/Weight or Size	Analysis Result
1	J010173 - AU019 - 001	Building 3 (Unit's 8-13 & Unit 21 - Exterior - Eastern Garden Bed - Outside Subfloor Fence Grey fibrous cement sheet fragment ~ 55 x 45 x 8 mm	Chrysotile (white asbestos) Amosite (brown asbestos) Crocidolite (blue asbestos) Organic Fibres

* Shaded row with bolded text indicates sample contains a positive Analysis Result for asbestos.

If Synthetic Mineral Fibre and Organic Fibre are not stated in Analysis Results, it implies not detected.

Even after disintegration it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. 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 sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.

Work Science Pty Ltd
Suite 36, 301 Castlereagh Street
Sydney
NSW 2000



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025—Testing
 NATA is a signatory to the ILAC Mutual Recognition
 Arrangement for the mutual recognition of the
 equivalence of testing, medical testing, calibration,
 inspection, proficiency testing scheme providers and
 reference materials producers reports and certificates.

Attention: Steven Hains
Report 838556-AID
Project Name
Project ID J008683 - AU019
Received Date Nov 03, 2021
Date Reported Nov 10, 2021

Methodology:

Asbestos Fibre
 Identification

Conducted in accordance with the Australian Standard AS 4964 – 2004: Method for the Qualitative Identification of Asbestos in Bulk Samples and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques.

NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.

Unknown Mineral
 Fibres

Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity.

NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, AS4964 requires that these are reported as UMF unless confirmed by an independent technique.

Subsampling Soil
 Samples

The whole sample submitted is first dried and then passed through a 10mm sieve followed by a 2mm sieve. All fibrous matter greater than 10mm, greater than 2mm as well as the material passing through the 2mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 to 60g then a sub-sampling routine based on ISO 3082:2009(E) is employed.

NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be sub-sampled for trace analysis, in accordance with AS 4964-2004.

Bonded asbestos-
 containing material
 (ACM)

The material is first examined and any fibres isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination. The resultant material is then further examined in accordance with AS 4964 - 2004.

NOTE: Even after disintegration it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. 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 sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.

Limit of Reporting

The performance limitation of the AS 4964 (2004) method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w).

The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory Limit of Reporting (LOR), per se. Examination of a large sample size (e.g. 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 4964 and hence NATA Accreditation does not cover the performance of this service (non-NATA results shown with an asterisk).

NOTE: NATA News March 2014, p.7, states in relation to AS 4964: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos". This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.

Project Name**Project ID**

J008683 - AU019

Date Sampled

Oct 28, 2021

Report

838556-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
J008683-AU019-001	21-No14629	Oct 28, 2021	Approximate Sample 4g / 60x3x3mm Sample consisted of: Black rubberised gasket material with red coating	No asbestos detected. Organic fibre detected. No trace asbestos detected.
J008683-AU019-002	21-No14630	Oct 28, 2021	Approximate Sample 2g / 20x4x3mm Sample consisted of: Black rubberised gasket material with red coating	No asbestos detected. Organic fibre detected. No trace asbestos detected.

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Sydney	Nov 08, 2021	Indefinite

Company Name: Work Science Pty Ltd
Address: Suite 36, 301 Castlereagh Street
Sydney
NSW 2000

Project Name:
Project ID: J008683 - AU019

Order No.:
Report #: 838556
Phone:
Fax:

Received: Nov 3, 2021 10:50 AM
Due: Nov 10, 2021
Priority: 5 Day
Contact Name: Steven Hains

Eurofins Analytical Services Manager : Sophie Bush

Sample Detail

Asbestos Absence / Presence

Melbourne Laboratory - NATA # 1261 Site # 1254

Sydney Laboratory - NATA # 1261 Site # 18217

Brisbane Laboratory - NATA # 1261 Site # 20794

Mayfield Laboratory - NATA # 1261 Site # 25079

Perth Laboratory - NATA # 2377 Site # 2370

External Laboratory

No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID	
1	J008683-AU019-001	Oct 28, 2021	9:00AM	Building Materials	S21-No14629	X
2	J008683-AU019-002	Oct 28, 2021	9:00AM	Building Materials	S21-No14630	X
Test Counts						2

Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report with the colour **blue** indicates data provided by customer that may have an impact on the results.
5. Information identified on this report with the colour **orange** indicates sections of the report not covered by the laboratory's scope of NATA accreditation.
6. This report replaces any interim results previously issued.

Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001).

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported. Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (% w/w)
F/ld	Airborne fibre filter loading as Fibres (N) per Fields counted (n)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (C)
g, kg	Mass, e.g. of whole sample (M) or asbestos-containing find within the sample (m)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM (V = r x t)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (r)
min	Time (t), e.g. of air sample collection period

Calculations

Airborne Fibre Concentration:
$$C = \frac{F}{V} \times \frac{L}{r} \times \frac{t}{t} \times \frac{V}{V} = K \times \frac{F}{n} \times \frac{V}{V}$$

Asbestos Content (as asbestos):
$$\% w/w = \frac{(m \times PA)}{M}$$

Weighted Average (of asbestos):
$$\% w = \frac{\sum (m \times PA) \times x}{x}$$

Terms

%asbestos	Estimated percentage of asbestos in a given matrix. May be derived from knowledge or experience of the material, informed by HSG264 <i>Appendix 2</i> , else assumed to be 15% in accordance with WA DOH <i>Appendix 2 (PA)</i> .
ACM	Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded (non-friable) condition. For the purposes of the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to "non-bonded / friable".
AFM	Airborne Fibre Monitoring, e.g. by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total % w/w asbestos content in asbestos-containing finds in a soil sample (% w/w).
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 4964-2004.
COC	Chain of Custody.
Compliant	Indicates the item has been assessed against the relevant criteria, e.g. NATA SAC_07.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 4964-2004.
Dry	Sample is dried by heating prior to analysis.
DS	Dispersion Staining. Technique required for Unequivocal Identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material that was previously non-friable and in a severely degraded condition. For the purposes of the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to visibly distinguish and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess degree of friability.
HSG248	UK HSE HSG248, <i>Asbestos: The Analysts Guide</i> , 2nd Edition (2021).
HSG264	UK HSE HSG264, <i>Asbestos: The Survey Guide</i> (2012).
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (K) as derived from the effective filter area of the given AFM membrane used for collecting the sample (A) and the projected eyepiece graticule area of the specific microscope used for the analysis (a).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, <i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres</i> , 2nd Edition [NOHSC:3003(2005)].
N/A	Not Applicable. Indicates a result or assessment is not required or applicable to that item.
NATA	National Association of Testing Authorities, Australia.
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified in accordance with AS 4964-2004.
PCM	Phase Contrast Microscopy. As used for Fibre Counting according to the MFM.
PLM	Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 4964-2004.
SAC_07	Specific Accreditation Criteria: ISO/IEC 17025 Application Document, Life Sciences – Annex, Asbestos sampling and testing.
SMF	Synthetic Mineral Fibre Detected. SMF may also refer to Man Made Vitreous Fibres. Identified in accordance with AS 4964-2004.
SRA	Sample Receipt Advice.
Trace Analysis	Analytical procedure used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
UMF	Unidentified Mineral Fibre Detected. Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according to the AS 4964-2004. May include (but not limited to) Actinolite, Anthophyllite or Tremolite asbestos.
WA DOH	Reference document for the NEPM. Government of Western Australia, <i>Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia</i> (updated 2021), including Appendix Four: <i>Laboratory analysis</i>
Weighted Average	Combined average % w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (%w _{WA}).

Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	N/A
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Asbestos Counter/Identifier:

Chamath JHM Annakkage Senior Analyst-Asbestos (NSW)

Authorised by:

Sayeed Abu Senior Analyst-Asbestos (NSW)



Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

Eurofins shall not be liable for loss, cost, damages or expenses incurred by the client, or any other person or company, resulting from the use of any information or interpretation given in this report. In no case shall Eurofins be liable for consequential damages including, but not limited to, lost profits, damages for failure to meet deadlines and lost production arising from this report. This document shall not be reproduced except in full and relates only to the items tested. Unless indicated otherwise, the tests were performed on the samples as received.

AU019 TRANS TECH BUSINESS PARK 15-06-2018



Greencap Pty Ltd
ABN: 76 006 318 010
Level 2 / 11 Khartoum Road
North Ryde NSW 2113
Australia
P: (02) 9889 1800
F: (02) 9889 1811
www.greencap.com.au

Lab Report Date: Monday, 18/06/2018

Our ref: :J153365-01 - AU019

Kate Kungl
Goodman Property Services (Aust) Pty Ltd.
Level 17, Castlereagh Street
SYDNEY NSW 2000

Dear Kate,

Re: Asbestos Identification Analysis - Trans Tech Business Park, 12 Mars Road, Lane Cove NSW 2066

This letter presents the results of asbestos fibre identification analysis performed on 7 samples collected by James Stewart of Greencap on Friday, 15 June 2018. The samples were collected from Trans Tech Business Park, 12 Mars Road, Lane Cove NSW 2066.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory by the method of Australian Standard AS4964-2004 and supplementary work instruction in house method NALAB 302 Asbestos Identification.

The analysis was completed on Monday, 18 June 2018.

The samples will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact James Stewart.

Yours sincerely,
Greencap

Lulu Scott : Approved Identifier

Lulu Scott : Approved Signatory



This document shall not be reproduced except in full
Accredited for compliance with ISO/IEC 17025 - Testing.
Corporate Site No. 5450, Site No. 3402 Sydney Laboratory.
The results of the tests, calibrations and/or measurements
included in this document are traceable to Australian/National
standards.

AU019 TRANS TECH BUSINESS PARK 15-06-2018

Sydney Laboratory
Sample Analysis Results

Report Date: Monday, 18/06/2018

Our ref: :J153365-01 - AU019

Site Location:		Trans Tech Business Park, 12 Mars Road, Lane Cove NSW 2066	
	Sample ID	Sample Location/Description/Weight or Size	Analysis Result
1	J153365-01 - AU019 - 001	Units 8 - 13 & Units 20 & 21 - Interior - Ground Level - Carpark - South - Beams - Sprayed Vermiculite - Vermiculite to high structural beams. Gold-grey compressed/formed powder mica vermiculite-type material ~ 30 x 30 x 2 mm	No Asbestos Detected Organic Fibres
2	J153365-01 - AU019 - 002	Units 8 - 13 & Units 20 & 21 - Interior - Ground Level - Carpark - Throughout - Mastic - Bituminous Material Black-brown compressed bituminous mastic material ~ 25 x 25 x 6 mm	No Asbestos Detected Organic Fibres
3	J153365-01 - AU019 - 003	Units 8 - 13 & Units 20 & 21 - Interior - Ground Level - Carpark - West - Storage Tank - Moulded Fibre Cement - Water tank Unpainted grey compressed vitreous fibre-cement sheet material ~ 15 x 15 x 2 mm	No Asbestos Detected Synthetic Mineral Fibres
4	J153365-01 - AU019 - 004	Units 8 - 13 & Units 20 & 21 - Exterior - Ground Level - Carpark - Northwest - Mastic - Bituminous Material Black-brown compressed bituminous mastic material ~ 20 x 20 x 5 mm	No Asbestos Detected Organic Fibres
5	J153365-01 - AU019 - 005	Units 8 - 13 & Units 20 & 21 - Exterior - Ground Level - Carpark - Northwest - Sealant - Bituminous Material Grey rubbery mastic material ~ 45 x 10 x 6 mm	No Asbestos Detected
6	J153365-01 - AU019 - 006	Units 8 - 13 & Units 20 & 21 - Exterior - Ground Level - Carpark - Northwest - Air Handling Unit - Mastic Sealant Grey rubbery mastic material ~ 10 x 10 x 1 mm	No Asbestos Detected
7	J153365-01 - AU019 - 007	Units 4 - 7, 12 Mars Road - Exterior - Ground Level - Subfloor - Northeast - Debris - Fibre Cement Sheeting Off white-painted grey flat dimpled compressed fibre-cement sheet material ~ 55 x 55 x 6 mm	Chrysotile (white asbestos) Amosite (brown asbestos)

* Shaded row with bolded text indicates sample contains a positive result for asbestos.

AU019 TRANS TECH BUSINESS PARK 15-06-2018



A GREENCAP
CONSULTING COMPANY

Risk Management Services

NOEL ARNOLD & ASSOCIATES PTY LTD
A.C.N. 006 318 010 A.B.N. 76 006 318 010
Level 2, 11 Khartoum Road,
North Ryde, NSW 2113 Australia
Phone: (02) 9889 1800
Fax: (02) 9889 1811
Email: sydney@noel-arnold.com.au
www.noel-arnold.com.au

Thursday, 21/02/2013

Our ref: C107567:J108740-AU019

Vladamire Barabach
Goodman Property
12 Mars Road
LANE COVE NSW 2066

Dear Vladamire,

Re: Asbestos Identification Analysis - 12 Mars Road, Lane Cove NSW 2066

This letter presents the results of asbestos fibre identification analysis performed on 2 samples collected by Shane Morris of Noel Arnold & Associates Pty Ltd on Friday, 08 February 2013. The samples were collected from 12 Mars Road, Lane Cove NSW 2066.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory in accordance with Noel Arnold and Associates Pty Ltd Test Method NALAB 302 "Asbestos Identification Analysis" and following the guidelines of Australian Standard AS4964-2004.

The samples will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact Matthew Hyde.

Yours sincerely

NOEL ARNOLD & ASSOCIATES PTY LTD

Simon Day : Approved Identifier

Simon Day : Approved Signatory



This document is issued in accordance with NATA's accreditation requirements.
Accredited for compliance with ISO/IEC 17025.
Corporate Site No. 5450, Site No. 3402 Sydney Laboratory.
This document shall not be reproduced, except in full.

Accredited for compliance with ISO/IEC 17020, Corporate Site No. 18349.

■ Melbourne ■ Sydney ■ Canberra ■ Brisbane

Practical Solutions

J108740 AU019-12 Mars Rd Lane Cove NSW 2013-02-08

1 of 2

AU019 TRANS TECH BUSINESS PARK 15-06-2018

Sydney Laboratory
Sample Analysis Results



A GREENCAP
CONSULTING
COMPANY

Thursday, 21/02/2013

Our ref: C107567:J108740-AU019

Site Location:		12 Mars Road, Lane Cove NSW 2066	
	Sample ID	Sample Location/Description/Weight or Size	Analysis Result
1	J108740-AU019 01	Units 8 - 13 & Units 20 & 21 - Ground Level - Switch Room - South - Service Riser - Moulded Fibre Cement Flue Unpainted grey fibre-cement sheet material ~ 30 x 15 x 4 mm	Chrysotile (white asbestos) Amosite (brown asbestos)
2	J108740-AU019 02	Unit 14 - 19 - Warehouse - Warehouse - North - Beams - Sprayed Vermiculite Bronze compressed/formed powder, mica, organic fibre vermiculite-type material ~ 70 x 60 x 21 mm	No Asbestos Detected Organic Fibres

* Shaded row with bolded text indicates sample contains a positive result for asbestos.

J108740 AU019-12 Mars Rd Lane Cove NSW 2013-02-08

2 of 2

AU019 TRANS TECH BUSINESS PARK 15-06-2018



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

CERTIFICATE OF ANALYSIS 194220**Client Details**

Client	Greencap - NAA Pty Ltd
Attention	James Stewart
Address	Level 2, 11 Khartoum Rd, North Ryde, NSW, 2113

Sample Details

Your Reference	J153365
Number of Samples	1 Paint
Date samples received	18/06/2018
Date completed instructions received	18/06/2018

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.

Report Details

Date results requested by	22/06/2018
Date of Issue	22/06/2018
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By
 Giovanni Agosti, Group Technical Manager

Authorised By

Jacinta Hurst, Laboratory Manager

Envirolab Reference: 194220
 Revision No: R00



Page | 1 of 6

AU019 TRANS TECH BUSINESS PARK 15-06-2018

Client Reference: J153365

Lead in Paint		
Our Reference		194220-1
Your Reference	UNITS	J153365-01
Type of sample		Paint
Date prepared	-	20/06/2018
Date analysed	-	20/06/2018
Lead in paint	%w/w	0.04

Envirolab Reference: 194220
Revision No: R00

Page | 2 of 6

AU019 TRANS TECH BUSINESS PARK 15-06-2018

Client Reference: J153365

Method ID	Methodology Summary
Metals-004	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

Envirolab Reference: 194220
Revision No: R00

Page | 3 of 6

AU019 TRANS TECH BUSINESS PARK 15-06-2018

Client Reference: J153365

QUALITY CONTROL: Lead in Paint				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	[NT]
Date prepared	-			20/06/2018	1	20/06/2018	20/06/2018		20/06/2018	[NT]
Date analysed	-			20/06/2018	1	20/06/2018	20/06/2018		20/06/2018	[NT]
Lead in paint	%w/w	0.005	Metals-004	<0.005	1	0.04	0.04	0	105	[NT]

Envirolab Reference: 194220
Revision No: R00

Page | 4 of 6

AU019 TRANS TECH BUSINESS PARK 15-06-2018

Client Reference: J153365

Result Definitions

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

Quality Control Definitions

Blank	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.
Duplicate	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.
Matrix Spike	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.
LCS (Laboratory Control Sample)	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.
Surrogate Spike	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.	

Envirolab Reference: 194220
Revision No: R00

Page | 5 of 6

AU019 TRANS TECH BUSINESS PARK 15-06-2018

Client Reference: J153365

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: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-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.

Measurement Uncertainty estimates are available for most tests upon request.

Envirolab Reference: 194220
Revision No: R00

Page | 6 of 6

Appendix C – Estate Plans



Information Schedule

+ Title Details	Lot 22 - DP732062
+ Land Area	3.355 Ha (33,550 sqm)
+ Site Coverage	49.4%

Appendix D – Risk Assessment Factors and Ratings

The presence of hazardous materials does not necessarily constitute an exposure risk. However, where materials have been damaged or easily disturbed an exposure risk may be posed. To assess the potential health risk posed by hazardous materials, Work Science adopts the following risk assessment approach.

Risk Factor	Risk	Description
Friability	Non-Friable Asbestos	Non-friable means any ACM that is not friable, typically comprising asbestos fibres reinforced with a stable non-asbestos matrix or impregnated within a bonding component. Examples of non-friable ACMs include fibro cement products, vinyl tiles, electrical backing boards, compressed gaskets, and mastic material to ductwork and wall expansion joints.
	Friable Asbestos	Friable means any ACM that can be crumbled, pulverised or reduced to a powder by hand pressure when dry. Examples of friable ACMs include sprayed limpet insulation, pipe work lagging, woven rope or gaskets, millboard paper and some fire door cores.
Condition	Good	Material is generally in good condition, with no or very little damage or deterioration.
	Moderate	Material has suffered some minor damage e.g. in the form of broken edges, cracking or surface deterioration.
	Poor	Material has been significantly damaged, or its condition has deteriorated, usually resulting in associated dust/debris.
Disturbance Potential	Low	Materials is usually inaccessible or unlikely to be disturbed by occupants or during maintenance works.
	Moderate	Materials that are accessible and may be disturbed by maintenance works, however normal occupant activities pose a low risk of disturbance.
	High	Materials that are likely to be disturbed during maintenance works or their accessibility poses a risk to occupants based upon activities in the area.

Based on the above factors an overall Risk Rating is allocated:

Priority Risk Rating	Description	Action timeframe
1	High risk, restrict access	Immediate action required
	The asbestos containing material is generally friable, in poor condition with associated dust/debris and is easily accessible or disturbed. As such, the material poses a high health risk and immediate action is required. Access restrictions to the area should be immediately applied. Consideration should be given to conduct airborne asbestos monitoring and commence planning for remediation works conducted using a licensed asbestos removal contractor.	
2	Moderate risk, implement controls	<6 Months
	Whilst not posing an immediate risk the material is generally damaged and reasonably accessible. Control measures (i.e. restrict access, sealing, enclosing) are recommended to be implemented and remediation works are likely to be required in the short term.	
3	Low risk, manage in-situ	1-5 years
	Friable asbestos materials are in good condition and have a low disturbance potential. Non-friable asbestos materials may have minor damage but do not pose a risk unless grossly disturbed. In general, the asbestos are considered to pose a low health risk whilst undisturbed.	
4	Very low risk, manage in-situ	≤5 years
	The non-friable and other hazardous materials are in good condition and are considered unlikely to be disturbed under normal circumstances. The materials should be routinely inspected to monitor any changes to their condition or disturbance potential.	

Appendix E – Statement of Limitations

All and any Services proposed by Work Science to the Client are subject to the Terms and Conditions provided. No variation to these terms is agreed unless agreed in writing by Work Science.

The Services were carried out in accordance with the current and relevant industry standards of testing, interpretation and analysis. The Services were carried out in accordance with Commonwealth, State, Territory or Government legislation, regulations and/or guidelines. The Client will be deemed to have accepted these Terms when the Client provides approval to proceed or when the Company commences the Services at the request of the Client.

The Services were carried out for the Specific Purpose outlined in the Proposal. To the fullest extent permitted by law, Work Science, its related bodies corporate, its officers, consultants, employees and agents assume no liability, and will not be liable to any person, or in relation to, any losses, damages, costs or expenses, and whether arising in contract, tort including negligence, under statute, in equity or otherwise, arising out of, or in connection with, any matter outside the Specific Purpose.

The Client acknowledged and agreed that investigations were reliant on information provided to Work Science by the Client or other third parties. Work Science made no representation or warranty regarding advice based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Work Science have any liability for, or in relation to, any information/documentation supplied or prepared by any third party, including any third party recommended by Work Science. The Client releases and indemnifies Work Science from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Work Science by the Client, its employees or other third parties.

The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purposes outlined in the Agreement, and only those third parties who have been authorized in writing by Work Science. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorized in writing by Work Science. Any person relying upon this Report beyond its exclusive use and Specific Purpose, and without the express written consent of Work Science, does so entirely at their own risk and without recourse to Work Science for any loss, liability or damage. To the extent permitted by law, Work Science assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. Except as specifically agreed by Work Science in writing, it does not authorize the use of this Report by any third party. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.

The conclusions, or data referred to in this Report, should not be used as part of a specification for a project without review and written agreement by Work Science. This Report has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Work Science does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site it investigated.

This Report should be read in whole and should not be copied in part or altered. The Report as a whole sets out the findings of the investigations. No responsibility is accepted by Work Science for use of parts of the Report in the absence (or out of context) of the balance of the Report.

The Client acknowledges and agrees that the Services relate only to the identification of hazardous materials as specified in the Proposal. Items not mentioned within the proposal are specifically excluded from the scope of the investigation.

The Client acknowledges and agrees that the sampling methodology and level of intrusiveness is as specified in the Proposal. Unless specifically mentioned within the Proposal, the investigation is largely visual with limited sampling conducted. Items of similar appearance may be assumed to have similar composition. The Client acknowledges and agrees that without substantial demolition of the building(s), it may not be possible for the Company to detect every source of hazardous materials in the building(s).

Latent Conditions/Inaccessible Areas

It is acknowledged and agreed by the Client that it is possible that hazardous building materials, which may be concealed within inaccessible areas/voids, and behind equipment/fittings may not be identified during the investigation undertaken by the Company. Such inaccessible areas fall into a number of categories – reference should be made to the Report for details of areas unable to be accessed.

Obligation of the Client

Prior to the commencement of Services, the Client must provide all documents and information known to the Client that relate to the identity, locations or quantity, of any suspected hazardous building materials on or within the building or site, or have previously existed. Where no information is provided, the Company will assume that the Client is not aware of or in possession of any information relating to existing or historic hazardous materials on site. The Client represents and warrants that the Client has informed the Company of any hazardous material which it knows or has reason to believe exists on the site.

This page has been left intentionally blank.