

23rd March 2026

Diego Eguiguren

Stockland Development

Level 25, 133 Castlereagh Street
Sydney NSW 2000

Dear Diego,

Review of Existing Documentation in relation to the SEARS 24 Requirements for the State Significant Development Application for 601 Pacific Highway, St Leonards NSW 2065

Prensa Pty Ltd (Prensa) has been engaged by Stockland Development (Stockland) to assist in reviewing exiting documentation in relation to the SEARs 24 Requirements for the State Significant Development Application for 601 Pacific Highway, St Leonards NSW 2065.

Note: This is version three (3) of '115528S SSDA Document Review' and it supersedes the previously issued version. This report has been amended to include updated project description as per '601 Pacific Highway St Leonards SSDA - Project Description Standard Text - Final'

1 Project Description

This '**115528S 601 Pacific Highway St Leonards Hazmat Reinspection**' has been prepared by Tobias Inhelder and is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) (SSD-**85848713**) and concurrent rezoning proposal for a new mixed-use development at 601 Pacific Highway, St Leonards (the site).

The proposal seeks consent for the following:

- An amendment to the North Sydney Local Environmental Plan 2013 (NLEP 2013) to rezone the site from E2 Commercial Centre to MU1 Mixed Use and to amend the minimum non-residential floor space ratio development standard under Clause 4.4A from 20:1 to 1:1.
- Demolition of the existing 14 storey commercial office building that is currently on the site.
- Site excavation, remediation and other preparatory works.
- Construction and operation of a new 52 storey (RL264.50) mixed use shop top housing development, with a FSR of 20:1 (maximum GFA of 56,880m²), comprising:

- 538 dwellings including 508 Build-to-Sell apartments and 30 Affordable Housing apartments across a mix of apartment typologies.
- A contribution of 5% of the residential GFA toward Affordable Housing.
- Retail and commercial land uses at the ground and podium levels.
- Internal and external residential amenities provided throughout the building.
- Six levels of basement carparking, comprising a total of 300 car spaces, bicycle parking, loading bays, waste areas, plant, and back of house.
- Vehicular access to the basement via Atchison Street.
- Landscaping and Public Domain works.
- Reticulation of site services and infrastructure (electricity, telecommunication, water, and sewer connections).

2 SEARs Requirements

Prensa has been requested to review the existing documentation in regards to the Planning Secretary's Environmental Assessment requirements (SEARs), and specifically in relation to **SEARs 24. Hazard and Risk**:

- *If the development is affected by above ground dangerous goods storages from the surrounding developments and/or underground high pressure dangerous goods pipelines in the vicinity of the proposal location:*
 - *Report on any consultation outcomes with operators*
 - *Consider whether the development would cause these storages non-compliance with Australian Standards*
- *Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.*

3 Existing Prensa Assessment Reports

Prensa has reviewed the following documents in relation to the Subject Land, prepared by Prensa in February 2024:

- 115528S 601 Pacific Highway St Leonards Hazmat Reinspection V3, included within the submission (Hazardous Materials Assessment);
- 115528S 601 Pacific Highway St Leonards CSA (Confined Space Assessment), not included within the submission; and
- 115528S 601 Pacific Highway St Leonards Plant Risk Assessment, not included within the submission.

4 Review Findings in Relation to SEARs Requirements

4.1 Hazardous Materials Assessment

The findings of the Hazardous Materials Assessment are broadly applicable to the SEARs Requirements Hazards and Risks, whilst not being specifically mentioned as a requirement, specifically during the demolition phase of the development.

The document was prepared in February 2024, and valid for a period of five years from the date of the inspection. It is however, a non-destructive assessment and relates exclusively to the management of

hazardous building materials within the Subject Lands during normal occupation of the building. The scope of the report does not constitute a dangerous goods or contaminated lands assessment.

In accordance with Clause 448 of the NSW Work Health and Safety Regulations 2025: *the person with management or control of a workplace must ensure that, before demolition or refurbishment is carried out at the workplace, the asbestos register for the workplace is:*

- Reviewed; and,
- If the register is inadequate having regard to the proposed demolition or refurbishment – revised.

4.2 Confined Space and Plant Risk Assessments

The findings of the confined space and plant risk assessment report are less relevant to the SEARs requirements. The Confined Space report does however indicate an underground storage for diesel fuel.

No further information relating to above ground dangerous goods storages or underground high pressure dangerous good pipelines within the vicinity of the Subject Lands were present within the reports.

Such information may be obtained through a preliminary site investigation report, in accordance with the guidance published by the NSW EPA: Consultants Reporting on Contaminated Land – Contaminated Land Guidelines. The findings of such a report may then be used to inform whether further consultation with the operators of dangerous good storages/pipelines within the vicinity of the Subject Lands would be warranted, and whether the development would result in non-compliance with the relevant Australian Standards.

Should you have any questions regarding this report, please do not hesitate to contact the undersigned on (02) 8968 2500.

Yours sincerely,



Jack Wearne
Managing Consultant
Prensa Pty Ltd

Attachments

A – Statement of Limitations

B – 115528S 601 Pacific Highway St Leonards Hazmat Reinspection V5

Attachment A: Statement of Limitations

Statement of Limitations

This document has been prepared in response to specific instructions from Stockland to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards, practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by Stockland and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advise that the report should only be relied upon by Stockland and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

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

Sampling Risks

Prensa acknowledges that any scientifically designed sampling program cannot guarantee all sub-surface contamination will be detected. Sampling programs are designed based on known or suspected site conditions and the extent and nature of the sampling and analytical programs will be designed to achieve a level of confidence in the detection of known or suspected subsurface contamination. The sampling and analytical programs adopted will be those that maximises the probability of identifying contaminants. Stockland must therefore accept a level of risk associated with the possible failure to detect certain sub-surface contamination where the sampling and analytical program misses such contamination. Prensa will detail the nature and extent of the sampling and analytical program used in the investigation in the investigation report provided.

Environmental site assessments identify actual subsurface conditions only at those points where samples are taken and when they are taken. Soil contamination can be expected to be non-homogeneous across the stratified soils where present on site, and the concentrations of contaminants may vary significantly within areas where contamination has occurred. In addition, the migration of contaminants through groundwater and soils may follow preferential pathways, such as areas of higher permeability, which may not be intersected by sampling events. Subsurface conditions including contaminant concentrations can also change over time. For this reason, the results should be regarded as representative only.

Stockland recognises that sampling of subsurface conditions may result in some cross contamination. All care will be taken and the industry standards used to minimise the risk of such cross contamination occurring, however, Stockland recognises this risk and waives any claims against Prensa and agrees to defend, indemnify and hold Prensa harmless from any claims or liability for injury or loss which may arise as a result of alleged cross contamination caused by sampling.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. Stockland therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Recommendations for Further Study

The industry recognised methods used in undertaking the works may dictate a staged approach to specific investigations. The findings therefore of this report may represent preliminary findings in accordance with these industry recognised methodologies. In accordance with these methodologies, recommendations contained in this report may include a need for further investigation or analytical analysis. The decision to accept these recommendations and incur additional costs in doing so will be at the sole discretion of Stockland and Prensa recognises that Stockland will consider their specific needs and the business risks involved. Prensa does not accept any liability for losses incurred as a result of Stockland not accepting the recommendations made within this report.

Attachment B – 115528S 601 Pacific Highway St Leonards Hazmat Reinspection V5



Hazardous Building Materials Re-inspection Assessment¹

601 Pacific Highway, St Leonards NSW 2065

**Stockland Development
February 2024**

Client No: S0003

Job No: 115528S

Portfolio: Office

Property ID: PA20102C1

¹Image courtesy of Damien Ford Photography / Stockland

Pre-amble

Note: This is version five (5) of '115528S 601 Pacific Highway St Leonard's Hazmat Reinspection' and it supersedes the previously issued version. This report has been amended to include updated Pre-amble to comment on the purpose of the report and confirm it's relevance to Stockland's SSDA Application and to update project description as per '601 Pacific Highway St Leonards SSDA - Project Description Standard Text – Final'

For the purposes of the proposed 601 Pacific Highway Refurbishment and associated SSDA, this report, which identifies the location and conditions of identified and assumed/suspected hazardous materials, and the associated recommendations, is valid for the next five (5) years from the date of inspection (16th of February 2024 – 16th of February 2029). This is subject to change if new hazardous materials are identified, the condition of the identified hazardous materials changes, or if previously inaccessible materials become accessible. This is a non-destructive re-assessment and relates exclusively to the normal occupation of the building.

Executive Summary

Prensa Pty Ltd (Prensa) was engaged by Stockland Development (Stockland) to conduct a Non-Destructive Hazardous Building Materials Re-inspection (Assessment) of 601 Pacific Highway, St Leonards NSW 2065 (the Site).

The objective of this Assessment was to identify and re-evaluate the exposure risk posed by previously identified hazardous building materials which are considered accessible during normal occupation of the building in accordance with the relevant State-based *Work/Occupational Health and Safety Regulations*.

The scope of the Assessment included the reasonably accessible interior and exterior areas of the Site. The following hazardous building materials were identified or assumed at the time of the Assessment:

Location	Asbestos-containing Materials		Synthetic Mineral Fibre	Poly-chlorinated Biphenyls	Lead-containing Paint	Ozone Depleting Substances
	Non-friable	Friable				
601 Pacific Highway	✓	✓	✓	-	✓	-

The following significant key findings are noted:

- Low risk, friable asbestos was assumed to be present in the form of fuses to electrical communications cupboards within Level 13, Level 12 and the basement levels; and
- Low risk, non-friable asbestos was assumed to be present throughout the Site in the form of:
 - Bituminous backing boards;
 - Friction pads; and
 - Gasket material.

Access to tenanted areas was limited during the Assessment.

Recommendations

The following key recommendations are provided for the management of hazardous building materials:

- Most ACM were found not to be appropriately labelled. ACM on-site should be labelled in accordance with the relevant State-based *Occupational/Work Health and Safety Regulations* and AS 1319-1994 *Safety signs for the occupational environment* to warn of the dangers of disturbing these materials.
- Any hazardous building materials which may be disturbed should be removed by an appropriately licensed contractor prior to the commencement of the works.
- A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works. Any hazardous building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance.

A number of other recommendations have been made in the body of this report which addresses the ongoing management of hazardous building materials at this site.

This executive summary must be read in conjunction with this entire report.

Statement of Limitations

This document has been prepared in response to specific instructions from Stockland Development (Stockland) to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards and practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by Stockland Development (Stockland) and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advises that the report should only be relied upon by Stockland Development (Stockland) and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Unless otherwise stated in this report, the scope is limited to fixed and installed materials and excludes buried waste materials, contaminated dusts and soils.

Unless expressly stated it is not intended that this report be used for the purposes of tendering works. Where this is the intention of Stockland Development (Stockland), this intention needs to be communicated with Prensa and included in the scope of the Proposal.

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

Sampling Risks

It is noted that while the Assessment has attempted to locate the asbestos-containing/hazardous materials within the building(s), the investigation was limited to only a visual assessment and limited sampling program and/or the review and analysis of previous reports made available. Prensa notes that sampling is representative only and that due to the lack of homogeneity of building materials it is possible that sampling has not detected all asbestos/hazardous materials within the nominated locations.

Given that a representative sampling program has been adopted, not all materials suspected of containing asbestos/hazardous materials were sampled and analysed. It is noted that some asbestos/hazardous materials may have been suspected to contain asbestos/hazardous materials based on their similar appearance to previously sampled materials.

Therefore, it is possible that asbestos/hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

- Materials concealed behind structural members and within inaccessible building voids;
- Areas inaccessible without the aid of scaffolding or lifting devices;
- Areas below ground;
- Inaccessible ceiling or wall cavities;
- Areas which require substantial demolition to access;
- Areas beneath floor covering where asbestos-containing materials were not expected to exist;
- Materials contained within plant and not accessible without dismantling the plant; and
- Areas where access is restricted due to locked doors, safety risks, or being occupied at the time of the investigation.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. Stockland Development (Stockland) therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Future Works

During future works at the site, care should be taken when entering or working in any previously inaccessible areas or areas mentioned above and it is imperative that works cease immediately pending further investigation and sampling (if necessary) if any unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigation, sampling and/or assessment may be required should any suspect or unknown material be observed in previously inaccessible areas or areas not fully inspected, i.e. carpeted floors.

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1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Stockland Development (Stockland) to conduct a Non-Destructive Hazardous Building Materials Re-inspection (Assessment) of 601 Pacific Highway, St Leonards NSW 2065 (the Site). Prensa conducted the Assessment on the 16th February 2024 at the request of Katherine Little of Stockland Development (Stockland).

2 Objective

The objective of this Assessment was to identify and re-assess the exposure risk posed by hazardous building materials which are considered accessible during normal occupation of the Site, in accordance with the relevant State-based *Occupational/Work Health and Safety Regulations*.

3 Scope of Works

The scope of the Assessment was limited to reasonably safe and accessible interior and exterior areas of the Site to inspect the previously identified building materials.

Specifically, Prensa included the following hazardous building materials in the scope of this Assessment:

- Asbestos-containing materials (ACM);
- Synthetic mineral fibre (SMF) materials;
- Polychlorinated biphenyls (PCB) containing capacitors in electrical fittings;
- Lead-containing paint (LCP); and
- Ozone depleting substances (ODS).

The Assessment was conducted during normal business hours and the Site was occupied at the time of the inspection.

Following the Assessment, a Hazardous Materials Management Plan (HMMP) was developed to assist Stockland with ongoing management at the Site.

3.1 Technical Framework

Pertinent information from the following publications, where applicable, were referred to as part of this Assessment:

- State-based *Occupational/Work Health and Safety Acts*;
- State-based *Occupational/Work Health and Safety Regulations*;
- Relevant State-based Compliance Codes/Codes of Practice;
- Safe Work Australia: Code of Practice on *How to Manage and Control Asbestos in the Workplace*;
- *The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]*;
- Australian and New Zealand Environment and Conservation Council (ANZECC) *Identification of PCB-containing Capacitors information booklet 1997*;
- AS 4361.2:2017 *Guide to hazardous paint management - Lead paint in residential, public and commercial buildings*;
- Stockland Procedure: Asbestos & Hazardous Materials Guideline.

4 Site Description

The Site is an office building with office tenancies, service and roof levels, and three (3) basement level car parks. Details of the building contained within this Site are provided in **Table 1** below.

Table 1: Site Information			
Site Address	601 Pacific Highway, St Leonards NSW 2065		
Age (Circa):	1980's	External walls:	Concrete
Approximate area footprint:	1,200 m ² per level	Internal walls:	Concrete and plasterboard
Levels:	21	Ceiling:	Compressed ceiling tiles, plasterboard and fibre cement sheeting
Roof type:	Concrete and metal	Floor and coverings:	Concrete and carpet

5 Methodology

The Assessment comprised a review of relevant site information made available to Prensa, interviews with available site personnel and a visual inspection of accessible areas and destructive sampling techniques where necessary.

The methodology for assessing the hazardous building materials at the Site is presented in the following sections.

Asbestos-containing Materials – This component of the Assessment was conducted in accordance with the relevant State-based *Occupational/Work Health and Safety Regulations* and Compliance Code/*Code of Practice*. When safe to do so, building materials that were assumed of containing asbestos were sampled at the discretion of the Prensa consultant. Samples of assumed ACM were analysed in Prensa's laboratory, which is NATA accredited to conduct asbestos bulk sample analysis. The analysis was conducted using polarised light microscopy including dispersion staining techniques. Where asbestos was found to exist, a risk assessment was conducted on each item and a priority rating applied. This was conducted in accordance with the protocols described in **Appendix A: Risk Assessment Factors and Priority Ratings**.

Synthetic Mineral Fibres – This component of the Assessment was carried out in accordance with the guidelines documented in *The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]*. This report broadly identifies SMF materials found or suspected to be present during the Assessment and is based on a visual assessment.

Polychlorinated Biphenyls – Where safely accessible, specifications of capacitors incorporated in light fittings and ceiling fans were recorded and cross-referenced with the Australian and New Zealand Environment and Conservation Council (ANZECC) *Identification of PCB-containing Capacitors information booklet* 1997. Due to the danger of accessing electrical components, or for other reasons, such as height restrictions, some electrical fittings may not have been accessed. In these instances, comment is provided in the Assessment report on the likelihood of PCB-containing materials being present. This determination is based upon the age and appearance of the electrical fittings.

Lead-containing Paint – Representative painted surfaces were sampled in locations for the presence of lead and laboratory analysis undertaken to quantitatively determine the content of lead in the paint. In accordance with AS 4361.2:2017 *Guide to hazardous paint management - Lead paint in*

residential, public and commercial buildings, suspected paint samples can be collected by removing paint chips and testing at a NATA accredited laboratory. Any paint containing >0.1% w/w lead is classified as lead containing (with results expressed as percentage weight for weight).

The sampling program attempts to be representative of the various types of paints found at the Site. However, particular attention is paid to areas where LCPs were more likely to have been used (e.g. exterior gloss paints, window and door architraves and skirting boards).

The objective of LCP identification in this Assessment is to highlight the presence of LCP within the site building(s) not to specifically identify every location of LCP.

Ozone Depleting Substances – This component of the Assessment comprised a visual inspection of air conditioning units and any chillers (if applicable) at the Site and included a review of the air conditioners' refrigerant types.

6 Findings

6.1 Document Review and Interview

As part of this Assessment, Prensa requested copies of previous documentation pertaining to hazardous materials at the Site.

A previous assessment report completed by Prensa in February 2019 (refer to report: *58911-094 601 Pacific Hwy, St Leonards 04022018 Hazmat*), which was understood to be the most recent Assessment completed for the Site, was reviewed.

Review of the above noted the following key findings:

- Friable asbestos was assumed in the form of fuses throughout the Basement and Service levels, and to levels 12 and 13;
- Non-friable asbestos was assumed in the form of:
 - Friction pad material to the lift motor units within the Level 15 Lift Motor Room; and
 - Gasket material to the 'Daewoo' diesel generator located on the Service Level, Generator Room.
- Grey/blue paint to the ductwork throughout the Service Level Plant Room was identified as lead-containing.

Reference has been made to the findings of the previous Assessment report and to the NATA accredited bulk sample analysis and lead certificate of analysis.

6.2 Analytical Results

6.2.1 Asbestos Bulk Sample Analysis

No samples assumed to contain asbestos were collected or submitted to Prensa's NATA accredited laboratory for analysis during the 2024 Assessment.

6.2.2 Lead Containing Paint Analysis

No samples of paint assumed to contain lead were collected or submitted to Prensa's NATA accredited laboratory for analysis during the 2024 Assessment.

6.3 Assessment Findings

The findings of this Assessment are presented in tabulated format in **Appendix C: Hazardous Building Materials Register** of this Assessment report.

Site plans depicting the indicative locations of the identified ACM is provided in **Appendix E: Site Plans**;

The following significant key findings are noted:

6.3.1 Asbestos

- Low risk, friable asbestos was assumed to be present in the form of fuses stored and to fuse boxes within switchrooms and electrical cupboards throughout Level 12, 13 and basement levels;
- Low risk, non-friable asbestos was assumed to be present in the form of:
 - Bituminous backing boards within switchrooms;
 - Friction pads to the lift motor within the Level 15 Lift Motor Room; and
 - Gasket material to diesel generators within the service level generator room.

6.3.2 Synthetic Mineral Fibres

- SMF was suspected and identified throughout the Site in the form of:
 - Compressed ceiling tiles;
 - Insulation to ductwork, exhausts, sarking and floor and ceiling penetrations;
 - Vermiculite to ductwork and floor and ceiling penetrations;
 - Woven insulation material to exhaust pipework; and
 - Packing to penetrations.

6.3.3 Polychlorinated Biphenyl

No suspect PCBs were identified at the time of the Assessment.

6.3.4 Lead-containing Paint

- Grey paint was identified or assumed to be lead-containing to the following areas:
 - Ductwork throughout the Service Level; and
 - A kitchen exhaust fan within the Level 15 Kitchen Exhaust Fan Room.

6.3.5 Ozone Depleting Substances

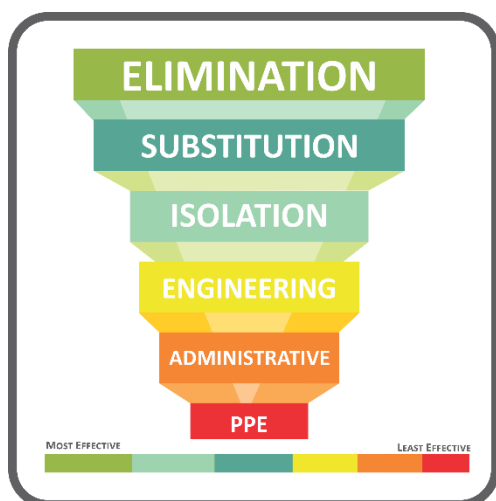
No suspect ODS was identified at the time of the Assessment.

6.4 Areas not Accessed

Areas that are generally not accessed as part of Prensa's assessments are listed in **Appendix D: Areas Not Accessed**. Any area that was inaccessible during the Assessment must be assumed to contain hazardous materials until proven otherwise. Site specific areas that were inaccessible during Prensa's Assessment and were deemed likely to contain asbestos are also listed in this **Appendix C: Hazardous Building Materials Register**.

7 Management Options

As required by legislation, materials assumed or identified as containing asbestos must be recorded in a register. Furthermore, if the hazardous material is to remain in-situ, a risk assessment must be conducted and appropriate control measures implemented. Prensa adopts a similar approach for the identification, recording and management of hazardous materials. The control measures adopted for each material have been determined based on reducing the risk of exposure, so far as is reasonably practicable. The control measures, which were determined by a competent person and/or hygienist, need to reflect the hierarchy of control measures, as required by legislation, and is as follows:



1. **Elimination/removal** (most preferred);
2. **Substitution**;
3. **Isolation**, such as erection of permanent enclosures encasing the material;
4. **Engineering** controls, such as negative air pressure enclosures for removal works, HEPA filtration systems;
5. **Administrative** controls – including the incorporation of registers and management plans, the use of signage, personnel training, safe work procedures, regular re-inspections and registers; and
6. The use of **Personal Protective Equipment (PPE)** (least preferred).

To manage the hazardous building materials, a combination of the above techniques may be required.

8 Recommendations

Based on the findings of this Assessment, it is recommended that the following control measures be adopted as part of the management of the hazardous building materials at the Site. Recommendations for specific items of hazardous building materials are also presented in **Appendix C: Hazardous Building Materials Register** of this Assessment report.

A summary of key recommendations are provided below:

- Most ACM were found not to be appropriately labelled. ACM on-site should be labelled in accordance with the relevant State-based *Occupational/Work Health and Safety Regulations* and AS 1319-1994 *Safety signs for the occupational environment* to warn of the dangers of disturbing these materials;
- Any hazardous building materials which may be disturbed should be removed by an appropriately licensed contractor prior to the commencement of the works;
- A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works. Any hazardous building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance;
- To ensure the Asbestos/Hazardous Materials Register and HMMP remains readily available, it is recommended that these documents are uploaded on the contractor management/sign-in system for access; and
- The Register and HMMP is next due for review by February 2029, or sooner if new materials are identified or a change to existing materials occurs.

Appendix A: Risk Assessment Factors and Priority Ratings

Risk Assessment Factors

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

- Product type;
- Condition;
- Disturbance potential;
- Friability of the material;
- Proximity to direct air stream; and
- Surface treatment (if any).

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

Condition

The condition of the hazardous building materials identified during the Assessment is reported as being **good**, **fair** or **poor**.

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

Friability

The friability of a material describes the ease by which the material can be crumbled, which in turn, can increase the release of fibres into the air. Therefore, friability is only applicable to asbestos and SMF.

- **Friable asbestos** can be crumbled, pulverised, or reduced to powder by hand pressure, which makes it more dangerous than non-friable asbestos.
- **Non-friable asbestos**, more commonly known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a non-asbestos matrix. If accidentally damaged or broken these ACM may release fibres initially but will not continue to do so unless further disturbance occurs.
- **Bonded** SMF describes a synthetic fibrous material which has a specific designed shape and exists within a stable manufactured product.
- **Un-bonded** SMF is a loosely packed synthetic fibrous material which has no adhesive or cementitious binding properties.

Disturbance Potential

Hazardous building materials can be classified as having low, medium or high disturbance potential.

- **Low disturbance potential** describes materials that have very little or no activity in the immediate area with the potential to disturb the material. Low accessibility is considered as monthly occupancy or less, or inaccessible due to its height or its enclosure.
- **Medium disturbance potential** describes materials that have moderate activity in the immediate area with the potential to disturb the material. Medium accessibility is considered weekly access or occupancy.
- **High disturbance potential** describes materials that have regular activity in the immediate area with the potential to disturb the material.

Health Risk Status

The risk factors described above are used to grade the potential health risk ranking posed by the presence of the materials. These risk rankings are described below:

- A **low health risk** describes a material that poses a negligible or low health risk to occupants of the area due to the materials not readily releasing fibres (or other toxic/hazardous constituents) unless seriously disturbed.
- A **medium health risk** describes a material that poses a moderate health risk due to the material status and activity in the area.
- A **high health risk** describes a material that poses a high health risk to personnel or the public in the area of the material.

ACM Priority Rating System for Control Recommendations

While an assessment of health risk has been made, our recommendations have been prioritised based on the practicability of a required remedial action. In determining a suitable priority ranking, consideration has been given to the following:

- Level of health risk posed by the asbestos containing material;
- Potential commercial implications of the finding; and
- Ease of remediation.

As a guide the recommendation priorities have been given a timeframe as follows:

P1

**High Risk
Requiring
Immediate
Action**

Status: ACM which are either damaged or are being exposed to continual disturbance. Due to these conditions there is an increased potential for exposure and/or transfer of the material to other parts of the property if unrestricted use of the area containing the material is allowed.

Recommendation: If the ACM is in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions to the immediate area should be applied, air monitoring should be considered and removal is recommended as soon as practicable using an appropriately licensed asbestos removalist.

P2

**Medium Risk
Requiring
Action in
Short Term**

Status: ACM with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and in its current condition, while not posing an immediate risk, is unstable.
- The material is accessible and can, when disturbed, present a short-term exposure risk.
- The material could pose an exposure risk if workers are in close proximity.

Recommendation: If the ACM are easily accessible but in a stable condition, removal is preferred. Nevertheless, if removal is not immediately practicable, short-term control measures (i.e. restrict access, sealing, enclosure etc.) may be employed until removal can be facilitated as soon as is practical.

P3

**Low Risk
Requiring
Action in
Medium-
Term**

Status: ACM with a low potential for disturbance due to the following conditions:

- The condition of any friable asbestos-containing building material is stable and has a low potential for disturbance i.e. is encased in metal cladding.
- The asbestos-containing material is in a non-friable condition, however further disturbance or damage is unlikely other than during maintenance or service and does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Recommendation: Low health risks if the material is left undisturbed under the control of an asbestos management plan. The site controller should consider organising the removal or encapsulation of the damaged non-friable ACM. These ACM should be left in a good and stable condition, with ongoing maintenance and periodic inspection if they are to remain in-situ.

P4

**Negligible
(Very Low)
Risk
Requiring
Ongoing
Management
or Extended
Remedial
Action**

Status: ACM of a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances. Even if it were subjected to minor disturbance the asbestos-containing material poses a low health risk.

Recommendation: These ACM should be left in a good and stable condition, with ongoing maintenance and periodic inspection in line with current state legislation. It is advisable that any remaining identified or assumed ACM should be appropriately labelled (with a warning against disturbing the materials), where possible, and regularly inspected to ensure they are not deteriorating resulting in a potential risk to health.

Appendix B: NATA Endorsed Laboratory Sample Analysis Reports

12 February 2019

S0003:HJA

58911-094 BSA 04022019.xlsm

Jim Tatsis
Stockland
Level 29, 133 Castlereagh Street
Sydney NSW 2000

Dear Jim,

Asbestos Bulk Sample Analysis Report

601 Pacific Highway, St Leonards NSW 2065

Please find attached the asbestos bulk sample analysis results of the 10 samples collected by Henry Adams of Prensa Pty Ltd for 601 Pacific Highway, St Leonards NSW 2065 on 4 February 2019 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 4 February 2019. The samples were analysed on 12 February 2019 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples*.

If you require further information please contact the Prensa office on (02) 8968 2500.

Regards,



Felicity Bouwmeester
Approved Asbestos Identifier and Signatory



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property > environment > safety >

Asbestos Bulk Sample Analysis Report

601 Pacific Highway, St Leonards NSW 2065

Sample No	Sample Location / Description / Size	Result
58911 - 094 - 001	B4, Fire Stair 02, Corridor to sprinkler room, wall - construction joint mastic Grey rubbery mastic material 20 x 10 x 3 mm	No asbestos fibres detected
58911 - 094 - 002	B4, Fire Stair 02, Corridor to sprinkler room, boxing to ceiling, - fibre cement sheet Grey fibrous cement material 15 x 5 x 2 mm	No asbestos fibres detected Organic fibres detected
58911 - 094 - 003	B4, Fire Stair 02, to stairwell - textured coating White textured coating material 20 x 10 x 1 mm	No asbestos fibres detected
58911 - 094 - 004	B4, Carpark, to grey ductwork - mastic sealant Grey rubbery mastic material 30 x 20 x 3 mm	No asbestos fibres detected
58911 - 094 - 005	B3, Hydraulic Cupboard, cable penetrations - packing insulation White insulation material 40 x 30 x 3 mm	No asbestos fibres detected Synthetic Mineral Fibres detected
58911 - 094 - 006	Service Level, ductwork - external insulation material Grey insulation material 40 x 30 x 5 mm	No asbestos fibres detected Synthetic Mineral Fibres detected
58911 - 094 - 007	Service Level, stored items (window panes) - mastic sealant Black mastic material 50 x 5 x 3 mm	No asbestos fibres detected
58911 - 094 - 008	Service Level, ductwork - mastic sealant Grey rubbery mastic material 20 x 10 x 3 mm	No asbestos fibres detected
58911 - 094 - 009	B3, Fire Stair 02, door - fire door core Beige fire door core material 35 x 15 x 2 mm	No asbestos fibres detected Organic fibres detected
58911 - 094 - 010	Exterior, south elevation, soffits - fibre cement sheet Grey fibrous cement material 20 x 5 x 2 mm	No asbestos fibres detected Organic fibres detected

Only the samples submitted for analysis have been considered in presenting these results.

CERTIFICATE OF ANALYSIS 211054

Client Details

Client	Prensa Pty Ltd
Attention	Henry Adams
Address	Level 1, 261-271 Wattletree Rd, Malvern, VIC, 3144

Sample Details

Your Reference	<u>58911-094</u>
Number of Samples	2 paint
Date samples received	07/02/2019
Date completed instructions received	07/02/2019

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	12/02/2019
Date of Issue	12/02/2019
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

Ken Nguyen, Senior Chemist

Authorised By



Jacinta Hurst, Laboratory Manager

Lead in Paint			
Our Reference		211054-1	211054-2
Your Reference	UNITS	58911-094-LCP001	58911-094-LCP002
Type of sample		paint	paint
Date prepared	-	08/02/2019	08/02/2019
Date analysed	-	08/02/2019	08/02/2019
Lead in paint	%w/w	0.090	0.20

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

QUALITY CONTROL: Lead in Paint					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			08/02/2019	[NT]	[NT]	[NT]	[NT]	08/02/2019	[NT]
Date analysed	-			08/02/2019	[NT]	[NT]	[NT]	[NT]	08/02/2019	[NT]
Lead in paint	%w/w	0.005	Metals-004	<0.005	[NT]	[NT]	[NT]	[NT]	115	[NT]

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.	

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; 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.

Appendix C: Hazardous Building Materials Register

KEY TO ASBESTOS-CONTAINING MATERIALS PRIORITY RISK RATING:		
Priority 1 (P1)		High Priority - Requiring immediate action
Priority 2 (P2)		Medium Priority – May require action in the short term
Priority 3 (P3)		Low Priority – May require action in the medium term
Priority 4 (P4)		Very Low Priority - Requires ongoing management or longer term remedial action

Client: Stockland				Site Address: 601 Pacific Highway, St Leonards NSW 2065				Client No: S0003				Job No: 115528S				Consultant: TAI			
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
5	Internal - Level 15	Lift Motor Room	Lift motor	Friction pads	Asbestos	Assumed Positive	Not sampled: Live plant	Non-friable	—	None under normal occupation and use	Low	Good	Low	5 Units	P4	Room not accessed during 2024 Assessment. Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.	16-02-2024	16-02-2029	
8	Internal - Level 13	Electrical and communication s cupboard	Fuseboard	Fuses	Asbestos	Assumed Positive	Not sampled: live electrics	Friable	—	None under normal occupation and use	Low	Good	Low	UQ	P3	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	16-02-2024	16-02-2029	
12	Internal - Level 12	Electrical and communication s cupboard	Fuseboard	Fuses	Asbestos	Assumed Positive	Not sampled: live electrics	Friable	—	None under normal occupation and use	Low	Good	Low	UQ	P3	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	16-02-2024	16-02-2029	
19	Internal - Service Level	Generator Room	Cummins Diesel Generator	Gasket Material	Asbestos	Assumed Positive	Not sampled: live plant	Non-friable	—	None under normal occupation and use	Low	Good	Low	1 Unit	P4	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.	16-02-2024	16-02-2029	
20	Internal - Service Level	Generator Room	Daewoo Diesel Generator	Gasket Material	Asbestos	Assumed Positive	Not sampled: live plant	Non-friable	—	None under normal occupation and use	Low	Good	Low	1 Unit	P4	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.	16-02-2024	16-02-2029	
21	Internal - Service Level	Electrical Services Telecoms Room	Distribution board	Bituminous backing board	Asbestos	Assumed Positive	Not sampled: live electrics	Non-friable	—	None under normal occupation and use	Low	Good	Low	1 Unit	P4	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.	16-02-2024	16-02-2029	
22	Internal—Service Level	Electrical Services Telecoms Room	Fuseboard	Fuses	Asbestos	Assumed Positive	Not sampled: live electrics	Friable	—	None under normal occupation and use	Low	Good	Low	5 Units	-	Item not sighted during 2024 Assessment, assumed to have been removed. No clearance certificate provided.	—	—	—
26	Internal—Basement Level 1	Electrical Services Telecoms Room	Fuseboard	Fuses	Asbestos	Assumed Positive	Not sampled: electrical risk	Friable	—	None under normal occupation and use	Low	Good	Low	5 Units	-	Item not sighted during 2024 Assessment, assumed to have been removed. No clearance certificate provided.	—	—	
34	Internal - Basement Level 1	Main Switchroom	Blue Cabinets	Bituminous backing boards	Asbestos	Assumed Positive	Not sampled: electrical risk	Non-friable	—	None under normal occupation and use	Low	Good	Low	5 Units	P4	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.	16-02-2024	16-02-2029	

Client: Stockland			Site Address: 601 Pacific Highway, St Leonards NSW 2065										Client No: S0003			Job No: 115528S			Consultant: TAI
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
35	Internal - Basement Level 1	Main Switchroom, North elevation	Stored Items	Fuses	Asbestos	Assumed Positive	Not sampled: electrical risk	Friable	—	None under normal occupation and use	Low	Good	Low	26 Units	P3	Confirm Status and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	16-02-2024	16-02-2029	
37	Internal - Basement Level 2	Electrical Services Telecoms Room	Fuseboard	Fuses	Asbestos	Assumed Positive	Not sampled: electrical risk	Friable	—	None under normal occupation and use	Low	Good	Low	UQ	P3	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	16-02-2024	16-02-2029	
40	Internal - Basement Level 3	Electrical Services Telecoms Room	Fuseboard	Fuses	Asbestos	Assumed Positive	Not sampled: live electrics	Friable	—	None under normal occupation and use	Low	Good	Low	UQ	P3	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	16-02-2024	16-02-2029	
47	Internal - Roof Level	Fire hydrant pump room	Exhaust	Woven insulation material	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	4 Lm	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	
48	Internal - Level 14	Stairwell 04	Duct	Insulation material - external	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	2 m²	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	—
49	Internal - Level 13 to Level 1	Throughout Tenancies	Ceiling	Compressed ceiling tiles	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	200 m²	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	
50	Internal - Level 13 to Level 1	Throughout Tenancies, within ceiling space	Flexible ductwork	Insulation material	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	250 Lm	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	—
51	Internal - Level 13 to Level 1	Throughout Tenancies, within ceiling space	Duct	Insulation material - external	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	250 Lm	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	—
52	Internal - Level 13 to Level 1	Throughout lift lobbies and communal areas	Ceiling	Compressed ceiling tiles	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	2 m²	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	—

Client: Stockland				Site Address: 601 Pacific Highway, St Leonards NSW 2065				Client No: S0003				Job No: 115528S				Consultant: TAI			
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
53	Internal - Level 13 to Level 1	Throughout lift lobbies and communal areas	Flexible ductwork	Insulation material	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	250 Lm	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	
54	Internal - Level 13 to Level 1	Throughout lift lobbies and communal areas	Duct	Insulation material - external	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	250 Lm	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	
55	Internal - Service Level	Throughout	Duct	Vermiculite	Synthetic Mineral Fibre	Positive	Previously sampled: 58911-094-006	Bonded	—	—	Medium	Good	Low	150 m²	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	—
56	Internal - Service Level	Throughout	Ceiling	Sarking Insulation	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	200 m²	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	—
57	Internal - Service Level	Electrical Services Telecoms Room	Floor and ceiling penetrations throughout	Vermiculite	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	2 m²	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	—
58	Internal - Service Level	Electrical Services Telecoms Room	Floor and ceiling penetrations throughout	Pillow Insulation	Synthetic Mineral Fibre	Suspected Positive	—	Unbonded	—	—	Low	Good	Low	2 m²	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	
60	Internal - Basement Level 1 to Basement Level 3	Hydraulic Cupboard	Penetrations	Packing	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	1 m²	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	
61	Internal - Basement Level 1 to Basement Level 3	Male WC, within ceiling space	Flexible ductwork	Insulation material	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	10 Lm	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	
62	Internal - Basement Level 1 to Basement Level 3	Female WC, within ceiling space	Flexible ductwork	Insulation material	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	10 Lm	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	

Client: Stockland			Site Address: 601 Pacific Highway, St Leonards NSW 2065										Client No: S0003			Job No: 115528S			Consultant: TAI
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
63	Internal - Basement Level 1 to Basement Level 3	Electrical Services Telecoms Room	Floor and ceiling penetrations throughout	Vermiculite	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	2 m²	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	
64	Internal - Basement Level 1 to Basement Level 3	Electrical Services Telecoms Room	Floor and ceiling penetrations throughout	Pillow Insulation	Synthetic Mineral Fibre	Suspected Positive	—	Unbonded	—	—	Low	Good	Low	2 m²	—	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	—	—	
65	Internal - Basement Level 4	Sprinkler Room	Exhaust	Woven insulation material	Synthetic Mineral Fibre	Suspected Positive	—	Bonded	—	—	Low	Good	Low	5 Lm	—	Not sighted during 2024 Assessment, assumed to have been removed.	—	—	—
67	Internal - Level 15	Kitchen Exhaust Fan Room	Kitchen Exhaust Fan	Grey - upper coloured paint system	Lead Paint - Chip	Suspected Positive	Similar to previously sampled: 58911-094-LCP002	—	—	—	Low	Fair	Low	200 m²	—	Suspected 0.2% lead content, remove flaking sections and paint over with a lead-free paint. Remove under controlled conditions in accordance with AS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.	—	—	
68	Internal - Service Level	Throughout	Duct	Grey - upper coloured paint system	Lead Paint - Chip	Positive	Previously sampled: 58911-094-LCP002	—	—	—	Low	Fair	Low	200 m²	—	0.2% lead content, remove flaking sections and paint over with a lead-free paint. Remove under controlled conditions in accordance with AS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.	—	—	

Appendix D: Areas Not Accessed

Given the constraints of practicable access encountered during this Assessment, the following areas were not inspected. Assessments are restricted to those areas that are reasonably accessible at the time of the Assessment with respect to the following:

- Without contravention of relevant statutory requirements or codes of practice.
- Without placing the Prensa consultant and/or others at undue risk.
- Without demolition or damage to finishes and structure.
- Excluding plant and equipment that was 'in service' and operational.

Documented below are the areas where the Prensa consultant encountered access restrictions during the Assessment:

Areas Not Accessed

Limited access was available to the Level 13 to Level 1 tenanted areas, due to use of spaces and locked doors.

The Level 15 Lift Motor Room was not accessed due to a locked door.

The Basement Level 1 Cleaner's Room was not accessed due to a locked door.

Limited access to the Basement Level 1 hatch adjacent the staff toilet due to it being blocked.

Underneath the concrete slab of all building structures at the Site.

Exposed soils surrounding the building structures of the Site.

Energised services, gas, electrical, pressurised vessel and chemical lines.

Height restricted areas above 2.7m or any area deemed inaccessible without the use of specialised access equipment.

Within cavities that cannot be accessed by the means of a manhole or inspection hatch.

Within voids or internal areas of plant, equipment, air-conditioning ducts etc.

Within service shafts, ducts etc., concealed within the building structure.

Within those areas accessible only by dismantling equipment.

Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.

All areas outside the Scope of Work.

Note: If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned in **Appendix C: Hazardous Building Materials Register**, further investigation may be required as part of a hazardous building materials management and abatement program prior to the commencement of such works.

The presence of residual asbestos insulation on steel members, concrete surfaces, pipe work, equipment and adjacent areas remaining from prior removal works cannot normally be determined without extensive removal and damage to existing insulation, fixtures and fittings at the site.

Appendix E: Site Plans

601 PACIFIC HIGHWAY, ST LEONARDS - LEVEL P1

Hazardous Materials Assessment



Stockland



Level 1, prensa.com.au
71 Longueville Rd, P: (02) 8968 2500
Lane Cove NSW 2066 F: (02) 8968 2599

Client No: S0003 Job No: 115528S

Client: Stockland

Project: National PLRA, HM, CSRA Programme

Address: 601 Pacific Highway,
St Leonards NSW 2065

Legend:

Item Asbestos-containing

File Name: 115528S 601 Pacific Hwy, St Leonards
HAZMAT Version: 1

Drawn By: IAI Checked By: WCC Date: 12/03/2024 Figure number: 1



Not to scale - All locations are approximate

601 PACIFIC HIGHWAY, ST LEONARDS - LEVEL P1/P2

Hazardous Materials Assessment



Stockland



Level 1, prensa.com.au
71 Longueville Rd, P: (02) 8968 2500
Lane Cove NSW 2066 F: (02) 8968 2599

Client No: S0003 Job No: 115528S

Client: Stockland

Project: National PLRA, HM, CSRA Programme

Address: 601 Pacific Highway,
St Leonards NSW 2065

Legend:

Item Asbestos-containing

File Name: 115528S 601 Pacific Hwy, St Leonards
HAZMAT Version: 1

Drawn By: IAI Checked By: WCC Date: 12/03/2024 Figure number: 2



Not to scale - All locations are approximate

601 PACIFIC HIGHWAY, ST LEONARDS - LEVEL P3

Hazardous Materials Assessment



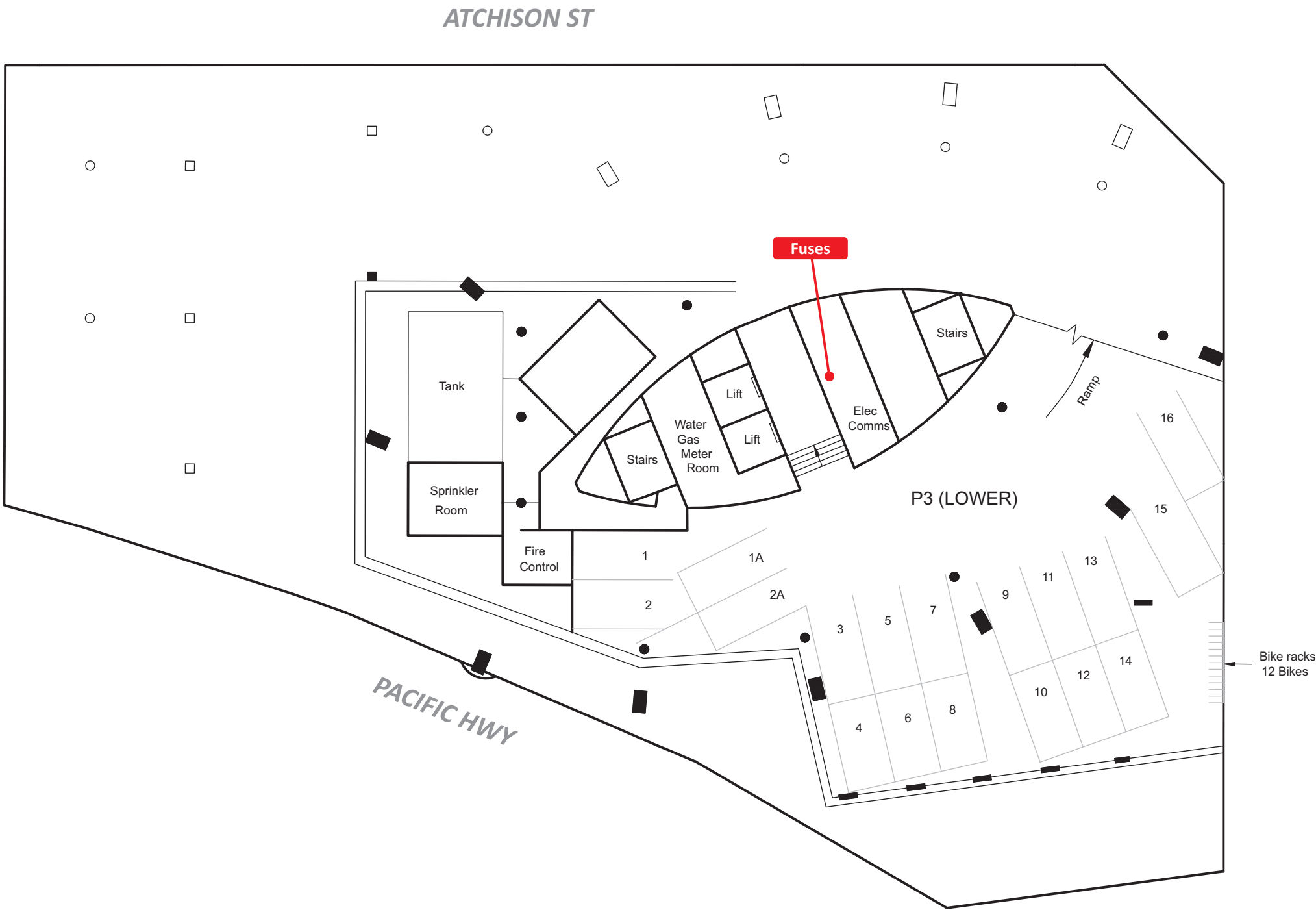
Level 1, 71 Longueville Rd, Lane Cove NSW 2066		prensa.com.au P: (02) 8968 2500 F: (02) 8968 2599
Client No:	S0003	Job No: 115528S
Client:	Stockland	
Project:	National PLRA, HM, CSRA Programme	
Address:	601 Pacific Highway, St Leonards NSW 2065	

Legend:

Item

Asbestos-containing

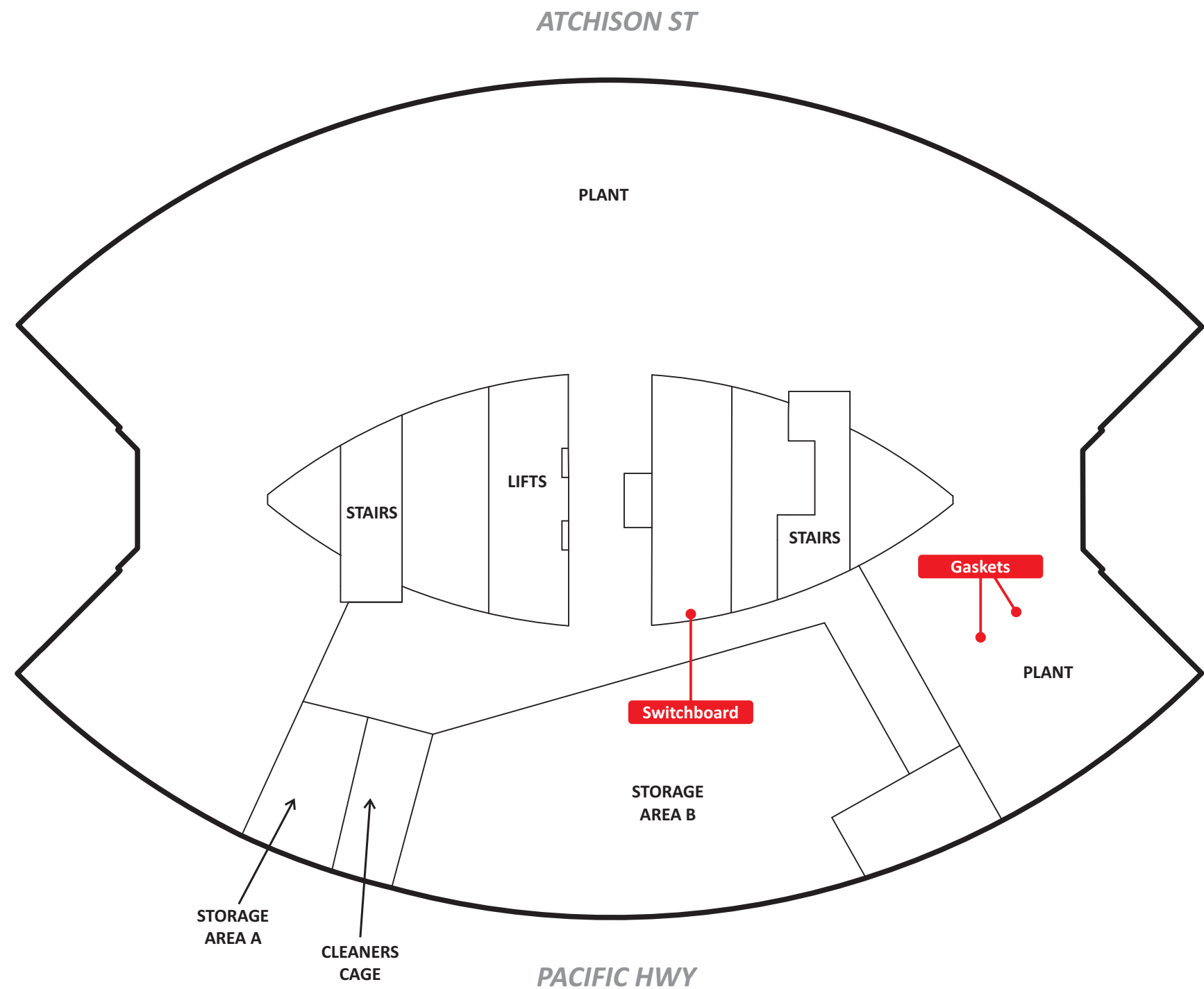
File Name: 115528S 601 Pacific Hwy, St Leonards HAZMAT		Version: 1	
Drawn By: IAI	Checked By: WCC	Date: 12/03/2024	Figure number: 3



Not to scale - All locations are approximate

601 PACIFIC HIGHWAY, ST LEONARDS - LEVEL S

Hazardous Materials Assessment



Not to scale - All locations are approximate



Level 1,
71 Longueville Rd,
Lane Cove NSW 2066

prensa.com.au
P: (02) 8968 2500
F: (02) 8968 2599

Client No:	S0003	Job No:	115528S
Client:	Stockland		
Project:	National PLRA, HM, CSRA Programme		
Address:	601 Pacific Highway, St Leonards NSW 2065		

Legend:

Item

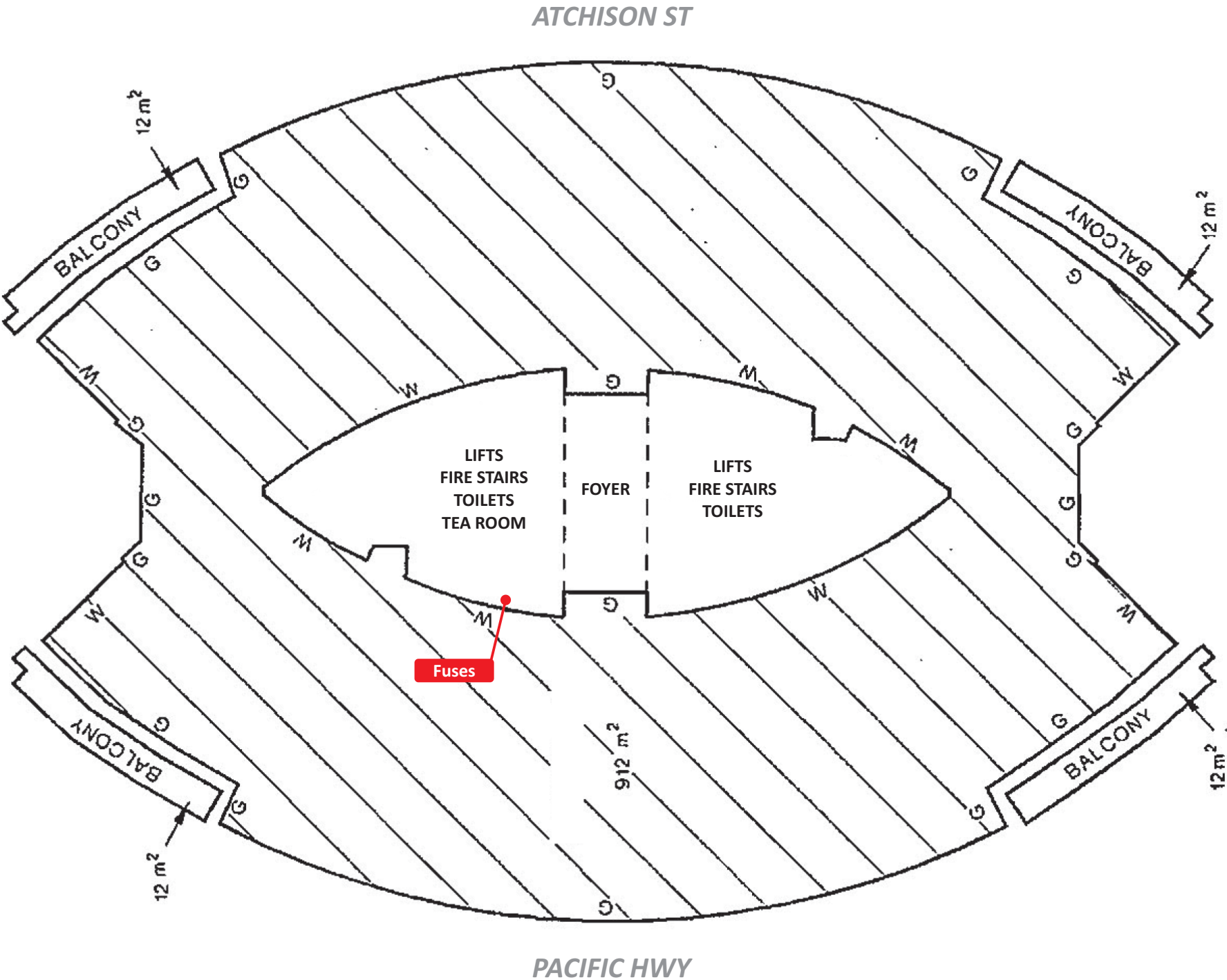
Asbestos-containing



File Name: 115528S 601 Pacific Hwy, St Leonards HAZMAT			Version: 1
Drawn By: IAI	Checked By: WCC	Date: 12/03/2024	Figure number: 4

601 PACIFIC HIGHWAY, ST LEONARDS - LEVEL 12

Hazardous Materials Assessment



Not to scale - All locations are approximate

Level 1,
71 Longueville Rd,
Lane Cove NSW 2066

prensa.com.au
P: (02) 8968 2500
F: (02) 8968 2599

Client No:	S0003	Job No:	115528S
Client:	Stockland		
Project:	National PLRA, HM, CSRA Programme		
Address:	601 Pacific Highway, St Leonards NSW 2065		

Legend:

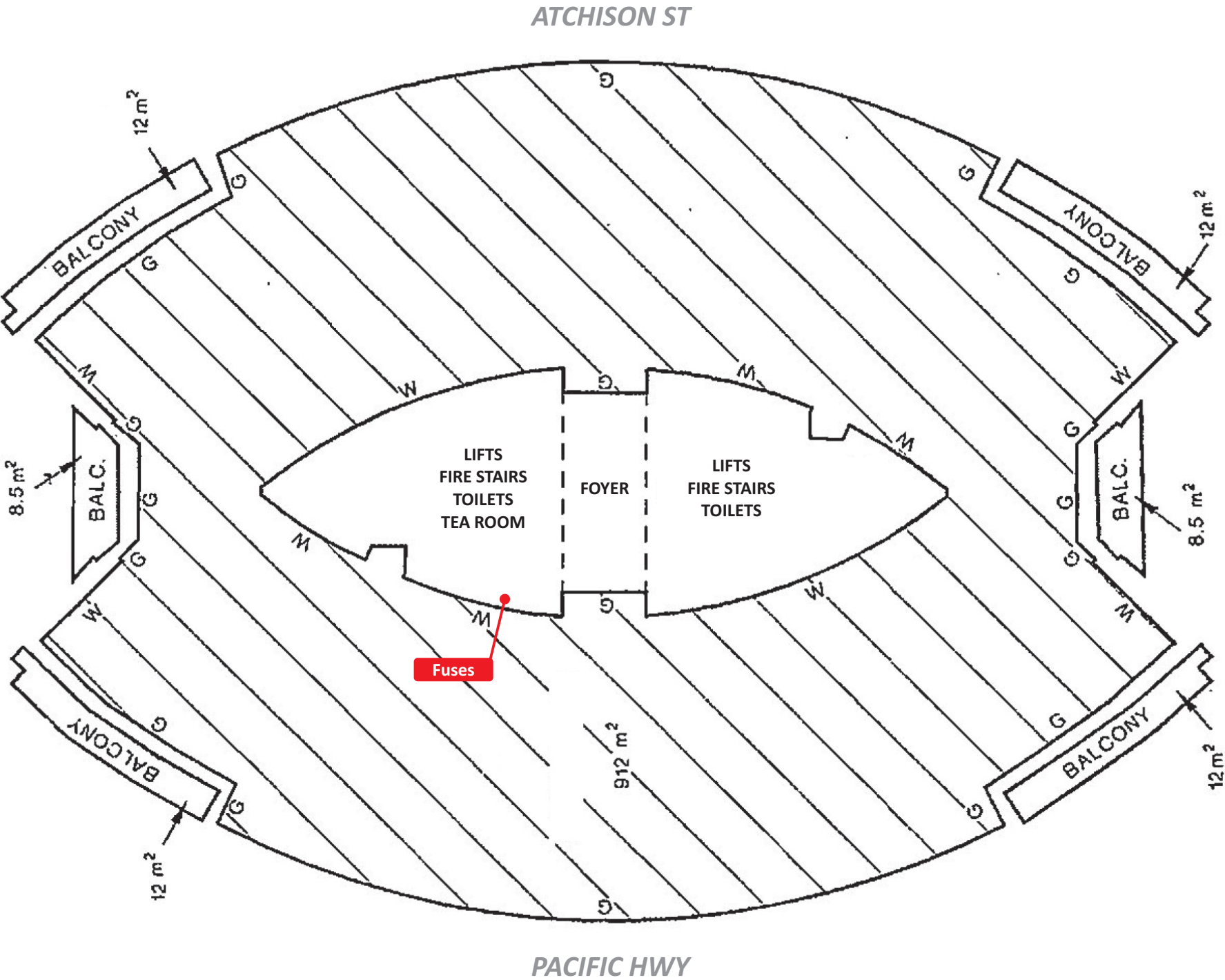
Item

Asbestos-containing

File Name: 115528S 601 Pacific Hwy, St Leonards HAZMAT			Version: 1
Drawn By: IAI	Checked By: WCC	Date: 12/03/2024	Figure number: 5

601 PACIFIC HIGHWAY, ST LEONARDS - LEVEL 13

Hazardous Materials Assessment



Not to scale - All locations are approximate

Level 1,
71 Longueville Rd,
Lane Cove NSW 2066

prensa.com.au
P: (02) 8968 2500
F: (02) 8968 2599

Client No:	S0003	Job No:	115528S
Client:	Stockland		
Project:	National PLRA, HM, CSRA Programme		
Address:	601 Pacific Highway, St Leonards NSW 2065		

Legend:

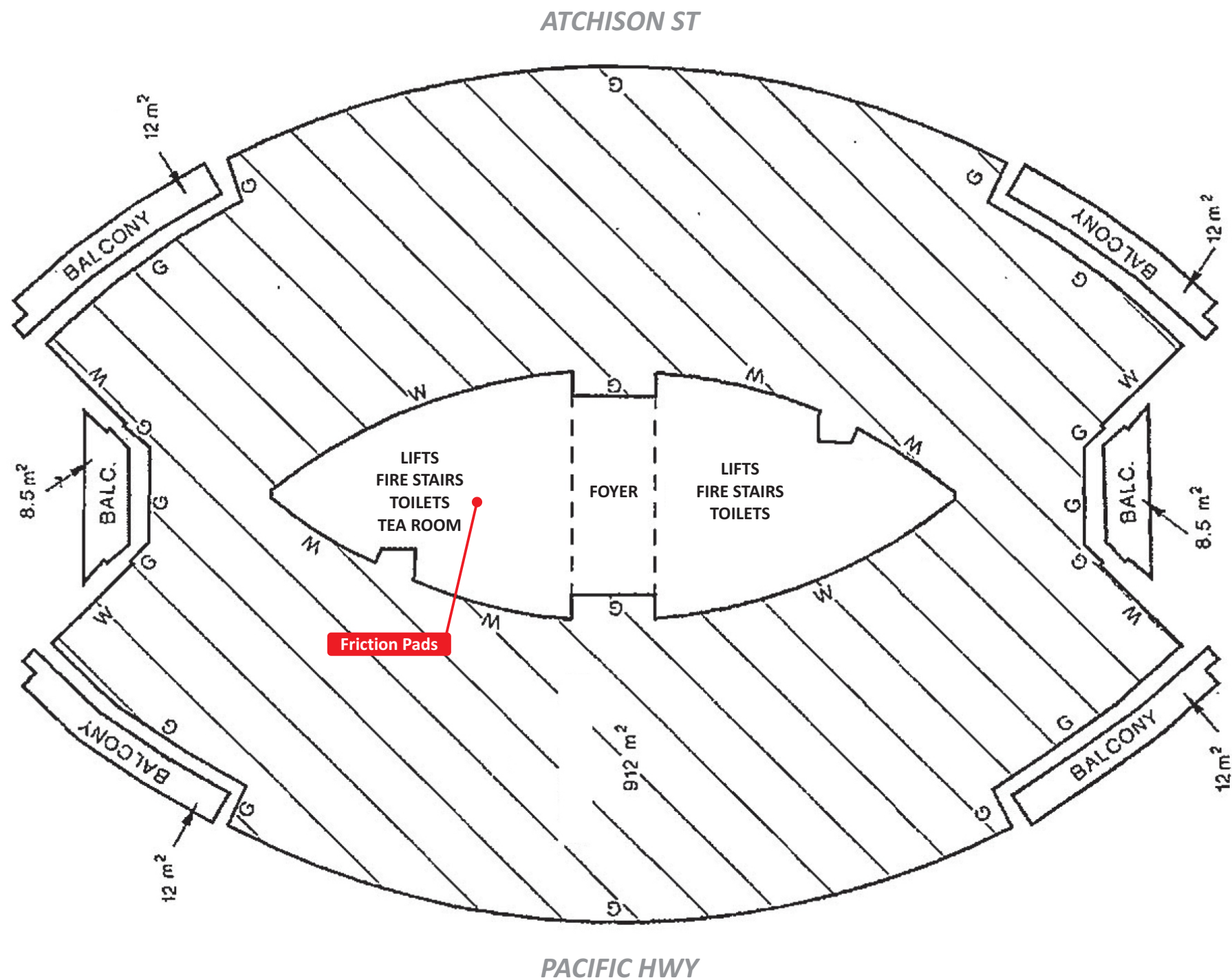
Item

Asbestos-containing

File Name: 115528S 601 Pacific Hwy, St Leonards HAZMAT		Version: 1	
Drawn By: IAI	Checked By: WCC	Date: 12/03/2024	Figure number: 6

601 PACIFIC HIGHWAY, ST LEONARDS - ROOF LEVEL

Hazardous Materials Assessment



Not to scale - All locations are approximate



Level 1,
71 Longueville Rd,
Lane Cove NSW 2066

prensa.com.au
P: (02) 8968 2500
F: (02) 8968 2599

Client No:	S0003	Job No:	115528S
Client:	Stockland		
Project:	National PLRA, HM, CSRA Programme		
Address:	601 Pacific Highway, St Leonards NSW 2065		

Legend:

Item

Asbestos-containing



File Name: 115528S 601 Pacific Hwy, St Leonards HAZMAT			Version: 1
Drawn By: IAI	Checked By: WCC	Date: 12/03/2024	Figure number: 7