



FOUNDATION
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SCIENCES

Preliminary Hazardous Materials Assessment Rev 1

Property Address

251-257 Maroubra Road and 133 & 135 Garden Street, Maroubra
NSW

Prepared for

BWSLD Maroubra Pty Ltd

Date

March 2026

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1.0 INTRODUCTION AND SCOPE

This Hazardous Materials Assessment prepared by Foundation Earth Sciences on behalf of BWSLD Maroubra Pty Ltd is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a concurrent Rezoning Proposal and State Significant Development Application (Rezoning and SSDA) for a residential flat building and ground floor childcare facility at 251-257 Maroubra Road and 133-135 Garden Street, Maroubra NSW.

Refer to **Figure 1** - Site Location.

This concurrent Rezoning and SSDA seeks approval for:

- Site preparation works including demolition, bulk excavation and tree removal.
- Construction of a ten-storey residential flat building comprising four levels of basement parking, a childcare centre at ground level, communal open space on level 1, residential apartments on levels 1-9.
- Landscaping.
- Civil infrastructure works, and augmentation of utilities and services.

A detailed description of the proposed development is included in the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning, the Architectural Plans prepared by BKA Architecture, and the other accompanying technical documents that form part of the State Significant Development Application.

The site was visited on the 7th & 10th of November 2025 by FES staff. All fieldwork and reporting were conducted in accordance with the Workplace Health and Safety Act 2011, and SafeWork regulations.



The objectives of this assessment are to identify and, if possible, quantify any potential hazardous materials found at the site and determine if these materials present a potential health risk to people currently using the site or involved in the demolition of the site.

Our scope of works to undertake the project included:

- Conducting a site inspection to identify all areas of potential concern (such as roofing, insulation, switchboards, ventilation shafts, building materials, fire doors etc);
- Site photographs.
- Site sampling (if necessary).
- Laboratory analysis.
- Interpretation of results and findings; and
- Recommendations and final conclusions drawn from the assessment results.



2.0 SITE INFORMATION

2.1 Site Identification

Site Identifier	Site Details	
Site Location	251-257 Maroubra Road and 133 & 135 Garden Street, Maroubra NSW	
Lot/DP	Lot A, B, C, D, E in DP14198 and Lot D in DP320521	
Site Area (Approx.)	Approximately 3,270m ²	
Local Government Area (LGA)	Randwick City Council	
Surrounding Land Uses	<i>North</i>	Maroubra Road then recreational / commercial
	<i>South</i>	Residential, then Maroubra Ln & residential
	<i>East</i>	Residential
	<i>West</i>	Commercial then Anzac Parade

2.2 Site Description

The Site is located at 255–257 Maroubra Road and 133–135 Garden Street, Maroubra, within the Randwick Local Government Area (LGA). It is situated approximately 210m east of the intersection of Maroubra Road and Anzac Parade, which forms the core of the Maroubra Junction commercial centre.

It is bounded to the north by Maroubra Road, Garden Street to the west, Garden Lane to the south and a residential flat building development to the east. It is legally described as Lots Of A, B, C, D and E in DP 14198 and Lot D in DP 320521, is irregular in shape and is approximately 3,270m² in area.



Existing development on the site includes a mechanic's workshop and four (4) residential dwellings.

The main features of the properties include the following:

251-253 Maroubra Road:

1. One commercial car mechanics of brick and timber construct with a concrete roof and a second storey residential/commercial building with a carpark area.
2. One external asphalt carpark area.
3. A rear fibreglass awning.
4. An asphalt driveway.

255 Maroubra Road

1. One double storey residential duplex building of brick and timber construct with a tiled roof.
2. One external garage of timber construct with fibro walls and a metal roof.
3. One rear extension of timber construct with fibro walls and a tiled roof.
4. A front grassed/ vegetated yard.

257 Maroubra Road:

1. One single storey residential building of brick and timber construct with a tiled roof.
2. A rear extension of timber construct with a metal roof.
3. One external granny flat of brick and timber construct with a tiled roof.
4. A front grassed/ vegetated yard.

133 Garden Street:

1. One single storey residential building of brick and timber construct with a tiled



roof;

2. One rear extension of timber construct with a metal roof.
3. A closed in veranda area of brick and timber construct.
4. One rear garage/ carport of brick and timber construct with a tiled roof.

135 Garden Street:

1. One single storey residential building of brick and timber construct with a tiled roof.
2. A rear fibreglass awning.
3. One rear garage/ carport of brick and timber construct with a tiled roof.
4. A courtyard/ garden area with synthetic grass.

3.0 ASBESTOS

3.1 Background

Asbestos is the fibrous form of various mineral silicates, which belong to the Serpentine and Amphibole groups. The more significant species of asbestos in terms of health risks include chrysotile (white), crocidolite (blue), amosite (brown or grey). As a product, asbestos has a remarkable ability to resist heat and considerable resistance to acids, alkalines and other chemicals. It is also a very good non-conductor of electricity. Asbestos is found in a wide variety of materials which include insulation, roofing materials, floor tiling, cement products, resins and in many other building materials and structures.



Exposure to the asbestos dust will occur primarily during a disturbance of the material when dust is formed and dispersed as airborne contamination. Drilling, sawing, sanding, grinding and cracking of the materials will generally provide enough disturbances to create harmful dust.

3.2 Health Aspects and Exposure Standards

Inhalation of high concentrations of asbestos may result in asbestosis, a progressive scarring of lung tissue and lung cancer, or mesothelioma, a form of lung cancer. The destructive nature on lung tissues of asbestos fibres below 3 microns (3µm) in diameter has been well documented, especially that of blue and brown forms of asbestos. Common latency periods for associated diseases to develop are within 10 to 50 years, which emphasizes the need to minimize potential exposure pathways and maximize control measures and monitoring procedures.

Any admissible exposure to airborne asbestos should be kept as low as achievable and in any case below the specified exposure standards. These standards are determined by the *National Commission for Occupational Exposures*. Below is a summary of the threshold limits for airborne concentrations measured as a time-weighted average (TWA) fibre concentration.

Table 1: Exposure Standards – TWA Fibre Concentration Limits

Asbestos Species	Concentration (fibres/mL)
Chrysotile	0.1
Crocidolite	0.1
Amosite	0.1
Other forms	0.1
Other mixtures of species	0.1



4.0 LEAD PAINT

4.1 Background

White lead (lead carbonate) was once the principal white pigment in paints for houses and public buildings. Many older Australian homes and buildings still contain lead paint, even though it may be covered with layers of more recent paint. It was used mainly on exterior surfaces and to a lesser extent on interior doors and architraves, especially in undercoats and primers where concentrations of up to 20% lead were commonly used.

4.2 Health Aspects and Exposure Standards

Lead in any form is toxic to humans when ingested and inhaled. Repeated inhalation or ingestion of lead paint particles may produce the cumulative effects of lead poisoning (plumbism).

The term “lead paint” in this survey refers to all paint that contains more than 0.1% lead by weight as defined by “Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings [AS 4361.2 – 2017]”.

4.3 Management of Lead Paint

Confirmed lead containing paintwork should be managed according to the laboratory results attached to this report, the assessment of the paint condition found in the hazardous materials register, and in accordance with “Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings [AS 4361.2 – 2017]”.



The following skill levels are required based on the adopted management option:

- Painting contractor (Encapsulation, Overpaint & Simple Enclosure).
- Lead certified painting contractor (Paint removal, Encapsulation, Overpaint & Simple Enclosure).
- Certified lead abatement contractor (Replace components, Paint removal, Encapsulation, Overpaint & Simple Enclosure).
- Lead trained builder (Major enclosure & Replace components).

Waste produced by the removal of lead paint should be managed in accordance with “Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings [AS 4361.2 – 2017]”.

5.0 SAMPLING METHODOLOGY

This assessment involved a visual inspection of accessible and representative construction materials with confirmative sampling using a polarised microscope. Destructive sampling techniques were undertaken where practicable. The site was inspected for the presence of the following hazardous materials.

5.1 Asbestos

This component of the assessment was carried out in accordance with the guidelines documented in the *Code of Practice for the Management and Control of Asbestos in Workplaces* [NOHSC: 2018 (2005)]. A visual inspection targeted the areas of most concern such as floor tiles, guttering, associated piping, lagging around pipe work, cooling and insulation material, building materials, roofing, and sound proofing. Samples



were taken from accessible locations suspected as containing asbestos, where destructive sampling was practical.

5.2 Synthetic Mineral Fibres (SMF)

This component broadly identifies SMF materials found or suspected of being present during the survey based on a visual assessment. A visual inspection targeted the areas of most concern such as piping, lagging around pipe work, cooling / insulation material, building materials, roofing, and sound proofing.

5.3 Polychlorinated Biphenyls (PCBs)

Where safe access could be gained, detailed information of capacitors in light fittings was noted for cross-referencing with the ANZECC Identification of PCB Containing Capacitors database – 1977. Due to the inherent hazard in accessing electrical components, or other reasons such as height restrictions, immovable equipment and furniture, light fittings may not be safely accessed. In these instances, comment is made on the likelihood of PCB-containing materials based upon age and appearance.

5.4 Lead Containing Paint

This component of the assessment was carried out in accordance with the guidelines documented in the “Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings [AS 4361.2 – 2017]”. A visual inspection targeted the areas of most concern such as peeling paint, door frames, and windowsills. Samples were taken from accessible locations suspected to contain lead paint, where destructive sampling was practical.



5.5 Lead Containing Dust

A visual inspection of areas of suspected lead-containing dust was conducted in accordance with AS4874-2000 *“Guide to the Investigation of Potentially Contaminated Soil and Deposited Dust as a Source of Lead Available to Humans”* and the *“Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings [AS 4361.2 – 2017]”*.

5.6 Electrical Backboards

A visual assessment was conducted on the electrical backboards to check for hazardous materials. No sampling was undertaken on service access points as services were live during the inspection.

5.7 Inaccessible Areas

During the inspection the following areas were inaccessible and therefore excluded from this report and hence the inspection was limited to those spaces available at the time of the inspection. The areas include:

- Beneath floating floorboards and above floating ceiling.
- Within locked or occupied rooms.
- Within the 2nd floor of 251 & 255 Maroubra Road.
- Within work areas of the mechanics.
- On or within awnings.
- Within areas that have structural damage.
- Within overgrown areas.



However, adequate assessment and categorisation of the site including the nature and extent of hazardous materials present has been undertaken.

5.8 Sampling Identification

Samples were labelled in accordance with their type and locations and were submitted to a NATA accredited laboratory under chain of custody.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Asbestos Materials

Through field examination and sampling, **Asbestos materials were identified at the site.** Licensed removal is required for asbestos containing material. Any asbestos removal works are to be undertaken in accordance with the NOHSC (2005) Code of practice for the safe removal of asbestos 2nd Edition.

The decision to remove ACM should be based on the application of an asbestos management plan, which will have been developed in accordance with the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)] Among other things, the client must ensure that a risk assessment is performed by a competent person prior to the asbestos removal and that the asbestos removalist takes this risk assessment into account in developing the asbestos removal control plan.

If asbestos was identified refer to hazardous materials register and photos for asbestos containing materials and their locations.



6.2 Synthetic Mineral Fibres (SMF)

Through field examination and sampling, **SMF materials were identified at the site.** Confirmed SMF materials should be removed under controlled conditions prior to renovation or demolition works.

All removal works undertaken on identified SMF materials should adhere to the National Standard for Synthetic Mineral Fibres [NOHSC:1004(1990)] and the National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)] to minimise the release of fibres and/ or dust.

If SMF materials were identified refer to hazardous materials register and photos for their locations.

6.3 Polychlorinated Biphenyls (PCBs)

Confirmed fluorescent lights containing cadmium/PCB capacitors should be removed under controlled conditions by a licensed contractor prior to renovation or demolition works. Through field examination cadmium/PCB capacitors are expected to be present within the fluorescent lighting. A more detailed inspection and/or sample analysis requires a qualified electrician to isolate and de-energise the lights.

6.4 Chlorofluorocarbon (CFCs)

Refrigerants and air conditioning units should be removed under controlled conditions by a licensed contractor prior to renovation or demolition works. Through field examination vapour compression cycles containing CFCs are expected to be present within the refrigerates and air conditioning units. A more detailed inspection and/or



laboratory analysis would require a qualified refrigeration specialist who holds a Refrigerant Handling Licence to assess the vapour compression cycle.

6.5 Paint Containing Lead

Through field examination and sampling, **paint containing lead was identified at the site.** Confirmed paint containing lead should be managed in accordance with “Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings [AS 4361.2 – 2017]”. A lead paint management plan should be developed by an appropriately qualified lead abatement contractor.

If paint containing lead was identified refer to hazardous materials register and photos for sample locations.

6.6 Dust Containing Lead

Through field examination no areas of excessive dust/debris were encountered in the inspection areas. Confirmed dust containing lead should be removed under controlled conditions prior to renovation or demolition works in accordance with “Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings [AS 4361.2 – 2017]”.



General Conclusion

Our findings have satisfied the DA requirements for a hazardous materials survey to be conducted at the property and have determined that the site, as it currently stands is impacted by the following hazardous materials:

- Bonded Asbestos Containing Material
- Synthetic Mineral Fibres
- Paint Containing Lead

Reference should be made to the Hazardous Materials Register for a detailed description of the hazardous materials described above.

Confirmative destructive sampling should be undertaken on areas identified as being impacted by hazardous material once the buildings are vacant.

Only when the identified buildings are to be renovated or demolished do all bonded hazardous materials need to be appropriately removed. We would be pleased to provide further information on any aspects of this report.

For and on behalf of

Foundation Earth Sciences



Ben Buckley

Principal Environmental Forensic Scientist

Asbestos Assessor Licence #-LAA001012



LIMITATIONS

Whilst to the best of our knowledge, information contained in this report is accurate at the date of issue, although subsurface conditions, including groundwater levels and contaminant concentrations, can change in a limited time. This should be borne in mind if the report is used after a protracted delay.

There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site.

There is no investigation that is thorough enough to preclude the presence of material that presently or in the future, may be considered hazardous at the site. Since regulatory criteria are constantly changing, concentrations of contaminants presently considered low may, in the future, fall under different regulatory standards that require remediation.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions. Previous testing locations are excluded from this report and should be managed in accordance with the previous soil classifications undertaken.

Areas that were inaccessible (floating ceilings and wall cavities, below floorboards, occupied tenancies, awnings etc) have not been assessed and demolition should proceed with care in inaccessible areas. Further assessment should be undertaken immediately if indicators of contamination are identified.



REFERENCES

- NSW Environment Protection Authority (July 1998), "Lead Safe, A renovators guide to the dangers of lead".
- NSW Environment Protection Authority (February 1998), "Lead Safe, A guide to keeping your family safe from lead".
- NSW Environment Protection Authority and Planning NSW (May 2003) "Managing lead contamination in home maintenance, renovation and demolition practices, A Guide for Councils"
- Standards Australia AS 4361.2 - 1998 "Guide to Lead Paint Management, Part 2: Residential and Commercial Buildings".
- Standards Australia AS 4361.2 - 2017 "Guide to Lead Paint Management, Part 2: Residential and Commercial Buildings".
- NSW Environment Protection Authority and NSW Health (1992) "NSW government, Lead issues paper, NSW Environment Protection Authority".
- Enhealth (2005) *Management of asbestos in the non-occupational environment*
- City Of Ryde *Asbestos policy*
- NOHSC (2005) *Code of practice for the safe removal of asbestos 2nd Edition*
- NOHSC (2005) *Code of Practice for the Management and Control of Asbestos in Workplaces*
- Safework NSW (2023) *Managing risks: Asbestos* (available from www.safeworkaustralia.gov.au)
- National Standard for Synthetic Mineral Fibres [NOHSC:1004(1990)]
- National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]
- NSW Occupational Health and Safety Regulation 2011



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HAZARDOUS MATERIALS REGISTER

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General Hazards

Sample	Location	Surface	Material/ Condition	Result	Priority	Friable/ Non- Friable	Accessibility	Comment	Approx Qty
NS1	All buildings/ residences.	Switch board backing. Auxiliary power boards.	Bituminous panels. Good Condition	All bituminous panels are assumed to contain asbestos.	Medium	Non-Friable	Not accessible while power is connected and active.	Sample analysis to be undertaken prior to any works commencing in this location	9
NS2	All buildings/ residences.	Hot water / AC systems & piping	Insulation. Unknown	Material assessed and SMF expected present within systems.	Low	N/A	Not accessible without specialised equipment.	Removal under controlled conditions prior to renovation or demolition works	N/A
NS3	All buildings/ residences.	Fluorescent lights/ PCB capacitors	N/A	Material assessed and PCBs expected present within lighting systems	Med	N/A	Not accessible while power is connected/ destructive sampling not applicable.	Removal under controlled conditions prior to renovation or demolition works	N/A



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251-253 Maroubra Road

NS4	251-253 Maroubra Road ground floor interior	Internal wall panelling	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	30m ²
NS5	251-253 Maroubra Road ground floor interior	Vinyl flooring	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	N/A
NS6	251-253 Maroubra Road ground floor exterior	Rear awning wall and roof	Corrugated fibreglass Fair Condition	Material assessed and SMF expected present within systems.	Low	N/A	Accessible	Removal under controlled conditions prior to renovation or demolition works	10m ²
NS7	251-253 Maroubra Road second floor exterior	Extension wall panels	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Licensed removal under controlled conditions prior to renovation or demolition works	<5m ²
LS3	251-253 Maroubra Road ground floor exterior	External walls. Blue/white	Paint multi layered Fair condition	Lead in paint detected. (>0.1%)	Medium	N/A	Accessible	Management/ removal by a certified lead abatement contractor.	N/A
NS8	251-253 Maroubra Road ground floor interior	Internal ceiling. Cream/green	Paint multi layered Fair condition	Material assessed and expected to contain >0.1% lead in paint.	Medium	N/A	Not accessible without equipment	Management/ removal by a certified lead abatement contractor.	N/A



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255 Maroubra Road

NS9	255 Maroubra Road Exterior	Eaves	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	10m ²
NS10	255 Maroubra Road Extension exterior	Exterior walls	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	20m ²
LS4	255 Maroubra Road Exterior	Metal windowsill. White	Paint multi layered Fair condition	Lead in paint detected. (>0.1%)	Medium	N/A	Accessible	Management/ removal by a certified lead abatement contractor.	N/A
LS5	255 Maroubra Road Exterior	Wooden windowsill. White	Paint multi layered Fair condition	Lead in paint detected. (>0.1%)	Medium	N/A	Accessible	Management/ removal by a certified lead abatement contractor.	N/A
NS11	255 Maroubra Road Interior	Staircase base panels	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	N/A
NS12	255 Maroubra Road Interior	Interior bathroom/ extension walls	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	N/A
AS1	255 Maroubra Road Exterior garage	External garage walls	Fibrous cement sheeting. Good condition	No Asbestos Detected	N/A	N/A	Accessible	No control action required	N/A



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257 Maroubra Road

NS13	257 Maroubra Road Exterior	Eves	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	10m ²
NS14	257 Maroubra Road Exterior	Veranda ceiling	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	10m ²
NS15	257 Maroubra Road Interior rear extension	Bathroom walls and ceiling	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	50m ²
NS16	257 Maroubra Road Interior rear extension	Internal walls	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	N/A
LS6	257 Maroubra Road Exterior	External walls. beige	Paint multi layered Fair condition	Lead in paint detected (<0.1%)	N/A	N/A	Accessible	No control action required	N/A
LS7	257 Maroubra Road Exterior	External windowsill. White	Paint multi layered Fair condition	Lead in paint detected. (>0.1%)	Medium	N/A	Accessible	Management/ removal by a certified lead abatement contractor.	N/A



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133 Garden Street

NS17	133 Garden Street front exterior	Facia panels	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	10m ²
NS18	133 Garden Street front exterior	eves	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	10m ²
NS19	133 Garden Street front veranda extension	Eves/ceiling	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	20m ²
LS2	133 Garden Street exterior	Exterior walls	Paint multi layered Fair condition	Lead in paint detected. (>0.1%)	Medium	N/A	Accessible	Management/ removal by a certified lead abatement contractor.	N/A



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135 Garden Street

NS20	135 Garden Street front exterior	Facia panels	Fibrous cement sheeting. Good condition	Material assessed and expected to contain asbestos	Medium	Non-Friable	Accessible	Confirmative destructive sampling once building is vacant is advised. Licensed removal under controlled conditions prior to renovation or demolition works	10m ²
LS1	135 Garden Street exterior	Exterior walls	Paint multi layered Fair condition	Lead in paint detected. (>0.1%)	Medium	N/A	Accessible	Management/ removal by a certified lead abatement contractor.	N/A

Notes:

- Only when the identified buildings are to be renovated or demolished do all materials containing non-friable asbestos need to be appropriately removed.
- All Asbestos removal works shall be undertaken by licensed and approved Asbestos Removalists
- Removal of Asbestos containing material shall be conducted in compliance with the requirements of the Workplace Health and Safety Regulations, 1997.

➤ Asbestos Detected.

➤ Friable Asbestos Detected

➤ Synthetic mineral fibres detected.

➤ Lead in paint >0.1%

➤ Chemical Hazard

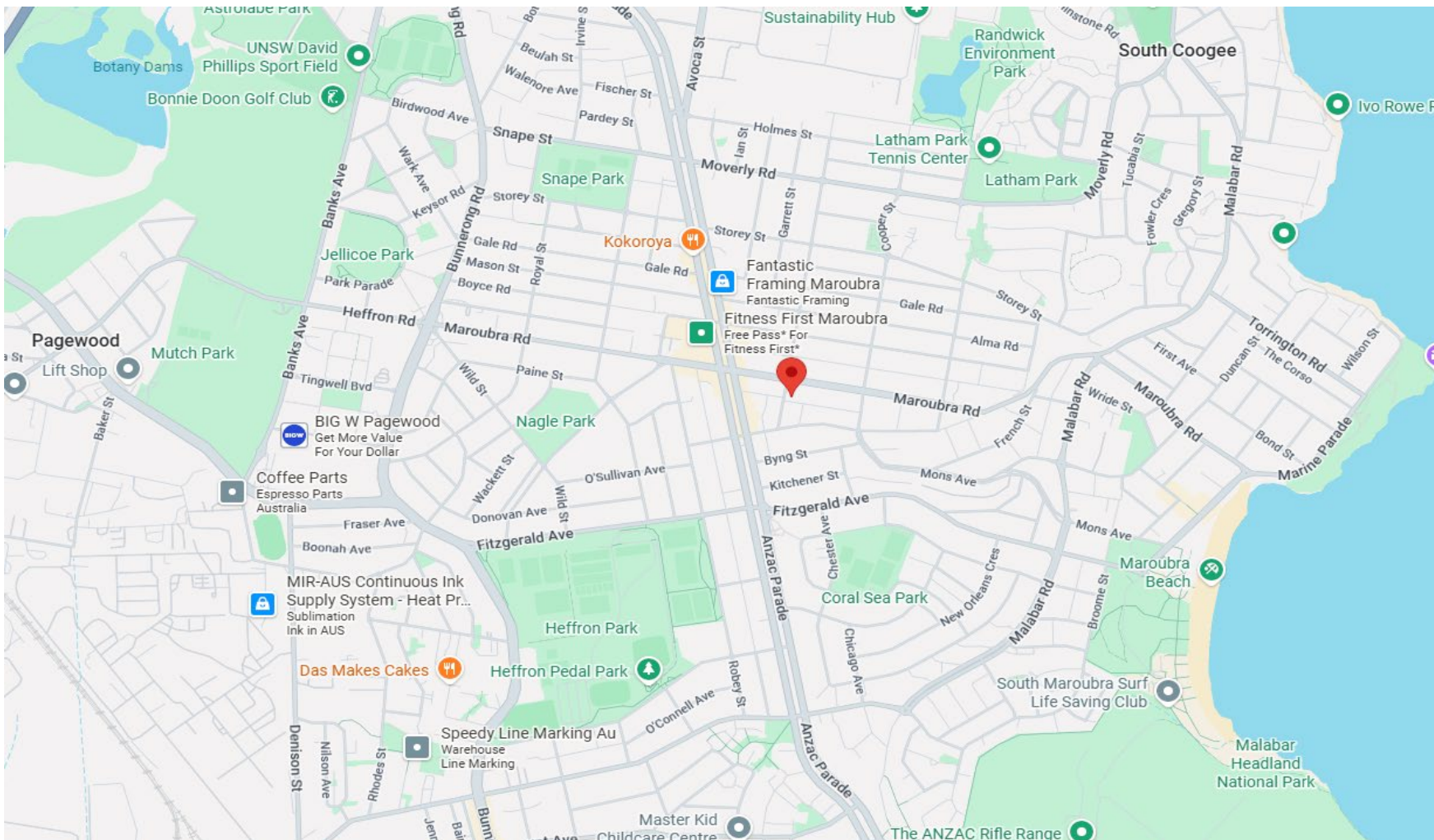
➤ Asb Removed and Area Cleared

Note: although the information provided by an environmental assessment could reduce exposure to risks, no assessment, however diligently conducted, can eliminate them. It must be noted that these findings are professional findings and have limitations. Even a rigorous professional assessment may fail to detect all hazardous material on a site. Hazardous materials may be present in areas that were not surveyed or sampled. All quantities provided are an approximation based on aerial mapping and not an exact amount.



FIGURE 1: SITE LOCATION





Key

Site Location



DRAWN
DG

Figure
1

Job #
E3382-4

SITE LOCATION

Hazardous Materials Assessment

251-257 Maroubra Road & 133 & 135 Garden Street, Maroubra NSW

FIGURE 2: SITE PLAN



Feature No	Details
A	251 Maroubra Street
B	253 Maroubra Street
C	255 Maroubra Street
D	257 Maroubra Street
E	133 Garden Street
F	135 Garden Street
G	Garage/Shed
H	Granny Flat
I	Carpark
J	Awning



Key
Site Location



DRAWN DG	Site Plan
Figure 2	Hazardous Materials Assessment
Job # E3382-4	251-257 Maroubra Road and 133 & 135 Garden Street, Maroubra NSW

FIGURE 3: SITE PHOTOS



SITE PHOTOGRAPHS

Client:	BWSLD Maroubra Pty Ltd
Project:	HAZMAT
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Photo 1



NS1: All buildings/ residences.
Bituminous switch board backing.
Auxiliary power boards.
Example Photos

Photo 2



NS2: All buildings/ residences.
Hot water / AC systems & piping.
Example Photos

Photo 3



NS6: 251-253 Maroubra Road ground floor exterior
Rear awning wall and roof

Photo 4



NS7: 251-253 Maroubra Road second floor
exterior
Extension wall panels

Photo 5



LS3: 251-253 Maroubra Road ground floor exterior
External walls.

Photo 6



NS8: 251-253 Maroubra Road ground floor interior
Internal ceiling.

SITE PHOTOGRAPHS

Client:	BWSLD Maroubra Pty Ltd
Project:	HAZMAT
Site Location:	251-257 Maroubra Road & 133 Garden Street, Maroubra NSW
Job No.:	E3382-4
Page No.	2 of 4



Photo 7



NS9: 255 Maroubra Road Exterior
Eaves

Photo 8



NS10: 255 Maroubra Road Extension exterior
Exterior walls

Photo 9



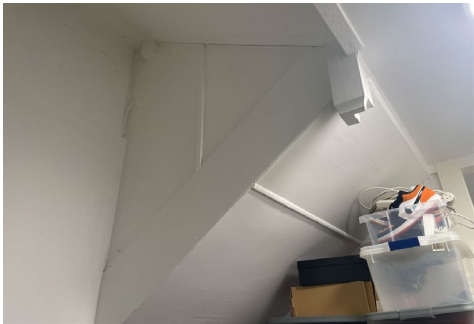
LS4: 255 Maroubra Road Exterior
Metal windowsill.

Photo 10



LS5: 255 Maroubra Road Exterior
Wooden windowsill.

Photo 11



NS11: 255 Maroubra Road Interior
Staircase base panels

Photo 12



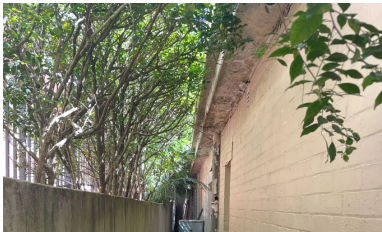
AS1: 255 Maroubra Road Exterior garage
External garage walls

SITE PHOTOGRAPHS

Client:	BWSLD Maroubra Pty Ltd
Project:	HAZMAT
Site Location:	251-257 Maroubra Road & 133 Garden Street, Maroubra NSW
Job No.:	E3382-4
Page No.	3 of 4



Photo 13



NS13: 257 Maroubra Road Exterior
Eves

Photo 14



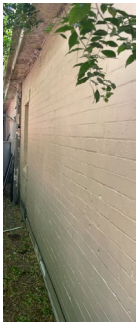
NS14: 257 Maroubra Road Exterior
Veranda ceiling

Photo 15



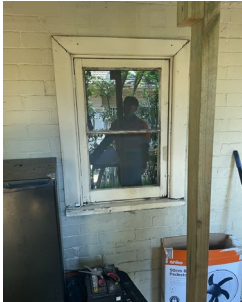
NS15: 257 Maroubra Road
Interior rear extension
Bathroom walls and ceiling

Photo 16



LS6: 257 Maroubra Road Exterior
External walls.

Photo 17



LS7: 257 Maroubra Road Exterior
External windowsill.

Photo 18



NS17: 133 Garden Street front exterior
Facia panels

SITE PHOTOGRAPHS

Client:	BWSLD Maroubra Pty Ltd
Project:	HAZMAT
Site Location:	251-257 Maroubra Road & 133 Garden Street, Maroubra NSW
Job No.:	E3382-4
Page No.	4 of 4



Photo 19



NS18: 133 Garden Street front exterior
Eaves

Photo 20



NS19: 133 Garden Street front veranda extension
Eaves/ceiling

Photo 21



LS2: 133 Garden Street exterior
Exterior walls

Photo 22



NS20: 135 Garden Street front exterior
Facia panels

Photo 23



LS1: 135 Garden Street exterior
Exterior walls

APPENDIX A: NATA ACCREDITED LABORATORY RESULTS



CLIENT DETAILS

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NORTH ROCKS NSW 2151

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Email ben@foundationes.com.au

Project **E3382-4 Maroubra**
Order Number **E3382-4**
Samples 8

LABORATORY DETAILS

Manager Shane McDermott
Laboratory SGS Alexandria Environmental
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Alexandria NSW 2015

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Email au.environmental.sydney@sgs.com

SGS Reference **SE292547 R0**
Date Received 11/11/2025
Date Reported 18/11/2025

COMMENTS

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

Asbestos analysed by Approved Identifier Yusuf Kuthpudin.

SIGNATORIES



Dong LIANG
Metals/Inorganics Team Leader



Yusuf KUTHPUDIN
Asbestos Analyst



ANALYTICAL RESULTS

SE292547 R0

Metals in Paint by ICPOES [AN065/AN320] Tested: 13/11/2025

			LS1	LS2	LS3	LS4	LS5
			PAINT	PAINT	PAINT	PAINT	PAINT
			-	-	-	-	-
			7/11/2025	7/11/2025	7/11/2025	10/11/2025	10/11/2025
PARAMETER	UOM	LOR	SE292547.001	SE292547.002	SE292547.003	SE292547.004	SE292547.005
Lead, Pb	%w/w	0.001	1.2	4.3	0.19	7.2	1.5

			LS6	LS7
			PAINT	PAINT
			-	-
			10/11/2025	10/11/2025
PARAMETER	UOM	LOR	SE292547.006	SE292547.007
Lead, Pb	%w/w	0.001	0.044	0.12



ANALYTICAL RESULTS

SE292547 R0

Fibre ID in bulk materials [AN602/AS4964] Tested: 17/11/2025

			AS1
			MATERIAL
			-
			10/11/2025
			SE292547.008
PARAMETER	UOM	LOR	
Asbestos Detected	No unit	-	No
Date Analysed*	No unit	-	18/11/2025 00:00

METHOD

METHODOLOGY SUMMARY

AN065/AN320

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

AN602/AS4964

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

AN602/AS4964

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

AN602/AS4964

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

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
**	Indicative data, theoretical holding time exceeded.	NVL	Not validated.	LOR	Limit of Reporting.
***	Indicates that both * and ** apply.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
NAD	No Asbestos Detected.	LNR	Sample listed, but not received.		
		NA	Not Applicable.		

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

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

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

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

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

Note that in terms of units of radioactivity:

- 1 Bq is equivalent to 27 pCi
- 37 MBq is equivalent to 1 mCi

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

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

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STATEMENT OF QA/QC PERFORMANCE

SE292547 R0

CLIENT DETAILS

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Project **E3382-4 Maroubra**
Order Number **E3382-4**
Samples 8

LABORATORY DETAILS

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

SGS Reference **SE292547 R0**
Date Received 11 Nov 2025
Date Reported 18 Nov 2025

COMMENTS

All the laboratory data for each environmental matrix was compared to SGS' stated Data Quality Objectives (DQO). Comments arising from the comparison were made and are reported below.

The data relating to sampling was taken from the Chain of Custody document.

This QA/QC Statement must be read in conjunction with the referenced Analytical Report.

The Statement and the Analytical Report must not be reproduced except in full.

All Data Quality Objectives were met (within the SGS Alexandria Environmental laboratory).

SAMPLE SUMMARY

Sample counts by matrix	7 Paint, 1 Material	Date documentation received	11/11/2025
Samples received in good order	Yes	Samples received without headspace	Yes
Sample temperature upon receipt	24.8°C	Turnaround time requested	Standard
Sample cooling method	Ambient		



HOLDING TIME SUMMARY

SE292547 R0

SGS holding time criteria are drawn from current regulations and are highly dependent on sample container preservation as specified in the SGS "Field Sampling Guide for Containers and Holding Time" (ref: GU-(AU)-ENV.001). Soil samples guidelines are derived from NEPM "Schedule B(3) Guideline on Laboratory Analysis of Potentially Contaminated Soils". Water sample guidelines are derived from "AS/NZS 5667.1 : 1998 Water Quality - sampling part 1" and APHA "Standard Methods for the Examination of Water and Wastewater" 21st edition 2005.

Extraction and analysis holding time due dates listed are calculated from the date sampled, although holding times may be extended after laboratory extraction for some analytes. The due dates are the suggested dates that samples may be held before extraction or analysis and still be considered valid.

Extraction and analysis dates are shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria. If the

Fibre ID in bulk materials

Method: ME-(AU)-[ENV]AN602/AS4964

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
AS1	SE292547.008	LB368984	10 Nov 2025	11 Nov 2025	10 Nov 2026	17 Nov 2025	10 Nov 2026	18 Nov 2025

Metals in Paint by ICPOES

Method: ME-(AU)-[ENV]AN065/AN320

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
LS1	SE292547.001	LB368671	07 Nov 2025	11 Nov 2025	06 May 2026	13 Nov 2025	06 May 2026	14 Nov 2025
LS2	SE292547.002	LB368671	07 Nov 2025	11 Nov 2025	06 May 2026	13 Nov 2025	06 May 2026	14 Nov 2025
LS3	SE292547.003	LB368671	07 Nov 2025	11 Nov 2025	06 May 2026	13 Nov 2025	06 May 2026	14 Nov 2025
LS4	SE292547.004	LB368671	10 Nov 2025	11 Nov 2025	09 May 2026	13 Nov 2025	09 May 2026	14 Nov 2025
LS5	SE292547.005	LB368671	10 Nov 2025	11 Nov 2025	09 May 2026	13 Nov 2025	09 May 2026	14 Nov 2025
LS6	SE292547.006	LB368671	10 Nov 2025	11 Nov 2025	09 May 2026	13 Nov 2025	09 May 2026	14 Nov 2025
LS7	SE292547.007	LB368671	10 Nov 2025	11 Nov 2025	09 May 2026	13 Nov 2025	09 May 2026	14 Nov 2025

Surrogate results are evaluated against upper and lower limit criteria established in the SGS QA/QC plan (Ref: MP-(AU)-[ENV]QU-022). At least two of three routine level soil sample surrogate spike recoveries for BTEX/VOC are to be within 70-130% where control charts have not been developed and within the established control limits for charted surrogates. Matrix effects may void this as an acceptance criterion. Water sample surrogate spike recoveries are to be within 40-130%. The presence of emulsions, surfactants and particulates may void this as an acceptance criterion.

Result is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

No surrogates were required for this job.



METHOD BLANKS

SE292547 R0

Blank results are evaluated against the limit of reporting (LOR), for the chosen method and its associated instrumentation, typically 2.5 times the statistically determined method detection limit (MDL).

Result is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

Metals in Paint by ICPOES			Method: ME-(AU)-[ENV]AN065/AN320	
Sample Number	Parameter	Units	LOR	Result
LB368671.001	Lead, Pb	%w/w	0.001	<0.001

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula: $RPD = | \text{OriginalResult} - \text{ReplicateResult} | \times 100 / \text{Mean}$

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula: $MAD = 100 \times \text{SDL} / \text{Mean} + \text{LR}$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

NOTE: The RPD reported is calculated from the unrounded data for the original and replicate result. Manual calculation of the RPD from the rounded data reported may

No duplicates were required for this job.



Laboratory Control Standard (LCS) results are evaluated against an expected result, typically the concentration of analyte spiked into the control during the sample preparation stage, producing a percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA /QC plan (Ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

Metals in Paint by ICPOES**Method: ME-(AU)-[ENV]AN065/AN320**

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB368671.002	Lead, Pb	%w/w	0.001	0.010	0.01035	70 - 130	98

Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub-sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

No matrix spikes were required for this job.

Matrix spike duplicates are calculated as Relative Percent Difference (RPD) using the formula: $RPD = | \text{OriginalResult} - \text{ReplicateResult} | \times 100 / \text{Mean}$

The original result is the analyte concentration of the matrix spike. The Duplicate result is the analyte concentration of the matrix spike duplicate.

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula: $MAD = 100 \times \text{SDL} / \text{Mean} + \text{LR}$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the

No matrix spike duplicates were required for this job.

Samples analysed as received.

Solid samples expressed on a dry weight basis.

QC criteria are subject to internal review according to the SGS QA/QC plan and may be provided on request or alternatively can be found here : <https://www.sgs.com/en-au/industry/environmental-health-and-safety>

- * NATA accreditation does not cover the performance of this service .
- ** Indicative data, theoretical holding time exceeded.
- *** Indicates that both * and ** apply.
- Sample not analysed for this analyte.
- IS Insufficient sample for analysis.
- LNR Sample listed, but not received.
- LOR Limit of reporting.
- QFH QC result is above the upper tolerance.
- QFL QC result is below the lower tolerance.
- NA Not Applicable
- ① At least 2 of 3 surrogates are within acceptance criteria.
- ② RPD failed acceptance criteria due to sample heterogeneity.
- ③ Results less than 5 times LOR preclude acceptance criteria for RPD.
- ④ Recovery failed acceptance criteria due to matrix interference.
- ⑤ Recovery failed acceptance criteria due to the presence of significant concentration of analyte (i.e. the concentration of analyte exceeds the spike level).
- ⑥ LOR was raised due to sample matrix interference.
- ⑦ LOR was raised due to dilution of significantly high concentration of analyte in sample.
- ⑧ Reanalysis of sample in duplicate confirmed sample heterogeneity and inconsistency of results.
- ⑨ Recovery failed acceptance criteria due to sample heterogeneity.
- ⑩ LOR was raised due to high conductivity of the sample (required dilution).
- † Refer to relevant report comments for further information.

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

CLIENT DETAILS

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NORTH ROCKS NSW 2151

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Facsimile (Not specified)
Email ben@foundations.com.au

Project **E3382-4 Maroubra**
Order Number **E3382-4**
Samples 1

LABORATORY DETAILS

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Alexandria NSW 2015

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

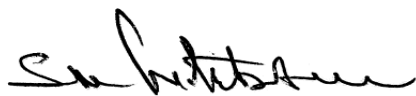
SGS Reference **SE292547 R0**
Date Received 11 Nov 2025
Date Reported 18 Nov 2025

COMMENTS

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

Asbestos analysed by Approved Identifier Yusuf Kuthpudin.

SIGNATORIES



Yusuf KUTHPUDIN
Asbestos Analyst



ANALYTICAL REPORT

SE292547 R0

RESULTS

Fibre ID in bulk materials

Method S4964

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Date Analysed	Fibre Identification	Est.%w/w*
SE292547.008	AS1	Other	40x10x5mm Cement Sheet Fragment	10 Nov 2025	18 Nov 2025	No Asbestos Detected Organic Fibres Detected	

METHOD

METHODOLOGY SUMMARY

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

FOOTNOTES

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

(In reference to soil samples only) This report does not comply with the analytical reporting recommendations in the Western Australian Department of Health Guidelines for the Assessment and Remediation and Management of Asbestos Contaminated sites in Western Australia - May 2009.

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.

Where reported: 'Asbestos Detected': Asbestos detected by polarised light microscopy, including dispersion staining.

Where reported: 'No Asbestos Found': No Asbestos Found by polarised light microscopy, including dispersion staining.

Where reported: 'UMF Detected': Mineral fibres of unknown type detected by polarised light microscopy, including dispersion staining. Confirmation by another independent analytical technique may be necessary.

Even after disintegration it can be very difficult, or impossible, to detect the presence of asbestos in some asbestos-containing bulk materials using polarised light microscopy. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials.

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

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Chain of Custody Record

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PO Box 4405, East Gosford NSW 2250

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michael@foundations.com.au

d.gibbs@foundations.com.au
ph: +61466 385 221

Delivery Details:

SGS Laboratories Pty Ltd
Unit 16, 33 Maddox Street, Alexandria NSW 2015

email: au.samplereceipt@sgs.com
ph: +612 8594 0400

Project Manager: Ben Buckley

Sampled By: DG

Purchase Order #: N/A

Page #: 1 of 1

Project #: E3382-4

Project Name: Maroubra

Quote #:

Turnaround: Standard

#	Sample ID	Depth	Date Sampled	Matrix	Analytes												Sample Comment		
					ph	CEC	%CLAY	Heavy Metals (8)	TRH	BTEXN	PAH	Phenol	VOC	Asbestos ID	Asbestos %w/w (NEMM /MA)	Lead Paint		OCP PCB	Suites
1	LS1	-	07/11/25	Paint															Keep
2	LS2	-	07/11/25	Paint													X		Keep
3	LS3	-	07/11/25	Paint													X		Keep
4	LS4	-	10/11/25	Paint													X		Keep
5	LS5	-	10/11/25	Paint													X		Keep
6	LS6	-	10/11/25	Paint													X		Keep
7	LS7	-	10/11/25	Paint													X		Keep
8	AS1	-	10/11/25	Fragment												X			Keep
9																			
10																			

Special Directions and Comments:

Relinquished by

Daniel Gibbs

Signature

Date

11/11/25

Received By

~~Ben Buckley~~ Xiaotian Wei

Signature

Date

11/11/25

4:40 pm

SGS EHS Sydney

SE292547

