GREENPLUS PROPERTY SERVICES

PROPERTY RISKS RESOLVED

PRE-DEMOLITION HAZARDOUS BUILDING MATERIALS ASSESSMENT

Manager's Residence, French Forest Bushland Cemetery

85 Byron Road and 63 Ingleburn Road, Leppington NSW

5 NOVEMBER 2020
820045.1
Rv.1

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5 November 2020

Mackellar Excavations Pty Ltd
PO Box 259
16 Torrens Road
Gunnedah NSW 2380

Attention: Jacques Lotter

Pre-demolition Hazardous Building Materials Assessment of the above ground structures at Arear 1 and Areas 2, 85 Byron Road and 63 Ingleburn Road, Leppington NSW

Following our further site investigation on 28th October 2020, please find enclosed your copy of the Pre-demolition Asbestos Containing and Hazardous Building Materials Report for the above — named site. Thank you for this valued opportunity to assist you for this project. If there are any comments or queries, please do not hesitate to contact either of the undersigned on (02) 9922 1777.

For and on behalf of

GreenPlus Property Services
Site Inspector / Report Author

Steven Ju
Manager
GreenPlus Property Services

Project Director/ Internal Reviewer

James Barwood
NSW Manager
Environmental Earth Sciences

820045_Hazmat-Leppington

EXECUTIVE SUMMARY

GreenPlus Property is the hygienist division of the EESI Group providing professional Hazmat service and asbestos related hygienist consultancy.

Environmental Earth Sciences NSW was engaged by Mackellar Excavations (the Client) to carry out an environmental investigation to the property at 85 Byron Road and 63 Ingleburn Road, Leppington NSW (the Site). GreenPlus Property Services jointly undertaken an investigation of the Asbestos Containing Material (ACM's) and other regulated Hazardous Building Materials (Hazmat) that may present to the internal and the adjacent external areas at the above ground structures to the Site. This investigation and the reporting are carried out in conjunction with a proposed complete demolition of these structures.

It is understood that the Client requires a Hazmat assessment to fulfil their obligations under S448 of Part 8.6 Demolition and refurbishment of the NSW Work Health and Safety Regulation 2017 (the WHS Regulation). This report would also serve the purpose of identifying the natures of the ACM's to these structures that to be safely removed by a licensed asbestos removalist prior to the demolition and excavation works.

GPPS has limited its Assessment to the structure(s) nominated above and as detailed in Section 4.2 Scope of Works and to the surface of the accessible soils / grounds in the immediate vicinity of the nominated structure(s).

Hazardous building materials identified during this Assessment are as follows:

Site name / area	Asbestos Containing Materials (ACM)		Synthetic Mineral Fibre (SMF)	Lead Containing Paint (LCP)	Polychlorinated biphenyls (PCB)	Ozone depleting substances (ODS)	Potential Chemical and Bio-Hazard
	Friable	Non-friable					
Area 1	✓	✓	✓	✓	-	-	✓
Area 2	-	-	✓	✓	-	✓	-

Findings of Hazardous Materials

The overall condition to the internal and external areas is considered very poor, in terms of asbestos and hazmat risks. There are no structurally alarming defects to the structures assessed.

However, the main house within Area 1 is suffering from extensive vandalism damage. Following the site investigation, the overall Hazmat risk level to site is considered high. The Area 1 main house contains large amount of rubbish could have been contaminated with friable asbestos wastes as the result of vandalism and damage to the positively identified loose fill asbestos, together with the potential bio hazard from wastes due to suspected substance abuse and large quantity of un-labelled containers containing suspected farming chemicals.

Structures at Area 2 have also be damaged by vandalism trespass. No asbestos containing material has been positively identified to the structure.

- **Asbestos Containing Materials Area 1 – House at 85 Byron Road**

  The main house off Byron Road is predominantly constructed of asbestos cement sheets and considered to contain high risks, considering the presence of damaged and uncontrolled non-friable and friable asbestos material to the building.

  - Friable asbestos wastes identified to the below areas;
    - Loose fill Mr. Fluffy fireproof to the electrical heater mounted to the old fireplace opening with evident damage and uncontrolled contamination to surrounding areas;
    - Hence, the floor dust samples from the pink bedroom and kitchen positively contains same types of asbestos fibres as that identified in the sample of Mr. Fluffy fire seal;
    - All rubbish within the main house was considered contaminated by friable asbestos;
    - Asbestos loose fill fireproof may also be used behind the oven installed in the kitchen fireplace;
  - Non-friable asbestos cement board noted to the below areas of the main house;
    - Building elevations / external walls (double skinned)
    - Building gable wall and the soffit boards to the perimeter roof eave lines
    - Redundant asbestos containing sheets and drainage pipe to the adjacent external ground and the sub-floor areas;
    - Electrical switch box attached to the southern elevation;
    - Asbestos sewer pipe under laundry and bathroom
    - Vinyl floor tiles to kitchen and laundry
    - Internal wall boards to kitchen, laundry, both room, lounge, three bedrooms and the hallway
    - Ceiling boards to kitchen, laundry, both room, lounge and hallway
    - Building envelops to the rear toilet cubicle and the attached workshop;
    - Hard cement washing basin within the rear workshop;
    - Part of the internal dividing wall board in the rear repair and spare parts / tool room;
    - Western external wall to the rear workshop shed;

- **Lead Paint**

Lead paint has been positively identified to the timber window frames to both Area 1 house (2.0%) and Area 2 house (0.51%). Both paint systems are in white colour and contains lead content higher than 0.1% as defined in Australian/New Zealand Standard (AS/NZS) 2017, Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings (AS/NZS 4361.2- 2017),

- **Synthetic Mineral Fibres (SMF)**

SMF material in loose form has been identified to both residential houses. Area 1 house contains loose SMF clumps insulation from a severely damaged roof tank. Area 2 house roof contains old pink batts in a badly deteriorated condition.

- **Ozone depleting substances (ODS)**

  ODS was noted as refrigerant used in the wall mount TECO air conditioning unit in Area 2 House. It was noted as R22 refrigerant with a weight of approximately 3-6 kg is usual for this domestic type. The compressor unit was not identified during our site investigation and may be installed to the roof area, where no inspection was carried out due to unsafe access conditions.

- **Other Hazardous Materials**

  Large amount of injection needles and syringes were noted throughout the internal areas of Area 1 main house. Bottles and cans contain unknown liquids which suggests signs of possible substance abuse. Biohazard is a highly possibility due to these items being left redundant and requires great attention for prior demolition collection by protected and well trained personnel.

  Several domestic gas tanks left redundant at the BBQ area behind the Area 1 main house, require a contents check and subsequent safe recycling / disposal;

  More than 15 black plastic containers were observed stacked against the back of rear workshop at Area 1. Unknown liquid contents were noted. No labels were evident on these containers. Given the property was an agricultural land use, the containers could contain or were used for pesticides or farming chemicals. Further investigation is required prior to a safe disposal.

Recommendations

- **Access Restriction**

  Access restrictions and/or warning signage to the house in Area 1 should be installed due to the high risk of asbestos contamination and potential bio and chemical hazard to site.

  The Area 1 is considered as a high-risk area in terms of presence of asbestos and other Hazmat. We would recommend the following control measures to be executed prior to the complete demolition of the above ground structures;

- **Potential Bio and Chemical Hazard**

  A well-trained contractor needs to be engaged to carefully collect the possibly bio-contaminated items used for the suspected substance abuse prior to any building works. These items must be bagged in a concealed condition and safely disposed in accordance with regulations relating to bio-hazard wastes;

  It is noted that the internal areas of Area 1 contain large amounts of domestic wastes throughout, and the external areas are covered with deep grass. Therefore, all workers must stay vigilant to any buried, covered or unexpected finding of these needles or syringes during the asbestos removal, demolition and excavation works.

- **Asbestos Removal Works**

The engagement of a well trained Class A asbestos removalist is required to remove the identified asbestos containing materials, together with the rubbish within the internal area of Area 1 main house, which is considered to have been contaminated with asbestos due to the highly damaged Mr. Fluffy loose fill fire proof in the fireplace in the lounge room.

Loose asbestos cement board and pipes to the rear workshop, storeroom, spare part workshop and the adjacent external ground must also be removal by a licensed asbestos removalist.

A clearance certificate shall be obtained from a Licensed Asbestos Assessor (LAA) upon a satisfactory completion of the asbestos removal works.

During the demolition works, all timber windows, door frame and other building members that could contain identified lead paint must be carefully removed to prevent cross-contamination of adjacent areas.

- **Dealing with SMF**

  All SMF insulations must be removed prior to demolition works in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].

- **Removal of Air Conditioning**

  The R22 refrigerant identified within the Daikin air conditioning unit must be reclaimed and recycled by a specialist holding a Restricted Refrigerant Recoverer Licence.

  Prior to any building works or access the internal areas of this building, all person must have this document reviewed. All personnel must be protected with P2 masks, disposable gloves and coveralls and disposable shoe covers.

  All Hazmat identified within this report must be managed in accordance with the NSW Work Health and Safety Act 2011 (the WHS Act), the WHS Regulation 2017 and the relevant approved Codes of Practice under the WHS Act. The following is a summary of findings and recommendations required for the safe management of Hazmat identified at the Site.

This Executive Summary must be read in conjunction with the entire report.

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1 INTRODUCTION

Environmental Earth Sciences NSW was engaged by Mackellar Excavations (the Client) to carry out an environmental investigation to the property at 85 Byron Road and 63 Ingleburn Road, Leppington NSW (the Site). As the hygienist division of the EESI Group, GreenPlus Property Services jointly undertook an investigation of the Asbestos Containing Material (ACM's) and other regulated Hazardous Building Materials (Hazmat) that may be present within the internal and external areas of above ground structures to the Site. This investigation and the reporting are carried out in conjunction with the proposed demolition of these structures.

The site investigation and reporting was carried out by Steven Ju of GPPS, a licenced asbestos assessor from GreenPlus Property Services (GPPS), on 28th October 2020.

This site investigation and report also fulfils the Client's obligations under S448 of Part 8.6 Demolition and refurbishment of the NSW Work Health and Safety Regulation 2017 (the WHS Regulation).

Samples of suspected asbestos-containing building materials were collected from the Site and sent to a NATA accredited laboratory for analysis. The results of the asbestos analysis can be found in Appendix B: NATA Endorsed Laboratory Sample Analysis Reports.

2 OBJECTIVE

The objective of this report is to ensure the NMCLM fulfils their obligations under S448 of Part 8.6 Demolition and refurbishment of the WHS Regulation.

The purpose of the Hazmat assessment was to identify the potential presence and approximate extent of the Hazmat listed below and propose appropriate health risk control measures if required.

- Asbestos Containing Materials (ACM);
- Synthetic Mineral Fibres (SMF);
- Lead products such as lead containing paint (LCP);
- Polychlorinated Biphenyl (PCB) oils; and
- Ozone-depleting substances (ODS).
- Other Hazardous Materials requires attention during the demolition works

The site was vacant at the time of site investigations with the weather being sunny.

3 SITE DESCRIPTION

The Site consists of three residential houses and associated shed structures which is understood to have been used previously for farming purposes.

This report provides findings and recommendations for the above structures to Area 1 and Area 2 only. Due to current occupancy, investigations to the structures at Area 6 were not undertaken as instructed by the Client.

Details of the structure(s) contained within the Site are denoted in the below aerial photo:

The Site as hatched in green

(Courtesy of Nearmap, Oct 2020)

(Note: this aerial photo is for the purpose of site identification and indicative locations only and may not reflect the true condition of the site at the time of the site investigation.)

Site:	Area 1 and Area 2, 85 Byron Rd and 63 Ingleburn Rd, Leppington NSW	**Building type**	Single storey residential houses and facilities on a previous farming land
Age (approximate)	Area 1: 1950's Area 2: 1950's with the interior could have converted from a farming warehouse in 1980	Floorspace area (approximate)	Area 1: 350sqm Area 2: 250sqm
External walls	Area 1: Asbestos cement sheet; Area 2: Tin metal sheet	**Internal walls**	Area 1: Asbestos wall sheets and MDF sheets; Area 2: Plasterboard wall sheets;
Roof Type	Predominantly tin roof sheets	**Ceiling**	Area 1: Mixture of asbestos cement board and MDF sheets; Area 2: Plasterboard
Floor	Area 1: Raised timber floor on brick piers; Area 2: Concrete slab on ground	**Floor coverings**	Area 1: Carpet, asbestos containing vinyl floor tiles; Area 2: ceramic tiles and floorboards

4 QUALITY OF THIS REPORT

This report has been prepared in accordance with the following statutory requirements, guidelines, codes of practice and the related standards:

- New South Wales Government 2017, Work Health and Safety Act 2017 – (WHS Act 2017);
- New South Wales Government 2017, Work Health and Safety Regulation 2017 – (WHS Reg. 2017);
- Safe Work NSW 2019, Code of Practice; How to manage and control asbestos in the workplace (Safe Work NSW 2019a);
- Safe Work NSW 2019, Code of Practice; How to safely remove asbestos, (Safe Work NSW 2019b);
- Australian/New Zealand Standard (AS/NZS) 2017, Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings (AS/NZS 4361.2- 2017), Canberra (AS/NZS 2017);
- Australian and New Zealand Environment and Conservation Council (ANZECC) 1997, Identification of PCB-containing Capacitors, Information Booklet, (ANZECC 1997);
- Department of the Environment (DoE) 2019, Phase Out of R22 - Fact Sheet, Canberra (DoE 2019);
- National Occupational Health and Safety Commission (NOHSC) 1990, National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)], Canberra (NOHSC 1990a);
- National Occupational Health and Safety Commission (NOHSC) 1990, National Standard for Synthetic Mineral Fibres [NOHSC:1004(1990)], Canberra (NOHSC 1990b);
- Safe Work NSW 2019, Code of Practice; Managing risks of hazardous chemicals in the workplace, (Safe Work NSW 2019c); and

5 WORKS UNDERTAKEN

5.1 Pre-Inspection Study of the Property

Prior to the commencement of the site investigation, a desktop study of the building structure was conducted which included;

- Aerial Photo review

5.2 Scope of Works

To achieve the objectives outlined above, the following scope of works was undertaken:

- Pre-inspection desktop study including review of existing available documents;
- Site walk through and a further site inspection on 28th October 2020 to all safely accessible areas to identify the any asbestos containing and suspected other hazardous building materials to site;
- Collection of representative samples of suspected ACM with the sample submitted to a NATA accredited laboratory for analysis; and
- Compiling an Asbestos and Hazmat register with location, current condition and the estimated quantity of the Hazmat identified.
- Provide a Hazmat report with risk assessment and recommendation of risk control measures in conjunction with the proposed demolition works;

The assessment was conducted during normal business hours while the Site was unoccupied.

6 METHODOLOGY

6.1 Site Assessment

The Site was assessed via a site walk over investigation with visual identification of the suspected asbestos containing materials coupled with a safe sampling.

The following hazardous materials are included in this asbestos / Hazmat assessment report:

Asbestos-containing Materials:

This component of the works was carried out in accordance with S448 of Part 8.6 Demolition and refurbishment of the WHS Regulation. Representative samples of building materials suspected of containing asbestos were collected (when safe to do so) or the material was assumed to contain asbestos.

Where dust suspected of containing asbestos was identified, a sample was collected and analysed for asbestos content. If the sample of dust could not be collected safely, then the dust was assumed to contain asbestos.

Synthetic Mineral Fibres:

This report lists SMF materials that were visually identified or suspected to be present in accordance with the *Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].*

Lead Containing Paints:

The *AS/NZ 4361.2-2017 Guide to hazardous paint management – part 2: Lead paint in residential, public and commercial buildings* notes lead paint as paint with a lead content of 0.1% or higher. Representative painted surfaces were checked for the presence of lead using *LeadCheck*™ paint swabs. LeadCheck™ paint swabs can detect lead in paint as low as 0.06% to 0.5%. If a *LeadCheck*™ paint swab exhibited a visible reaction, a representative sample of the paint was collected for quantification through laboratory analysis.

Polychlorinated Biphenyls:

Where electrical components could be safely accessed, specifications of known PCB containing capacitors were recorded and cross referenced with the *ANZECC Identification of PCB-containing Capacitors Information Booklet* (ANZECC 1997). If it was not safe to access light fittings or other electrical components due to their electrically live status or height restrictions. The Assessor has used his / her experience and judgement to comment on the likelihood of PCB oils being present.

Ozone Depleting Substances:

This component of the Assessment comprised a visual inspection of refrigeration and chiller devices including air conditioning units and refrigerators. The type of refrigerant gases used in these devices was recorded and cross referenced against known ODS.

6.2 Limitations, Restrictions and Inaccessible Areas

Our surveyor has attempted to access all the internal and external areas of the Site that were readily and safely accessible for a walk-in investigation.

Access to the following areas are limited:

- Inspection to the sub-floor areas was carried out by visual inspection from accessible external areas only; and
- The roof cavity to the Area 2 House is covered with insulation batts which restricted our investigation. Our inspection is also limited by the low visibility environment.

No investigation was carried out to the following inaccessible areas;

- Areas at height including the wall panels or vertically elevated areas at height, and roof top. Height restricted areas (above 2.7m) or any other area deemed inaccessible without specific access equipment;
- Roof top areas were not inspected due to safety restrictions;
- Concealed building structure components such as buried footings, foundations, pipes and conduits etc;
- Areas within service ducts, shafts, etc. concealed within the building structure;
- Areas within voids or cavities that cannot be accessed without a fitted manhole or hatch;
- Areas behind / above / adjacent to known or suspected asbestos materials that cannot be accessed;
- If any pressurised vessels, heated objects, electrically charged objects or any other energised services;
- Any concealed parts or internal areas of any plant, pipes, ductwork or anywhere reasonably considered as an unsafe to access by our inspector(s);
- Any areas beneath the soil surface or within stockpiles on the Site.

This assessment report is based on representative sampling investigations. We considered it is logically reasonable to presume the same building components contains the same nature as the representative samples does. It shall be understood that it is not practical to carry out sampling process to all areas and all building components on site.

6.3 Risk Assessment

Our risk assessment of the potential exposure to Hazmat is based on the following parameters to evaluate the level of risks associated with the identified Hazmat, the risk factors have been defined below:

- The type of Hazmat;
- Friable or non-friable conditions (asbestos and ACM);
- Bonded or un-bonded conditions (SMF);
- Condition of the material i.e. extent of damage or deterioration;

- Surface treatment (if any); and
- Disturbance potential during the future use or works

Friability of Asbestos and Asbestos Containing Material:

The friability of asbestos and asbestos containing material is directly related to the materials propensity to release airborne fibres.

Friable asbestos can be crumbled, pulverised or reduced to powder by hand pressure allowing asbestos fibres to be liberated from the material more easily.

Non-friable asbestos materials consist of fibres more tightly bound within a non-asbestos matrix. These materials are generally considered to be of lower risk.

Synthetic Mineral Fibres

Bonded SMF refers to synthetic mineral fibre materials that are enclosed or encapsulated preventing fibre release or synthetic fibres that are tightly bound within a stable matrix.

Un-bonded SMF refers to loosely packed synthetic mineral fibres that do not have any adhesive or binding properties.

Condition:

Good condition refers to materials that have little to no damage or deterioration.

Fair condition refers to materials that are generally in sound condition however, they exhibit moderate amounts of damage or deterioration.

Poor condition describes materials that display high levels of damage or deterioration

Surface Treatment:

The surface treatment of an identified Hazmat is considered because a material with a treated surface (i.e. with its exposed faces and edges encapsulated, wrapped or painted) may reduce the chance of exposing personnel to its hazardous properties.

Encapsulated / sealed surfaces are those where there is a barrier between the Hazmat and the accessible faces and edges of the material. This includes materials such as asbestos containing fibre cement sheeting with the exposed faces and edges painted and sprays, insulation or lagging that is enclosed in an undamaged sheath.

Exposed surfaces are those where there is no barrier between the Hazmat and the accessible faces and edges of the material or with an evident chance of uncontrolled exposure to the hazardous property through deterioration.

Disturbance Potential:

Low disturbance potential describes materials that have very little or no activity in their immediate vicinity that has the potential to disturb the material. Also, materials with low accessibility due to restrictive access such as height restrictions or enclosures.

Medium disturbance potential refers to materials that have moderate activity in their immediate vicinity that has the potential to disturb the material. Also, materials with weekly accessibility or occupancy.

High disturbance potential describes materials that have regular accessibility or activity in the immediate vicinity which can potentially disturb the material.

Risk Status:

Low risk refers to materials with a negligible risk to health and safety of personnel occupying the area as the material does not readily airborne release airborne fibres (or anther hazard) unless it is disturbed.

Medium risk refers to materials with a moderate risk to health and safety of personnel occupying the area due to the activity in the area and / or status of the material.

High risk refers to materials that pose a serious risk to health and safety of personnel occupying the area.

Priority Ratings for Control Recommendations:

Each material undergoes an assessment on its risk to health along with appropriate recommendations which we have prioritised in to reflect the material's potential exposure to personnel. Each material is assigned a rating of P1, P2, P3 or P4 as defined below.

P1 – High Risk

Hazmat exhibiting high levels of damage or continually being disturbed. These materials have an increased potential to expose personnel to their hazardous properties.

Recommendation: immediate action is required to restrict access to the area where the material is located. Removal of the Hazmat is recommended as soon as practicable in line with the relevant approved Code of Practice for the Hazmat.

P2 – Medium Risk

Hazmat displaying signs of damage or deterioration. These materials are stable and do not pose an immediate risk to health and safety. However, disturbance or access to the material can expose personnel to their hazardous properties.

Recommendation: remedial action required in the short term. If the material is easily or regularly accessible then removal of the material is preferred. However, if removal is not deemed practical then short term control measures such as encapsulation or restricted access can be employed until removal works are undertaken.

P3 – Low Risk

Hazmat that are stable with minor damage or deterioration and a low potential for disturbance. These materials do not pose a risk of exposure to their hazardous properties unless damaged. These materials can be friable asbestos materials that are encapsulated with a suitable barrier i.e. pipe insulation encased in a metal cladding.

Recommendation: remedial action required within 12 months. However, if the material is subject to disturbance then consideration should be given to remove or encapsulate the material sooner.

P4 – Very Low Risk

Hazmat that are stable with little to no signs of damage or deterioration. It is unlikely that the material will be disturbed unless the conditions of the location change.

Recommendation: ongoing maintenance and periodic inspection of the material to ensure its risk potential remains low. Inspections must be conducted at least every 5 years. In line with S424 of Part 8.3 Management of asbestos and associated risks of the WHS Regulation, if it is reasonably practicable to do so, any asbestos or ACM identified must be clearly labelled.

	P1 – High Risk Material
	P2 – Medium Risk Material
	P3 – Low Risk Material
	P4 – Very Low Risk Material

7 HAZARDOUS BUILDING MATERIALS REGISTER

Site: 85 Byron Rd and 63 Ingleburn Rd, Leppington NSW
Job Number: 820045.1
Inspection Date: 28 October 2020
Revision: Rv.1

Item	Area / Level / Room / Location	Feature	Description	Hazmet Type	Sample No.	Result	Friability	Susceptibility	Condition	Risk Level	Estimated Extent	Recommendations	Priority	Review if Remains	Photo
Part A: Register of Asbestos															
Area 1 - Farm Residential Compound															
External Areas															
1	Front residential house	Building envelopes	Fibro sheet walls (double skinned) constructed as building envelopes to the house	Asbestos	820045-01	Positive	Non-Friable		Poor	Medium	150+sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-01
2	Front house	triangle gable wall to eastern elevation (front)	Cement board	Asbestos	similar to 820045-01	Presumed Positive	Non-Friable		Fair	Medium	10sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-01
3	Southern elevation	Power switch box	black backing panel in switch box and potential switches	Asbestos	N/A	Presumed Positive	Non-Friable		Fair	Low	1 sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-02
4	Roof Eave line	Soffit board	Fiber cement sheets	Asbestos	N/A	Presumed Positive	Non-Friable		Fair	Medium	15+sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-03
5	Sub-floor space	Loose cement board	Fiber cement sheets	Asbestos	N/A	Presumed Positive	Non-Friable		Poor	Medium	5+sqm	Search the entire sub-floor space for any stored cement sheet; To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-04, 1-05, 1-06
6	Sub-floor space	Under laundry	Waste water discharge pipe	Asbestos	Similar to 820045-03	Presumed Positive	Non-Friable		Fair	Low	2m	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-07
7	North and western external areas adjacent to the house	Rubbish piles	Loose fibre cement boards and pipe	Asbestos	820045-03	Positive	Non-Friable		Poor	Medium		To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA ; All associated fibre cement debris nearby to be treated as ACM and removed together	P4		1-08, 1-09, 1-10
8	Timber windows	Window putty	Window putty	Asbestos	820045-14	Negative	Non-Friable		Poor	Low		No asbestos control measures required when remove this item			1-35, 1-36
Internal Rooms of the Front House															
9	Loose rubbish	Throughout internal area	Potential contamination of loose fill asbestos	Asbestos	N/A	Positive	Friable	High	Poor	High		Considering possible Friable contamination to all floor areas, all items be removed by a Class A licensed asbestos removalist with clearance certificate issued by a LAA	P1		1-11, 1-12

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Item	Area / Level / Room / Location	Feature	Description	Hazmet Type	Sample No.	Result	Friability	Susceptibility	Condition	Risk Level	Estimated Extent	Recommendations	Priority	Review if Remains	Photo
10	Laundry	Internal wall lining	Fiber cement sheets	Asbestos	820045-02	Positive	Non-Friable		Poor	Medium	5+sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA			1-13
11	Laundry and kitchen	Flooring	Vinyl floor tiles	Asbestos	820045-04	Positive	Non-Friable	—	Fair			Considering possible Friable contamination to all floor areas, item be removed by a Class A licensed asbestos removalist with clearance certificate issued by a LAA			1-14, 1-15
12	Laundry and kitchen	Ceiling	Cement board ceiling with evident damages	Asbestos	820045-06, 820045-07	Positive	Non-Friable	—	Poor	Medium	20+sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA			1-16
13	Bathroom next to laundry	ceiling and wall board	Fiber cement sheets	Asbestos	similar to those in the kitchen	Positive	Non-Friable		Poor	Medium	10+sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA			1-17
14	Kitchen floor	Floor area next to door to lounge room	Floor dust wipe	Asbestos	820045-08	Positive	Friable		Poor	High	20+sqm	To be removed together with all loose rubbishes by a Class A licensed asbestos removalist with clearance certificate issued by a LAA	P1		1-18
15	Kitchen	Damaged wood fire oven	Potential presence of loose fill fire stop concealed behind the oven	Asbestos	N/A	Presumed Positive	Friable		Poor	High	1 item	If positively identified, immediately contact a LAA for a further investigation. Item to be removed together with all loose rubbishes by a Class A licensed asbestos removalist with clearance certificate issued by a LAA	P1		1-19, 1-20
16	Lounge room	Internal wall lining	Fiber cement sheets	Asbestos	820045-09	Positive	Non-Friable		Poor	Medium	20+sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-21
17	Lounge room	Electrical heater installed in old fire place	Loose fill insulation	Asbestos	820045-10	Positive	Friable	High	Poor	High	1 item	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA Internal sides of the old fire place to be clean in conjunction with the Class A removal works	P1		1-22 to 1-24
18	Lounge room	Ceiling	Fiber cement sheets	Asbestos	similar to 820045-09	Presumed Positive	Non-Friable		Fair	Medium	15+sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-25
19	Hall way	ceiling and wall board	Fiber cement sheets	Asbestos	similar to 820045-09	Presumed Positive	Non-Friable		Fair	Medium	15+sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-26
20	Three bedrooms	wall boards (yellow, pink, blue)	Fiber cement sheets	Asbestos	similar to 820045-09	Presumed Positive	Non-Friable		Fair	Medium	80+sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-27 to 1-29

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Item	Area / Level / Room / Location	Feature	Description	Hazmet Type	Sample No.	Result	Friability	Susceptibility	Condition	Risk Level	Estimated Extent	Recommendations	Priority	Review if Remains	Photo
21	Bedroom (blue)	ceiling	Fiber cement sheets	Asbestos	similar to 820045-09	Presumed Positive	Non-Friable		Fair	Medium	10sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-30
22	Lounge room	Carpet underlay	Bituminous sheet insulation	Asbestos	820045-11	Negative	Non-Friable		Fair	—		No asbestos containing sheet but contamination of loose fill asbestos to the carpet must be considered			1-31
23	Roof space	Damaged ceiling access in yellow bed room	loose insulation clumps from damaged water tank	Asbestos	820045-12	Negative	Friable		Poor	—	5+sqm	No asbestos containing sheet but contamination of loose fill asbestos to the carpet must be considered			1-32, 1-33
24	Yellow Bedroom	Floor area in the middle of the room	Floor dust wipe sample	Asbestos	820045-13	Positive	Friable		Poor	High	10sqm	To be removed together with all loose rubbishes by a Class A licensed asbestos removalist with clearance certificate issued by a LAA	P1		1-34
25	Yellow Bedroom	Damaged ceiling opening	electrical cable sheath within metal conduit	Asbestos	820045-15	Negative	Non-Friable		Poor	—		No asbestos control measures required when remove this item			1-37, 1-38
26	Yellow Bedroom	Damaged ceiling opening	Roof dust in roof cavity	Asbestos	820045-16	Negative	—		Poor			No asbestos control measures required when remove this item			1-39
Rear Toilet Room with Tin Roof and Workshop															
27	Toilet room and workshop in backyard	Walls	Fiber cement sheets	Asbestos	N/A	Presumed Positive	Non-Friable		Fair	Medium	40+sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-40 to 1-43
28	Workshop	Wash sink	Hard cement product	Asbestos	N/A	Presumed Positive	Non-Friable		Fair	Medium	1 item	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-42
Rear Metal Farm Shed															
29	Small storeroom in the shed	Entry door	Wall lining to the entry door	Asbestos	820017	Positive	Non-Friable		Fair	Medium	2sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-44, 1-45
30	Tool and spare part room	Internal wall sheet	Fiber cement sheets	Asbestos	820018	Positive	Non-Friable		Fair	Medium	10sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-46
31	Section behind the tool and spare part room	External wall sheet	Fiber cement sheets	Asbestos	similar to 820045-18	Presumed Positive	Non-Friable		Fair	Medium	15sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-47, 1-48
32	Section behind the tool and spare part room	Storage area with tin cans and pipe	Loose cement board debris	Asbestos	similar to 820045-18	Presumed Positive	Non-Friable		Poor	Medium	2sqm	To be removed by a licensed asbestos removalist with clearance certificate issued by a LAA	P4		1-49 to 1-51
Metal Structured Warehouse															
33	On floor next to redundant printers	Loose and broken ceiling cornice lines	Fiber cement sheets	Asbestos	820045-19	Negative	—		Poor	Medium		No asbestos control measures required when remove this item			1-52, 1-53

Site: 85 Byron Rd and 63 Ingleburn Rd, Leppington NSW
Job Number: 820045.1
Inspection Date: 28 October 2020
Revision: Rv.1

Item	Area / Level / Room / Location	Feature	Description	Hazmet Type	Sample No.	Result	Friability	Susceptibility	Condition	Risk Level	Estimated Extent	Recommendations	Priority	Review if Remains	Photo
Area 2 - Residential House															
34	External wall sheet	Painted grey wall sheets	Fiber cement sheets	Asbestos	820045-20	Negative	—		Poor	Medium		No asbestos control measures required when remove this item			1-54
35	Bathroom	Damaged internal wall lining behind wall tiles	Fiber cement sheets	Asbestos	820045-21	Negative	—		Poor	Medium		No asbestos control measures required when remove this item			1-55
36	Roof cavity	roof insulation	insulation batts	Asbestos	820045-22	Negative	—		Poor	Medium		No asbestos control measures required when remove this item			1-56
Part B: Register of Synthetic Mineral Fiber Materials															
37	Front Fibro House (Area 1)	Roof Cavity	loose insulation clumps from damaged water tank	SMF	820045-12	Positive	Friable		Poor	—	5+sqm	• To be decommissioned as an integral unit; • If made exposed, work in accordance with Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	P3		1-32, 1-33
38	Rear residential House (Area 2)	roof insulation	insulation batts	SMF	820045-22	Positive	—		Poor	Medium	140+qm	• To be decommissioned as an integral unit; • If made exposed, work in accordance with Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	P3		1-56
Part C: Lead Paint / Lead Metal Sheet Register															
39	Front Fibro House (Area 1)	Timber window frame to laundry	white paint system	Lead Paint	820045-05	Positive		High	Poor	Medium	2.0% lead content	All white paint system to the doors, windows and external elevations to be treated as lead paint; Removed by an experienced painter and avoid lead contamination to adjacent areas	P2		1-57
40	Rear residential House (Area 2)	Timber window frame southern elevation	white paint system	Lead Paint	820045-05	Positive		High	Poor	Medium	0.51% lead content	All white paint system to the doors, windows and external elevations to be treated as lead paint; Removed by an experienced painter and avoid lead contamination to adjacent areas	P2		1-58
Part D: Ozone Depleted Refrigerants															
41	Rear residential House (Area 2)	Main lounge room in the middle	Wall mount TECO split air conditioning	Ozone-Depleting	R22	Positive		High	Poor	Medium	about 3-4 kg	The compressor could be installed on the roof Refrigerant to be extract by a licensed electrician prior to the removal for a safe disposal	P2		1-59, 1-60
Part E: Other Hazmat (Toxic, Flammable Liquide, Corrosives Chemicals)															
42	Area-1 main house	BBQ stall at rear awning	Two 9L gas cylinders	Other	Possible flammable gas containing	Presumed Positive	—	Low	Fair	Low		To be carefully collected for a safe disposal	—		1-61

Site: 85 Byron Rd and 63 Ingleburn Rd, Leppington NSW
Job Number: 820045.1
Inspection Date: 28 October 2020
Revision: Rv.1

Item	Area / Level / Room / Location	Feature	Description	Hazmet Type	Sample No.	Result	Friability	Susceptibility	Condition	Risk Level	Estimated Extent	Recommendations	Priority	Review if Remains	Photo
43	Area-1 main house	Internal rooms	Loose syringe and needles, Loose cans and glass bottles	Other	Potential bio-hazard	Presumed Positive	—	High	Poor	High		Loose cans and glass bottles could also be used for suspected drug abuse; All suspected bio-hazard contaminated items to be carefully collected for a safe disposal	P1		1-62 to 1-65
44	Area 1- Metal farm shed	Black containers behind the shed	Unknown liquid substance contained	Toxic	Potential chemical hazard	Presumed Positive	—	High	Fair	High		Further investigation to be carried out	P1		1-66, 1-67

<End of Registers>

8 RECOMMENDATIONS

8.1 Hazardous Building Materials

All Hazmat identified within this report must be managed in accordance with the WHS Act 2011, the WHS Regulation 2017 and the relevant approved Codes of Practice under S274 of the WHS Act.

Following the site investigation, the overall Hazmat risk level to site is considered high. The Area 1 main house contains large amount of rubbish could have been contaminated with friable asbestos wastes as the result of vandalism trespass damage to loose fill asbestos, together with the potential bio hazard from suspected substance abuse and large quantity of un-labelled containers containing suspected farming chemicals.

- **Asbestos Containing Materials Area 1 – House at 85 Byron Road**

  The main house off Byron Road is predominantly constructed of asbestos cement sheets and considered to contain high risks, considering the presence of damaged and uncontrolled non-friable and friable asbestos material to the building.

  - Friable asbestos wastes identified to the below areas;
    - Loose fill Mr. Fluffy fireproof to the electrical heater mounted to the old fireplace opening with evident damage and uncontrolled contamination;
    - Floor dust collected from the pink bedroom and kitchen contains same types of asbestos fibres as that was identified within the Mr. Fluffy fire seal sample;
    - All rubbish within the main house was considered contaminated by the friable asbestos;
    - Asbestos loose fill fireproof may also installed behind the oven installed in the kitchen fireplace;
  - Non-friable asbestos cement board noted to the below areas of the main house;
    - Building elevations / external walls (double skinned)
    - Building gable wall and roof wave soffit boards;
    - Redundant asbestos containing sheets and drainage pipe to the adjacent external ground and the sub-floor areas;
    - Electrical switch box attached to the southern elevation;
    - Asbestos sewer pipe under laundry and bathroom
    - Vinyl floor tiles to kitchen and laundry
    - Internal wall boards to kitchen, laundry, both room, lounge, three bedrooms and the hallway
    - Ceiling boards to kitchen, laundry, both room, lounge and hallway
    - Building envelop to the rear toilet cubicle and attached workshop;
    - Hard cement washing basin within the rear workshop;
    - Part of the internal dividing wall board in the rear repair and spare parts tool room;

- Western external wall to the rear workshop shed;

- **Lead Paint**

Lead paint was identified to the timber window frames to both Area 1 house (2.0%) and Area 2 house (0.51%). Both paint systems are in white colour and contains a lead content higher than 0.1% as defined in Australian/New Zealand Standard (AS/NZS) 2017, Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings (AS/NZS 4361.2-2017),

- **Synthetic Mineral Fibres (SMF)**

SMF material in loose form has been identified to both residential houses. Area 1 house contains loose SMF clumps insulation from a severely damaged roof tank. Area 2 house roof contains old pink batts in a badly deteriorated condition.

- **Ozone depleting substances (ODS)**

  ODS was noted as refrigerant used in the wall mount TECO air conditioning unit in Area 2 House. It was noted as R22 refrigerant with a wright about 3-6Kg usually for this domestic type. The compressor unit was not identified during our site investigation and may be installed to the roof area, where no inspection was carried out due to unsafe access condition.

- **Other Hazardous Materials**

  Large amount of injection needles and syringes were noted throughout the internal areas of Area 1 main house. Bottles and cans contains unknow liquid which suggests signs of possible substance abuse. Biohazard is a highly possible to these items and requires great attention for prior demolition collection by protected and well-trained personnel.

  Several domestic gas tanks left redundant at the BBQ area behind the Area 1 main house, which requires a content check for a safe recycle disposal;

  More than 15 black plastic contains piling against the back of rear workshop at Area 1. Unknown liquid content was noted. No label noted on these containers. Given the property was an agricultural land use, the containers could contain or was used for pesticides or farming chemicals. Further investigation is required prior to a safe disposal.

8.2 Recommendations

- **Access Restriction**

  Access restriction must be erected due to the high risk of asbestos contamination and potential bio and chemical hazard to site.

  The Area 1 is considered as a high-risk area in terms of presence of asbestos and other Hazmat. We would recommend the following control measure to be executed prior to the complete demolition of the above ground structures;

- **Potential Bio and Chemical Hazard**

  A well-trained contractor to be engaged to carefully collect the possibly bio-contaminated items used for the suspected substance abuse prior to any building works. These items must be bagged in a concealed condition and safely disposed in accordance with regulations relating to bio-hazard wastes;

It is note that the internal areas of Area 1 above structures contains large amount of domestic wastes throughout, and the external areas are covered with deep grass. Therefore, all workers must stay vigilant to any buried, covered or unexpected finding of these needles or injection syringe during the asbestos removal, demolition and excavation works.

- **Asbestos Removal Works**

  A well train Class A asbestos removalist to be engaged to remove the identified asbestos containing materials together with the rubbish within the internal area of Area 1 main house, which is considered having been contaminated with asbestos due to the poorly damaged Mr. Fluffy loose fill fire proof in the fireplace in the lounge room.

  Loose asbestos cement board and pipes to the rear workshop, storeroom, spare part workshop and the adjacent external ground must also be removal by a licensed asbestos removalist.

  A clearance certificate the be obtained from a Licensed Asbestos Assessor (LAA) upon a satisfactory completion of the asbestos removal works.

  During the demolition works, all timber windows, door frame and other building members that could contains the identified lead paint must be carefully removed without uncontrolled contamination to adjacent areas.

- **Dealing with SMF**

  All SMF insulations must be removed prior to demolition works in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].

- **Removal of Air Conditioning**

  The R22 refrigerant identified within the Daikin air conditioning unit must be reclaimed and recycled by a specialist holding a Restricted Refrigerant Recoverer Licence.

  Prior to any building works or access the internal areas of this building, all person must have this document reviewed. All personnel must be protected with P2 masks, disposable gloves and coveralls and disposable shoe covers.

All Hazmat identified within this report must be managed in accordance with the NSW Work Health and Safety Act 2011 (the WHS Act), the WHS Regulation 2017 and the relevant approved Codes of Practice under the WHS Act. The following is a summary of findings and recommendations required for the safe management of Hazmat identified at the Sit

8.3 Inaccessible Areas and Unexpected Finds

This Asbestos and Hazmat assessment with the risk control recommendations herein are based on our best knowledge and experience. It is important to note that no inspection, no matter how comprehensive, will guarantee that all asbestos containing materials and Hazmat within the buildings and on the Site will be identified.

The WHS Regulation requires a reasonably practical and timely duty of care from all parties for the management of health and safety at a workplace and during the management of a property or the associated building works. As part of the duty of care that is required by the WHS Regulation, the following ongoing monitoring and investigation is recommended during the future works:

- Further investigation to be carried out to site following a completed removal of the deep grass on site;

- Further investigation is recommended to be carried out to any inaccessible areas when safe access is made available or opened up during future building works, specifically including, the sub floor space, where only a limited inspection was carried out, and the ceiling space, to where the investigation is restricted by low clearance and low visibility;
- Any future demolition and excavation works shall be carried out with care to the potential exposure of unexpected Hazmat not currently identified;
- Where any unexpected suspected Hazmat are identified during the works, works should cease, the material(s) should be sampled by a suitably qualified environmental consultant and analysed by a NATA accredited laboratory with the results recorded in the registers together with its condition, estimated quantity and health risk assessment; and
- Finding, processing and the disposal of any of the ACM's or other Hazmat identified within this report must be properly recorded as part of the sites safety management and the attached register must be reviewed and updated.

GREENPLUS PROPERTY SERVICES GENERAL LIMITATIONS

Scope of services
The work presented in this report is GreenPlus Property Services response to the specific scope of works requested by, planned with and approved by the client. It cannot be relied on by any other third party for any purpose except with our prior written consent. Client may distribute this report to other parties and in doing so warrants that the report is suitable for the purpose it was intended for. However, any party wishing to rely on this report should contact us to determine the suitability of this report for their specific purpose. This report relates to the Site as at the date of the report as conditions may change thereafter due to natural processes and/or site activities. No warranty or guarantee is made in regard to any use other than as specified in the scope of works.

Data should not be separated from the report
A report is provided inclusive of all documentation sections, limitations, tables, figures and appendices and should not be provided or copied in part without all supporting documentation for any reason, because misinterpretation may occur.

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

Measurements
GreenPlus Property Services 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.

Obtain regulatory approval
The investigation and remediation of contaminated sites is a field in which legislation and interpretation of legislation is changing rapidly. Our interpretation of the investigation findings should not be taken to be that of any other party. When approval from a statutory authority is required for a project, that approval should be directly sought by the client.

Limit of liability
This study has been carried out to a particular scope of works at a specified site and should not be used for any other purpose. This report is provided on the condition that GreenPlus Property Services disclaims all liability to any person or entity other than the client in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by any such person in reliance, whether in whole or in part, on the contents of this report. Furthermore, GreenPlus Property Services disclaims all liability in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by the client, or any such person in reliance, whether in whole or any part of the contents of this report of all matters not stated in the brief outlined in GreenPlus Property Services' proposal number and according to GreenPlus Property Services general terms and conditions and special terms and conditions for contaminated sites.

To the maximum extent permitted by law, we exclude all liability of whatever nature, whether in contract, tort or otherwise, for the acts, omissions or default, whether negligent or otherwise for any loss or damage whatsoever that may arise in any way in connection with the supply of services. Under circumstances where liability cannot be excluded, such liability is limited to the value of the purchased service.

APPENDIX A: PHOTOGRAPHIC SCHEDULE

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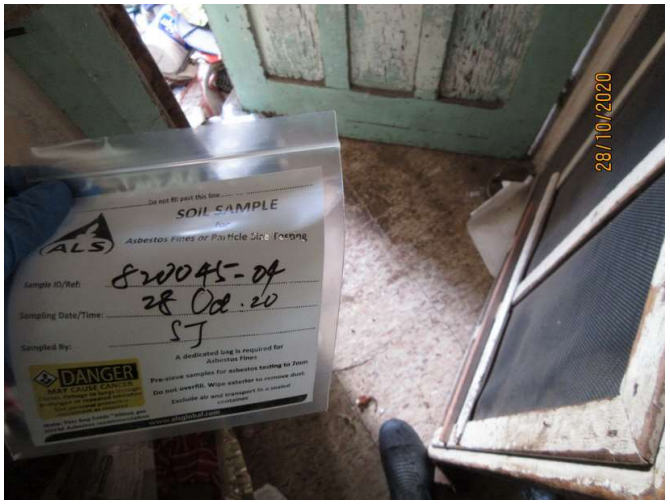

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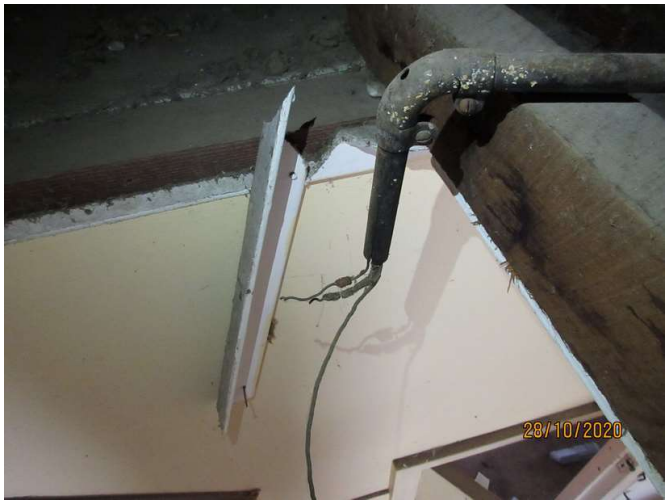

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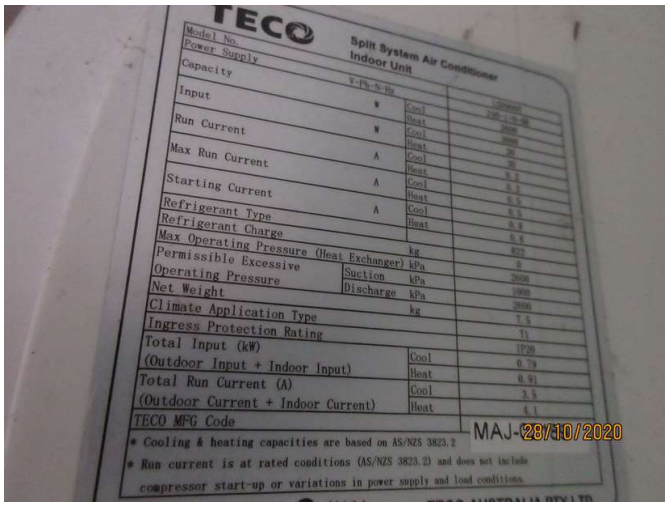

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APPENDIX B: NATA ENDORSED LABORATORY SAMPLE

AUSTRALIAN SAFER ENVIRONMENT & TECHNOLOGY PTY LTD

ABN 36 088 095 112

Our ref : ASET89218 / 92398 / 1 - 13
Your ref : 820045 - 85 Byron Road Leppington
NATA Accreditation No: 14484

30 October 2020

Greenplus Property Services
82 - 84 Dickson Avenue
Artarmon NSW 2064

Attn: Mr Steven Ju

Accredited for compliance with ISO/IEC 17025 - Testing.

Dear Steven

Asbestos Identification
This report presents the results of thirteen samples out of twenty one samples, forwarded by Greenplus Property Services on 29 October 2020, for analysis for asbestos.

1.Introduction: Thirteen samples out of twenty one samples, forwarded were examined and analysed for the presence of asbestos.

2. Methods : The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining method **(Australian Standard AS 4964 - 2004 and Safer Environment Method 1 as the supplementary work instruction) (Qualitative Analysis only).**

3. Results :

Sample No. 1. ASET89218 / 92398 / 1. 820045-01.
Approx dimensions 6.0 cm x 4.0 cm x 0.45 cm
The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.
Chrysotile asbestos and Amosite asbestos detected.

Sample No. 2. ASET89218 / 92398 / 2. 820045-02.
Approx dimensions 3.0 cm x 1.5 cm x 0.45 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos detected.

Sample No. 3. ASET89218 / 92398 / 3. 820045-03.
Approx dimensions 2.0 cm x 1.0 cm x 0.45 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos detected.

Sample No. 4. ASET89218 / 92398 / 4. 820045-04.
Approx dimensions 3.0 cm x 1.5 cm x 0.25 cm
The sample consisted of a fragment of a vinyl floor tile.
Chrysotile asbestos detected.

Sample No. 5. ASET89218 / 92398 / 5. 820045-06.
Approx dimensions 4.0 cm x 2.0 cm x 0.45 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos detected.

Sample No. 6. ASET89218 / 92398 / 6. 820045-07.
Approx dimensions 6.0 cm x 3.0 cm x 0.45 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos detected.

Sample No. 7. ASET89218 / 92398 / 7. 820045-08.
Approx dimensions 16.0 cm x 15.0 cm x 0.3 cm
The sample consisted of a mixture of dust particles, synthetic mineral fibres, organic fibres, sand, fragments of corroded metal, wood chips, cement, plaster, plastic, paint flakes, soft plaster#(Approx. estimated dimension = 4.0mm x 3.0 mm x2.0mm), plant and animal matter.
Chrysotile# asbestos, Amosite# asbestos and Crocidolite# asbestos detected.

Sample No. 8. ASET89218 / 92398 / 8. 820045-09.
Approx dimensions 7.0 cm x 5.0 cm x 0.45 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos detected.

Sample No. 9. ASET89218 / 92398 / 9. 820045-10.
Approx dimensions 3.5 cm x 3.0 cm x 0.45 cm
The sample consisted of fragment and powder of soft plaster material containing fibres.
Chrysotile asbestos, Amosite asbestos and Crocidolite asbestos detected.

Sample No. 10. ASET89218 / 92398 / 10. 820045-11.
Approx dimensions 5.0 cm x 3.0 cm x 0.3 cm
The sample consisted of a fragment of a bituminous material containing organic fibres attached to a vinyl layer.
No asbestos detected.

Sample No. 11. ASET89218 / 92398 / 11. 820045-12.
Approx dimensions 10.0 cm x 5.0 cm x 0.5 cm
The sample consisted of a fibrous mass of synthetic mineral fibres.
No asbestos detected.

Sample No. 12. ASET89218 / 92398 / 12. 820045-13.
Approx dimensions 16.0 cm x 15.0 cm x 0.25 cm
The sample consisted of a mixture of dust particles, synthetic mineral fibres, organic fibres, sand, fragments of corroded metal, plaster, glass, wood chips, soft plaster#(Approx. estimated dimension = 5.0mm x 4.0 mm x 2.0mm), plant and animal matter.
Chrysotile# asbestos, Amosite# asbestos and Crocidolite# asbestos detected.

Sample No. 13. ASET89218 / 92398 / 13. 820045-14.
Approx dimensions 12.0 cm x 1.0 cm x 0.4 cm
The sample consisted of a fragment of a soft mastic like material.
No asbestos detected.

Reported by,

Mahen De Silva. BSc, MSc, Grad Dip (Occ Hyg)
Occupational Hygienist / Approved Identifier.
Approved Signatory

NATA
WORLD RECOGNISED ACCREDITATION

Accredited for compliance with ISO/IEC 17025 - Testing.

The results contained in this report relate only to the sample/s submitted for testing. Australian Safer Environment & Technology accepts no responsibility for whether or not the submitted sample/s is/are representative. Results indicating

"No asbestos detected" indicates a reporting limit specified in AS4964 -2004 which is 0.1g/ Kg (0.01%). Any amounts detected at assumed lower level than that would be reported, however those assumed lower levels may be treated as "No asbestos detected" as specified and recommended by A4964-2004. Trace / respirable level asbestos will be reported only when detected and trace analysis have been performed on each sample as required by AS4964-2004. When loose asbestos fibres/ fibre bundles are detected and reported that means they are larger handpicked fibres/ fibre bundles, and they do not represent respirable fibres. Dust/soil samples are always subjected to trace analysis except where the amounts involved are extremely minute and trace analysis is not possible to be carried out. When trace analysis is not performed on dust samples it will be indicated in the report that trace analysis has not been carried out due to the volume of the sample being extremely minute.

Estimation of asbestos weights involves the use of following assumptions;
Volume of each kind of Asbestos present in broken edges have been visually estimated and it has been assumed that volumes remain similar throughout the binding matrix and those volumes are only approximate and not exact. Material densities have been assumed to be similar to commonly found similar materials and may not be exact.

The approx weights given above can be used only as a guide. They do not represent absolute weights of each kind of asbestos, as it is impossible to extract all loose fibres from soil and other asbestos containing building material samples using this method. However above figures may be used as closest approximations to the exact values in each case. Estimation and/ or reporting of asbestos fibre weights in asbestos containing materials and soil is out of the Scope of the NATA Accreditation. NATA Accreditation only covers the qualitative part of the results reported. This weight disclaimer also covers weight / weight percentages given.

^ denotes loose fibres of relevant asbestos types detected in soil/dust.
*** denotes asbestos detected in ACM in bonded form.**
 # denotes friable asbestos as soft fibro plaster and/or highly weathered ACM that will easily crumble.

AUSTRALIAN SAFER ENVIRONMENT & TECHNOLOGY PTY LTD

ABN 36 088 095 112

Our ref : ASET89218 / 92398 / 14 - 21
Your ref : 820045 – 85 Byron Road Leppington
NATA Accreditation No: 14484

30 October 2020

Greenplus Property Services
82 - 84 Dickson Avenue
Artarmon NSW 2064

Attn: Mr Steven Ju

Accredited for compliance with ISO/IEC 17025 - Testing.

Dear Steven

Asbestos Identification
This report presents the results of eight samples out of twenty one samples, forwarded by Greenplus Property Services on 29 October 2020, for analysis for asbestos.

1.Introduction: Eight samples out of twenty one samples forwarded were examined and analysed for the presence of asbestos.

2. Methods : The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining method **(Australian Standard AS 4964 - 2004 and Safer Environment Method 1 as the supplementary work instruction) (Qualitative Analysis only).**

3. Results :

Sample No. 14. ASET89218 / 92398 / 14. 820045-15.
Approx dimensions 2.0 cm x 1.4 cm x 0.2 cm
The sample consisted of fragments of hard mastic material having organic fibres attached on one side of the sample.
No asbestos detected.

Sample No. 15. ASET89218 / 92398 / 15. 820045-16.
Approx dimensions 12.0 cm x 3.5 cm x 0.5 cm
The sample consisted of a mixture of dust particles, organic fibres, fragments of wood chips, corroded metal, paint flakes and plant matter.
No asbestos detected.

Sample No. 16. ASET89218 / 92398 / 16. 820045-17.
Approx dimensions 2.2 cm x 1.1 cm x 0.5 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos and Crocidolite asbestos detected.

Sample No. 17. ASET89218 / 92398 / 17. 820045-18.
Approx dimensions 5.5 cm x 3.0 cm x 0.5 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos, Amosite asbestos and Crocidolite asbestos detected.

Sample No. 18. ASET89218 / 92398 / 18. 820045-19.
Approx dimensions 3.3 cm x 2.5 cm x 0.2 cm
The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.
No asbestos detected.

Sample No. 19. ASET89218 / 92398 / 19. 820045-20.
Approx dimensions 10.5 cm x 7.5 cm x 0.5 cm
The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.
No asbestos detected.

Sample No. 20. ASET89218 / 92398 / 20. 820045-21.
Approx dimensions 4.1 cm x 2.4 cm x 0.5 cm
The sample consisted of fragments of fibro plaster cement material containing organic fibres.
No asbestos detected.

Sample No. 21. ASET89218 / 92398 / 21. 820045-22.
Approx dimensions 9.5 cm x 5.0 cm x 0.5 cm
The sample consisted of a fibrous mass of synthetic mineral fibres, animal matter, fragments of fibro plaster cement containing organic fibres, dust particles and plant matter.
No asbestos detected.

Reported by,

Mahen De Silva. BSc, MSc, Grad Dip (Occ Hyg)
Occupational Hygienist / Approved Identifier.
Approved Signatory

WORLD RECOGNISED ACCREDITATION

Accredited for compliance with ISO/IEC 17025 - Testing.

The results contained in this report relate only to the sample/s submitted for testing. Australian Safer Environment & Technology accepts no responsibility for whether or not the submitted sample/s is/are representative. Results indicating "No asbestos detected" indicates a reporting limit specified in AS4964 -2004 which is 0.1g/ Kg (0.01%). Any amounts detected at assumed lower level than that would be reported, however those assumed lower levels may be treated as "No asbestos detected" as specified and recommended by A4964-2004. Trace / respirable level asbestos will be reported only when detected and trace analysis have been performed on each sample as required by AS4964-2004. When loose asbestos fibres/ fibre bundles are detected and reported that means they are larger handpicked fibres/ fibre bundles, and they do not represent respirable fibres. Dust/soil samples are always subjected to trace analysis except where the amounts involved are extremely minute and trace analysis is not possible to be carried out. When trace analysis is not performed on dust samples it will be indicated in the report that trace analysis has not been carried out due to the volume of the sample being extremely minute.

SYDNEY ANALYTICAL LABORATORIES

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ERMINGTON NSW 2115

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SEVEN HILLS NSW 2147
Telephone: (02) 9838 8903
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A.C.N. 003 614 695
A.B.N. 81 829 182 852
NATA No: 1884

ANALYTICAL REPORT for:

ENVIRONMENTAL & EARTH SCIENCES

PO BOX 380
NORTH SYDNEY 2059

ATTN: STEVEN JU

JOB NO:	SAL27763
CLIENT ORDER:	820045
DATE RECEIVED:	28/10/20
DATE COMPLETED:	30/10/20
TYPE OF SAMPLES:	PAINTS
NO OF SAMPLES:	2

NATA Accredited for compliance with ISO/IEC 17025 Testing

.....
Issued on 30/10/20
Lance Smith
(Chief Chemist)

SYDNEY ANALYTICAL LABORATORIES

ANALYTICAL REPORT

JOB NO: SAL27763
CLIENT ORDER: 820045

	SAMPLES	Pb %	Tot.Wt gms
1	820045-05	2.0	1.21
2	820045-23	0.51	2.46

MDL	0.01
Method Code	A8
Preparation	P1

DATE OF COLLECTION: 28/10/20
LOCATION: 85 BYRON ROAD

SYDNEY ANALYTICAL LABORATORIES

ANALYTICAL REPORT

JOB NO: SAL27763
CLIENT ORDER: 820045

METHODS OF PREPARATION AND ANALYSIS

The tests contained in this report have been carried out on the samples as received by the laboratory. In the case where an analyte or group of analytes are received outside of recommended holding times, the analysis will proceed and the report annotated. Analysis is carried out within analyte holding times where possible.

P1	Analysis performed on sample as received
A8	Total Lead in Paint/Dust - In House Method A8 Determined by APHA 3111B (Flame AAS)

Contact us

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GreenPlus Property Services
Property Division of Environmental Earth Sciences