



HAZARDOUS MATERIALS SURVEY

**173-183 Rickard Road
Leppington NSW 2179**

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Register of Amendments		
Revision	Date	Description
1	08.05.2025	Issued for use

Document Approval		
Prepared by	Date	Signed
Simon Caples Principal Consultant	08.05.2025	

Acknowledgement of Country

ECS acknowledges the Traditional Custodians of the land on which this investigation was conducted, and we pay our respects to their Elders past, present and emerging.

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1.0 INTRODUCTION

1.1 Site Identification

Environmental Consulting Services Pty Ltd (ECS) has been engaged to undertake a hazardous building material survey and compile an asbestos register for the existing residential buildings on the property at 173-183 Rickard Road in Leppington (the Site). The details of the Site are summarised in *Table 1.1 – Site Identification*.

Table 1.1 – Site Identification

Attribute	Detail
Site Address	173 Rickard Road, Leppington NSW 2179, & 183 Rickard Road, Leppington NSW 2179
Lot & Deposited Plan	Lot 2 / - / DP812366 (173), & Lot 1 / - / DP812366 (183)
Current Land Use	Residential / Vacant / Undeveloped
Proposed Land Use	Commercial
Local Government Authority	Camden Council
Current Zoning	B3 – Commercial Core
Site Area (approximate)	3.242ha (1.621ha + 1.621ha)
Geographical Location (approximate centre)	Latitude: -33.956066 Longitude: 150.808255

1.2 Background Information

As part of this Hazardous Materials Survey (HMS) a Site inspection was conducted, using best professional judgement to identify potentially hazardous building materials and extrapolate their presence contained within existing structures or being stored on the Site. However, even under ideal circumstances actual conditions may vary from those inferred to exist.

This report lists typical and specifically known locations of hazardous materials which have been identified in the building. Whilst the report has been prepared with all due care and every reasonable attempt has been made to identify and locate the hazardous materials, only those materials that are physically accessible and recognisable as hazardous materials can be located and identified through physical inspection.

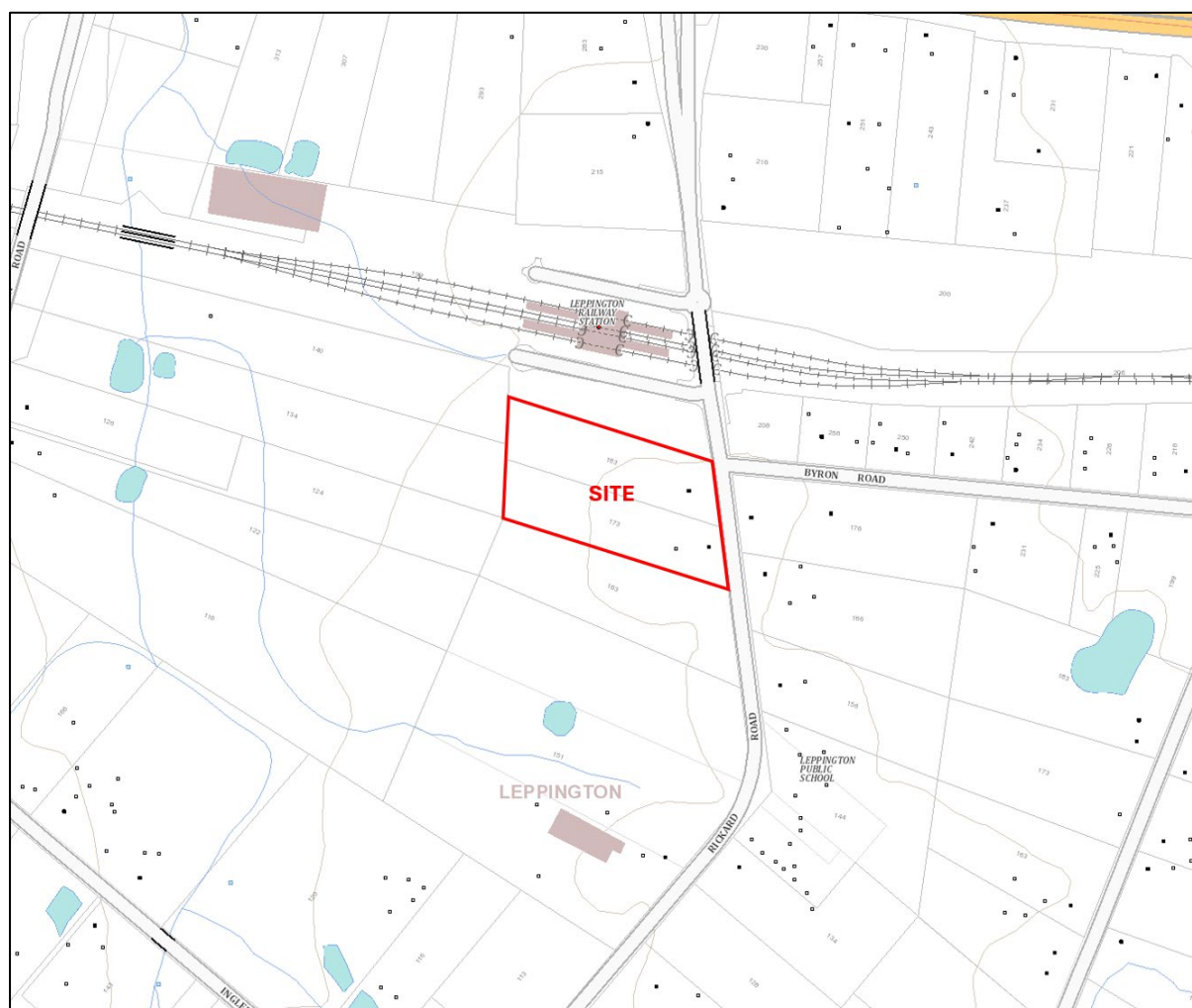
It is possible that hazardous materials which are concealed within inaccessible areas/voids have been installed in non-typical applications or have been installed in such a manner as to conceal their nature/identity and may not be identified and located during the survey. Such concealed and/or inaccessible areas fall into several categories including:

- Inside ceilings or wall cavities;
- Height restricted areas;
- Areas accessible only by dismantling equipment or performing minor demolition work;
- Service shafts or ducts concealed within the building structure or internal areas of the plant or equipment;
- Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure; and
- Hazardous materials covered or concealed preventing or limiting visual access or identification or recognition.

ECS has not reviewed any existing asbestos survey report for this property.

The location of the Site is shown on *Figure 1.1 – Site Location*, with the boundary shown outlined in red.

Figure 1.1 – Site Location



[Source: SIXMaps – not to scale]

2.0 METHODOLOGY

An interior and exterior inspection of each of the existing building was conducted to observe and locate typical areas where potentially hazardous building materials have been, or may have been, historically applied. This inspection also included the sampling and analysis of potentially hazardous materials to test for contaminants including heavy metals and asbestos.

For the purpose of this assessment, hazardous building materials include:

- Asbestos Containing Materials (ACM); and
- Lead-based paint.

The scope of the survey was limited to a visual inspection of the accessible areas within the building. Where potential hazardous materials are identified, materials should be treated as hazardous and appropriately removed as part of demolition activities. In areas where materials have not been identified, the expectation is that there may be additional hazardous building materials concealed within existing structure.

3.0 SITE INSPECTION

A Site inspection was conducted on the 29th April 2025 to identify potentially hazardous building materials which may be present within the existing structures.

3.1 Site Description

The Site is in Leppington, which is located approximately 38km south-west of Sydney central business district (CBD) and 23km south-west of Parramatta CBD. It is a mixed-use suburb with large areas of undeveloped land as well as several residences and small farms scattered throughout.

The Site area consists of two lots (*Lot 1/-/DP812366 & Lot 2/-/DP812366*) positioned on the western side of Rickard Road, just south of Leppington Station. It has an approximate combined street frontage of 142m onto Rickard Road, which is a low to medium-traffic street with one lane of traffic going either direction.

The existing structures on the Site include two houses, an external bathroom and various sheds. The structures are shown on *Figure 3.1 – Site Structures* with the houses marked in yellow, the sheds in red and the bathroom in blue.

Figure 3.1 – Site Structures



173 Rickard Road

This house has relatively recent compressed fibre cement weather boards over cement sheet cladding and has a tile roof. There is a rear awning structure with a metal roof with compressed fibre cement sheet lining. Internal walls and ceilings are predominantly plaster and floors are timber.

Bathroom

The external bathroom has cement sheet cladding over older cement sheet cladding and a tiled roof. The internal walls are lined with cement sheeting.

Shed 1

Shed 1 had been removed prior to this investigation.

Shed 2

Shed 2 has corrugated steel cladding and roof. The shed has no internal lining.

Shed 3

Shed 3 has corrugated steel cladding and roof. The shed has no internal lining.

183 Rickard Road

The house is of brick construction with a tiled roof. There is a rear awning structure with a metal roof with compressed fibre cement sheet lining. Internal walls and ceilings are predominantly plaster and floors are timber.

Shed 4

Shed 4 appears to be a dilapidated dog pen with metal clad 'kennel' structures.

At the time of this investigation there were several demountable offices at the rear of 173 Rickard Road that were the property (and used by) a tenant. These demountable offices were not considered in this survey.

4.0 HAZARDOUS BUILDING MATERIALS REGISTER

The hazardous building materials register details the location of each hazardous building material identified, the type and description of the material, risk rating, control priority rating and recommendations.

4.1 Investigation Criteria

Condition:

The condition of the products identified during the survey is reported as either being good, fair or poor.

- Good: refers to materials, which have not been damaged or have not deteriorated.
- Fair/Moderate: refers to the material having suffered minor cracking or de-surfacing.
- Poor: describes materials which have been damaged, or their condition has deteriorated over time.

Risk Status:

The risk factors describe the health risk posed by the presence of the materials.

- Low Risk: describes materials that pose a low health risk to personnel, employees and the general public, providing they remain in a stable condition.
- Medium Risk: applies to materials that pose an increased risk to people in the area.
- High Risk: applies to materials posing a high health risk to personnel or the public in the area of the material. Materials with a high-risk ranking also possess a *Priority 1* recommendation to manage to reduce the risk.

Control Priority:

The priority rating system is adopted to assist in the programming and budgeting of the control of risk identified at the site.

Priority 1 (P1): Organise Remedial Works Immediately

An area has materials, which are either damaged or are being exposed to continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other parts with continued unrestricted use of this area. Prompt abatement of the asbestos hazard is recommended. As an interim, restrict access.

Priority 2 (P2): Organise Remedial Works Within 3 Months

An area has materials with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
- The material is accessible and can when disturbed, present a short-term exposure risk.
- Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling system, ceilings, lighting, fire safety systems or floor layout.
- Appropriate abatement measures should be taken as soon as practicable. A negligible health risk exists if materials remain undisturbed under the control of a management plan.

Priority 3 (P3): No Remedial Works Required

An area has materials, where:

- The condition of the friable (asbestos) material is now stable and has low potential of being disturbed; or
- The material is currently in a non-friable condition, may have slight damage but do not present an exposure risk unless cut, drilled, sanded, or otherwise abraded.

- Negligible health risks are present if materials are left undisturbed under the control of an asbestos management plan. Defer any major action unless materials are to be disturbed through maintenance, refurbishment, or demolition operations.

Priority 4 (P4): No Remedial Works Required

The material is in a non-friable form and in good condition. It is most unlikely that the material can be disturbed under normal circumstances and can be safely subjected to normal traffic. Even if it were subjected to minor disturbance the material poses a negligible health risk. These materials should be left, and their condition monitored during subsequent reviews. As with any asbestos materials, these materials must be removed prior to renovations that may impact on the materials.

4.2 Investigation Results

The results of this investigation are presented on *Table 4.1 – Hazardous Building Materials Register*.

Asbestos containing material was identified in cladding material including as a secondary layer under the external cladding of the house at 173 Rickard Road and the external bathroom. It is considered likely that additional covered cladding will be located including within the front awning structure.

The switchboards at both houses are considered to be asbestos.

Paint on walls and ceilings is expected to contain lead based on the age of the building. Dust suppression is required during the demolition activities.

If any other potentially hazardous materials are encountered during demolition, it is recommended that further demolition works cease and all additional asbestos containing materials be removed from the Site prior to any further demolition activities and any additional waste must be managed in accordance with NSW Regulations.

The identification of asbestos cladding under external cladding will require careful removal of the more recent material (outer cladding) and then subsequent removal of the asbestos material. It is expected that there will be fragments of broken asbestos material within the wall cavities resulting from the fixing of one layer of cladding over an existing layer (refer to figure 5.3 showing a nail used to fix cladding over cladding).

All fragments of broken cladding must be removed prior to general demolition. This will require the use of appropriate filtered vacuum cleaners.

Table 4.1 – Hazardous Building Materials Register

Site Address:		173 & 183 Rickard Road, Leppington NSW 2179								
Survey Date:		29 April 2025								
Inspected By:		Simon Caples								
Building	Location	Description	Sample Number	Photo Number	Material Type	Condition	Extent (m²)	Risk Ranking	Control Priority	Recommendation
173 House	Eaves	Fibrous cement material		5.1	Assumed asbestos	Good	20	Low	P3	Remove prior to demolition
	Rear awning lining	Fibrous cement material	S3	5.2	Not asbestos					
	Cladding under weatherboards	Fibrous cement material	S4	5.3	CH & AM	Poor	120	Low	P3	Remove prior to demolition
	Front awning lining	Fibrous cement material		5.4	Not asbestos					
	Switchboard	Electrical board		5.5	Assumed asbestos	Good	0.5	Low	P3	Remove prior to demolition
Bathroom	External cladding	Fibrous cement material	S1	5.6	Not asbestos					
	Under cladding	Fibrous cement material	S2	5.7	CH & AM	Poor	80	Low	P3	Remove prior to demolition
	Internal lining	Fibrous cement material		5.8	Assumed asbestos	Good	80	Low	P3	Remove prior to demolition
Shed 2	Cladding and roof	Corrugated metal		5.9	Not asbestos					
Shed 3	Cladding and roof	Corrugated metal		5.10	Not asbestos					
183 House	Eaves	Fibrous cement material		5.11	Assumed asbestos	Good	30	Low	P3	Remove prior to demolition
	Switchboard	Electrical board		5.12	Assumed asbestos	Good	0.5	Low	P3	Remove prior to demolition
Shed 4	Cladding and roof	Corrugated metal		5.13	Not asbestos					

Notes: CH - Chrysotile asbestos
AM - Amosite asbestos

5.0 PHOTOGRAPHIC RECORD

5.1 173 Eaves



5.2 Rear Awning Lining



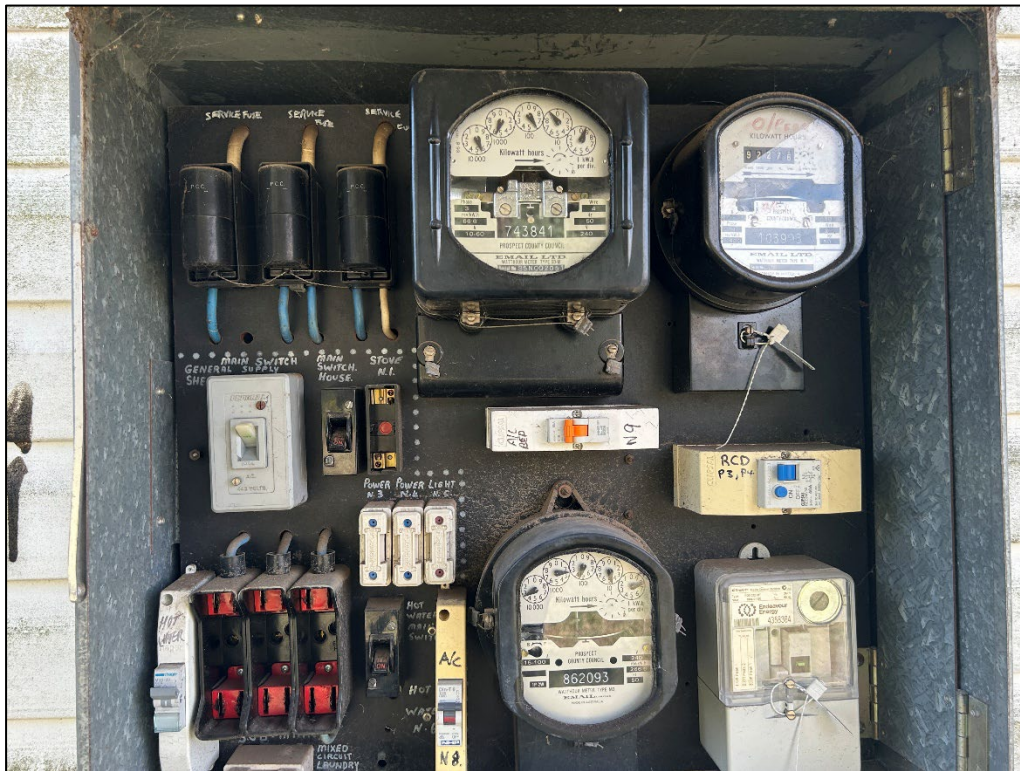
5.3 Cladding under weatherboards



5.4 Front Awning Lining



5.5 Switchboard



5.6 Bathroom External Cladding



5.7 Bathroom Under Cladding



5.8 Bathroom Lining



5.9 Shed 2



5.10 Shed 3



5.11 183 Eaves



5.12 Switchboard



5.13 Lining Over Windows



Environmental Consulting Services
10 Fort Street
Petersham
NSW 2049

NATA Accredited
Accreditation Number 1261
Site Number 18217

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

Attention: All results - Simon Caples

Report 1213692-AID

Project Name LEPPINGTON

Received Date Apr 29, 2025

Date Reported May 02, 2025

Methodology:
**Asbestos Fibre
Identification**

Conducted in accordance with the Australian Standard AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004 and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques.

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

**Man-made vitreous
fibre (MMVF)**

Fibres exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and bio-soluble fibres. *NOTE: previously known as "synthetic mineral fibre" (SMF). Simple analytical procedures such as polarised light microscopy cannot detect or reliably identify asbestos in some types of commercial products containing asbestos, either because the fibres are below the resolution of optical microscopy or because the matrix material adheres too strongly to the fibres. For these types of products, electron microscopy may be necessary.*

**Subsampling Soil
Samples**

The sample submitted is dried and passed through a 10 mm sieve followed by a 2 mm sieve. All fibrous matter greater than 10 mm and greater than 2 mm and the material passing through the 2 mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 g to 60 g, then a subsampling routine based on ISO 3082:2017(E) is employed.

NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be subsampled for trace analysis, in accordance with AS 5370:2024.*

**Bonded asbestos-
containing material
(ACM)**

The material is first examined, and any fibres are isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination. The resultant material is then further examined in accordance with AS 5370:2024*.

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

**Limit of Reporting
(LOR)**

The performance limitation of the AS 5370:2024* method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w). The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory limit of reporting, per se. Examination of large sample size (e.g., 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 5370:2024*, and hence, NATA Accreditation does not cover the performance of this service (non-NATA results are shown with an asterisk).

NOTE: NATA News March 2014, p.7, states in relation to AS 4964-2004: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos". This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.

Project Name LEPPINGTON
Project ID
Date Sampled Apr 29, 2025
Report 1213692-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
S1	25-Ap0070288	Apr 29, 2025	Approximate Sample 14g / 60x35x5mm Sample consisted of: Off-white plaster cement material	No asbestos detected. No trace asbestos detected.
S2	25-Ap0070289	Apr 29, 2025	Approximate Sample 2g / 30x15x5mm Sample consisted of: Grey compressed fibre cement material	Chrysotile and amosite asbestos detected.
S3	25-Ap0070290	Apr 29, 2025	Approximate Sample 8g / 40x30x5mm Sample consisted of: Off-white plaster cement material	No asbestos detected. No trace asbestos detected.
S4	25-Ap0070291	Apr 29, 2025	Approximate Sample <1g / 20x6x4mm Sample consisted of: Grey compressed fibre cement material	Chrysotile and amosite asbestos detected.

Sample History

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

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

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Sydney	Apr 30, 2025	Indefinite



web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

Melbourne 6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	Brisbane 1/21 Smallwood Place Murarrie QLD 4172 +61 7 3902 4600 NATA# 1261 Site# 20794 & 2780	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079	Perth 46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370 & 2554	Auckland 35 O'Rorke Road Penrose Auckland 1061 +64 9 526 4551 IANZ# 1327	Auckland (Focus) Unit C1/4 Pacific Rise Mount Wellington Auckland 1061 +64 9 525 0568 IANZ# 1308	Christchurch 43 Detroit Drive Rolleston Christchurch 7675 +64 3 343 5201 IANZ# 1290	Tauranga 1277 Cameron Road Gate Pa Tauranga 3112 +64 9 525 0568 IANZ# 1402
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Company Name: Environmental Consulting Services
Address: 10 Fort Street
Petersham
NSW 2049

Project Name: LEPPINGTON

Order No.:
Report #: 1213692
Phone: 02 9518 1161
Fax:

Received: Apr 29, 2025 12:00 AM
Due: May 2, 2025
Priority: 3 Day
Contact Name: All results - Simon Caples

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos Absence / Presence
Sydney Laboratory - NATA # 1261 Site # 18217						X
External Laboratory						
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID	
1	S1	Apr 29, 2025		Building Materials	S25-Ap0070288	X
2	S2	Apr 29, 2025		Building Materials	S25-Ap0070289	X
3	S3	Apr 29, 2025		Building Materials	S25-Ap0070290	X
4	S4	Apr 29, 2025		Building Materials	S25-Ap0070291	X
Test Counts						4

Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report in **blue** indicates data provided by the customer that may impact the results.
5. This report replaces any interim results previously issued.

Holding Times

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

Units

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

Calculations

Airborne Fibre Concentration: $C = \left(\frac{A}{d}\right) \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right) \times \left(\frac{1}{t}\right) = K \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right)$

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

Weighted Average (of asbestos): $\%_{WA} = \frac{\sum (m \times P_A)_x}{x}$

Terms

%Asbestos	Estimated percentage of asbestos in a given matrix may be derived from knowledge or experience of the material, informed by HSG264 <i>Appendix 2</i> , else assumed to be 15% in accordance with WA DOH <i>Appendix 2</i> (P _A). This estimate is not NATA-accredited.
ACM	Asbestos Containing Materials. Asbestos in a non-asbestos matrix is typically presented in bonded (non friable) condition. For the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material, such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to "non-bonded / friable".
AFM	Airborne Fibre Monitoring, e.g., by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total %w/w asbestos content in asbestos-containing finds in a soil sample (% w/w).
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
COC	Chain of Custody.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
Dry	Sample is dried by heating before analysis.
DS	Dispersion Staining. The technique required for unequivocal identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos-containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material previously non-friable and severely degraded. For the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to distinguish visibly and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess the degree of friability.
HSG248	UK HSE HSG248, <i>Asbestos: The Analysts Guide</i> , 2 nd Edition (2021), ISBN: 9780616667079.
HSG264	UK HSE HSG264, <i>Asbestos: The Survey Guide</i> (2012), ISBN: 9780717665020
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (K) as derived from the effective filter area of the given AFM membrane used for collecting the sample (A) and the projected eyepiece graticule area of the specific microscope used for the analysis (a).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, <i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres</i> , 2 nd Edition [NOHSC:3003(2005)].
MMVF	Man-Made Vitreous Fibre - exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and "bio-soluble fibres. NOTE: previously known as "synthetic mineral fibre" (SMF).
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified per AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
PCM	Phase Contrast Microscopy. This is used for fibre counting, according to the MFM.
PLM	Polarised Light Microscopy. It is used for fibre identification and residual analysis according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
Sampling	Unless otherwise stated, Eurofins are not responsible for sampling equipment or the sampling process.
SRA	Sample Receipt Advice.
Residual Analysis	An analytical procedure is used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly Trace Analysis in AS 4964-2004.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
Inconclusive	Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004. It may include (but is not limited to) actinolite, anthophyllite, or tremolite asbestos. SEM/TEM is required for definitive identification.
WA DOH	Reference document for the NEPM. Government of Western Australia, <i>Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia</i> (updated 2021), including Appendix Four: <i>Laboratory analysis</i>
Weighted Average	Combined average %w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (% _{WA}).

Comments

25-Ap0070289, 25-Ap0070291 According to AS 5370:2024 Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD) the minimum sample size should be between 5 g and 100 g. The amount submitted does not meet this specification and may not be a representative sample.

Sample Integrity

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

Asbestos Counter/Identifier:

Paul Arendse Senior Analyst-Asbestos

Authorised by:

Chamath JHM Annakkage Senior Analyst-Asbestos



Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

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

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Eurofins Environment Testing Australia Pty Ltd

ABN: 50 005 085 521

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	1/21 Smallwood Place Murarie QLD 4172 +61 7 3902 4600 NATA# 1261 Site# 20794 & 2780	1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079

Eurofins ARL Pty Ltd

ABN: 91 05 0159 898

Perth
46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370 & 2554

Eurofins Environment Testing NZ Ltd

NZBN: 9429046024954

Auckland	Auckland (Focus)	Christchurch	Tauranga
35 O'Rorke Road Penrose Auckland 1061 +64 9 526 4551 IANZ# 1327	Unit C1/4 Pacific Rise Mount Wellington Auckland 1061 +64 9 525 0568 IANZ# 1308	43 Detroit Drive Rolleston Christchurch 7675 +64 3 343 5201 IANZ# 1290	1277 Cameron Road Gate Pa Tauranga 3112 +64 9 525 0568 IANZ# 1402

Sample Receipt Advice

Company name:	Environmental Consulting Services
Contact name:	All results - Simon Caples
Project name:	LEPPINGTON
Project ID:	Not provided
Turnaround time:	3 Day
Date/Time received	Apr 29, 2025 12:00 AM
Eurofins reference	1213692

Sample Information

- ✓ A detailed list of analytes logged into our LIMS, is included in the attached summary table.
- ✓ Sample Temperature of chilled sample on the batch as recorded by Eurofins Sample Receipt : 23.1 degrees Celsius.
- ✓ All samples have been received as described on the above COC.
- ✓ COC has been completed correctly.
- ✗ Attempt to chill was evident.
- ✓ Appropriately preserved sample containers have been used.
- ✓ All samples were received in good condition.
- ✓ Samples have been provided with adequate time to commence analysis in accordance with the relevant holding times.
- ✓ Appropriate sample containers have been used.
- ✓ Sample containers for volatile analysis received with zero headspace.
- ✗ Split sample sent to requested external lab.
- ✗ Some samples have been subcontracted.
- N/A Custody Seals intact (if used).

Notes

Contact

If you have any questions with respect to these samples, please contact your Analytical Services Manager:

Bonnie Pu on phone : or by email: Bonnie.Pu@eurofinsanz.com

Results will be delivered electronically via email to All results - Simon Caples - simon@ecsgroup.com.au.

[illegible]

Turn Around Time: 3 DAYS

(now)

Date: 29/4

Signed:

N

Date: 29/04/2025

Temp 23.1 12/3/92
no chill