



School Infrastructure NSW
Hazardous Building Materials Survey

Fort Street Public School
Observatory Hill, Upper Fort Street,
Millers Point, NSW

8 August 2019

56262/123,436 (Rev 1)

JBS&G

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Abbreviations

Term	Definition
AC	Asbestos Cement
ACM	Asbestos Containing Material
ACD	Asbestos Containing Dust
ANZECC	Australian and New Zealand Environment Conservation Council
AMP	Asbestos Management Plan
COC	Chain of Custody
EPA NSW	Environmental Protection Authority, New South Wales
FA	Friable Asbestos
HIL	Health Investigation Levels
HSL	Health Screening Levels
JBS&G	JBS&G Australia Pty Ltd
LAA	Licensed Asbestos Assessor
LCD	Lead Containing Dust
LOR	Limit of Reporting
LP	Lead Paint
NATA	National Association of Testing Authorities, Australia
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
PCB	Polychlorinated Biphenyls
PPE	Personal Protective Equipment
SMF	Synthetic Mineral Fibre
SWA	Safe Work Australia
WHS (WH&S)	Workplace Health and Safety

1. Introduction

1.1 Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by School Infrastructure NSW (SINSW, the client), care of Johnstaff Projects Pty Ltd (Johnstaff) to undertake a pre-demolition hazardous building materials survey (HBMS) of the structures within Fort Street Public School (FSPS) located at Observatory Hill, Upper Fort Street, Millers Point, NSW (the site). The site is legally identified as Lot 2 of DP 732592, Lot 3 of DP 732592, Lot 4 of DP 732592, Lot 106 of DP 748340, Lot 107 of DP 748340, Lot 108 of DP 748340, Lot 9 of DP 732592, and Lot 5 of DP 258013, as shown on **Figure 1** and **Figure 2**, and covers an area of approximately 5,600 m².

It is understood that FSPS has reached student and functional capacity in its current form, and as such, SINSW have commenced planning for the expansion of the school's facilities and functionality, relating specifically to Master Plan and schematic design and long-term strategic planning for the school site.

It is further understood as part of the planned redevelopment, two of the structures are proposed to be demolished, two structures are proposed to be retained and refurbished, and proposed partial demolition of one structure with the remaining portion retained and refurbished. The structures proposed to be demolished and retained are shown on **Figure 2**.

A number of previous asbestos registers have been prepared for the site, with the most recent completed by Parsons Brinckerhoff Pty Ltd (PB) in November 2016 (PB 2016¹). The PB 2016 asbestos register was made available to JBS&G prior to the completion of these works and was utilised in the completion of this investigation, however, only the register was provided and not the complete report.

The structures on the site were inspected for the following hazardous materials:

- Asbestos containing material (ACM);
- Asbestos containing dust (ACD);
- Lead based paint (LP);
- Lead containing dust (LCD)
- Synthetic mineral fibres (SMF); and
- Polychlorinated biphenyls (PCB).

1.2 Objectives

The objective of the HBMS was to determine the presence, quantity and condition of any hazardous materials within the buildings prior to proposed demolition and refurbishment works.

The HBMS and production of this report have been undertaken in accordance with the requirements of:

- *Work Health and Safety Act (2011);*
- *Work Health and Safety Regulation (2017);*
- *How to Safely Remove Asbestos Code of Practice, Safe Work Australia, (2018) (SWA 2018a);*

¹ Asbestos Register, Fort Street Public School. Parsons Brinckerhoff Pty Ltd, issued 1 November 2016 (PB 2016)

- *How to Manage and Control Asbestos in the Workplace Code of Practice*, Safe Work Australia (2018) (SWA 2018b);
- Australian Standard 4361.2 (1998) *Guide to Lead Paint Management - Part 2: Residential and Commercial Buildings* (AS4361.2-1998);
- Australian Standard 4361.2 (2017) *Guide to Hazardous Paint Management - Part 2: Lead Paint in Residential, Public and Commercial Buildings* (AS4361.2-2017);
- National Occupational Health and Safety Commission's *National Standard for Synthetic Mineral Fibres* [NOHSC:1004(1990)];
- National Occupational Health and Safety Commission's *National Code of Practice for the Safe Use of Synthetic Mineral Fibres*, [NOHSC:2006(1990)]; and
- Australian and New Zealand Environment Conservation Council's *Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors*, (ANZECC 1997).

1.3 Hazardous Materials Survey Limitations

Whilst all reasonable care has been taken by JBS&G during the completed HBMS, this report is limited due to:

- Only safely accessible areas of the internal portions of the MET Building were surveyed. Details of the specific areas that were unable to be safely accessed are provided in **Sections 3.5 and 4.2**.
- No access to the internal components of operational areas including electrical switchboards, electrical equipment, air conditioning plant, pipework, conduits and hot water systems due to live services. Where hazardous materials are suspected to be present within these items, details are provided in **Section 3** and the Hazardous Materials Register (**Appendix A**).
- Potential materials located in areas in which they could not reasonably be envisaged or anticipated.
- Limited access to internal building components (i.e. internal wall cavities of all structures, sub-floor of Building B, Cottage and MET Building) in which case only representative areas were inspected, where possible and could be safely accessed, with the hand tools available to the JBS&G consultants for the investigation. Due to the operational nature of the site, destructive techniques could not be utilised to provide access to the internal wall cavities.

It should be noted that buildings built between the 1930s - 1980s may have general occurrences of ACMs in areas which are not readily accessible with the hand tools available for the survey. These areas and materials include, inter alia:

- Fibre Cement Sheetting (FCS) used as packing to bearers and joists in the underfloor void or as boxing/shuttering to concrete formwork;
- FCS packing between window/door frames and timber studs; and
- Compressed FCS underneath tiled floor areas.

Whilst all care is taken by the consultants to uncover hidden materials, not all areas can be accessed within the allowable timeframe without more industrial (power) tools. As such, only minor destructive sampling techniques were employed to gain access. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been detected. JBS&G recommends that areas inaccessible during the survey be inspected as the demolition progresses. If suspected hazardous materials are observed, confirm the presence or absence of hazardous materials through laboratory testing.

In the event suspected hazardous materials are identified during strip out or demolition which are not included in this report, JBS&G recommends that works should cease and an assessment of the materials undertaken by a competent person for further appropriate recommendations.

No one section or part of a section of this report is to be taken as giving an overall idea of this report. Each section is to be read in conjunction with the whole of this report, including the appendices and attachments.

1.4 Previous Hazardous Material and Asbestos Survey Works

1.4.1 PB (2016) – Asbestos Register

An Asbestos Register re-inspection was undertaken by Parsons Brinckerhoff in November 2016 (PB 2016). The inspection included the re-assessment and sampling of previously identified ACM and details of the ACM locations within Building A and Building B only.

According to the report, the only ACM found to be present within Building A was fibre cement sheeting to the ceilings of the toilet block. It is understood that since PB 2016, renovations have been completed within Building B and the register has been updated to reflect the changes to the building. The register details for Building B with the types and locations of ACMs identified have been removed and replaced with “Recently Modified Space Requires Inspection”. Therefore, no ACM register details were made available for Building B.

Additionally, the report did not include any registers or details on the ACMs present for the Cottage, Garage and MET Building.

The information presented in PB 2016 was used in the preparation of this report.

2. Methodology

2.1 Hazardous Materials

2.1.1 Asbestos Containing Materials and Asbestos Containing Dust

Representative samples of suspected ACMs and ACDs were collected where possible and placed into a zip-lock bags. These were subsequently delivered to a NATA accredited laboratory for analysis using polarised light microscopy in conjunction with dispersion staining techniques. Similar materials to those analysed or other materials known to contain asbestos from the consultant's experience (e.g. Electrical backing boards, corrugated asbestos cement roofs and older fibre cement sheeting) or materials not accessible may also be assumed to contain asbestos as per the relevant Code of Practice.

At the time of inspection, the following details were recorded:

- Location;
- Type of material;
- Accessibility;
- Condition;
- Friability; and
- Volume/dimensions.

2.1.2 Lead Based Paint

Australian Standard AS4361.2 (2017) *Guide to Hazardous Paint Management - Part 2: Lead Paint in Residential, Public and Commercial Buildings* defines lead paints as those in which the lead content (calculated as lead metal) is in excess of 0.1 percent by weight of the dry film. This can be determined by field spot tests, laboratory testing or the use of portable X-ray fluorescence (XRF) field tests. JBS&G utilises XRF technology as a screening tool for the identification of lead based paints in the field. Any detection of lead (i.e. greater than 0.0 mg/cm²) was adopted for the assessment of lead based paints for this investigation with representative samples collected where possible and delivered to a NATA accredited laboratory for analysis using inductively coupled plasma optical emission spectrometry (ICP-OES).

2.1.3 Lead Containing Dust

Representative samples of accumulated or settled dust were collected and delivered to a NATA accredited laboratory for analysis via ICP-OES. A conservative assessment criteria was adopted for this investigation given the potential for human exposure and the readily disturbed and uncontained nature of accumulated or settled dust.

Concentrations of lead within accumulated or settled dust were compared against the health investigation level (HIL) for residential sites with garden/accessible soil of 300 mg/kg as outlined in National Environment Protection Measure (NEPC 2013) guidelines.

2.1.4 Polychlorinated Biphenyls

Old fluorescent light fittings and other appliances which may contain capacitors containing PCB dielectric oil are identified by inspection and evaluation with the consultant's experience of similar light fittings and appliances. Alternatively, where possible and when it was safe to do so, a representative light fitting was opened to reveal the capacitor and the make and model recorded to be compared against the ANZECC (1997) list of PCB containing capacitors.

2.1.5 Synthetic Mineral Fibres

SMF containing materials were either sampled as per the asbestos methodology or assumed to contain SMF from the consultant's experience of similar materials.

2.2 Inaccessible Areas

As per SWA2018b, any areas not accessible must be recorded as such. Where hazardous materials are suspected to be contained within inaccessible areas, these shall be documented in this report and the associated Hazardous Materials Register (**Appendix A**).

3. Site Description

The HBMS was conducted on 10 and 16 July 2019 by Stuart Lumsden and Robert Sharp, two of JBS&G's experienced hazardous materials surveyors and SafeWork NSW Licensed Asbestos Assessors (LAA 001140 and LAA 001343 respectively).

The site was bound by the Cahill Expressway to the south, north, east and west. At the time of inspection, the site was an operational primary school, however, the inspection was undertaken during school holidays when the site was predominantly vacant.

The site comprised five structures, as shown on **Figure 2**, and were identified as follows:

- Building A – the two-storey heritage structure in the northern portion;
- Building B/Environmental Education Centre (EEC) – the single storey structure in the southern portion;
- Cottage – the single storey heritage structure in the central portion;
- Garage – the single storey structure in the western portion; and
- MET Building – three-storey heritage structure in the central portion.

Photographs taken during the HBMS are presented in **Appendix B**. The type, location, friability, accessibility and approximate quantities of identified and suspected hazardous materials are provided in the Hazardous Materials Register in **Appendix A**.

A summary of the observations made during the HBMS is included in the following sections.

3.1 Building A

Building A was identified as the two-storey structure in the northern portion of the site and adjacent the northern boundary. Building A was constructed in 1941 and is a heritage listed structure. It is understood that as part of the redevelopment project, the majority of the structure is proposed to be retained and refurbished, with the single storey toilet block, identified as the western portion of the building, proposed to be demolished.

Building A comprised exposed brick external walls, a corrugated metal roof, timber floors with various floor coverings, plaster ceilings, and cement rendered brick internal walls.

A summary of the significant observations made during the HBMS is as follows:

- Non-asbestos containing putty (A-A01) was identified to the timber windows of the external main entry (Room R0005).
- Asbestos containing bituminous felt membrane (A-A02) was identified to the concrete roof of the entry soffit to Room R0024. This material was also identified to the external concrete roof areas of Rooms R0005, R0017, R0027 and R0028.
- Non-asbestos containing mastic (A-A03) was identified between the concrete soffit and external brick wall of Room R0017.
- Asbestos containing fibre cement sheeting (A-A04) was identified to the ceiling of Room R0015. This material was also identified to the ceilings of Rooms R0014, R0013 and R0012.
- Non-asbestos containing cream vinyl flooring (A-A05) was identified Room R1010. This material was also identified along the northern wall of Room R1009.
- Non-asbestos containing cable sheath (A-A06) was identified to the redundant electrical wiring throughout the sub-floor void.

- Asbestos containing weathered fibre cement fragments, bituminous fragments and loose fibre bundles within settled dust (A-AD01) was identified within the roof void (accessed from Room R1011). This material is classified as friable asbestos and is assumed to be present throughout the roof void.
- Elevated levels of lead within accumulated dust above the adopted site criteria (A-LD01, 2,000 mg/kg) was identified within the roof void (access from Room R1011).
- A number of lead and non-lead based paint systems were identified throughout the structure as discussed below:
 - Lead based cream paint (A-LP01, 0.15% w/w) was identified to the external timber windows of Room R0005. This paint system was in fair condition with minor peeling and flaking observed.
 - Non-lead based cream paint (A-LP02, 0.04% w/w) was identified to the soffit/ceiling of Room R0005.
 - Lead based blue paint (A-LP03, 0.64% w/w) was identified to the external and internal faces of all external timber doors. This paint system was in good condition with no peeling or flaking observed.
 - Lead based white paint (A-LP04, 0.72% w/w) was identified to the external timber fascia and window frames of the toilet block. This paint system was in fair condition with minor peeling and flaking observed.
 - Non-lead based yellow paint (A-LP05, < 0.01% w/w) was identified to the internal walls of Room R0014.
 - Lead based cream paint (A-LP06, 2.7% w/w) was identified to the timber skirting boards throughout the ground floor and first floor. This paint system was in fair condition with minor damage observed.
 - Non-lead based white paint (A-LP07, < 0.01% w/w) was identified to the internal walls throughout the ground floor and first floor.
 - Non-lead based white paint (A-LP08, 0.08% w/w) was identified to the ceilings throughout the ground floor and first floor.
 - All remaining accessible paint systems were screened via XRF. The presence of lead was detected in all paint systems (i.e. XRF result for lead > 0.0 mg/cm²) which exceeds the adopted screening level for this investigation and, therefore, all paint systems are assumed to comprise lead based paints.
- An instant hot water system was identified within Room R1005 and is suspected to contain a SMF insulation core.
- Fluorescent lights were identified throughout the internal and external areas and are suspected to contain PCB capacitors, however, a detailed inspection was not possible due to the supply of live electricity.

3.2 Building B (EEC)

Building B, also known as the Environmental Education Centre (EEC), was identified as the single storey structure in the southern portion of the site, adjacent the southern boundary. Building B (EEC) was constructed in 1949 and it is understood that as part of the redevelopment project, the structure is proposed to be demolished.

Building B comprised exposed brick external walls, cement rendered brick internal walls, plaster and fibre cement ceilings, corrugated metal roof and timber floors. At the time of inspection, the

structure was occupied and the eastern portion utilised as the staff admin and break-out areas and the western portion utilised as the school library and teaching spaces.

A summary of the significant observations made during the HBMS is as follows:

- Non-asbestos containing grey vinyl flooring (B-A01) was identified to the entry of Room R0019.
- Non-asbestos containing brown vinyl flooring (B-A02) was identified to Rooms R0001, R0002, R0003, R0004 and R0014.
- Non-asbestos containing cable sheath (B-A03) was identified to redundant electrical wiring within the eastern roof void.
- Asbestos containing corrugated fibre cement sheeting in the form of scattered fragments and debris (B-A04) was identified within the eastern roof void.
- Non-asbestos containing hessian (B-A05) was identified to pipework within the eastern roof void.
- Asbestos containing fibre cement sheeting (B-A06) was identified to the ceiling of Room R0002. This material was also identified in the following locations:
 - Ceilings of Rooms R0001, R0005, R0014 and R0015.
 - Ceilings to the cupboards in Rooms R0006, R0008 and R0016.
 - External soffit lining to Room R0007.
 - Ceiling of Room R0010.
- Asbestos containing loose fibre bundles within settled dust (B-AD02) was identified to the surface of the roof beams within the eastern roof void. This dust is classified as friable asbestos. Another sample of settled dust was collected from the floor of the eastern roof void (B-AD01) and was found not to contain asbestos. As loose fibre bundles have been detected within the settled dust the entire eastern roof void should be assumed to be impacted with friable asbestos.
- Asbestos containing loose fibre bundles within settled dust (B-AD03) was identified to the floor surface within the western roof void. This dust is classified as friable asbestos and it should be assumed that the entire western roof void is impacted with friable asbestos.
- Non-asbestos containing settled dust (B-AD04) was identified within the wall cavity between the eastern and western roof voids. This dust was also found to contain levels of lead below the adopted site criteria (B-LD03, 170 mg/kg)
- Elevated levels of lead within settled dust above the adopted site criteria (B-LD01, 2,600 mg/kg) was identified within the eastern roof void.
- Elevated levels of lead within settled dust above the adopted site criteria (B-LD02, 1,400 mg/kg) was identified within the western roof void.
- A number of lead based paint systems were identified throughout the structure as discussed below:
 - Lead based cream paint (B-LP01, 1.5% w/w) was identified to the lower external walls to the northern aspect of the structure (Room R0012). This paint system was in good condition with no peeling or flaking observed.

- Lead based white paint (B-LP02, 1.8% w/w) was identified to the external timber door frames of Room R0012. This paint system was in good condition with no peeling or flaking observed.
- Lead based white paint (B-LP03, 1.2% w/w) was identified the external timber windows and eaves. This paint system was in fair condition with minor peeling and flaking observed.
- Lead based green paint (B-LP04, 0.82% w/w) was identified to the external metal handrails. This paint system was in fair condition with minor peeling and flaking observed.
- Lead based cream paint (B-LP05, 0.17% w/w) was identified to the internal walls throughout Rooms R0010, R0017, R0018 and R0019. This paint system was in good condition with no peeling or flaking observed.
- Lead based cream/pink paint (B-LP06, 0.26% w/w) was identified to the skirting boards throughout Rooms R0010, R0017, R0018 and R0019. This paint system was in good condition with no peeling or flaking observed.
- Lead based blue/green paint (B-LP07, 0.18% w/w) was identified to the internal doors and architraves throughout the office portion of the building (Rooms R0001 to R0006, R0008, R0014 and R0016. This paint system was in good condition with no peeling or flaking observed.
- Lead based white/cream paint (B-LP08, 1.9% w/w) was identified to the internal walls of Rooms R0001 to R0006, R0008, R0014 and R0016. This paint system was in good condition with no peeling or flaking observed.
- All remaining accessible paint systems were screened via XRF. The presence of lead was detected in all paint systems (i.e. XRF result for lead > 0.0 mg/cm²) which exceeds the adopted screening level for this investigation and, therefore, all paint systems are assumed to comprise lead based paints.
- An instant hot water system was identified in Room R0016 and is assumed to contain a SMF insulation core.
- A hot water system was identified in Room R0015 and is assumed to contain a SMF insulation core.
- Assumed SMF insulation was identified to the aluminium lined roof sarking throughout the eastern and western roof voids.
- Fluorescent lights were identified throughout the internal and external areas and are suspected to contain PCB capacitors, however, a detailed inspection was not possible due to the supply of live electricity.

3.3 Cottage

The Cottage was identified as the single storey structure in the central portion of site. The Cottage was constructed in 1862, with a southern extension added in 1877, is a heritage listed structure, and also includes a small external garden shed. It is understood that as part of the redevelopment project, the structure is proposed to be retained and refurbished.

The Cottage comprised painted sandstone external walls, a corrugated metal roof, timber floors with various floor coverings, plaster ceilings, and a combination of cement rendered brick, painted exposed brick, wooden and plaster internal walls. The garden shed comprised timber external weatherboard cladding, corrugated metal roof and timber floor.

At the time of inspection, the Cottage was occupied and being utilised at the main school office with a reception, office, Principal's Office, bathroom and toilet within the original portion, and a kitchen and office/store room in the extension portion

A summary of the significant observations made during the HBMS is as follows:

- A suspected asbestos containing electrical backing board was identified within the electrical cabinet to the external northern aspect of the building. A sample was unable to be collected due to the supply of live electricity at the time of inspection, however, the material was visually consistent with the asbestos containing electrical backing board identified within the MET Building (refer **Section 3.5**, sample M-A02).
- Non-asbestos containing fibre cement sheeting (C-A01) was identified to the internal linings of the electrical cabinets to the external northern aspect of the building.
- Non-asbestos containing grey vinyl flooring (C-A02) was identified to the kitchen.
- Elevated levels of lead within accumulated dust above the adopted site criteria (C-LD01, 790 mg/kg) was identified within the roof void. This dust was also found not to contain asbestos (C-AD01)
- A number of lead and non-lead based paint systems were identified throughout the structure as discussed below:
 - Non-lead based white paint (C-LP01, 0.06% w/w) was identified to the external timber veranda posts and frame.
 - Lead based brown paint (C-LP02, 2.2% w/w) was identified to the external walls. The paint system was in good condition with no peeling or flaking observed.
 - Lead based white paint (C-LP03, 0.62% w/w) was identified to the external timber window sills and frames. The paint system was in good condition with no peeling or flaking observed.
 - Lead based cream paint (C-LP04, 1.4% w/w) was identified to the internal walls of the extension portion of the building. The paint system was in good condition with no peeling or flaking observed.
 - Lead based white paint (C-LP05, 0.88% w/w) was identified to the internal timber window frames, skirting boards and architraves throughout. The paint system was in good condition with no peeling or flaking observed.
 - Lead based cream paint (C-LP06, 1.6% w/w) was identified to the internal walls of the original portion of the building, above the timber picture rail. The paint system was in good condition with no peeling or flaking observed.
 - All remaining accessible paint systems were screened via XRF. The presence of lead was detected in all paint systems (i.e. XRF result for lead > 0.0 mg/cm²) which exceeds the adopted screening level for this investigation and, therefore, all paint systems are assumed to comprise lead based paints.
- Suspected SMF insulation was identified in various forms throughout the structure as follows:
 - Insulation batts throughout the roof void;
 - Insulation to air conditioning ducting throughout the roof void; and
 - Assumed insulation core to the hot water system in the kitchen.

- Fluorescent lights were identified throughout the internal and external areas and are suspected to contain PCB capacitors, however, a detailed inspection was not possible due to the supply of live electricity.

3.4 Garage

The Garage was identified as the single storey structure in the western portion of the site. It is understood that the Garage will be demolished as part of the redevelopment project.

The Garage comprised a northern portion and a southern portion. At the time of inspection, the southern portion was occupied and utilised as the music room with double brick walls, fibre cement ceilings, concrete floors with carpet covering, and corrugated metal roof. The northern portion was being utilised as the music storage room with double brick walls, terracotta tiled roof, concrete floor and fibre cement ceiling.

A summary of the significant observations made during the HBMS is as follows:

- Asbestos containing fibre cement sheeting (G-A01) was identified to the eaves of the northern portion. This material was also identified to the northern gable panels of the southern portion.
- Asbestos containing fibre cement sheeting (G-A02) was identified to the internal ceiling of the northern portion. This material was also identified to the ceiling of the southern portion.
- Asbestos containing corrugated fibre cement sheeting in the form of scattered fragments and debris (G-A03) was identified in the roof void. Additionally, corrugated fibre cement fragments were observed to be lodged between the wire mesh and the timber roof structure.
- Asbestos containing fibre cement material within settled dust (G-AD01) was identified within the roof void. The fibre cement fragments were not visible within the dust matrix during the inspection, therefore this material is classified as friable.
- A lead concentration of 2,300 mg/kg within accumulated dust significantly above the adopted site criteria (G-LD01) was identified within the roof void.
- A number of lead based paint systems were identified throughout the structure, as discussed below:
 - Lead based green and blue paint (G-LP01, 11% w/w) was identified to the timber doors to the garage and was in fair condition due to slight peeling and flaking of the paint.
 - Lead based blue paint (G-LP02, 32% w/w) was identified to the external framing of the garage doors and was in fair condition due to slight peeling and flaking of the paint.
 - Lead based white paint (G-LP03, 5.0% w/w) was identified to the eaves of the garage and was in good condition with no peeling and flaking of the paint observed.
 - All remaining accessible paint systems were screened via XRF. The presence of lead was detected in all paint systems (i.e. XRF result for lead > 0.0 mg/cm²) which exceeds the adopted screening level for this investigation and, therefore, all paint systems are assumed to comprise lead based paints.
- Suspected SMF insulation was identified to the aluminium lined roof sarking throughout the roof void.

- Fluorescent lights were identified throughout the internal and external areas and are suspected to contain PCB capacitors, however, a detailed inspection was not possible due to the supply of live electricity.

3.5 MET Building

The MET Building was identified as the three storey structure in the central portion of the site, to the west of the Cottage. The MET Building was constructed in 1922 and is a heritage listed structure. It is understood that as part of the redevelopment project, the structure is proposed to be retained and refurbished.

The MET Building comprised exposed brick external walls, cement rendered brick internal walls, plaster and fibre cement ceilings, timber floors, and a timber roof with various membranes. At the time of inspection, the structure was unoccupied and in a derelict condition with severe water damage observed throughout. Additionally, sections of the exterior roof lining and internal ceilings and floors were observed to have collapsed. Due to the significant damage to the internal areas of the building, there was limited access to each floor.

A summary of the significant observations made during the HBMS within the accessible areas is as follows:

- Asbestos containing fibre cement sheeting (M-A01) was identified to the internal lining of the electrical cabinet within the internal entry foyer on the ground floor.
- An asbestos containing electrical backing board (M-A02) was identified within the electrical cabinet in the internal entry foyer on the ground floor.
- Non-asbestos containing green vinyl flooring (M-A03) was identified below the electrical cabinet within the internal entry foyer on the ground floor.
- Non-asbestos containing green vinyl floor tiles (M-A04) were identified throughout the ground floor. This material was also identified throughout the first floor.
- Asbestos containing fibre cement sheet debris (M-A05) was identified on top of a desk within the central room on the ground floor.
- Non-asbestos containing green vinyl flooring (M-A06) was identified to the entry to the south-east timber stairs on the ground floor.
- Non-asbestos containing decorative fibrous sheeting (M-A07) was identified to the splashback above the sink in the south-west room on the ground floor. This material was also identified to the kitchenette of the first floor.
- Asbestos containing fibre cement sheeting (M-A08) was identified to the ceiling of the south-west stair landing on the second floor. Non-asbestos containing fibre cement sheeting (M-A09) was also identified to the ceiling of the south-west stair landing on the second floor. These materials were also identified to replacement ceiling panels and to debris on the floor surface within other areas of the first and second floors.

Both asbestos containing and non-asbestos containing fibre cement sheeting (FCS) have been confirmed to be present throughout the building. Due to the structural integrity of the internal areas of the building, the sporadic use of the FCS, and the significant damage to the FCS panels, a detailed inspection to delineate which FCS contains asbestos could not be completed. All FCS and associated debris throughout the MET Building should be assumed to contain asbestos.

- Asbestos containing fibre cement sheeting (M-10) was identified to the external wall cladding to the south-west stairs on the roof. One of the FCS panels was observed to be significantly damaged with loose debris on the roof surface.

- Non-asbestos containing pink fibrous membrane (M-11) was identified to the external roof surface.
- Bituminous sheet debris was observed to the floor surface on the second floor beneath areas where roof sections had collapsed. Two representative samples of the bituminous sheet debris were collected. One sample (M-12) was found not to contain asbestos and the other sample (M-13) was found to contain asbestos.

There was no visual difference between the two samples and as the debris was located directly beneath collapsed roof sections, the bituminous sheet material is assumed to be associated with the roof membrane. All bituminous sheet material should be assumed to contain asbestos. Additionally, due to significant weathering and degradation, the material is classified as friable asbestos.

- Non-asbestos containing tar material (M-A14) was identified as debris adhered to the back of pieces of plaster and timber throughout the second floor. This material was also identified to the between the joints of the roof timbers, roof beams, cross bracing and ceiling batons. The tar material is assumed to be associated with a historical roof membrane.
- Non-asbestos containing settled dust was identified to the floor surface of the ground floor entry (M-AD01) and the first floor stair landing of the northern stairwell (M-AD02).
- Asbestos containing bituminous fragments within settled dust (M-AD03) was identified to the floor surface of the second floor south-west stair landing. This material is classified as friable asbestos. Due to the significant damage to the floors throughout the second floor and the internal areas of the building being exposed to the changing climatic conditions, there is the potential for the friable asbestos impacted dust to have been dispersed throughout the structure and to the lower levels of the building. A conservative approach is recommended within this structure and all dust and debris within the MET Building should be assumed to be impacted with friable asbestos.
- Elevated levels of lead within settled dust above the adopted site criteria was identified to the floor surface of the ground floor entry (M-LD01, 1,200 mg/kg), the first floor stair landing of the northern stairwell (M-LD02, 2,500 mg/kg), and to the second floor (M-LD03, 2,100 mg/kg).
- A number of lead based paint systems were identified throughout the structure, as discussed below:
 - Lead based white paint (M-LP01, 2.9% w/w) was identified to the external footings and the northern entry. This paint system was in fair condition with minor peeling and flaking observed.
 - Lead based cream paint (M-LP02, 5.9% w/w) was identified to the external timber windows. This paint system was in poor condition with significant peeling and flaking observed.
 - Lead based white paint (M-LP03, 6.0% w/w) was identified to the internal walls throughout the ground floor. This paint system was in poor condition with significant peeling and flaking observed.
 - Lead based pink paint (M-LP04, 6.9% w/w) was identified to the metal fire doors to the northern and south-west stairwells. This paint system was in fair condition with minor peeling and flaking observed.
 - Lead based cream paint (M-LP05, 0.22% w/w) was identified to the internal walls throughout the first floor. This paint system was in poor condition with significant peeling and flaking observed.

- Lead based green paint (M-LP06, 6.9% w/w) was identified to the timber windows and door frames throughout the south-west stairwell. This paint system was in poor condition with significant peeling and flaking observed.
- Lead based cream paint (M-LP07, 0.56% w/w) was identified to the internal walls throughout the south-west stairwell. This paint system was in poor condition with significant peeling and flaking observed.
- Lead based cream paint (M-LP08, 0.82% w/w) was identified to the internal walls throughout the second floor. This paint system was in poor condition with significant peeling and flaking observed.
- Lead based green paint (M-LP09, 5.2% w/w) was identified to the external windows and doors to the second floor balcony. This paint system was in poor condition with significant peeling and flaking observed.
- Lead based white paint (M-LP10, 8.8% w/w) was identified to the timber eaves and second floor balcony ceiling. This paint system was in poor condition with significant peeling and flaking observed.
- All remaining accessible paint systems were screened via XRF. The presence of lead was detected in all paint systems (i.e. XRF result for lead > 0.0 mg/cm²) which exceeds the adopted screening level for this investigation and, therefore, all paint systems are assumed to comprise lead based paints.
- Fluorescent lights were identified throughout the internal areas and are suspected to contain PCB capacitors, however, a detailed inspection was not possible due to the structural integrity of the building.
- A number of areas of the structure were unable to be accessed and/or inspected due to the internal structural integrity of the structure. These inaccessible areas are shown on the floor plans included as **Figure 3** and identified as follows:
 - The roof could only be visually inspected from the south-west corner;
 - No access to the entire south-east stairwell;
 - No access to the south-east rooms on the second floor;
 - Visual access only to the western rooms on the ground floor, first floor and second floor;
 - No access to the eastern rooms on the first floor; and
 - Visual access only to the kitchenette on the first floor.

4. Results

4.1 Hazardous Materials

All identified hazardous materials are recorded in the Hazardous Materials Register in **Appendix A** with relevant photographs in **Appendix B**. NATA accredited laboratory analysis reports and chain of custody are provided in **Appendix C**.

4.1.1 Asbestos Containing Materials

ACM were identified by testing at an accredited NATA laboratory and/or visual inspection based on the experience of the hazardous materials surveyor. The representative samples that were found to contain asbestos via laboratory testing are summarised in **Table A** below.

Table A: Asbestos Results Summary Table

Sample ID	Lab ID	Structure/Location	Material	Results	Friable or Non-Friable
A-A01	19-JI21998	Building A – external, Room R0005, window seal	Putty	No Asbestos Detected	-
A-A02	19-JI21999	Building A – external, Room R0024, concrete roof	Bituminous membrane	Chrysotile Asbestos	Non-Friable
A-A03	19-JI22000	Building A – external Room R0017, between soffit and brick wall	Mastic	No Asbestos Detected	-
A-A04	19-JI22001	Building A – Room R0015, ceiling	Fibre cement sheeting	Chrysotile Asbestos	Non-Friable
A-A05	19-JI22002	Building A – Room R1010	Beige vinyl flooring	No Asbestos Detected	-
A-A06	19-JI22112	Building A – sub-floor void, redundant electrical wiring	Cable sheath	No Asbestos Detected	-
B-A01	19-JI22029	Building B (EEC) – Room R0019	Grey vinyl flooring	No Asbestos Detected	-
B-A02	19-JI22030	Building B (EEC) – Room R0001	Brown vinyl flooring	No Asbestos Detected	-
B-A03	19-JI22031	Building B (EEC) – eastern roof void, redundant electrical wiring	Cable sheathe	No Asbestos Detected	-
B-A04	19-JI22032	Building B (EEC) – eastern roof void	Corrugated fibre cement fragment	Chrysotile, Amosite and Crocidolite Asbestos	Non-Friable
B-A05	19-JI22075	Building B (EEC) – eastern roof void	Hessian pipe lagging	No Asbestos Detected	-
B-A06	19-JI22033	Building B (EEC) – Room R0002, ceiling	Fibre cement sheeting	Chrysotile, Amosite and Crocidolite Asbestos	Non-Friable
C-A01	19-JI22010	Cottage – electrical cupboard, internal lining	Fibre cement sheeting	No Asbestos Detected	-
C-A02	19-JI22011	Cottage – kitchen floor	Grey vinyl flooring	No Asbestos Detected	-
G-A01	19-JI22014	Garage – northern portion, eaves	Fibre cement sheeting	Chrysotile Asbestos	Non-Friable
G-A02	19-JI22015	Garage – internal ceilings	Fibre cement sheeting	Chrysotile Asbestos	Non-Friable

Sample ID	Lab ID	Structure/Location	Material	Results	Friable or Non-Friable
G-A03	19-JI22016	Garage – roof void	Corrugated fibre cement fragments	Chrysotile, Amosite and Crocidolite Asbestos	Non-Friable
M-A01	19-JI22051	MET Building – ground floor entry, electrical cabinet, internal lining	Fibre cement sheeting	Chrysotile and Amosite Asbestos	Non-Friable
M-A02	19-JI22076	MET Building – ground floor entry, electrical cabinet	Electrical backing board	Chrysotile Asbestos	Non-Friable
M-A03	19-JI22052	MET Building – ground floor entry, below electrical cabinet	Green vinyl flooring	No Asbestos Detected	-
M-A04	19-JI22053	MET Building – ground floor, throughout	Green vinyl floor tiles	No Asbestos Detected	-
M-A05	19-JI22054	MET Building – ground floor, on top of desk	Fibre cement sheet debris	Chrysotile Asbestos	Non-Friable
M-A06	19-JI22055	MET Building – ground floor, south-east stairwell	Green vinyl flooring	No Asbestos Detected	-
M-A07	19-JI22077	MET Building – ground floor, south-west room, splashback above sink	Decorative fibrous sheeting	No Asbestos Detected	-
M-A08	19-JI22056	MET Building – second floor, south-west stairwell, ceiling	Fibre cement sheeting	Chrysotile Asbestos	Non-Friable
M-A09	19-JI22057	MET Building – second floor, south-west stairwell, ceiling	Fibre cement sheeting	No Asbestos Detected	-
M-A10	19-JI22058	MET Building – roof, south-west stairs, external wall cladding	Fibre cement sheeting	Chrysotile and Crocidolite Asbestos	Non-Friable
M-A11	19-JI22078	MET Building – roof	Pink fibrous membrane	No Asbestos Detected	-
M-A12	19-JI22059	MET Building – second floor	Bituminous sheet debris	No Asbestos Detected <i>Assumed to contain asbestos</i>	
M-A13	19-JI22079	MET Building – second floor	Bituminous sheet debris	Chrysotile Asbestos	Friable
M-A14	19-JI22060	MET Building – second floor	Tar material	No Asbestos Detected	-

4.1.2 Asbestos Containing Dust

Representative dust samples were collected throughout the site. A summary of the results of the laboratory testing for asbestos are provided in **Table B** below.

Table B: Asbestos Dust Results Summary Table

Sample ID	Lab ID	Structure/Location	Material	Results	Friable or Non-Friable
A-AD01	19-JI22004	Building A – roof void	Accumulated dust	Chrysotile Asbestos detected in weathered fibre cement fragments, bituminous fragments and loose fibre bundles	Friable
B-AD01	19-JI22037	Building B (EEC) – eastern roof void	Accumulated dust	No Asbestos Detected	-

Sample ID	Lab ID	Structure/Location	Material	Results	Friable or Non-Friable
B-AD02	19-JI22038	Building B (EEC) – eastern roof void	Accumulated dust	Chrysotile Asbestos detected in loose fibre bundles	Friable
B-AD03	19-JI22039	Building B (EEC) – western roof void	Accumulated dust	Chrysotile Asbestos detected in loose fibre bundles	Friable
B-AD04	19-JI22040	Building B (EEC) – wall cavity between eastern and western roof voids	Accumulated dust	No Asbestos Detected	-
C-AD01	19-JI22013	Cottage – roof void	Accumulated dust	No Asbestos Detected	-
G-AD01	19-JI22021	Garage – roof void	Accumulated dust	Chrysotile and Crocidolite Asbestos detected in fibre cement fragments	Friable
M-AD01	19-JI22070	MET Building – ground floor entry	Accumulated dust	No Asbestos Detected	-
M-AD02	19-JI22084	MET Building – first floor, northern stair landing	Accumulated dust	No Asbestos Detected	-
M-AD03	19-JI22071	MET Building – second floor, south-west stair landing	Accumulated dust	Chrysotile Asbestos detected in bituminous fragments	Friable

4.1.3 Lead Containing Dust

Representative dust samples were collected throughout the site. A summary of the results of the laboratory testing for lead are provided in **Table C** below.

Table C: Lead Dust Results Summary Table

Sample ID	Lab ID	Structure/Location	Material	Results	Condition
A-LD01	S19-JI22003	Building A – roof void	Accumulated dust	2,000mg/kg	Poor
B-LD01	S19-JI22034	Building B (EEC) – eastern roof void	Accumulated dust	2,600mg/kg	Poor
B-LD02	S19-JI22035	Building B (EEC) – western roof void	Accumulated dust	1,400mg/kg	Poor
B-LD03	S19-JI22036	Building B (EEC) – wall cavity between eastern and western roof voids	Accumulated dust	170mg/kg	-
C-LD01	S19-JI22012	Cottage – roof void	Accumulated dust	790mg/kg	Poor
G-LD01	S19-JI22020	Garage – roof void	Accumulated dust	2,300mg/kg	Poor
M-LD01	S19-JI22068	MET Building – ground floor entry	Accumulated dust	1,200mg/kg	Poor
M-LD02	S19-JI22083	MET Building – first floor, northern stair landing	Accumulated dust	2,500mg/kg	Poor
M-LD03	S19-JI22069	MET Building – second floor, south-west stair landing	Accumulated dust	2,100mg/kg	Poor

4.1.4 Lead Based Paints

XRF technology as a screening tool for the identification of lead based paints in the field. Any detection of lead (i.e. greater than 0.0 mg/cm²) was adopted for the assessment of lead based paints for this investigation with representative samples collected where possible and delivered to a NATA

accredited laboratory for analysis using inductively coupled plasma optical emission spectrometry (ICP-OES). A summary of the results of laboratory testing for lead are provided in **Table D** below.

Table D: Lead Paint Results Summary Table

Sample ID	Lab ID	Structure/Location	Material	Results	Condition
A-LP01	S19-JI21991	Building A – Room R0005, external timber windows	Cream paint	0.15% w/w	Fair
A-LP02	S19-JI22072	Building A – Room R0005, soffit/ceiling	Cream paint	0.04%w/w	-
A-LP03	S19-JI21992	Building A – external timber doors, internal and external faces	Blue paint	0.64% w/w	Good
A-LP04	S19-JI21993	Building A – toilet block, external windows and fascia	White paint	0.72% w/w	Fair
A-LP05	S19-JI21994	Building A – Room R0014, internal walls	Yellow paint	<0.01% w/w	-
A-LP06	S19-JI21995	Building A – ground floor and first floor, timber skirting boards	White paint	2.7% w/w	Fair
A-LP07	S19-JI21996	Building A – ground floor and first floor, internal walls	White paint	<0.01% w/w	-
A-LP08	S19-JI21997	Building A – ground floor and first floor, ceilings	White paint	0.08% w/w	-
B-LP01	S19-JI22022	Building B (EEC) – Room R0012, lower external walls	Cream paint	1.5% w/w	Good
B-LP02	S19-JI22023	Building B (EEC) – Room R0012, external timber door frames	White paint	1.8% w/w	Good
B-LP03	S19-JI22024	Building B (EEC) – external timber windows and eaves	White paint	1.2% w/w	Fair
B-LP04	S19-JI22074	Building B (EEC) – external metal handrails	Green Paint	0.82% w/w	Fair
B-LP05	S19-JI22025	Building B (EEC) – Room R0017, internal walls	Cream paint	0.17% w/w	Good
B-LP06	S19-JI22026	Building B (EEC) – Room R0018, skirting boards	Cream/pink paint	0.26% w/w	Good
B-LP07	S19-JI22027	Building B (EEC) – Room R0005, doors and architraves	Blue/green paint	0.18% w/w	Good
B-LP08	S19-JI22028	Building B (EEC) – Room R0002, internal walls	White/cream paint	1.9% w/w	Good
C-LP01	S19-JI22005	Cottage – external timber veranda posts and frame	White paint	0.06% w/w	-
C-LP02	S19-JI22006	Cottage – external walls	Brown paint	2.2% w/w	Good
C-LP03	S19-JI22073	Cottage – external timber windows sills and frames	White paint	0.62% w/w	Good
C-LP04	S19-JI22007	Cottage – extension portion, internal walls	Cream paint	1.4% w/w	Good
C-LP05	S19-JI22008	Cottage – internal timber windows frames, skirting boards and architraves	White paint	0.88% w/w	Good

Sample ID	Lab ID	Structure/Location	Material	Results	Condition
C-LP06	S19-JI22009	Cottage – original portion, internal walls above the picture rail	Cream Paint	1.6% w/w	Good
G-LP01	S19-JI22017	Garage – external timber doors	Green and blue paint	11% w/w	Fair
G-LP02	S19-JI22018	Garage – external timber door frames	Blue paint	32% w/w	Fair
G-LP03	S19-JI22019	Garage – eaves	White paint	5.0% w/w	Good
M-LP01	S19-JI22061	MET building – external footings and northern entry	White paint	2.9% w/w	Fair
M-LP02	S19-JI22062	MET building – external timber windows	Cream paint	5.9% w/w	Poor
M-LP03	S19-JI22080	MET building – ground floor, internal walls	White paint	6.0% w/w	Poor
M-LP04	S19-JI22081	MET building – north and south-west stairs, metal fire doors	Pink paint	6.9% w/w	Fair
M-LP05	S19-JI22063	MET building – first floor, internal walls	Cream paint	0.22% w/w	Poor
M-LP06	S19-JI22064	MET building – south-west stairwell, timber windows and door frames	Green paint	6.9% w/w	Poor
M-LP07	S19-JI22082	MET building – south-west stairwell, internal walls	Cream paint	0.56% w/w	Poor
M-LP08	S19-JI22065	MET building – second floor, internal walls	Cream paint	0.82% w/w	Poor
M-LP09	S19-JI22066	MET building – second floor balcony, external windows and doors	Green paint	5.2% w/w	Poor
M-LP10	S19-JI22067	MET building – eaves and second floor balcony ceiling	White paint	8.8% w/w	Poor

4.1.5 Polychlorinated Biphenyls

Detailed inspection of capacitors in light fittings could not be undertaken due to the electricity supply to the fittings being active. Therefore, PCB containing capacitors are assumed to be present within the older light fittings throughout the site.

4.1.6 Synthetic Mineral Fibres

Suspected SMF materials were identified in various forms throughout the site. Full details of all identified SMF materials are provided in the Hazardous Materials Register (**Appendix A**). The typical forms of SMF identified are summarised below:

- Internal insulation cores to hot water systems;
- Insulation to roof sarking within roof voids; and
- Insulation lagging to air conditioning ducting.

4.2 Inaccessible Areas

There is potential for additional hazardous materials to be contained within inaccessible areas of the site. Areas of the MET Building were unable to be accessed and/or visually inspected due to the structural integrity of the building. These inaccessible areas were identified as follows:

- The roof could only be visually inspected from the south-west corner;
- No access to the entire south-east stairwell;
- No access to the south-east rooms on the second floor;
- Visual access only to the western rooms on the ground floor, first floor and second floor;
- No access to the eastern rooms on the first floor; and
- Visual access only to the kitchenette on the first floor.

The inaccessible areas outlined above are also shown on the floor plans included as **Figure 3**.

5. Conclusions and Recommendations

Based on the scope of this assessment and with reference to the limitations included in **Section 6**, the following conclusions are made with respect to the Hazardous Building Materials Survey completed.

5.1 Hazardous Materials

Identified and suspected hazardous building materials were observed throughout the site as a result of visual identification and laboratory analysis. A number of the identified hazardous building materials present a significant exposure risk to current and future site occupants, maintenance workers/contractors and demolition workers if they are not appropriately managed/removed. It is recommended that a hazardous materials management plan be prepared for the site detailing the procedures for the management and removal of the identified hazardous materials to be implemented prior to and for the duration of the proposed demolition and refurbishment works.

The following broad recommendations are made for the removal of the identified hazardous materials to potentially mitigate harmful effects as a result of the proposed works program. Further detail on the appropriate removal and management methods for identified and suspected hazardous building materials shall be included in the site hazardous materials management plan. The person with management or control of the site, must ensure so far as is reasonably practicable that the identified hazardous materials are removed prior to the commencement of the proposed demolition and refurbishment works.

The identified and suspected hazardous materials are presented in the Hazardous Materials Register included as **Appendix A**.

5.1.1 Asbestos Containing Materials

5.1.1.1 Friable Asbestos Containing Dusts

Friable asbestos impacted dusts have been identified within the roof voids of Building A, Building B and the Garage, and within the internal areas of the MET Building. Prior to the commencement of any demolition or refurbishments works it is recommended that the following work is undertaken:

- Access to the roof voids of Building A, Building B and the Garage, and the entirety of the MET Building shall be immediately restricted and appropriate asbestos warning signage installed to access/egress points to inform personnel of the known asbestos hazards for the interim period and until asbestos removal works can be completed.

In the event that access to the roof void/s and/or MET Building is required, care should be taken to avoid any activities that may disturb the identified friable asbestos hazards. Personal protective equipment (PPE) shall be adopted to preclude potential inhalation exposures to dusts, including – as a minimum – P2 half face respirators and disposable coveralls worn by any persons who require to enter the void/s, with appropriate decontamination procedures implemented when exiting the void/s and/or MET Building.

- The friable asbestos hazards within the void/s and MET Building will likely be disturbed as part of the refurbishment works due to new services being installed, etc. and must therefore be appropriately removed by a Class A licensed asbestos removal contractor in accordance with the requirements of *Work Health and Safety Act (2011)*, *Work Health and Safety Regulation (2017)* and SWA2018a prior to any planned demolition or refurbishment works commencing. An asbestos removal control plan is to be developed by the engaged Class A licensed asbestos removalist prior to the removal works, outlining the specific removal methodologies and control measures necessary to minimise any risk from exposure to asbestos.

- A permit to remove friable asbestos application shall be submitted to SafeWork NSW by the engaged Class A contractor prior to works commencing. No asbestos removal works may commence until receipt of the approved friable asbestos removal work permit from SafeWork NSW.
- Asbestos waste and asbestos impacted waste materials shall be disposed of to an appropriately licensed landfill in accordance with the *Waste Classification Guidelines Part 1: Classifying Waste* (NSW EPA, 2014).
- Air monitoring is required to be conducted during the removal of the friable asbestos impacted dusts by an independent Licensed Asbestos Assessor (LAA).

5.1.1.2 Non-Friable Asbestos Containing Materials

Non-friable ACM has been identified in various forms throughout the site. Prior to the demolition or refurbishment of the structures it is recommended that the following work is undertaken in conjunction with the friable ACD removal works detailed in **Section 5.1.1.1** above:

- A Class A licensed asbestos removalist shall be engaged to remove all asbestos containing materials as identified in the Hazardous Materials Register (**Appendix A**). Removal and disposal of non-friable asbestos materials shall be undertaken in accordance with the *Work Health and Safety Act* (2011), *Work Health and Safety Regulation* (2017) and SWA2018a.
- While not mandatory during the removal of non-friable ACM, it is considered best practice that asbestos air monitoring is also undertaken by the independent LAA during all non-friable asbestos removal works, given the amount of friable ACD identified throughout the site.

5.1.1.3 Clearance Certification

- Following completion of friable and/or non-friable asbestos removal works within each structure, a clearance inspection shall be undertaken by the independent LAA to ensure that the all asbestos containing materials identified in the Hazardous Materials Register (**Appendix A**) have been removed to a satisfactory industry standard.
- Clearance air monitoring is required to be undertaken as part of the clearance inspection following the removal of the friable asbestos hazards. The results of the clearance air monitoring will form part of the clearance certification.
- Following the completion of the clearance inspection, a clearance certificate shall be issued by the LAA to confirm that the identified non-friable asbestos hazards and/or friable asbestos hazards have been successfully removed and that each structure is suitable for proposed demolition or refurbishment works to commence.

5.1.2 Lead Containing Dust

Elevated levels of lead in dust above the adopted site criteria were identified at the site. A suitably experienced hazardous materials removal contractor should be engaged to remove the lead containing dust in accordance with the AS4361.2-2017 prior to the commencement of any demolition or refurbishment works. It is anticipated that the lead dust hazards will be removed in conjunction with the friable ACD removal works outlined in **Section 5.1.1.1**.

5.1.3 Lead Based Paints

All paint systems throughout the site should be treated as lead based paints. These lead based paints, as identified in Hazardous Materials Register (**Appendix A**), ranged in condition from good to poor and should be managed in accordance with the AS4361.2-2017. Where peeling or deteriorated they should be removed under controlled conditions by an experienced contractor prior to demolition or as part of the refurbishment works.

Removed lead paint waste from education sites has been pre-classified as General Solid Waste (non-putrescible) as per EPA 2014 and can be disposed in accordance with this classification to suitably licensed waste facilities.

Stable lead based paints adhered to building fabric can be encapsulated with a layer of non-lead based paint in accordance with AS4361.2-2017 within the structures to be retained or removed with the building waste provided care is taken to minimise any potential for paint flakes to be dispersed onto ground surfaces within the structures to be demolished.

5.1.4 Synthetic Mineral Fibres

The synthetic mineral fibres encountered during this inspection were generally contained and deemed to be low risk. These SMF materials can be removed with the building and demolition waste with care taken not to generate fibres. Appropriate PPE is recommended including the use of P2 respirator as minimum and appropriate removal methodology as outlined in [NOHSC: 1004(1990)] and [NOHSC: 2006(1990)].

5.1.5 Polychlorinated Biphenyls

All old fluorescent light fittings throughout the site are to be treated as containing PCB capacitors unless further investigation confirms otherwise. These light fittings should be removed and disposed of as Scheduled Waste or re-inspected once isolated from the electrical system to confirm the presence or absence of PCB capacitors.

5.2 Inaccessible Areas

Areas inaccessible during the current HBMS should be inspected by a suitably qualified competent person prior to any works commencing. Suspected ACM should be sampled by a suitably qualified competent person prior to any works commencing.

5.3 Unexpected Finds

Any materials deemed to be consistent with those detailed in the Hazardous Materials Register that have not been previously identified should be assumed to have the same content and be treated accordingly.

Should any additional suspected hazardous materials be observed during or prior to demolition works, works should cease until a suitably qualified occupational hygienist can assess the suspected hazardous material and provide appropriate recommendations for management and/or removal.

6. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

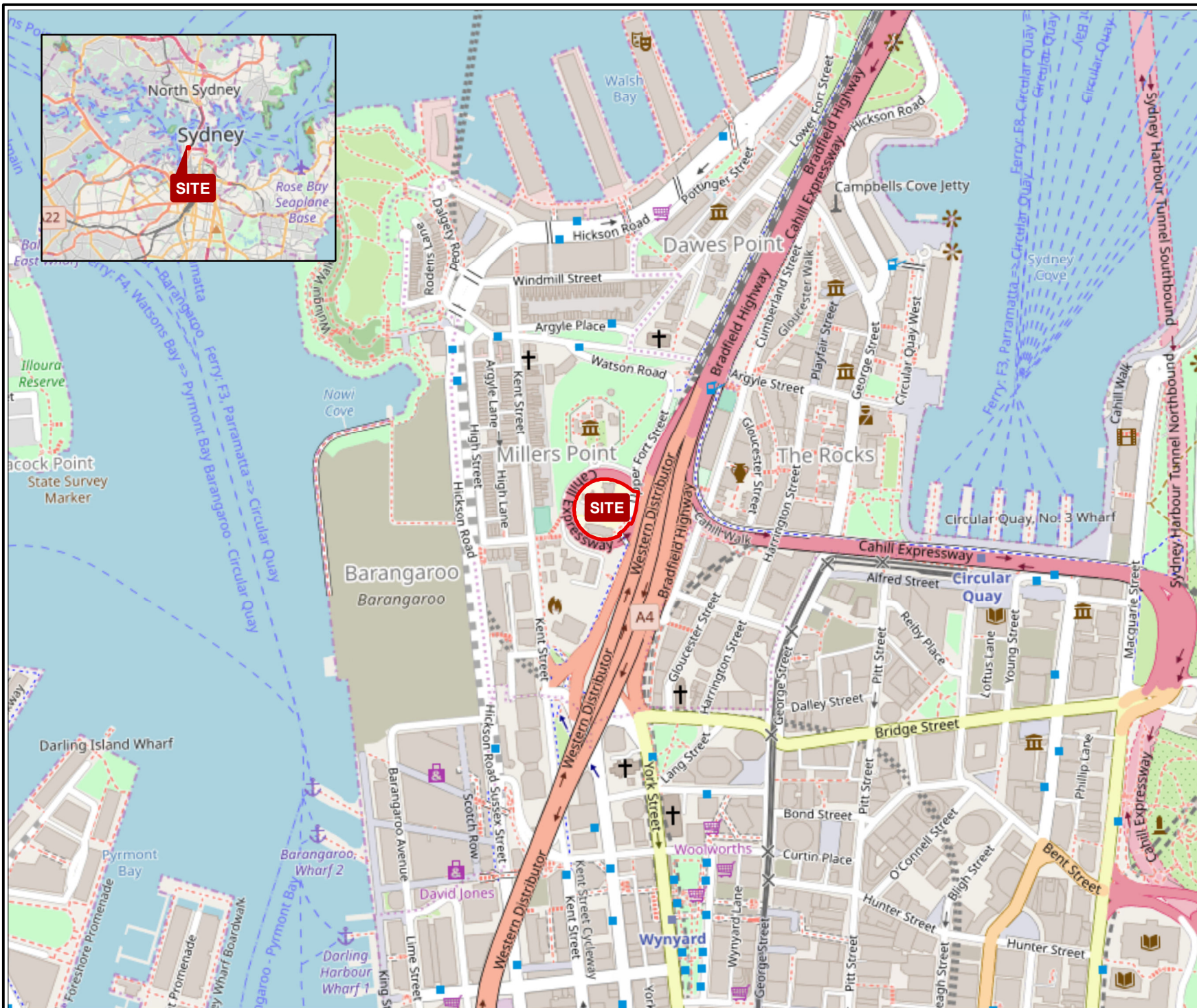
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Figures



Legend:
 Approximate Site Boundary



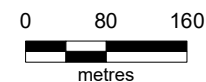
Job No: 56262

Client: School Infrastructure NSW

Version: R02 Rev 0 Date 26/07/2019

Drawn By: AV Checked By: RS

Scale 1:7,500



Coord. Sys. GDA 1994 MGA Zone 56

**Upper Fort Street, Observatory Hill
 Millers Point, NSW**

SITE LOCATION

FIGURE 1



Legend:

- Approximate Site Boundary
- Structure to be Demolished
- Structure to be Retained/Refurbished



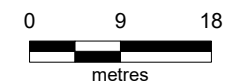
Job No: 56262

Client: School Infrastructure NSW

Version: R02 Rev 0 Date 26/07/2019

Drawn By: AV Checked By: RS

Scale 1:750



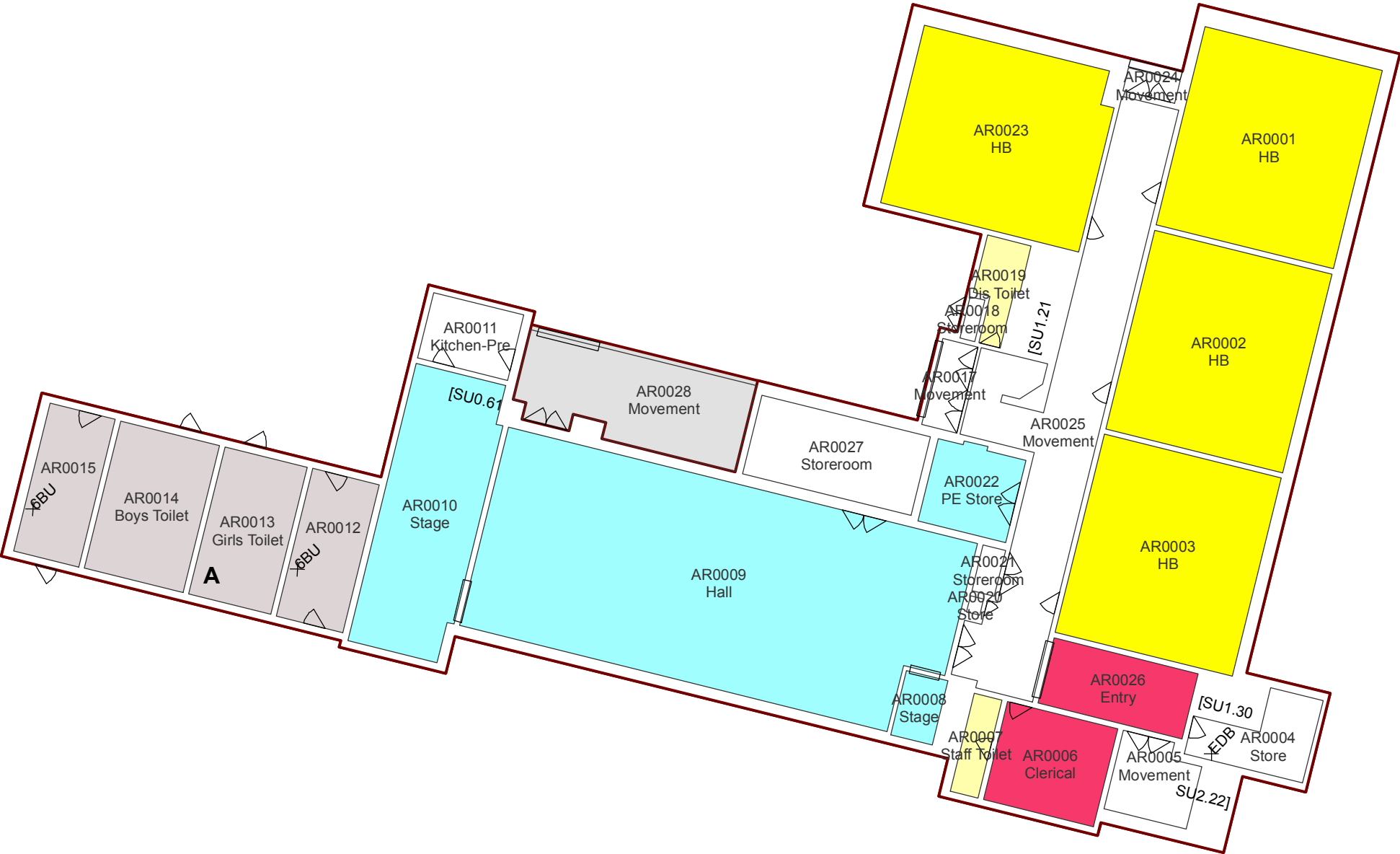
Coord. Sys. GDA 1994 MGA Zone 56

**Upper Fort Street, Observatory Hill
Millers Point, NSW**

SITE LAYOUT

FIGURE 2

1937 - Fort Street Public School
General Learning/Communal Facilities (B00A) - Ground Floor (Room Function)

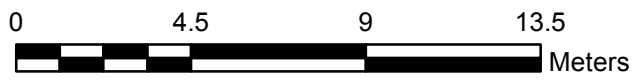


1937 - Fort Street Public School
General Learning/Communal Facilities (B00A) - Ground Floor Mezzanine (Room Function)

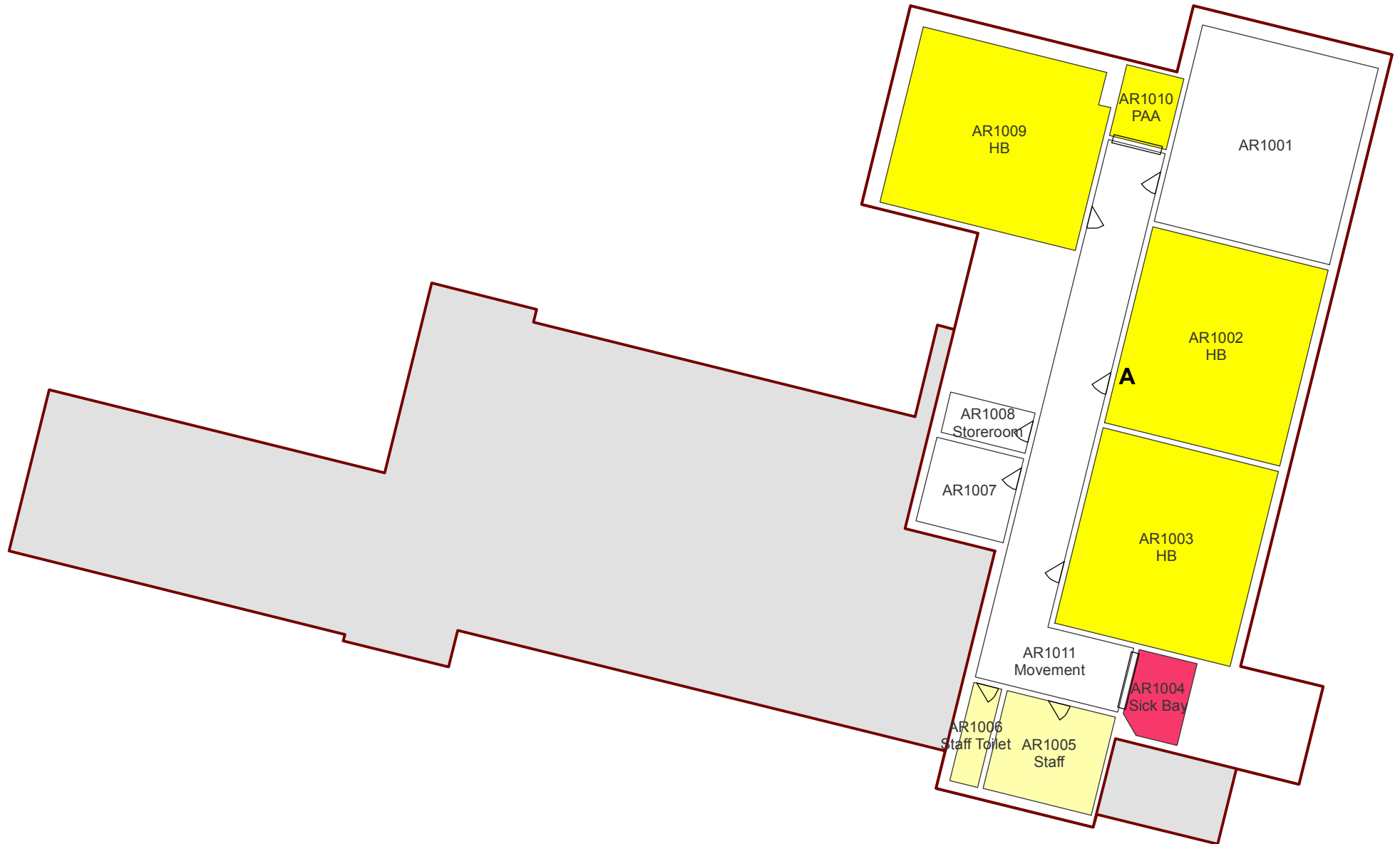


AM0001
Chair Storeroom

A

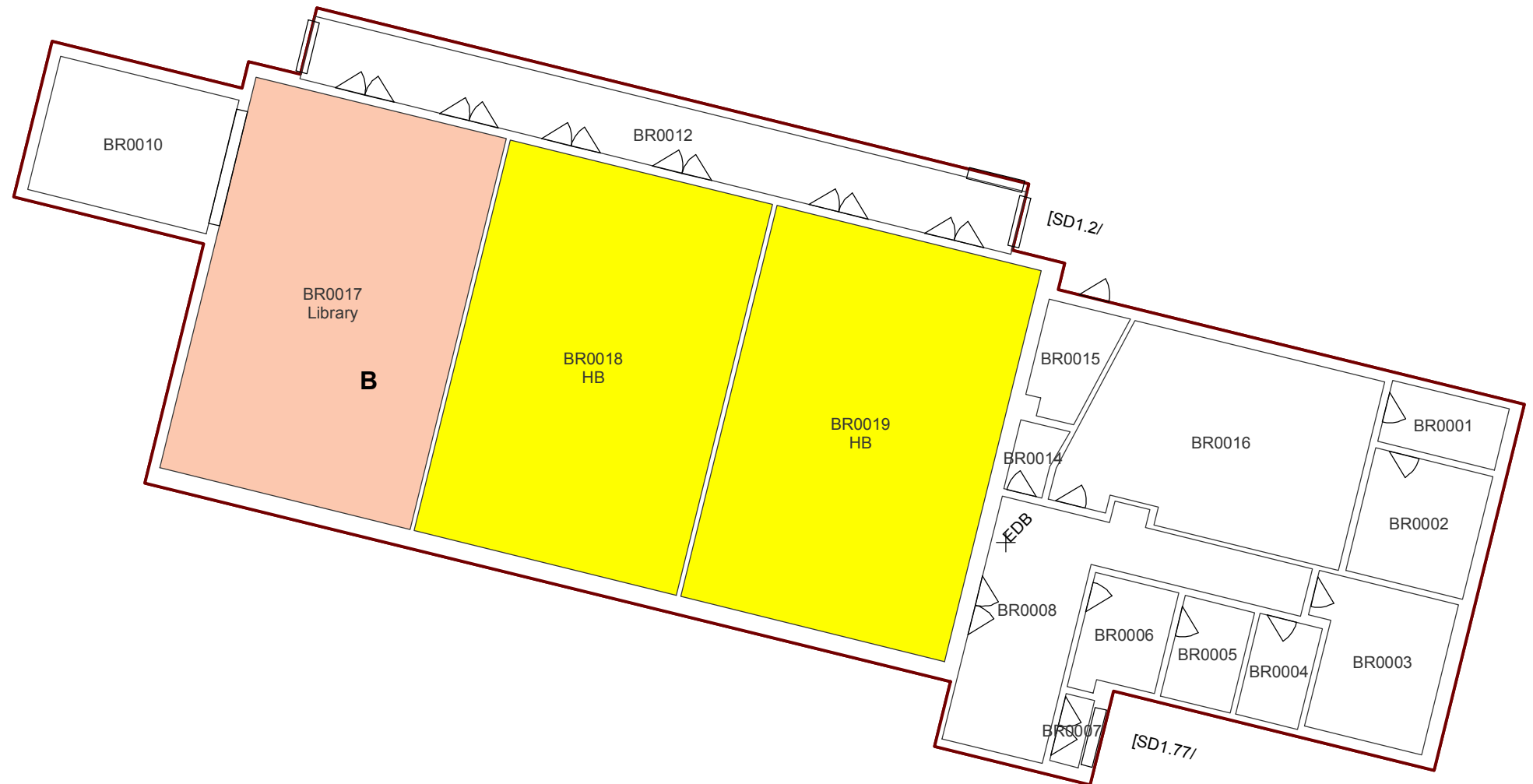


1937 - Fort Street Public School
General Learning/Communal Facilities (B00A) - 1st Floor (Room Function)

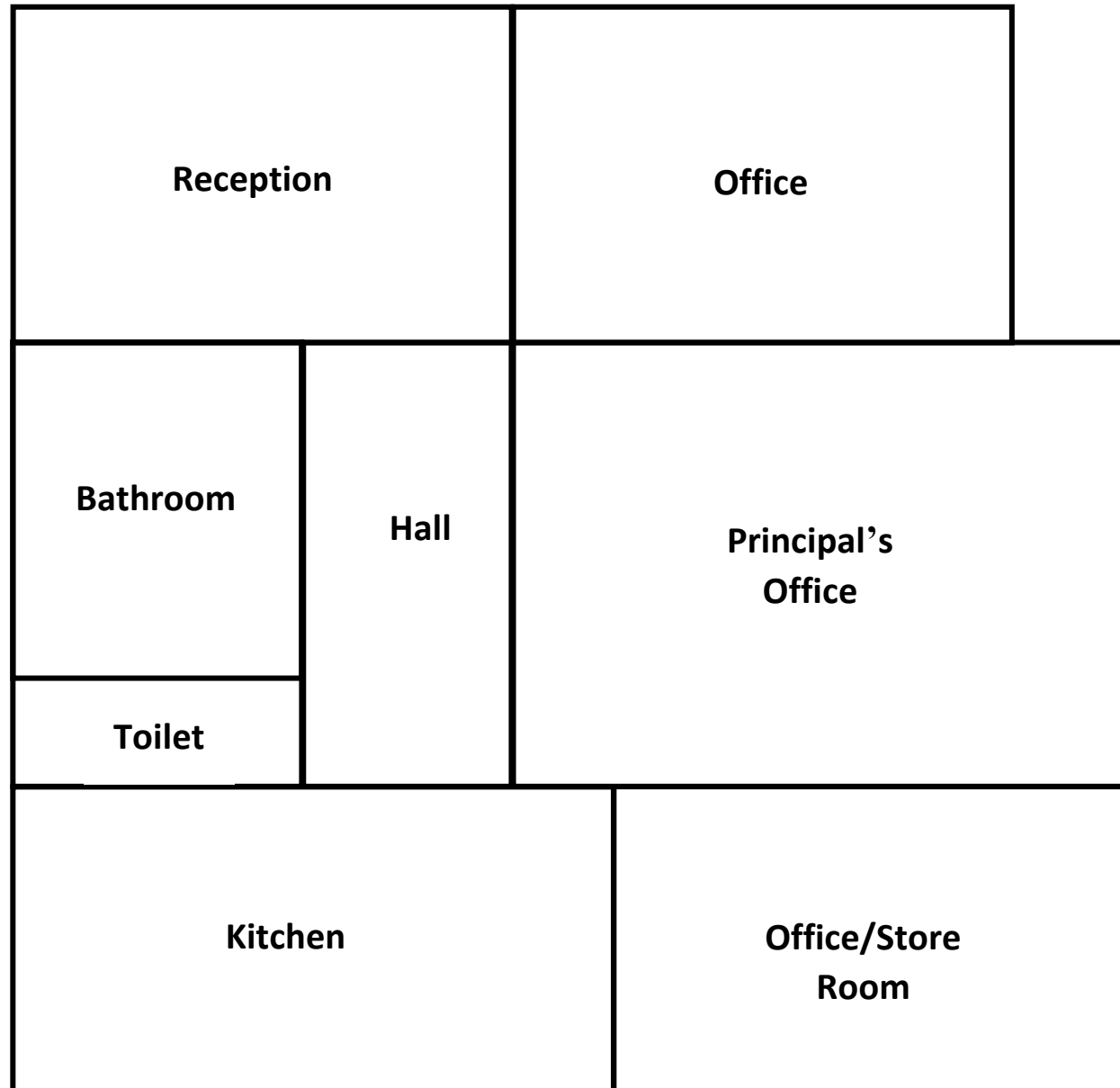


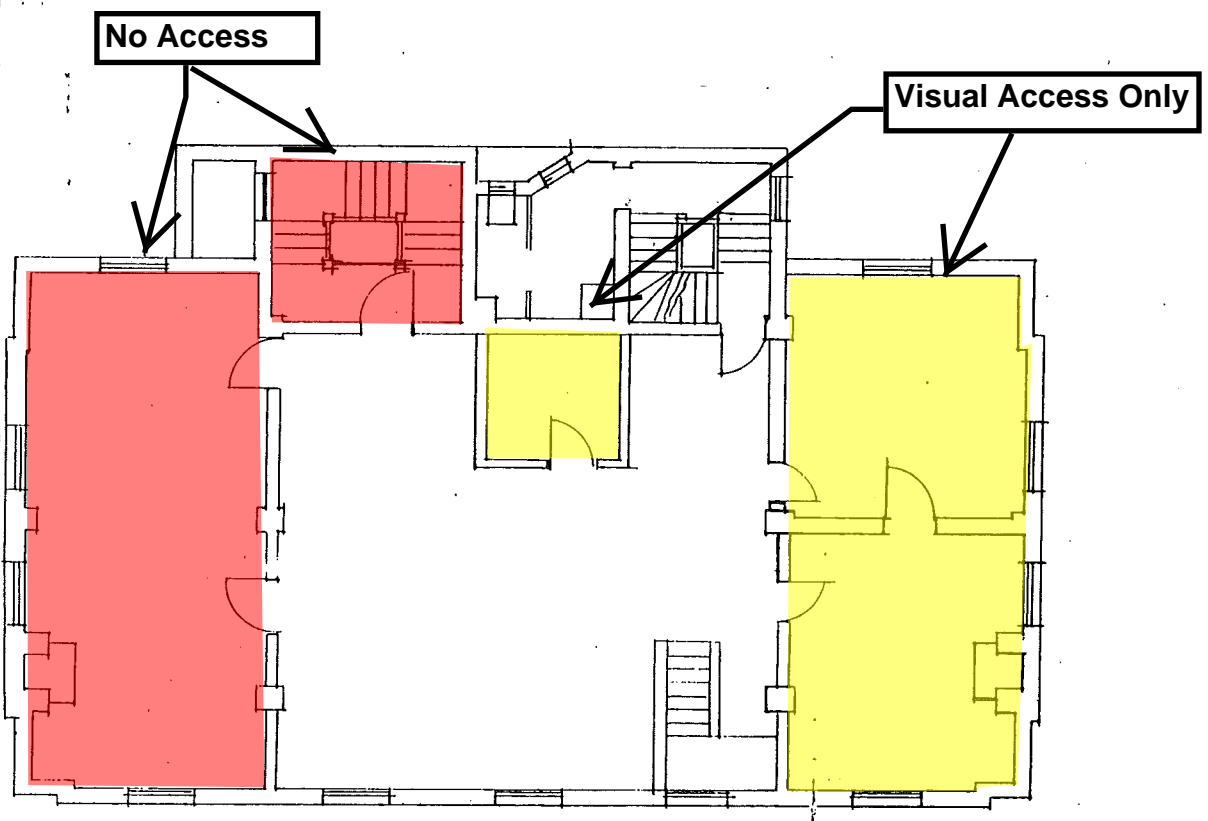
0 4.5 9 13.5
Meters

1937 - Fort Street Public School
Communal Facilities/Administration (B00B) - Ground Floor (Room Function)



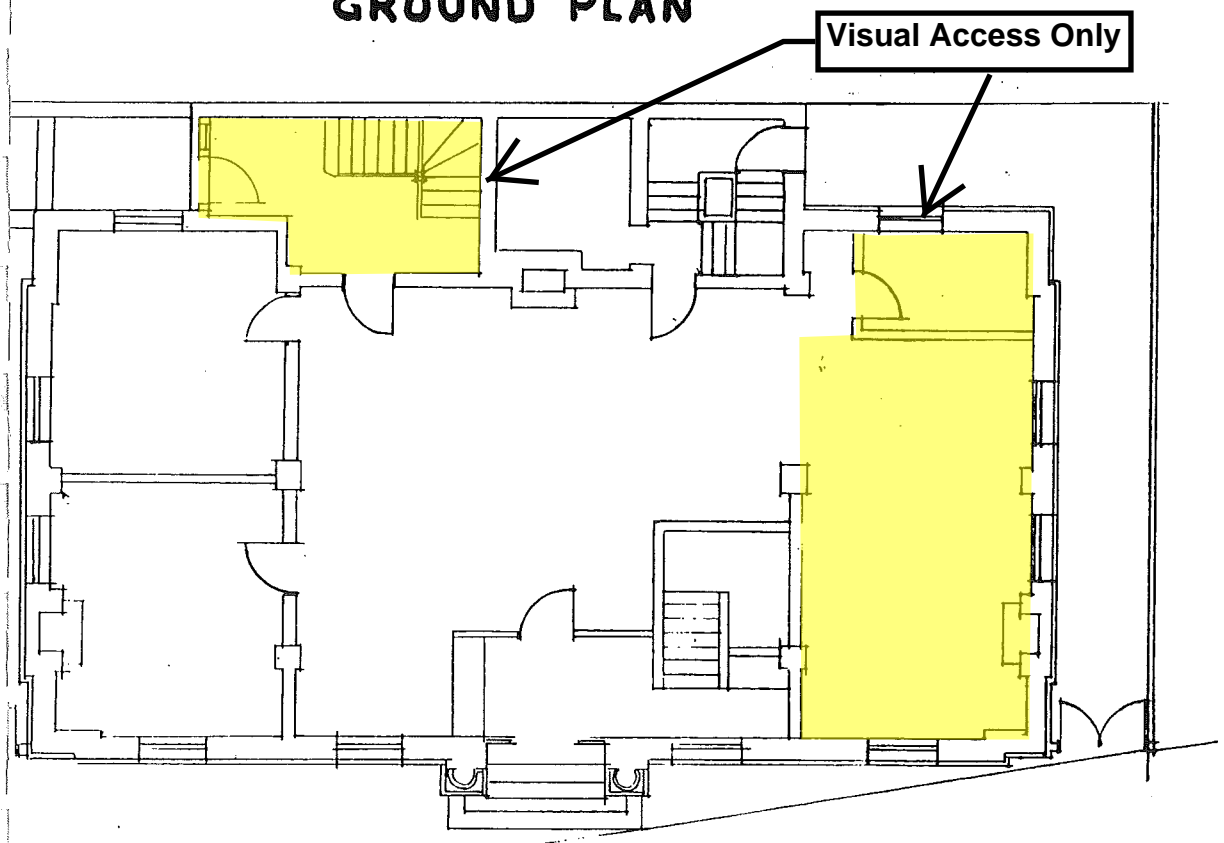
Cottage Floor Plan



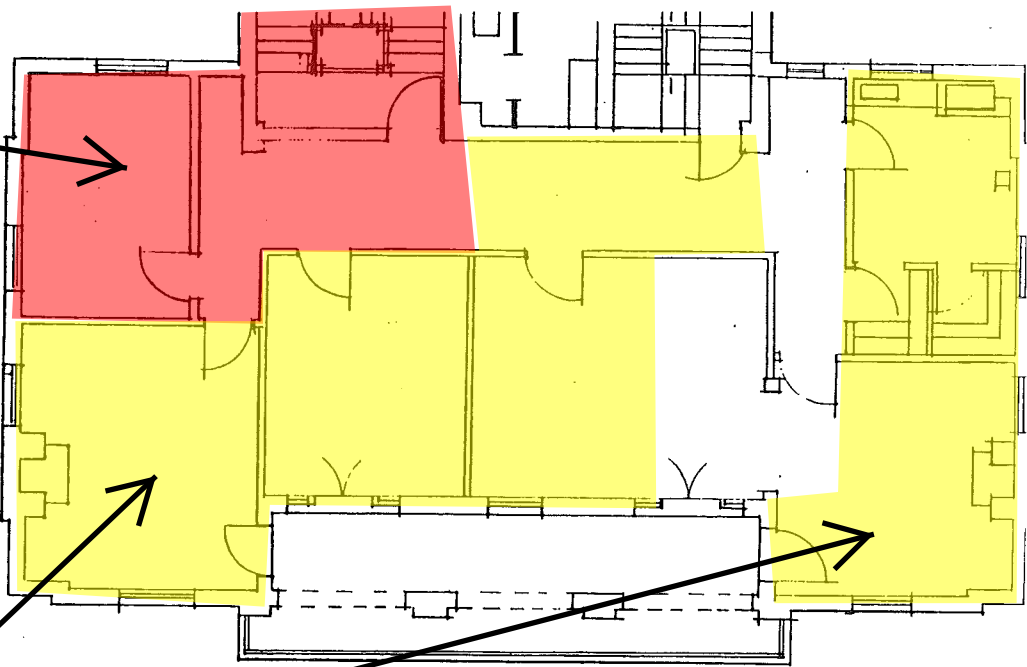


FIRST FLOOR PLAN

GROUND PLAN



No Access

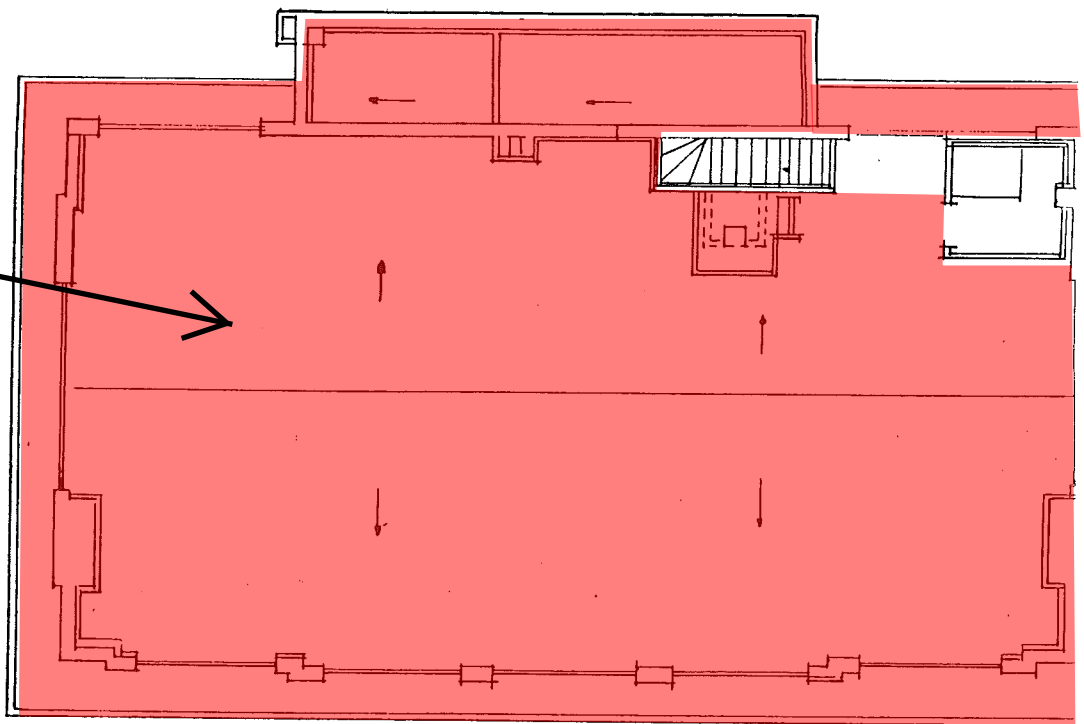


Visual Access Only

SECOND FLOOR PLAN

ROOF PLAN

No Access



Appendix A Hazardous Materials Register

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building A
Date of Production – 5/8/2019



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
As per A-A02	Room R0005, concrete roof	Bituminous felt membrane	-	Yes	Non- Friable	Assumed Asbestos	Fair	15 m ²	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	10/7/2019 JBS&G SL & RS	
As per A-A04	Room R0012, ceiling	Fibre cement sheeting	2	Yes	Non- Friable	Assumed Asbestos	Fair	15 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per A-A04	Room R0013, ceiling	Fibre cement sheeting	-	Yes	Non- Friable	Assumed Asbestos	Fair	20 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per A-A04	Room R0014, ceiling	Fibre cement sheeting	-	Yes	Non- Friable	Assumed Asbestos	Fair	20 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
A-A04	Room R0015, ceiling	Fibre cement sheeting	3	Yes	Non- Friable	Chrysotile Asbestos Detected	Fair	15 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building A
Date of Production – 5/8/2019



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per A-A02	Room R0017, concrete roof	Bituminous felt membrane	-	Yes	Non- Friable	Assumed Asbestos	Fair	3 m ²	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. <u>OR</u> Leave in situ, manage in accordance with SWA 2018b and monitor condition	10/7/2019 JBS&G SL & RS	
A-A02	Room R0024, concrete roof	Bituminous felt membrane	4	Yes	Non- Friable	Chrysotile Asbestos Detected	Fair	3 m ²	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. <u>OR</u> Leave in situ, manage in accordance with SWA 2018b and monitor condition	10/7/2019 JBS&G SL & RS	
As per A-A02	Room R0027, concrete roof	Bituminous felt membrane	5	Yes	Non- Friable	Assumed Asbestos	Fair	25 m ²	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. <u>OR</u> Leave in situ, manage in accordance with SWA 2018b and monitor condition	10/7/2019 JBS&G SL & RS	
As per A-A02	Room R0028, concrete roof	Bituminous felt membrane	5	Yes	Non- Friable	Assumed Asbestos	Fair	25 m ²	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. <u>OR</u> Leave in situ, manage in accordance with SWA 2018b and monitor condition	10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building A
Date of Production – 5/8/2019



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
A-AD01	Roof void	Accumulated Dust	6	Yes	Friable	Chrysotile Asbestos detected in weathered fibre cement fragments, fibrous bituminous-like fragments and in the form of loose fibre bundles	Poor	530 m ²	Access to the roof void shall be immediately restricted and appropriate asbestos warning signage installed to access/egress points to inform personnel of the known asbestos hazards for the interim period and until asbestos removal works can be completed. If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Manage in accordance with SWA 2018b	10/7/2019 JBS&G SL & RS	
No Asbestos Detected (NAD)											
A-A01	Room R0005, external timber windows	Putty	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
A-A03	Room R0017, between concrete soffit and external brick wall	Mastic	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
A-A05	Room R1009 and R1010, floor adjacent sink	Cream vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
A-A06	Sub-floor void, redundant electrical wiring	Cable sheath	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building A
Date of Production – 5/8/2019



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Lead Containing Dust											
A-LD01	Roof void	Accumulated Dust	6	Yes	-	2,000 mg/kg	Poor	530 m ²	<p>Access to the roof void shall be immediately restricted due to the presence of friable ACD (refer item A-AD01 above).</p> <p>If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017.</p> <p>If material to be disturbed as part of refurbishment works, remove prior to commencement of works.</p> <p>Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017.</p> <p>OR</p> <p>Manage in accordance with SWA 2018b and AS4361.2-2017</p>	10/7/2019 JBS&G SL & RS	
Lead Based Paints											
A-LP01	Room R0005, external timber windows	Cream Paint	7	Yes	-	0.15% w/w	Fair	10 m ²	<p>Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.</p> <p>Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint.</p> <p>Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.</p>	10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building A
Date of Production – 5/8/2019



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
A-LP03	External timber doors, internal and external faces	Blue paint	8	Yes	-	0.64% w/w	Good	50 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
A-LP04	Toilet block, external windows and fascia	White paint	9	Yes	-	0.72% w/w	Fair	15 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
A-LP06	Ground floor and first floor, timber skirting boards	White paint	10	Yes	-	2.7% w/w	Fair	100 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building A
Date of Production – 5/8/2019



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
XRF	Throughout internal and external areas	Various coloured paint systems	-	Yes	-	> 0.00 mg/cm ²	Fair/Good	> 300 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non- lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
Non-Lead Based Paints											
A-LP02	Room R0005, soffit/ceiling	Cream paint	-	Yes	-	0.04% w/w	-	-	No further action required	10/7/2019 JBS&G SL & RS	
A-LP05	Room R0014, internal walls	Yellow paint	-	Yes	-	<0.01% w/w	-	-	No further action required	10/7/2019 JBS&G SL & RS	
A-LP07	Ground floor and first floor, internal walls	White paint	-	Yes	-	<0.01% w/w	-	-	No further action required	10/7/2019 JBS&G SL & RS	
A-LP08	Ground floor and first floor, ceilings	White paint	-	Yes	-	0.08% w/w	-	-	No further action required	10/7/2019 JBS&G SL & RS	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, <u>OR</u> Handle in accordance with ANZECC 1997	10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building A
Date of Production – 5/8/2019



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Synthetic Mineral Fibres (SMF)											
-	Room R1005, instant hot water system	Insulation core	11	No	Non- Friable	Assumed SMF	Good	1 m ²	Remove in accordance with NOHSC:2006 (1990) or leave in-situ and manage in accordance with NOHSC:2006 (1990)	10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building B (EEC)
Date of Production – 5/8/2019



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
As per B-A06	Room R0001, ceiling	Fibre cement sheeting	-	Yes	Non- Friable	Assumed Asbestos	Good	8 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
B-A06	Room R0002, ceiling	Fibre cement sheeting	13	Yes	Non- Friable	Chrysotile, Amosite and Crocidolite Asbestos Detected	Good	15 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0005, ceiling	Fibre cement sheeting	-	Yes	Non- Friable	Assumed Asbestos	Good	8 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0006, cupboard ceiling	Fibre cement sheeting	14	Yes	Non- Friable	Assumed Asbestos	Good	1 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0007, external soffit lining	Fibre cement sheeting	15	Yes	Non- Friable	Assumed Asbestos	Good	12 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0008, cupboard ceiling	Fibre cement sheeting	-	Yes	Non- Friable	Assumed Asbestos	Good	1 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0010, ceiling	Fibre cement sheeting	16	Yes	Non- Friable	Assumed Asbestos	Good	30 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building B (EEC)
Date of Production – 5/8/2019



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per B-A06	Room R0014, ceiling	Fibre cement sheeting	-	Yes	Non- Friable	Assumed Asbestos	Good	5 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0015, ceiling	Fibre cement sheeting	-	Yes	Non- Friable	Assumed Asbestos	Good	12 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0016, cupboard ceiling	Fibre cement sheeting	-	Yes	Non- Friable	Assumed Asbestos	Good	1 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
B-A04	Eastern roof void	Corrugated fibre cement fragments	17	Yes	Non- Friable	Chrysotile, Amosite and Crocidolite Asbestos Detected	Poor	2 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
B-AD01	Eastern roof void	Accumulated dust	-	Yes	-	No asbestos detected	Poor	160 m ²	The entire eastern roof void is assumed to be impacted with friable asbestos. Access to the roof void shall be immediately restricted and appropriate asbestos warning signage installed to access/egress points to inform personnel of the known asbestos hazards for the interim period and until asbestos removal works can be completed. If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b. The friable ACD must be removed prior to the commencement of demolition works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a.	10/7/2019 JBS&G SL & RS	
B-AD02	Eastern roof void, on top of roof beams	Accumulated dust	18	Yes	Friable	Chrysotile asbestos detected in the form of loose fibre bundles				10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building B (EEC)
Date of Production – 5/8/2019



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
B-AD03	Western roof void	Accumulated dust	19	Yes	Friable	Chrysotile asbestos detected in the form of loose fibre bundles	Poor	280 m ²	The entire western roof void is assumed to be impacted with friable asbestos. Access to the roof void shall be immediately restricted and appropriate asbestos warning signage installed to access/egress points to inform personnel of the known asbestos hazards for the interim period and until asbestos removal works can be completed. If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b. The friable ACD must be removed prior to the commencement of demolition works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a.	10/7/2019 JBS&G SL & RS	
No Asbestos Detected (NAD)											
B-A02	Room R0001, floor	Brown vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
As per B-A02	Room R0002, floor	Brown vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
As per B-A02	Room R0003, floor	Brown vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
As per B-A02	Room R0004, floor	Brown vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
As per B-A02	Room R0014, floor	Brown vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building B (EEC)
Date of Production – 5/8/2019



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
B-A01	Room R0019, floor at entry	Grey vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
B-A03	Eastern roof void, redundant electrical wiring	Cable sheath	-	Yes	-	No asbestos detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
B-A05	Eastern roof void	Hessian pipe lagging	-	Yes	-	No asbestos detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
B-AD04	Wall cavity between eastern and western roof voids	Accumulated dust	-	Yes	-	No asbestos detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
Lead Containing Dust											
B-LD01	Eastern roof void	Accumulated dust	18	Yes	-	2,600 mg/kg	Poor	160 m ²	Access to the roof void shall be immediately restricted due to the presence of friable ACD (refer item B-AD02 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. The friable ACD must be removed prior to the commencement of demolition works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017	10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building B (EEC)
Date of Production – 5/8/2019



JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
B-LD02	Western roof void	Accumulated dust	19	Yes	-	1,400 mg/kg	Poor	280 m ²	Access to the roof void shall be immediately restricted due to the presence of friable ACD (refer item B-AD03 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. The friable ACD must be removed prior to the commencement of demolition works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017	10/7/2019 JBS&G SL & RS	
B-LD03	Wall cavity between eastern and western roof voids	Accumulated dust	-	Yes	-	170mg/kg	Poor	-	No further action required	10/7/2019 JBS&G SL & RS	
Lead Based Paints											
B-LP03	External timber windows and eaves	White paint	20	Yes	-	1.2% w/w	Fair	180 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building B (EEC)
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JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
B-LP04	External metal handrails	Green paint	21	Yes	-	0.82% w/w	Fair	10 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP07	Room R0001, doors and architraves	Blue/green paint	-	Yes	-	Assumed Lead Based Paint	Good	5 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP08	Room R0001, internal walls	White/cream paint	-	Yes	-	Assumed Lead Based Paint	Good	20 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

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As per B-LP07	Room R0002, doors and architraves	Blue/green paint	-	Yes	-	Assumed Lead Based Paint	Good	5 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
B-LP08	Room R0002, internal walls	White/cream paint	-	Yes	-	1.9% w/w	Good	30 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP07	Room R0003, doors and architraves	Blue/green paint	-	Yes	-	Assumed Lead Based Paint	Good	5 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

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As per B-LP08	Room R0003, internal walls	White/cream paint	-	Yes	-	Assumed Lead Based Paint	Good	40 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP07	Room R0004, doors and architraves	Blue/green paint	-	Yes	-	Assumed Lead Based Paint	Good	5 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP08	Room R0004, internal walls	White/cream paint	-	Yes	-	Assumed Lead Based Paint	Good	20 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

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B-LP07	Room R0005, doors and architraves	Blue/green paint	-	Yes	-	0.18% w/w	Good	5 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP08	Room R0005, internal walls	White/cream paint	-	Yes	-	Assumed Lead Based Paint	Good	20 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP07	Room R0006, doors and architraves	Blue/green paint	-	Yes	-	Assumed Lead Based Paint	Good	5 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

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As per B-LP08	Room R0006, internal walls	White/cream paint	-	Yes	-	Assumed Lead Based Paint	Good	30 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP07	Room R0008, doors and architraves	Blue/green paint	22	Yes	-	Assumed Lead Based Paint	Good	5 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP08	Room R0008, internal walls	White/cream paint	23	Yes	-	Assumed Lead Based Paint	Good	50 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

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As per B-LP05	Room R0010, internal walls	Cream paint	-	Yes	-	Assumed Lead Based Paint	Good	50 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP06	Room R0010, skirting boards	Cream/pink paint	-	Yes	-	Assumed Lead Based Paint	Good	10 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
B-LP01	Room R0012, lower external walls	Cream paint	24	Yes	-	1.5% w/w	Good	50 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

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B-LP02	Room R0012, external timber door frames	White paint	25	Yes	-	1.8% w/w	Good	15 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP07	Room R0014, doors and architraves	Blue/green paint	-	Yes	-	Assumed Lead Based Paint	Good	5 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP08	Room R0014, internal walls	White/cream paint	-	Yes	-	Assumed Lead Based Paint	Good	20 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

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As per B-LP07	Room R0016, doors and architraves	Blue/green paint	-	Yes	-	Assumed Lead Based Paint	Good	5 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP08	Room R0016, internal walls	White/cream paint	-	Yes	-	Assumed Lead Based Paint	Good	80 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
B-LP05	Room R0017, internal walls	Cream paint	26	Yes	-	0.17% w/w	Good	200 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

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As per B-LP06	Room R0017, skirting boards	Cream/pink paint	-	Yes	-	Assumed Lead Based Paint	Good	20 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP05	Room R0018, internal walls	Cream paint	-	Yes	-	Assumed Lead Based Paint	Good	200 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
B-LP06	Room R0018, skirting boards	Cream/pink paint	27	Yes	-	0.26% w/w	Good	20 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

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As per B-LP05	Room R0019, internal walls	Cream paint	-	Yes	-	Assumed Lead Based Paint	Good	200 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP06	Room R0019, skirting boards	Cream/pink paint	-	Yes	-	Assumed Lead Based Paint	Good	20 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
XRF	Throughout internal and external areas	Various coloured paint systems	-	Yes	-	> 0.00 mg/cm²	Good	> 300 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

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Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, <u>OR</u> Handle in accordance with ANZECC 1997	10/7/2019 JBS&G SL & RS	
Synthetic Mineral Fibres (SMF)											
-	Room R0015, hot water system	Insulation core	28	No	Non-Friable	Assumed SMF	Good	1 m ²	Remove in accordance with NOHSC:2006 (1990)	10/7/2019 JBS&G SL & RS	
-	Room R0016, instant hot water system	Insulation core	-	No	Non-Friable	Assumed SMF	Good	1 m ²	Remove in accordance with NOHSC:2006 (1990)	10/7/2019 JBS&G SL & RS	
-	Eastern and western roof voids, roof sarking	Insulation	29	Yes	Non-Friable	Assumed SMF	Good	440 m ²	Remove in accordance with NOHSC:2006 (1990)	10/7/2019 JBS&G SL & RS	

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Asbestos Containing Materials (ACM)											
-	External northern aspect, electrical cabinet	Electrical backing board	31	Yes	Non- Friable	Assumed Asbestos	Good	1 m ²	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G RS & SL	
No Asbestos Detected (NAD)											
C-A01	External northern aspect, electrical cabinets, internal lining	Fibre cement sheeting	-	Yes	-	No Asbestos Detected	-	-	No further action required	16/7/2019 JBS&G RS & SL	
C-A02	Kitchen, floor	Grey vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	16/7/2019 JBS&G RS & SL	
C-AD01	Roof void	Accumulated dust	-	Yes	-	No Asbestos Detected	-	-	No further action required	16/7/2019 JBS&G RS & SL	
Lead Containing Dust											
C-LD01	Roof void	Accumulated dust	32	Yes	-	790 mg/kg	Poor	100 m ²	Restrict general access to area. if workers/visitors are required to enter the area, appropriate control measures must be implemented in accordance with AS4361.2-2017. Remove prior to demolition/renovations by an experience hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	

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Lead Based Paints											
C-LP02	External walls	Brown paint	33	Yes	-	2.2%w/w	Good	140 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	
C-LP03	External timber windows sills and frames	White paint	34	Yes	-	0.62%w/w	Good	30 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	
C-LP04	Extension portion, internal walls	Cream paint	35	Yes	-	1.4%w/w	Good	100 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	

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C-LP05	Internal timber windows frames, skirting boards and architraves	White paint	36	Yes	-	0.88%w/w	Good	60 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	
C-LP06	Original portion, internal walls above the picture rail	Cream Paint	37	Yes	-	1.6%w/w	Good	40 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	
XRF	Throughout internal and external areas	Various coloured paint systems	-	Yes	-	> 0.00 mg/cm ²	Good	> 100 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	

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Non-Lead Based Paints											
C-LP01	External timber veranda posts and frame	White Paint	-	Yes	-	0.06% w/w	-	-	No further action required	16/7/2019 JBS&G RS & SL	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, <u>OR</u> Handle in accordance with ANZECC 1997	16/7/2019 JBS&G RS & SL	
Synthetic Mineral Fibres (SMF)											
-	Kitchen, hot water system	Insulation core	-	Yes	Non- Friable	Assumed SMF	Good	1 m ²	Remove in accordance with NOHSC:2006 (1990) or leave in-situ and manage in accordance with NOHSC:2006 (1990)	16/7/2019 JBS&G RS & SL	
-	Roof void	Insulation batts	38	Yes	Non- Friable	Assumed SMF	Good	100 m ²	Remove in accordance with NOHSC:2006 (1990) or leave in-situ and manage in accordance with NOHSC:2006 (1990)	16/7/2019 JBS&G RS & SL	
-	Roof void, air conditioning ducting	Insulation	39	Yes	Non- Friable	Assumed SMF	Good	50 m ²	Remove in accordance with NOHSC:2006 (1990) or leave in-situ and manage in accordance with NOHSC:2006 (1990)	16/7/2019 JBS&G RS & SL	

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Asbestos Containing Materials (ACM)											
G-A01	Northern portion, eaves	Fibre cement sheeting	41	Yes	Non- Friable	Chrysotile Asbestos Detected	Fair	10 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per G-A01	Southern portion, north gable panels	Fibre cement sheeting	42	Yes	Non- Friable	Assumed Asbestos	Fair	10 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
G-A02	Northern portion, ceiling	Fibre cement sheeting	43	Yes	Non- Friable	Chrysotile Asbestos Detected	Good	20 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per G-A02	Southern portion, ceiling	Fibre cement sheeting	44	Yes	Non- Friable	Assumed Asbestos	Good	55 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
G-A03	Roof void	Corrugated fibre cement debris and fragments	45	Yes	Non- Friable	Chrysotile, Amosite and Crocidolite Asbestos Detected	Poor	1 m ²	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	

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JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
G-AD01	Roof void	Accumulated dust	46	Yes	Friable	Chrysotile and crocidolite asbestos detected in fibre cement material	Poor	75 m ²	The entire roof void is assumed to be impacted with friable asbestos. Access to the roof void shall be immediately restricted and appropriate asbestos warning signage installed to access/egress points to inform personnel of the known asbestos hazards for the interim period and until asbestos removal works can be completed. If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b. The friable ACD must be removed prior to the commencement of demolition works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a.	10/7/2019 JBS&G SL & RS	
Lead Containing Dust											
G-LD01	Roof void	Accumulated dust	46	Yes	-	2,300 mg/kg	Poor	75 m ²	Access to the roof void shall be immediately restricted due to the presence of friable ACD (refer item G-AD01 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. The friable ACD must be removed prior to the commencement of demolition works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017	10/7/2019 JBS&G SL & RS	

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JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Lead Based Paints											
G-LP01	External timber doors	Green/blue paint	47	Yes	-	11% w/w	Fair	10 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
G-LP02	External timber door frames	Blue paint	48	Yes	-	32% w/w	Fair	5 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
G-LP03	Eaves	White paint	-	Yes	-	5.0% w/w	Good	10 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

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JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
XRF	Throughout internal and external areas	Various coloured paint systems	-	Yes	-	> 0.00 mg/cm ²	Good/Fair	> 50 m ²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, <u>OR</u> Handle in accordance with ANZECC 1997	10/7/2019 JBS&G SL & RS	
Synthetic Mineral Fibres (SMF)											
-	Roof void, roof sarking	Insulation	49	Yes	Non- Friable	Assumed SMF	Good	75 m ²	Remove in accordance with NOHSC:2006 (1990)	10/7/2019 JBS&G SL & RS	

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JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
M-A01	Ground floor entry, electrical cabinet, internal lining	Fibre cement sheeting	51	Yes	Non- Friable	Chrysotile and Amosite Asbestos	Fair	3 m ²	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. <u>OR</u> Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	
M-A02	Ground floor entry, electrical cabinet	Electrical backing board	52	No	Non- Friable	Chrysotile Asbestos	Fair	1 m ²	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. <u>OR</u> Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	
M-A05	Ground floor, on top of desk	Fibre cement sheet debris	53	Yes	Non- Friable	Chrysotile Asbestos	Poor	1 m ²	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. <u>OR</u> Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	

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JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per M-A08 & M-A09	First and second floors, scattered ceiling panels and debris	Fibre cement sheeting	55/56	Yes	Non- Friable	Assumed Asbestos	Poor	Unknown	All FCS debris throughout the MET Building should be assumed to contain asbestos. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	
M-A08	Second floor, south-west stairwell, ceiling	Fibre cement sheeting	54	Yes	Non- Friable	Chrysotile Asbestos	Fair	5 m ²	All FCS throughout the MET Building should be assumed to contain asbestos. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	
M-A09	Second floor, south-west stairwell, ceiling	Fibre cement sheeting	-	Yes	-	No Asbestos detected *Assumed Asbestos*	Poor	5 m ²	All FCS throughout the MET Building should be assumed to contain asbestos. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	
M-A12	Second floor	Bituminous sheet debris	-	-	-	No Asbestos detected *Assumed Asbestos*	Poor	Unknown	The bituminous sheet material is assumed to be associated with the roof membrane and all bituminous sheet material should be assumed to contain asbestos. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	
M-A13	Second floor	Bituminous sheet debris	58	Yes	Friable	Chrysotile Asbestos			The bituminous sheet material is assumed to be associated with the roof membrane and all bituminous sheet material should be assumed to contain asbestos. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	

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JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
M-A10	Roof, south-west stairs, external wall cladding	Fibre cement sheeting	57	Yes	Non- Friable	Chrysotile and Crocidolite Asbestos	Poor	10 m²	Remove prior to demolition/renovation. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	16/7/2019 JBS&G SL & RS	
M-AD01	Ground floor, entry	Accumulated dust	-	Yes	-	No Asbestos Detected	Poor	Unknown	All dust within the MET Building should be assumed to be impacted with friable asbestos due to the potential for the friable ACD to have dispersed throughout and to the lower levels of the building. Access to the MET Building shall be immediately restricted and appropriate asbestos warning signage installed to access/egress points to inform personnel of the known asbestos hazards for the interim period and until asbestos removal works can be completed If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Manage in accordance with SWA 2018b	16/7/2019 JBS&G SL & RS	
M-AD02	First floor, northern stair landing	Accumulated dust	-	Yes	-	No Asbestos Detected				16/7/2019 JBS&G SL & RS	
M-AD03	Second floor, south- west stair landing	Accumulated dust	-	Yes	Friable	Chrysotile asbestos detected in bituminous material fragments				16/7/2019 JBS&G SL & RS	
No Asbestos Detected (NAD)											
M-A03	Ground floor entry, below electrical cabinet	Green vinyl	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
M-A04	Ground floor, throughout	Green vinyl floor tile	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
As per M-A04	First floor, throughout	Green vinyl floor tile	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	

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JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
M-A06	Ground floor, south-east stairwell	Green vinyl	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
M-A07	Ground floor, south-west room, splashback above sink	Decorative fibrous sheet	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
As per M-A07	First floor, kitchenette, splashback above sink	Decorative fibrous sheet	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
M-A11	Roof	Pink fibrous membrane	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
M-A14	Second floor, debris and underside of roof timbers	Tar material	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
Lead Containing Dust											
M-LD01	Ground floor, entry	Accumulated dust	-	Yes	-	1,200 mg/kg	Poor	230 m ²	Access to the MET Building shall be immediately restricted due to the presence of friable ACD (refer item M-AD03 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017. OR Manage in accordance with SWA 2018b and AS4361.2-2017	16/7/2019 JBS&G SL & RS	

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M-LD02	First floor, northern stair landing	Accumulated dust	59	Yes	-	2,500 mg/kg	Poor	230 m ²	Access to the MET Building shall be immediately restricted due to the presence of friable ACD (refer item M-AD03 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017. OR Manage in accordance with SWA 2018b and AS4361.2-2017	16/7/2019 JBS&G SL & RS	
M-LD03	Second floor, south- west stair landing	Accumulated dust	-	Yes	-	2,100 mg/kg	Poor	230 m ²	Access to the MET Building shall be immediately restricted due to the presence of friable ACD (refer item M-AD03 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017. OR Manage in accordance with SWA 2018b and AS4361.2-2017	16/7/2019 JBS&G SL & RS	

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Lead Based Paints											
M-LP01	External footings and northern entry	White paint	60	Yes	-	2.9% w/w	Fair	75 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
M-LP02	External timber windows	Cream paint	61	Yes	-	5.9% w/w	Poor	30 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
M-LP03	Ground floor, internal walls	White paint	62	Yes	-	6.0% w/w	Poor	> 400 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	

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M-LP04	North and south-west stairs, metal fire doors	Pink paint	63	Yes	-	6.9% w/w	Fair	10 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
M-LP05	First floor, internal walls	White paint	64	Yes	-	0.22% w/w	Poor	> 400 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
M-LP06	South-west stairwell, timber windows and door frames	Green paint	65	Yes	-	6.9% w/w	Poor	10 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	

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M-LP07	South-west stairwell, internal walls	Cream paint	66	Yes	-	0.56% w/w	Poor	50 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
M-LP08	Second floor, internal walls	Cream paint	67	Yes	-	0.82% w/w	Poor	> 400 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
M-LP09	Second floor balcony, external windows and doors	Green paint	68	Yes	-	5.2% w/w	Poor	15 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	

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M-LP10	Eaves and second floor balcony ceiling	White paint	69	Yes	-	8.8% w/w	Poor	75 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
XRF	Throughout internal and external areas	Various coloured paint systems	-	Yes	-	> 0.00 mg/cm ²	Poor	> 300 m ²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to the structural integrity of the building. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection once safe access is provided, <u>OR</u> Handle in accordance with ANZECC 1997	16/7/2019 JBS&G SL & RS	
Synthetic Mineral Fibres (SMF)											
No SMF materials were identified at the time of inspection									-	16/7/2019 JBS&G SL & RS	

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JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Inaccessible Areas											
A number of areas were unable to be accessed and/or visually inspected due to the structural integrity of the building as detailed in the HBMS report.									Undertake detailed inspection of inaccessible areas prior to commencement of refurbishment works once safe access can be provided.	16/7/2019 JBS&G SL & RS	

Appendix B Photographs



Photo 1: Overview of Building A



Photo 2: Building A, asbestos containing fibre cement sheeting to ceiling of Room R0012



Photo 3: Building A, asbestos containing fibre cement sheeting to ceiling of Room R0015



Photo 4: Building A, asbestos containing bituminous membrane to the external concrete roof of Room R0024



Photo 5: Building A, asbestos containing bituminous membrane to the external concrete roof of Rooms R0027 and R0028



Photo 6: Building A, asbestos and lead containing settled dust within the roof void

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Source:			
0	Original Issue -	SL	5/8/2019
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		Appendix B: Photographs	
Client: School Infrastructure NSW			
Project: Fort Street Public School HBMS			
Job No: 56262		File Name: R02 App B – FSPS Photo Log	



Photo 7: Building A, lead based cream paint to the external timber windows in Room R0005



Photo 8: Building A, lead based blue paint to the internal and external faces of all external timber doors



Photo 9: Building A, lead based white paint to the external timber windows and fascia of the toilet block



Photo 10: Building A, lead based white paint to the timber skirting boards throughout the ground floor and first floor



Photo 11: Building A, assumed SMF insulation core to instant hot water system in Room R1005



Photo 12: Overview of Building B (EEC)

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Source:			
0	Original Issue -	SL	5/8/2019
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: School Infrastructure NSW

Project: Fort Street Public School HBMS

Job No: 56262

File Name: R02 App B – FSPS Photo Log



Photo 13: Building B (EEC), asbestos containing fibre cement sheeting to the ceiling of Room R0002



Photo 14: Building B (EEC), asbestos containing fibre cement sheeting to ceiling of the cupboard within Room R0006



Photo 15: Building B (EEC), asbestos containing fibre cement sheeting to the external soffit lining of Room R0007



Photo 16: Building B (EEC), asbestos containing fibre cement sheeting to ceiling of Room R0010



Photo 17: Building B (EEC), asbestos containing corrugated fibre cement debris within the eastern roof void



Photo 18: Building B (EEC), asbestos and lead containing settled dust within the eastern roof void

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Source:			
0	Original Issue -	SL	5/8/2019
Rev	Description	Drn.	Date


		Appendix B: Photographs	
Client: School Infrastructure NSW			
Project: Fort Street Public School HBMS			
Job No: 56262		File Name: R02 App B – FSPS Photo Log	



Photo 19: Building B (EEC), asbestos and lead containing settled dust within the western roof void



Photo 20: Building B (EEC), lead based white paint to external timber windows and eaves



Photo 21: Building B (EEC), lead based green paint to external metal handrails



Photo 22: Building B (EEC), lead based blue/green paint to doors and architraves in Room R0008



Photo 23: Building B (EEC), lead based white/cream paint to internal walls in Room R0008



Photo 24: Building B (EEC), lead based cream paint to lower external walls in Room R0012

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Source:			
0	Original Issue -	SL	5/8/2019
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		Appendix B: Photographs	
Client: School Infrastructure NSW			
Project: Fort Street Public School HBMS			
Job No: 56262		File Name: R02 App B – FSPS Photo Log	



Photo 25: Building B (EEC), lead based white paint to external timber door frames in Room R0012



Photo 26: Building B (EEC), lead based cream paint to internal walls in Room R0017



Photo 27: Building B (EEC), lead based cream/pink paint to skirting boards in Room R0018



Photo 28: Building B (EEC), assumed SMF insulation core to hot water system in Room R0015



Photo 29: Building B (EEC), assumed SMF insulation to the roof sarking within the eastern roof void



Photo 30: Overview of the Cottage

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Source:			
0	Original Issue -	SL	5/8/2019
Rev	Description	Drn.	Date


		Appendix B: Photographs	
Client: School Infrastructure NSW			
Project: Fort Street Public School HBMS			
Job No: 56262		File Name: R02 App B – FSPS Photo Log	



Photo 31: Cottage, assumed asbestos containing electrical backing board within the external electrical cabinet



Photo 32: Cottage, lead containing settled dust within the roof void



Photo 33: Cottage, lead based brown paint to the external walls



Photo 34: Cottage, lead based white paint to the external timber window sills and frames



Photo 35: Cottage, lead based cream paint to the internal walls of the kitchen and office/store room



Photo 36: Cottage, lead based white paint to the internal timber window frames, skirting boards and architraves

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Source:			
0	Original Issue -	SL	5/8/2019
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: School Infrastructure NSW

Project: Fort Street Public School HBMS

Job No: 56262

File Name: R02 App B – FSPS Photo Log



Photo 37: Cottage, lead based cream paint to the internal walls above the picture rail throughout the original portion



Photo 38: Cottage, assumed SMF insulation batts throughout the roof void

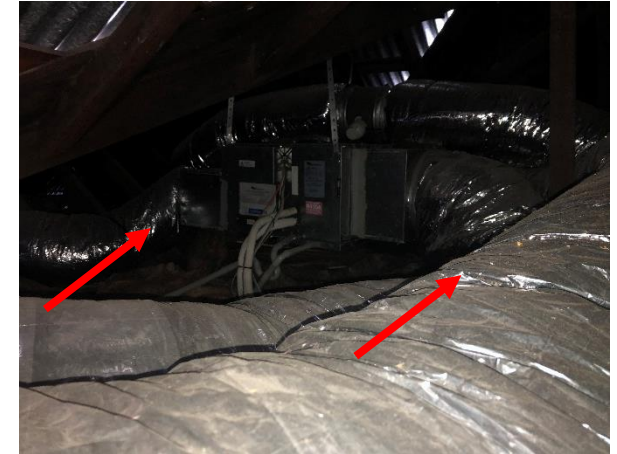


Photo 39: Cottage, assumed SMF insulation to the air conditioning ducting within the roof void



Photo 40: Overview of the Garage



Photo 41: Garage, asbestos containing fibre cement sheeting to the eaves of the northern portion



Photo 42: Garage, asbestos containing fibre cement sheeting to the northern gable panels of the southern portion

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Source:			
0	Original Issue -	SL	5/8/2019
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: School Infrastructure NSW

Project: Fort Street Public School HBMS

Job No: 56262

File Name: R02 App B – FSPS Photo Log



Photo 43: Garage, asbestos containing fibre cement sheeting to the ceiling of the northern portion



Photo 44: Garage, asbestos containing fibre cement sheeting to the ceiling of the southern portion



Photo 45: Garage, asbestos containing corrugated fibre cement fragments and debris within roof void



Photo 46: Garage, asbestos and lead containing settled dust within the roof void



Photo 47: Garage, lead based green/blue paint to the external timber doors



Photo 48: Garage, lead based blue paint to the external timber door frames

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Source:			
0	Original Issue -	SL	5/8/2019
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: School Infrastructure NSW

Project: Fort Street Public School HBMS

Job No: 56262

File Name: R02 App B – FSPS Photo Log



Photo 49: Garage, assumed SMF insulation to the roof sarking throughout the roof void



Photo 50: Overview of the MET Building



Photo 51: MET Building, asbestos containing fibre cement sheeting to the internal lining of the electrical cabinet within the ground floor entry



Photo 52: MET Building, asbestos containing electrical backing board within the electrical cabinet in the ground floor entry



Photo 53: MET Building, asbestos containing fibre cement sheet debris on top of a desk on the ground floor



Photo 54: MET Building, asbestos containing fibre cement sheeting to the ceiling of the south-west stair landing on the second floor

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Source:			
0	Original Issue -	SL	5/8/2019
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: School Infrastructure NSW

Project: Fort Street Public School HBMS

Job No: 56262

File Name: R02 App B – FSPS Photo Log



Photo 55: MET Building, assumed asbestos containing fibre cement sheet ceiling panels scattered throughout the first and second floors



Photo 56: MET Building, assumed asbestos containing fibre cement debris to the ground surface on the first and second floors



Photo 57: MET Building, asbestos containing fibre cement sheeting to the external wall cladding of the south-west stairs on the roof level



Photo 58: MET Building, asbestos containing bituminous sheet debris on the second floor



Photo 59: MET Building, lead containing dust to the northern stair landing on the first floor



Photo 60: MET Building, lead based white paint to the external footings and northern entry

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Source:			
0	Original Issue -	SL	5/8/2019
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: School Infrastructure NSW

Project: Fort Street Public School HBMS

Job No: 56262

File Name: R02 App B – FSPS Photo Log



Photo 61: MET Building, lead based cream paint to the external timber windows



Photo 62: MET Building, lead based white paint to the ground floor internal walls



Photo 63: MET Building, lead based pink paint to the metal fire doors of the north and south-west stairs



Photo 64: MET Building, lead based white paint to the first floor internal walls



Photo 65: MET Building, lead based green paint to the timber windows and door frames within the south-west stairwell



Photo 66: MET Building, lead based cream paint to the internal walls of the south-west stairwell

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Source:			
0	Original Issue -	SL	5/8/2019
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: School Infrastructure NSW

Project: Fort Street Public School HBMS

Job No: 56262

File Name: R02 App B – FSPS Photo Log



Photo 67: MET Building, lead based cream paint to the second floor internal walls



Photo 68: MET Building, lead based green paint to the external timber windows and doors of the second floor balcony



Photo 69: MET Building, lead based white paint to the eaves

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Source:			
0	Original Issue -	SL	5/8/2019
Rev	Description	Drn.	Date



Appendix B: Photographs

Client: School Infrastructure NSW

Project: Fort Street Public School HBMS

Job No: 56262

File Name: R02 App B – FSPS Photo Log

Appendix C Laboratory Analysis Reports and Chain of Custody Documentation

JBS & G Australia (NSW) P/L
Level 1, 50 Margaret St
Sydney
NSW 2000



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025-Testing
 The results of the tests, calibrations and/or
 measurements included in this document are traceable
 to Australian/national standards.

Attention: Stuart Lumsden
Report 666080-AID
Project Name FORT ST
Project ID 56262
Received Date Jul 16, 2019
Date Reported Jul 23, 2019

Methodology:

Asbestos Fibre
 Identification

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

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

Unknown Mineral
 Fibres

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

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

Subsampling Soil
 Samples

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

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

Bonded asbestos-
 containing material
 (ACM)

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

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

Limit of Reporting

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

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

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

Project Name FORT ST
Project ID 56262
Date Sampled Jul 16, 2019
Report 666080-AID

Client Sample ID	Eurofins mgt Sample No.	Date Sampled	Sample Description	Result
A_A01	19-JI21998	Jul 16, 2019	Approximate Sample 1g / 10x5x3mm Sample consisted of: White mastic-like material	No asbestos detected. No respirable fibres detected.
A_A02	19-JI21999	Jul 16, 2019	Approximate Sample 6g / 60x40x3mm Sample consisted of: Black fibrous bituminous material	Chrysotile asbestos detected.
A_A03	19-JI22000	Jul 16, 2019	Approximate Sample 4g / 50x10x8mm Sample consisted of: Grey rubberised sealant-like material	No asbestos detected. No respirable fibres detected.
A_A04	19-JI22001	Jul 16, 2019	Approximate Sample 1g / 30x10x3mm Sample consisted of: a: Grey compressed fibre cement fragment b: White paint	Chrysotile asbestos detected (a).
A_A05	19-JI22002	Jul 16, 2019	Approximate Sample 1g / 15x10x2mm Sample consisted of: Beige flexible vinyl floor tile and fibrous backing layer	No asbestos detected. Organic fibre detected. No respirable fibres detected.
A_AD01	19-JI22004	Jul 16, 2019	Approximate Sample 4.68g / 50x50x3mm Sample consisted of: Fragments of plaster, cement, wood residue, fibre cement material, bituminous material and soil residue	Chrysotile asbestos detected in weathered fibre cement fragments, fibrous bituminous-like fragments and in the form of loose fibre bundles. Approximate raw weight of asbestos containing material = 0.25g* Total estimated asbestos content in the sample = 0.065g* Total estimated asbestos concentration = 1.4% w/w* Organic fibre detected. No respirable fibres detected.

Client Sample ID	Eurofins mgt Sample No.	Date Sampled	Sample Description	Result
C_A01	19-JI22010	Jul 16, 2019	Approximate Sample 3g / 40x20x7mm Sample consisted of: Brown fibrous plaster cement material	No asbestos detected. Organic fibre detected. No respirable fibres detected.
C_A02	19-JI22011	Jul 16, 2019	Approximate Sample 1g / 20x7x2mm Sample consisted of: Green/white flexible vinyl floor tile and yellow glue	No asbestos detected. No respirable fibres detected.
C_AD01	19-JI22013	Jul 16, 2019	Approximate Sample 2g / 30x25x3mm Sample consisted of: Fragments of cement, plastic, plaster, wood residue, paint flakes and sand	No asbestos detected at the reporting limit of 0.01% w/w. Synthetic mineral fibre detected. Organic fibre detected. No respirable fibres detected.
G_A01	19-JI22014	Jul 16, 2019	Approximate Sample 7g / 40x20x7mm Sample consisted of: a: Grey compressed fibre cement fragment b: White paint	Chrysotile asbestos detected (a).
G_A02	19-JI22015	Jul 16, 2019	Approximate Sample 2g / 40x15x5mm Sample consisted of: a: Grey compressed fibre cement fragment b: White paint	Chrysotile asbestos detected (a).
G_A03	19-JI22016	Jul 16, 2019	Approximate Sample 9g / 30x25x7mm Sample consisted of: Grey fibre cement material fragment	Chrysotile, amosite and crocidolite asbestos detected.
G_AD01	19-JI22021	Jul 16, 2019	Approximate Sample 4.97g / 50x50x5mm Sample consisted of: Fragments of plaster, fibre cement material, wood chips, organic debris and soil residue	Chrysotile and crocidolite asbestos detected in fibre cement material. Approximate raw weight of asbestos containing material = 0.0020g Total estimated asbestos content in the sample = 0.0010g* Total estimated asbestos concentration = 0.020% w/w* Organic fibre detected. No respirable fibres detected.
B_A01	19-JI22029	Jul 16, 2019	Approximate Sample 1g / 20x10x2mm Sample consisted of: White flexible vinyl floor tile and yellow glue	No asbestos detected. Synthetic mineral fibre detected. No respirable fibres detected.
B_A02	19-JI22030	Jul 16, 2019	Approximate Sample 3g / 40x15x2mm Sample consisted of: Brown flexible vinyl floor tile material, beige fibrous backing layer and yellow glue	No asbestos detected. Synthetic mineral fibre detected. Organic fibre detected. No respirable fibres detected.
B_A03	19-JI22031	Jul 16, 2019	Approximate Sample 2g / 40x3x3mm Sample consisted of: Pieces of metal wire insulated by woven fibrous matrix and rubberised sealant-like material	No asbestos detected. No respirable fibres detected.
B_A04	19-JI22032	Jul 16, 2019	Approximate Sample 5g / 50x25x5mm Sample consisted of: Grey fibre cement material fragment	Chrysotile, amosite and crocidolite asbestos detected.

Client Sample ID	Eurofins mgt Sample No.	Date Sampled	Sample Description	Result
B_A06	19-JI22033	Jul 16, 2019	Approximate Sample 22g / 70x40x7mm Sample consisted of: Grey fibre cement material fragment	Chrysotile, amosite and crocidolite asbestos detected.
B_AD01	19-JI22037	Jul 16, 2019	Approximate Sample 1g / 30x20x2mm Sample consisted of: Dust particles, fragments of corroded metal bituminous material and organic debris	No asbestos detected at the reporting limit of 0.01% w/w. Synthetic mineral fibre detected. Organic fibre detected. No respirable fibres detected.
B_AD02	19-JI22038	Jul 16, 2019	Approximate Sample 2.48g / 50x40x2mm Sample consisted of: Dust particles, fragments of corroded metal paint flakes, plaster, organic debris and soil residue	Chrysotile asbestos detected in the form of loose fibre bundles. Approximate raw weight of asbestos = 0.00020g* Total estimated asbestos content in the sample = 0.00020g* Total estimated asbestos concentration = 0.0081% w/w* No asbestos detected at the reporting limit of 0.01% w/w. Organic fibre detected. No respirable fibres detected.
B_AD03	19-JI22039	Jul 16, 2019	Approximate Sample 0.93g / 20x15x1mm Sample consisted of: Dust particles, fragments of plaster, wood residue and organic debris	Chrysotile asbestos detected in the form of loose fibre bundles. Approximate raw weight of asbestos = 0.00010g* Total estimated asbestos content in the sample = 0.00010g* Total estimated asbestos concentration = 0.011% w/w* Organic fibre detected. No respirable fibres detected.
B_AD04	19-JI22040	Jul 16, 2019	Approximate Sample 30g / 70x50x7mm Sample consisted of: Powder of plaster and sand	No asbestos detected. Organic fibre detected. No respirable fibres detected.
M_A01	19-JI22051	Jul 16, 2019	Approximate Sample 5g / 20x20x3mm Sample consisted of: White fibrous plaster material	Chrysotile and amosite asbestos detected.
M_A03	19-JI22052	Jul 16, 2019	Approximate Sample 15g / 70x50x3mm Sample consisted of: Green/brown soft floor tile fragments with woven fibrous backing	No asbestos detected. Organic fibre detected. No respirable fibres detected.
M_A04	19-JI22053	Jul 16, 2019	Approximate Sample 8g / 50x40x3mm Sample consisted of: Green vinyl floor tile, plaster-like material and organic debris	No asbestos detected. Organic fibre detected. No respirable fibres detected.
M_A05	19-JI22054	Jul 16, 2019	Approximate Sample 38g / 80x70x7mm Sample consisted of: Grey compressed fibre cement fragment	Chrysotile asbestos detected.
M_A06	19-JI22055	Jul 16, 2019	Approximate Sample 11g / 70x50x2mm Sample consisted of: Green vinyl floor tile and yellow glue	No asbestos detected. No respirable fibres detected.

Client Sample ID	Eurofins mgt Sample No.	Date Sampled	Sample Description	Result
M_A08	19-JI22056	Jul 16, 2019	Approximate Sample 15g / 80x40x7mm Sample consisted of: a: Grey fragment of compressed fibre cement b: Bituminous material	Chrysotile asbestos detected (a).
M_A09	19-JI22057	Jul 16, 2019	Approximate Sample 8g / 60x40x5mm Sample consisted of: Brown fibrous plaster cement material and beige paint	No asbestos detected. Organic fibre detected. No respirable fibres detected.
M_A10	19-JI22058	Jul 16, 2019	Approximate Sample 11g / 40x30x7mm Sample consisted of: a: Grey fibre cement material b: Green paint attached	Chrysotile and crocidolite asbestos detected (a).
M_A12	19-JI22059	Jul 16, 2019	Approximate Sample 4g / 70x50x3mm Sample consisted of: Black bituminous material fragments	No asbestos detected. Synthetic mineral fibre detected.
M_A14	19-JI22060	Jul 16, 2019	Approximate Sample 2g / 25x15x7mm Sample consisted of: Black bituminous material fragments	No asbestos detected.
M_AD01	19-JI22070	Jul 16, 2019	Approximate Sample 14g / 50x50x5mm Sample consisted of: Fragments of plaster, paint flakes, wood residue and soil residue	No asbestos detected at the reporting limit of 0.01% w/w. Organic fibre detected. No respirable fibres detected.
M_AD03	19-JI22071	Jul 16, 2019	Approximate Sample 3.43g / 50x30x2mm Sample consisted of: Dust particles, fragments of paint flakes, plaster, bituminous material, wood chips and organic debris	Chrysotile asbestos detected in bituminous material fragments. Approximate raw weight of asbestos containing material = 0.0050g Total estimated asbestos content in the sample = 0.0010g* Total estimated asbestos concentration = 0.029% w/w* Synthetic mineral fibre detected. Organic fibre detected. No respirable fibres detected.
B_A05	19-JI22075	Jul 16, 2019	Approximate Sample 2g / 80x40x10mm Sample consisted of: Brown fluffy fibrous material	No asbestos detected. Organic fibre detected. No respirable fibres detected.
M_A02	19-JI22076	Jul 16, 2019	Approximate Sample 1g / 15x10x3mm Sample consisted of: Black hard fibrous material fragment	Chrysotile asbestos detected.
M_A07	19-JI22077	Jul 16, 2019	Approximate Sample 14g / 70x50x7mm Sample consisted of: Grey/white compressed fibrous material	No asbestos detected. Organic fibre detected. No respirable fibres detected.
M_A11	19-JI22078	Jul 16, 2019	Approximate Sample 7g / 75x40x2mm Sample consisted of: Pink/beige flexible vinyl floor tile material and black bituminous material	No asbestos detected. Synthetic mineral fibre detected. No respirable fibres detected.
M_A13	19-JI22079	Jul 16, 2019	Approximate Sample 16g / 80x45x3mm Sample consisted of: Black fibrous bituminous material	Chrysotile asbestos detected.

Client Sample ID	Eurofins mgt Sample No.	Date Sampled	Sample Description	Result
M_AD02	19-JI22084	Jul 16, 2019	Approximate Sample 1g / 30x20x2mm Sample consisted of: Dust particles, fragments of plaster, paint flakes, corroded metal and wood residue	No asbestos detected at the reporting limit of 0.01% w/w. Organic fibre detected. No respirable fibres detected.
A_A06	19-JI22112	Jul 16, 2019	Approximate Sample 2g / 20x3x3mm Sample consisted of: Red and black pieces of metal wire insulated by woven fibrous matrix and rubberised sealant-like material	No asbestos detected. Organic fibre detected. No respirable fibres detected.

Sample History

Where samples are submitted/analysed over several days, the last date of extraction and analysis is reported. A recent review of our LIMS has resulted in the correction or clarification of some method identifications. Due to this, some of the method reference information on reports has changed. However, no substantive change has been made to our laboratory methods, and as such there is no change in the validity of current or previous results (regarding both quality and NATA accreditation).

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	Jul 23, 2019	Indefinite
Asbestos - LTM-ASB-8020	Sydney	Jul 23, 2019	Indefinite

Company Name: JBS & G Australia (NSW) P/L
Address: Level 1, 50 Margaret St
Sydney
NSW 2000
Project Name: FORT ST
Project ID: 56262

Order No.:
Report #: 666080
Phone: 02 8245 0300
Fax:

Received: Jul 16, 2019 5:20 PM
Due: Jul 23, 2019
Priority: 5 Day
Contact Name: Stuart Lumsden

Eurofins | mgt Analytical Services Manager : Ursula Long

Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
External Laboratory									
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID				
1	A_LP01	Jul 16, 2019		Paint	S19-JI21991				X
2	A_LP03	Jul 16, 2019		Paint	S19-JI21992				X
3	A_LP04	Jul 16, 2019		Paint	S19-JI21993				X
4	A_LP05	Jul 16, 2019		Paint	S19-JI21994				X
5	A_LP06	Jul 16, 2019		Paint	S19-JI21995				X
6	A_LP07	Jul 16, 2019		Paint	S19-JI21996				X
7	A_LP08	Jul 16, 2019		Paint	S19-JI21997				X
8	A_A01	Jul 16, 2019		Building Materials	S19-JI21998		X		
9	A_A02	Jul 16, 2019		Building	S19-JI21999		X		

Company Name: JBS & G Australia (NSW) P/L
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Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
				Materials					
10	A_A03	Jul 16, 2019		Building Materials	S19-JI22000		X		
11	A_A04	Jul 16, 2019		Building Materials	S19-JI22001		X		
12	A_A05	Jul 16, 2019		Building Materials	S19-JI22002		X		
13	A_LD01	Jul 16, 2019		Dust	S19-JI22003			X	
14	A_AD01	Jul 16, 2019		Dust	S19-JI22004	X			
15	C_LP01	Jul 16, 2019		Paint	S19-JI22005				X
16	C_LP02	Jul 16, 2019		Paint	S19-JI22006				X
17	C_LP04	Jul 16, 2019		Paint	S19-JI22007				X
18	C_LP05	Jul 16, 2019		Paint	S19-JI22008				X

Company Name: JBS & G Australia (NSW) P/L
Address: Level 1, 50 Margaret St
Sydney
NSW 2000
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Order No.:
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Received: Jul 16, 2019 5:20 PM
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Contact Name: Stuart Lumsden

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Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
19	C_LP06	Jul 16, 2019		Paint	S19-JI22009				X
20	C_A01	Jul 16, 2019		Building Materials	S19-JI22010		X		
21	C_A02	Jul 16, 2019		Building Materials	S19-JI22011		X		
22	C_LD01	Jul 16, 2019		Dust	S19-JI22012			X	
23	C_AD01	Jul 16, 2019		Dust	S19-JI22013	X			
24	G_A01	Jul 16, 2019		Building Materials	S19-JI22014		X		
25	G_A02	Jul 16, 2019		Building Materials	S19-JI22015		X		
26	G_A03	Jul 16, 2019		Building Materials	S19-JI22016		X		
27	G_LP01	Jul 16, 2019		Paint	S19-JI22017				X

Company Name: JBS & G Australia (NSW) P/L
Address: Level 1, 50 Margaret St
Sydney
NSW 2000
Project Name: FORT ST
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Order No.:
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Eurofins | mgt Analytical Services Manager : Ursula Long

Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
28	G_LP02	Jul 16, 2019		Paint	S19-JI22018				X
29	G_LP03	Jul 16, 2019		Paint	S19-JI22019				X
30	G_LD01	Jul 16, 2019		Dust	S19-JI22020			X	
31	G_AD01	Jul 16, 2019		Dust	S19-JI22021	X			
32	B_LP01	Jul 16, 2019		Paint	S19-JI22022				X
33	B_LP02	Jul 16, 2019		Paint	S19-JI22023				X
34	B_LP03	Jul 16, 2019		Paint	S19-JI22024				X
35	B_LP05	Jul 16, 2019		Paint	S19-JI22025				X
36	B_LP06	Jul 16, 2019		Paint	S19-JI22026				X
37	B_LP07	Jul 16, 2019		Paint	S19-JI22027				X
38	B_LP08	Jul 16, 2019		Paint	S19-JI22028				X
39	B_A01	Jul 16, 2019		Building	S19-JI22029		X		

Company Name: JBS & G Australia (NSW) P/L
Address: Level 1, 50 Margaret St
Sydney
NSW 2000
Project Name: FORT ST
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Order No.:
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Phone: 02 8245 0300
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Received: Jul 16, 2019 5:20 PM
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Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
				Materials					
40	B_A02	Jul 16, 2019		Building Materials	S19-JI22030		X		
41	B_A03	Jul 16, 2019		Building Materials	S19-JI22031		X		
42	B_A04	Jul 16, 2019		Building Materials	S19-JI22032		X		
43	B_A06	Jul 16, 2019		Building Materials	S19-JI22033		X		
44	B_LD01	Jul 16, 2019		Dust	S19-JI22034			X	
45	B_LD02	Jul 16, 2019		Dust	S19-JI22035			X	
46	B_LD03	Jul 16, 2019		Dust	S19-JI22036			X	
47	B_AD01	Jul 16, 2019		Dust	S19-JI22037	X			

Company Name: JBS & G Australia (NSW) P/L
Address: Level 1, 50 Margaret St
Sydney
NSW 2000
Project Name: FORT ST
Project ID: 56262

Order No.:
Report #: 666080
Phone: 02 8245 0300
Fax:

Received: Jul 16, 2019 5:20 PM
Due: Jul 23, 2019
Priority: 5 Day
Contact Name: Stuart Lumsden

Eurofins | mgt Analytical Services Manager : Ursula Long

Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
48	B_AD02	Jul 16, 2019		Dust	S19-JI22038	X			
49	B_AD03	Jul 16, 2019		Dust	S19-JI22039	X			
50	B_AD04	Jul 16, 2019		Dust	S19-JI22040	X			
51	M_A01	Jul 16, 2019		Building Materials	S19-JI22051		X		
52	M_A03	Jul 16, 2019		Building Materials	S19-JI22052		X		
53	M_A04	Jul 16, 2019		Building Materials	S19-JI22053		X		
54	M_A05	Jul 16, 2019		Building Materials	S19-JI22054		X		
55	M_A06	Jul 16, 2019		Building Materials	S19-JI22055		X		
56	M_A08	Jul 16, 2019		Building	S19-JI22056		X		

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Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
				Materials					
57	M_A09	Jul 16, 2019		Building Materials	S19-JI22057		X		
58	M_A10	Jul 16, 2019		Building Materials	S19-JI22058		X		
59	M_A12	Jul 16, 2019		Building Materials	S19-JI22059		X		
60	M_A14	Jul 16, 2019		Building Materials	S19-JI22060		X		
61	M_LP01	Jul 16, 2019		Paint	S19-JI22061				X
62	M_LP02	Jul 16, 2019		Paint	S19-JI22062				X
63	M_LP05	Jul 16, 2019		Paint	S19-JI22063				X
64	M_LP06	Jul 16, 2019		Paint	S19-JI22064				X

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Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
65	M_LP08	Jul 16, 2019		Paint	S19-JI22065				X
66	M_LP09	Jul 16, 2019		Paint	S19-JI22066				X
67	M_LP10	Jul 16, 2019		Paint	S19-JI22067				X
68	M_LD01	Jul 16, 2019		Dust	S19-JI22068			X	
69	M_LD03	Jul 16, 2019		Dust	S19-JI22069			X	
70	M_AD01	Jul 16, 2019		Dust	S19-JI22070	X			
71	M_AD03	Jul 16, 2019		Dust	S19-JI22071	X			
72	A_LP02	Jul 16, 2019		Paint	S19-JI22072				X
73	C_LP03	Jul 16, 2019		Paint	S19-JI22073				X
74	B_LP04	Jul 16, 2019		Paint	S19-JI22074				X
75	B_A05	Jul 16, 2019		Building Materials	S19-JI22075		X		

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Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
76	M_A02	Jul 16, 2019		Building Materials	S19-JI22076		X		
77	M_A07	Jul 16, 2019		Building Materials	S19-JI22077		X		
78	M_A11	Jul 16, 2019		Building Materials	S19-JI22078		X		
79	M_A13	Jul 16, 2019		Building Materials	S19-JI22079		X		
80	M_LP03	Jul 16, 2019		Paint	S19-JI22080				X
81	M_LP04	Jul 16, 2019		Paint	S19-JI22081				X
82	M_LP07	Jul 16, 2019		Paint	S19-JI22082				X
83	M_LD02	Jul 16, 2019		Dust	S19-JI22083				X
84	M_AD02	Jul 16, 2019		Dust	S19-JI22084	X			

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Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
85	A_A06	Jul 16, 2019		Building Materials	S19-JI22112		X		
Test Counts						10	31	8	36

Internal Quality Control Review and Glossary

General

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

Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the Sample Receipt Advice.

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

Units

% w/w: weight for weight basis	grams per kilogram
Filter loading:	fibres/100 graticule areas
Reported Concentration:	fibres/mL
Flowrate:	L/min

Terms

Dry	Sample is dried by heating prior to analysis
LOR	Limit of Reporting
COC	Chain of Custody
SRA	Sample Receipt Advice
ISO	International Standards Organisation
AS	Australian Standards
WA DOH	Reference document for the NEPM. Government of Western Australia, Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia (2009), including supporting document Recommended Procedures for Laboratory Analysis of Asbestos in Soil (2011)
NEPM	National Environment Protection (Assessment of Site Contamination) Measure, 2013 (as amended)
ACM	Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded and/or sound condition. For the purposes of the NEPM, ACM is generally restricted to those materials that do not pass a 7mm x 7mm sieve.
AF	Asbestos Fines. Asbestos containing materials, including friable, weathered and bonded materials, able to pass a 7mm x 7mm sieve. Considered under the NEPM as equivalent to "non-bonded / friable".
FA	Fibrous Asbestos. Asbestos containing materials in a friable and/or severely weathered condition. For the purposes of the NEPM, FA is generally restricted to those materials that do not pass a 7mm x 7mm sieve.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess degree of friability.
Trace Analysis	Analytical procedure used to detect the presence of respirable fibres in the matrix.

Comments

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	N/A
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Qualifier Codes/Comments

Code	Description
N/A	Not applicable

Asbestos Counter/Identifier:

Chamath JHM Annakkage Senior Analyst-Asbestos (NSW)

Authorised by:

Sayeed Abu Senior Analyst-Asbestos (NSW)



Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

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

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JBS & G Australia (NSW) P/L
Level 1, 50 Margaret St
Sydney
NSW 2000



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025 – Testing
The results of the tests, calibrations and/or
measurements included in this document are traceable
to Australian/national standards.

Attention: **Stuart Lumsden**

Report **666080-S**
Project name **FORT ST**
Project ID **56262**
Received Date **Jul 16, 2019**

Client Sample ID			A_LP01	A_LP03	A_LP04	A_LP05
Sample Matrix			Paint	Paint	Paint	Paint
Eurofins mgt Sample No.			S19-JI21991	S19-JI21992	S19-JI21993	S19-JI21994
Date Sampled			Jul 16, 2019	Jul 16, 2019	Jul 16, 2019	Jul 16, 2019
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	0.15	0.64	0.72	< 0.01

Client Sample ID			A_LP06	A_LP07	A_LP08	A_LD01
Sample Matrix			Paint	Paint	Paint	Dust
Eurofins mgt Sample No.			S19-JI21995	S19-JI21996	S19-JI21997	S19-JI22003
Date Sampled			Jul 16, 2019	Jul 16, 2019	Jul 16, 2019	Jul 16, 2019
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	2.7	< 0.01	0.08	-
Heavy Metals						
Lead	5	mg/kg	-	-	-	2000

Client Sample ID			C_LP01	C_LP02	C_LP04	C_LP05
Sample Matrix			Paint	Paint	Paint	Paint
Eurofins mgt Sample No.			S19-JI22005	S19-JI22006	S19-JI22007	S19-JI22008
Date Sampled			Jul 16, 2019	Jul 16, 2019	Jul 16, 2019	Jul 16, 2019
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	0.06	2.2	1.4	0.88

Client Sample ID			C_LP06	C_LD01	G_LP01	G_LP02
Sample Matrix			Paint	Dust	Paint	Paint
Eurofins mgt Sample No.			S19-JI22009	S19-JI22012	S19-JI22017	S19-JI22018
Date Sampled			Jul 16, 2019	Jul 16, 2019	Jul 16, 2019	Jul 16, 2019
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	1.6	-	11	32
Heavy Metals						
Lead	5	mg/kg	-	790	-	-

Client Sample ID			G_LP03	G_LD01	B_LP01	B_LP02
Sample Matrix			Paint	Dust	Paint	Paint
Eurofins mgt Sample No.			S19-JI22019	S19-JI22020	S19-JI22022	S19-JI22023
Date Sampled			Jul 16, 2019	Jul 16, 2019	Jul 16, 2019	Jul 16, 2019
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	5.0	-	1.5	1.8
Heavy Metals						
Lead	5	mg/kg	-	2300	-	-

Client Sample ID			B_LP03	B_LP05	B_LP06	B_LP07
Sample Matrix			Paint	Paint	Paint	Paint
Eurofins mgt Sample No.			S19-JI22024	S19-JI22025	S19-JI22026	S19-JI22027
Date Sampled			Jul 16, 2019	Jul 16, 2019	Jul 16, 2019	Jul 16, 2019
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	1.2	0.17	0.26	0.18

Client Sample ID			B_LP08	B_LD01	B_LD02	B_LD03
Sample Matrix			Paint	Dust	Dust	Dust
Eurofins mgt Sample No.			S19-JI22028	S19-JI22034	S19-JI22035	S19-JI22036
Date Sampled			Jul 16, 2019	Jul 16, 2019	Jul 16, 2019	Jul 16, 2019
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	1.9	-	-	-
Heavy Metals						
Lead	5	mg/kg	-	2600	1400	170

Client Sample ID			M_LP01	M_LP02	M_LP05	M_LP06
Sample Matrix			Paint	Paint	Paint	Paint
Eurofins mgt Sample No.			S19-JI22061	S19-JI22062	S19-JI22063	S19-JI22064
Date Sampled			Jul 16, 2019	Jul 16, 2019	Jul 16, 2019	Jul 16, 2019
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	2.9	5.9	0.22	6.9

Client Sample ID			M_LP08	M_LP09	M_LP10	M_LD01
Sample Matrix			Paint	Paint	Paint	Dust
Eurofins mgt Sample No.			S19-JI22065	S19-JI22066	S19-JI22067	S19-JI22068
Date Sampled			Jul 16, 2019	Jul 16, 2019	Jul 16, 2019	Jul 16, 2019
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	0.82	5.2	8.8	-
Heavy Metals						
Lead	5	mg/kg	-	-	-	1200

Client Sample ID			M_LD03	A_LP02	C_LP03	B_LP04
Sample Matrix			Dust	Paint	Paint	Paint
Eurofins mgt Sample No.			S19-JI22069	S19-JI22072	S19-JI22073	S19-JI22074
Date Sampled			Jul 16, 2019	Jul 16, 2019	Jul 16, 2019	Jul 16, 2019
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	-	0.04	0.62	0.82
Heavy Metals						
Lead	5	mg/kg	2100	-	-	-

Client Sample ID			M_LP03	M_LP04	M_LP07	M_LD02
Sample Matrix			Paint	Paint	Paint	Dust
Eurofins mgt Sample No.			S19-JI22080	S19-JI22081	S19-JI22082	S19-JI22083
Date Sampled			Jul 16, 2019	Jul 16, 2019	Jul 16, 2019	Jul 16, 2019
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	6.0	6.9	0.56	0.25

Sample History

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

A recent review of our LIMS has resulted in the correction or clarification of some method identifications. Due to this, some of the method reference information on reports has changed. However, no substantive change has been made to our laboratory methods, and as such there is no change in the validity of current or previous results (regarding both quality and NATA accreditation).

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
Lead (% w/w)	Sydney	Jul 19, 2019	6 Month
- Method: E022.5 - ACID EXTRACTABLE METALS IN PAINT IN LIQUID AND POWDERED FORM BY ICP-MS ANALYSIS			
Heavy Metals	Sydney	Jul 19, 2019	180 Days
- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS			

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Received: Jul 16, 2019 5:20 PM
Due: Jul 23, 2019
Priority: 5 Day
Contact Name: Stuart Lumsden

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Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
External Laboratory									
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID				
1	A_LP01	Jul 16, 2019		Paint	S19-JI21991				X
2	A_LP03	Jul 16, 2019		Paint	S19-JI21992				X
3	A_LP04	Jul 16, 2019		Paint	S19-JI21993				X
4	A_LP05	Jul 16, 2019		Paint	S19-JI21994				X
5	A_LP06	Jul 16, 2019		Paint	S19-JI21995				X
6	A_LP07	Jul 16, 2019		Paint	S19-JI21996				X
7	A_LP08	Jul 16, 2019		Paint	S19-JI21997				X
8	A_A01	Jul 16, 2019		Building Materials	S19-JI21998		X		
9	A_A02	Jul 16, 2019		Building	S19-JI21999		X		

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Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
				Materials					
10	A_A03	Jul 16, 2019		Building Materials	S19-JI22000		X		
11	A_A04	Jul 16, 2019		Building Materials	S19-JI22001		X		
12	A_A05	Jul 16, 2019		Building Materials	S19-JI22002		X		
13	A_LD01	Jul 16, 2019		Dust	S19-JI22003			X	
14	A_AD01	Jul 16, 2019		Dust	S19-JI22004	X			
15	C_LP01	Jul 16, 2019		Paint	S19-JI22005				X
16	C_LP02	Jul 16, 2019		Paint	S19-JI22006				X
17	C_LP04	Jul 16, 2019		Paint	S19-JI22007				X
18	C_LP05	Jul 16, 2019		Paint	S19-JI22008				X

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Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
19	C_LP06	Jul 16, 2019		Paint	S19-JI22009				X
20	C_A01	Jul 16, 2019		Building Materials	S19-JI22010		X		
21	C_A02	Jul 16, 2019		Building Materials	S19-JI22011		X		
22	C_LD01	Jul 16, 2019		Dust	S19-JI22012			X	
23	C_AD01	Jul 16, 2019		Dust	S19-JI22013	X			
24	G_A01	Jul 16, 2019		Building Materials	S19-JI22014		X		
25	G_A02	Jul 16, 2019		Building Materials	S19-JI22015		X		
26	G_A03	Jul 16, 2019		Building Materials	S19-JI22016		X		
27	G_LP01	Jul 16, 2019		Paint	S19-JI22017				X

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Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
28	G_LP02	Jul 16, 2019		Paint	S19-JI22018				X
29	G_LP03	Jul 16, 2019		Paint	S19-JI22019				X
30	G_LD01	Jul 16, 2019		Dust	S19-JI22020			X	
31	G_AD01	Jul 16, 2019		Dust	S19-JI22021	X			
32	B_LP01	Jul 16, 2019		Paint	S19-JI22022				X
33	B_LP02	Jul 16, 2019		Paint	S19-JI22023				X
34	B_LP03	Jul 16, 2019		Paint	S19-JI22024				X
35	B_LP05	Jul 16, 2019		Paint	S19-JI22025				X
36	B_LP06	Jul 16, 2019		Paint	S19-JI22026				X
37	B_LP07	Jul 16, 2019		Paint	S19-JI22027				X
38	B_LP08	Jul 16, 2019		Paint	S19-JI22028				X
39	B_A01	Jul 16, 2019		Building	S19-JI22029		X		

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Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
				Materials					
40	B_A02	Jul 16, 2019		Building Materials	S19-JI22030		X		
41	B_A03	Jul 16, 2019		Building Materials	S19-JI22031		X		
42	B_A04	Jul 16, 2019		Building Materials	S19-JI22032		X		
43	B_A06	Jul 16, 2019		Building Materials	S19-JI22033		X		
44	B_LD01	Jul 16, 2019		Dust	S19-JI22034			X	
45	B_LD02	Jul 16, 2019		Dust	S19-JI22035			X	
46	B_LD03	Jul 16, 2019		Dust	S19-JI22036			X	
47	B_AD01	Jul 16, 2019		Dust	S19-JI22037	X			

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Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
48	B_AD02	Jul 16, 2019		Dust	S19-JI22038	X			
49	B_AD03	Jul 16, 2019		Dust	S19-JI22039	X			
50	B_AD04	Jul 16, 2019		Dust	S19-JI22040	X			
51	M_A01	Jul 16, 2019		Building Materials	S19-JI22051		X		
52	M_A03	Jul 16, 2019		Building Materials	S19-JI22052		X		
53	M_A04	Jul 16, 2019		Building Materials	S19-JI22053		X		
54	M_A05	Jul 16, 2019		Building Materials	S19-JI22054		X		
55	M_A06	Jul 16, 2019		Building Materials	S19-JI22055		X		
56	M_A08	Jul 16, 2019		Building	S19-JI22056		X		

Company Name: JBS & G Australia (NSW) P/L
Address: Level 1, 50 Margaret St
Sydney
NSW 2000
Project Name: FORT ST
Project ID: 56262

Order No.:
Report #: 666080
Phone: 02 8245 0300
Fax:

Received: Jul 16, 2019 5:20 PM
Due: Jul 23, 2019
Priority: 5 Day
Contact Name: Stuart Lumsden

Eurofins | mgt Analytical Services Manager : Ursula Long

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Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
				Materials					
57	M_A09	Jul 16, 2019		Building Materials	S19-JI22057		X		
58	M_A10	Jul 16, 2019		Building Materials	S19-JI22058		X		
59	M_A12	Jul 16, 2019		Building Materials	S19-JI22059		X		
60	M_A14	Jul 16, 2019		Building Materials	S19-JI22060		X		
61	M_LP01	Jul 16, 2019		Paint	S19-JI22061				X
62	M_LP02	Jul 16, 2019		Paint	S19-JI22062				X
63	M_LP05	Jul 16, 2019		Paint	S19-JI22063				X
64	M_LP06	Jul 16, 2019		Paint	S19-JI22064				X

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Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
65	M_LP08	Jul 16, 2019		Paint	S19-JI22065				X
66	M_LP09	Jul 16, 2019		Paint	S19-JI22066				X
67	M_LP10	Jul 16, 2019		Paint	S19-JI22067				X
68	M_LD01	Jul 16, 2019		Dust	S19-JI22068			X	
69	M_LD03	Jul 16, 2019		Dust	S19-JI22069			X	
70	M_AD01	Jul 16, 2019		Dust	S19-JI22070	X			
71	M_AD03	Jul 16, 2019		Dust	S19-JI22071	X			
72	A_LP02	Jul 16, 2019		Paint	S19-JI22072				X
73	C_LP03	Jul 16, 2019		Paint	S19-JI22073				X
74	B_LP04	Jul 16, 2019		Paint	S19-JI22074				X
75	B_A05	Jul 16, 2019		Building Materials	S19-JI22075		X		

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Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
76	M_A02	Jul 16, 2019		Building Materials	S19-JI22076		X		
77	M_A07	Jul 16, 2019		Building Materials	S19-JI22077		X		
78	M_A11	Jul 16, 2019		Building Materials	S19-JI22078		X		
79	M_A13	Jul 16, 2019		Building Materials	S19-JI22079		X		
80	M_LP03	Jul 16, 2019		Paint	S19-JI22080				X
81	M_LP04	Jul 16, 2019		Paint	S19-JI22081				X
82	M_LP07	Jul 16, 2019		Paint	S19-JI22082				X
83	M_LD02	Jul 16, 2019		Dust	S19-JI22083				X
84	M_AD02	Jul 16, 2019		Dust	S19-JI22084	X			

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Sample Detail						Asbestos - AS4964	Asbestos Absence / Presence	Lead	Lead (% w/w)
Melbourne Laboratory - NATA Site # 1254 & 14271									
Sydney Laboratory - NATA Site # 18217						X	X	X	X
Brisbane Laboratory - NATA Site # 20794									
Perth Laboratory - NATA Site # 23736									
85	A_A06	Jul 16, 2019		Building Materials	S19-JI22112		X		
Test Counts						10	31	8	36

Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follows guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013 and are included in this QC report where applicable. Additional QC data may be available on request.
2. All soil/sediment/solid results are reported on a dry basis, unless otherwise stated.
3. All biota/food results are reported on a wet weight basis on the edible portion, unless otherwise stated.
4. Actual LORs are matrix dependant. Quoted LORs may be raised where sample extracts are diluted due to interferences.
5. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds.
6. SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
7. Samples were analysed on an 'as received' basis.
8. Information identified on this report with blue colour, indicates data provided by customer, that may have an impact on the results.
9. This report replaces any interim results previously issued.

Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether the holding time is 7 days however for all other VOCs such as BTEX or C6-10 TRH then the holding time is 14 days.

****NOTE:** pH duplicates are reported as a range NOT as RPD

Units

mg/kg: milligrams per kilogram	mg/L: milligrams per litre	ug/L: micrograms per litre
ppm: Parts per million	ppb: Parts per billion	%: Percentage
org/100mL: Organisms per 100 millilitres	NTU: Nephelometric Turbidity Units	MPN/100mL: Most Probable Number of organisms per 100 millilitres

Terms

Dry	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
LOR	Limit of Reporting.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
LCS	Laboratory Control Sample - reported as percent recovery.
CRM	Certified Reference Material - reported as percent recovery.
Method Blank	In the case of solid samples these are performed on laboratory certified clean sands and in the case of water samples these are performed on de-ionised water.
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
USEPA	United States Environmental Protection Agency
APHA	American Public Health Association
TCLP	Toxicity Characteristic Leaching Procedure
COC	Chain of Custody
SRA	Sample Receipt Advice
QSM	US Department of Defense Quality Systems Manual Version 5.3
CP	Client Parent - QC was performed on samples pertaining to this report
NC	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within.
TEQ	Toxic Equivalency Quotient

QC - Acceptance Criteria

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR : No Limit

Results between 10-20 times the LOR : RPD must lie between 0-50%

Results >20 times the LOR : RPD must lie between 0-30%

Surrogate Recoveries: Recoveries must lie between 20-130% Phenols & 50-150% PFASs

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM 5.3 where no positive PFAS results have been reported have been reviewed and no data was affected.

WA DWER (n=10): PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC Data General Comments

1. Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
3. Organochlorine Pesticide analysis - where reporting LCS data, Toxaphene & Chlordane are not added to the LCS.
4. Organochlorine Pesticide analysis - where reporting Spike data, Toxaphene is not added to the Spike.
5. Total Recoverable Hydrocarbons - where reporting Spike & LCS data, a single spike of commercial Hydrocarbon products in the range of C12-C30 is added and it's Total Recovery is reported in the C10-C14 cell of the Report.
6. pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
7. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of Recovery the term "INT" appears against that analyte.
8. Polychlorinated Biphenyls are spiked only using Aroclor 1260 in Matrix Spikes and LCS.
9. For Matrix Spikes and LCS results a dash " - " in the report means that the specific analyte was not added to the QC sample.
10. Duplicate RPDs are calculated from raw analytical data thus it is possible to have two sets of data.

Quality Control Results

Test				Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank										
Heavy Metals										
Lead				mg/kg	< 5			5	Pass	
LCS - % Recovery										
Heavy Metals										
Lead				%	111			70-130	Pass	
Test	Lab Sample ID	QA Source	Units	Result 1				Acceptance Limits	Pass Limits	Qualifying Code
Spike - % Recovery										
Heavy Metals										
Lead					Result 1					
Lead				%	112			70-130	Pass	
Test	Lab Sample ID	QA Source	Units	Result 1				Acceptance Limits	Pass Limits	Qualifying Code
Duplicate										
Heavy Metals										
Lead					Result 1	Result 2	RPD			
Lead				mg/kg	19	20	4.0	30%	Pass	

Comments

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	N/A
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Authorised By

Ursula Long	Analytical Services Manager
Gabriele Cordero	Senior Analyst-Metal (NSW)
Nibha Vaidya	Senior Analyst-Asbestos (NSW)



Glenn Jackson

General Manager

Final report - this Report replaces any previously issued Report

- Indicates Not Requested

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

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

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Document Status

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		Name	Name	Signature	Date
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1	Stuart Lumsden	Michael Samuel	Michael Samuel		8/8/2019

