

Greencap

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DEMOLITION/REFURBISHMENT HAZARDOUS MATERIAL RISK ASSESSMENT



DATE: FEBRUARY 2020

SITE REFERENCE:
1124

OUR REFERENCE:
C107662 : J162866

JDH ARCHITECTS
BANKSTOWN NORTH PUBLIC SCHOOL
322 HUME HIGHWAY, BANKSTOWN NSW 2200

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This Report should be read in whole and should not be copied in part or altered. The Report as a whole sets out the findings of the investigations. No responsibility is accepted by Greencap for use of parts of the Report in the absence (or out of context) of the balance of the Report.

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19/02/2020

REPORT PREPARED BY



DENNIS TAM

Hazardous Materials Consultant

22/05/2020

REPORT REVIEWED AND AUTHORISED BY



DAVID HOOD

Principal Consultant – NSW Hazardous Materials

Note that this report supercedes any previous version(s).

Introduction

This report presents the findings of a Demolition/Refurbishment Hazardous Material Risk Assessment conducted for JDH Architects of the site located at 322 Hume Highway, Bankstown NSW 2200. The risk assessment was performed by Dennis Tam and Pratik Gandhi of Greencap on 19/02/2020.

This report was performed in accordance with:

- How to Manage and Control Asbestos in the Workplace: Code of Practice (SafeWork NSW, 2019)
- NSW Work Health & Safety Regulation 2017
- Australian Standard "AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings."
- Identification of PCB-Containing Capacitors 1997 ANZECC
- Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)]
- Demolition Work Code of Practice (SafeWork NSW, Sept 2016)

The properties conducted hazardous materials assessment in this report were following:

- Block C Pupil Facilities (B00C);
- Block D General Learning (B00D);
- Block K Other - Regional Use (B00K);
- D11072;
- D11377;
- D11532;
- D13994;
- D15125;
- D15243;
- D15583;
- D15886; and
- Existing structures on site such as covered walkways, awnings, steps to demountables, garden beds, service pits and BBQ structures.

Scope of Works

The scope of works for this project was as follows:

- Inspect representative and accessible areas of the site in line with the proposed refurbishment/demolition works to identify the following materials: Asbestos, SMF, PCB, Lead Paint, Lead Dust and ODSs
- Identify the likelihood of hazardous and flammable/combustible materials in inaccessible areas
- Identify the types of hazardous and flammable/combustible materials and their condition
- Assess the risks posed by the materials
- Compile a hazardous and flammable/combustible materials register for the site in line with the proposed refurbishment/demolition works (for removal purposes only)
- Take photographs of suspected hazardous and flammable/combustible materials
- Recommend removal methods and necessary actions of the identified/presumed hazardous and flammable/combustible materials

Refer to Methodology for full details.

Site Asbestos Risk Profile

The following table provides a summary of the Asbestos Risk Assessment for the site; item-specific findings are presented in the Hazardous Materials Register.

Building / Level	Number of Items by Risk Rating		
	High	Medium	Low
Block C - Pupil Facilities (B00C) - Ground Level	0	0	0
Block D - General Learning (B00D) - Ground Level	0	0	0
Block K - Other - Regional Use (B00K) - Ground Level	0	0	5
D11072 - Ground Level	0	0	3

Site Asbestos Risk Profile

Building / Level	Number of Items by Risk Rating		
	High	Medium	Low
D11377 - Ground Level	0	0	1
D11532 - Ground Level	0	0	3
D11532 - Sub-Floor	0	0	1
D13994 - Ground Level	0	0	3
D15125 - Ground Level	0	0	1
D15243 - Ground Level	0	0	1
D15583 - Ground Level	0	0	2
D15583 - Sub-Floor	0	0	0
D15886 - Ground Level	0	0	2
Total	0	0	22

Summary of Identified Items

The following table provides a general overview of the types of Hazardous Materials identified on site; specific findings are presented in the Hazardous Materials Register.

Building / Level	Asbestos		Hazardous Materials					
	Friable	Non Friable	SMF	PCBs	Lead Paint	Lead Dust	ODSs	FCM
Block C - Pupil Facilities (B00C) - Ground Level			YES	YES	YES			
Block D - General Learning (B00D) - Ground Level								
Block K - Other - Regional Use (B00K) - Ground Level		YES		YES	YES			
D11072 - Ground Level		YES		YES	YES			
D11377 - Ground Level		YES		YES			YES	
D11532 - Ground Level		YES		YES			YES	
D11532 - Sub-Floor		YES						
D13994 - Ground Level		YES		YES			YES	
D15125 - Ground Level		YES		YES			YES	
D15243 - Ground Level		YES		YES				
D15583 - Ground Level		YES		YES			YES	
D15583 - Sub-Floor								
D15886 - Ground Level		YES	YES	YES			YES	

Recommendations

- All identified and presumed ACMs that will be disturbed during the scheduled works should be removed prior to works commencing by an appropriately licensed contractor and in accordance with the SafeWork NSW Code of Practice: How to Safely Remove Asbestos 2019 and the NSW Work Health and Safety Regulation 2017 Clause 452 (3) (b).
- Where ACMs remain in-situ, the person with management or control of the site should update the Asbestos Register as per the requirements outlined in the SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace 2019.
- Engage an independent asbestos consultant to undertake asbestos fibre air monitoring and clearance inspections during and following licensed asbestos removal.
- When demolition/refurbishment works are to take place, dust suppression techniques should be utilised when working with lead-containing paint. Any works which may disturb potential lead-based paint systems, should be conducted by appropriately experienced contractors under controlled conditions in accordance with the requirements of AS 4361.2-2017 Guide to lead paint management, Part 2: Residential and commercial buildings.
- Consider engaging an independent hygiene consultant to undertake Lead air monitoring during any removal works to ensure works are conducted safely.
- Capacitors and electrical components identified as containing Polychlorinated Biphenyls (PCBs) should be de-energised by a licensed electrician and removed under controlled conditions and disposed of in accordance with environmental protection guidelines prior to refurbishment or demolition works.
- Confirm that the contractor conducting works involving refrigerants holds a refrigerant trading authorisation with the Australian Refrigeration Council (ARC) and a refrigerant handling licence under the Ozone and Synthetic Gas Management Regulations 1995.
- Ensure that the air-conditioning contractor engaged to conduct maintenance and repair work involving refrigerants conducts the appropriate recovery and recycling of refrigerants. Ozone depleting refrigerants should be decanted by a suitably licensed contractor in accordance with the Australia & New Zealand Refrigerant Handling Code of Practice 2007, Part 1. Self-Contained Low Charged Systems prior to the de-commissioning of the equipment.
- Ensure that future purchases of air-conditioning plant include refrigerants with non-ozone depleting potential.
- Items that may be disturbed during planned refurbishment/demolition works should be removed by appropriately experienced contractors under controlled conditions prior to refurbishment/demolition works commencing.
- Contractors should use appropriate Personal Protective Equipment (PPE) including skin, eye and respiratory protection.
- Abatement of hazardous materials should be undertaken in conjunction with removal specifications to detail the extent of the works.
- All identified hazardous materials that will be disturbed by the scheduled works should be removed prior by an appropriately licensed/experienced contractor.
- Where Hazardous Materials are identified in a good condition (refer to Hazardous Materials Register) these can only remain in-situ where refurbishment or demolition works do not impact upon the area.
- Hazardous materials identified on site should be noted within the demolition/refurbishment works Safe Work Method Statement (SWMS) and any safe systems of work put into place if required.
- It is imperative that demolition or refurbishment works cease pending further sampling if materials suspected of containing asbestos or hazardous materials are encountered.
- Areas highlighted in the Areas Not Accessed section as areas of 'no access' should be presumed to contain hazardous materials. Appropriate management planning should be implemented in order to control access to and maintenance activities in these areas, until such a time as they can be inspected and the presence or absence of hazardous materials can be confirmed.
- Greencap can assist with the implementation of any of the above recommendations.

The location and item information of identified materials

Hazard type: e.g. Asbestos, Lead Paint, SMF, etc.

Refer to the Sample Analysis Results for further details

Estimated quantity of material present

Details of warning labels present

The **control priority** and **control recommendations** indicate the recommended management actions, shaded according to priority. Refer to the Priority Rating System section for further information

Location - Item Description	Hazard Type	Sample No	Item Status	Photo No	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Re-Inspect Date	Control Priority	Control Recommendation	Record of Works Undertaken

This indicates if the material contains asbestos / hazardous materials:

Positive Item contains asbestos or other hazardous material.

Negative Item does not contain asbestos or other hazardous material covered in the scope of work.

Presumed Positive Item has not been sampled, but is visually similar to another positive sample or it is likely to contain asbestos / hazardous materials

Presumed Negative Item has not been sampled, but is visually similar to another negative sample or it is NOT likely to contain asbestos / hazardous materials

A photo of the item is within the Photo section

The potential of disturbance to material to liberate asbestos fibres

These are the **risk assessment factors** and **risk rating** of the item. Refer to the Risk Assessment Factors section for further information

Recommended re-inspection date, based on the risk rating of the material

Any information relating to remedial or removal works undertaken should be recorded by the Register controller.

Control Priority: The following priority rating system is adopted to assist in the programming and budgeting for control of asbestos risk identified in the assessment.

Priority 1 (P1)	Restrict access to area, organise abatement works ASAP, manage any remaining materials as part of an AMP.
Priority 2 (P2)	Organise remedial works in the next few months & manage any remaining materials as part of an AMP.
Priority 3 (P3)	No short-term remedial works required. Review periodically and manage as part of an AMP.
Priority 4 (P4)	No short-term remedial works required. Review periodically and manage as part of an AMP.

Site Details			Building Details								Audit Details				
Full Address:	322 Hume Highway, Bankstown NSW 2200		Building Name:	Block C - Pupil Facilities (B00C)			Number of Levels:	1			Survey Date:	19-02-2020			
Property ID:	1124		Est. Building Size:	150m ²			Est. Building Age:	1970s			Inspected By:	Dennis Tam			
Client Name:	JDH Architects		Roof Type:	Metal			Construction Type:	Brick			Company:	Greencap			

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
Block C - Pupil Facilities (B00C) - Exterior - Ground Level															
1	Covered Area - Throughout Metal Work - Paint System/s - Beige	Lead (Paint)	J162866-1124-LP-022	Negative (<0.005 % w/w) Lead											
2	Exterior - Throughout Eaves - Fibre Cement Sheeting	Asbestos	Not Sampled Masonite Materials	Negative											
3	Exterior - Throughout Eaves - Paint System/s - White	Lead (Paint)	J162866-1124-LP-001	Negative (0.075 % w/w) Lead											
4	Exterior - Throughout Window Frame - Paint System/s - Beige	Lead (Paint)	J162866-1124-LP-002	Positive (0.54 % w/w) Lead	J162866-1124-Photo 003	50 m ²	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
5	Exterior - West - External Wall Expansion Joint - Mastic Sealant	Asbestos	J162866-1124-001	Negative											
6	Northwest Walkway - East & West Metal Work - Paint System/s - Yellow	Lead (Paint)	J162866-1124-LP-003	Negative (<0.005 % w/w) Lead											
Block C - Pupil Facilities (B00C) - Interior - Ground Level															
7	All Rooms - Throughout Ceiling - Paint System/s - White	Lead (Paint)	J162866-1124-LP-017	Positive (0.13 % w/w) Lead	J162866-1124-Photo 065	150 m ²	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
8	All Rooms - Throughout Ceiling Lining - Fibre Cement Sheeting	Asbestos	Similar To: J162866-1124-019	Presumed Negative											
9	Ceiling Space - Throughout All Surfaces - Dust - Lead	Lead (Dust)	J162866-1124-LD-001	Negative (110 mg/kg) Lead											
10	CR0003 Girls Toilet Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-1124-Photo 069	15 Unit/s	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	

Site Details			Building Details								Audit Details			
Full Address:	322 Hume Highway, Bankstown NSW 2200		Building Name:	Block C - Pupil Facilities (B00C)			Number of Levels:	1			Survey Date:	19-02-2020		
Property ID:	1124		Est. Building Size:	150m²			Est. Building Age:	1970s			Inspected By:	Dennis Tam		
Client Name:	JDH Architects		Roof Type:	Metal			Construction Type:	Brick			Company:	Greencap		

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
11	CR0003 Girls Toilet - Throughout Wall - Paint System/s - Cream	Lead (Paint)	Similar To: J162866-1124-LP-016	Presumed Positive (0.12 % w/w) Lead	J162866-1124-Photo 066	100 m²	Fair							Repair or remove flaking and damaged paint, if this structure is to be kept. Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
12	CR0007 Boys Toilet Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-1124-Photo 106	15 Unit/s	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
13	CR0007 Boys Toilet - Central Access Hatch - Fibre Cement Sheeting	Asbestos	J162866-1124-020	Negative											
14	CR0007 Boys Toilet - Throughout Ceiling Lining - Fibre Cement Sheeting	Asbestos	J162866-1124-019	Negative											
15	CR0007 Boys Toilet - Throughout Wall - Paint System/s - Cream	Lead (Paint)	J162866-1124-LP-016	Positive (0.12 % w/w) Lead	J162866-1124-Photo 063	200 m²	Fair							Repair or remove flaking and damaged paint, if this structure is to be kept. Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
16	CR0007 Boys Toilet - Cleaner's Room - East Hot Water Heater - Insulation Material	SMF		Presumed Positive	J162866-1124-Photo 062	1 Unit/s	Good	Bonded (SMF)						Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this material will be impacted by refurbishment/ demolition works.	
17	CR0009 Shower Toilet - Throughout Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-1124-Photo 068	15 Unit/s	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	

Site Details			Building Details								Audit Details				
Full Address:	322 Hume Highway, Bankstown NSW 2200		Building Name:	Block D - General Learning (B00D)			Number of Levels:	1			Survey Date:	19-02-2020			
Property ID:	1124		Est. Building Size:	250m ²			Est. Building Age:	2000s			Inspected By:	Dennis Tam			
Client Name:	JDH Architects		Roof Type:	Metal			Construction Type:	Concrete, Cement sheet			Company:	Greencap			

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
Block D - General Learning (B00D) - Exterior - Ground Level															
18	DR0001 Movement - Throughout Floor Covering - Compressed Cement Sheetting	Asbestos	J162866-1124-028	Negative											
19	Exterior - Throughout Wall Lining - Compressed Cement Sheetting	Asbestos	J162866-1124-029	Negative											
20	Exterior - West A/C Unit - R410A - HFC Blend - Daikin	ODS		Negative											
21	Exterior - North - Garden Boxes - Throughout	None			J162866-1124-Photo 008										
Block D - General Learning (B00D) - Interior - Ground Level															
22	All Rooms Door Frame - Paint System/s - Green	Lead (Paint)	Similar To: J162866-1124-LP-021	Presumed Negative (<0.005 % w/w) Lead											
23	All Rooms Window Frame - Paint System/s - Green	Lead (Paint)	J162866-1124-LP-021	Negative (<0.005 % w/w) Lead											
24	All Rooms - Throughout Wall - Paint System/s - Green	Lead (Paint)	Similar To: J162866-1124-LP-021	Presumed Negative (<0.005 % w/w) Lead											
25	DR0002 PAA - South Door - Paint System/s - Green	Lead (Paint)	J162866-1124-LP-020	Negative (<0.005 % w/w) Lead											
26	DR0002 PAA - Throughout Floor Covering - Sheet Vinyl - Green mottled blue	Asbestos	Not Sampled New Appearance	Presumed Negative											
27	DR0008 PAA - South Door - Paint System/s - Green	Lead (Paint)	Similar To: J162866-1124-LP-020	Presumed Negative (<0.005 % w/w) Lead											
28	DR0008 PAA - Throughout Floor Covering - Sheet Vinyl - Green mottled blue	Asbestos	Not Sampled New Appearance	Presumed Negative											

Site Details			Building Details							Audit Details			
Full Address:	322 Hume Highway, Bankstown NSW 2200		Building Name:	Block K - Other - Regional Use (B00K)			Number of Levels:	1		Survey Date:	19-02-2020		
Property ID:	1124		Est. Building Size:	1000m ²			Est. Building Age:	1960		Inspected By:	Dennis Tam		
Client Name:	JDH Architects		Roof Type:	Metal			Construction Type:	Brick, Concrete, Timber, Plasterboard and Fibre Cement		Company:	Greencap		

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
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Block K - Other - Regional Use (B00K) - Exterior - Ground Level

29	Exterior Eaves - Fibre Cement Sheeting	Asbestos	Not Sampled Height Restricted	Presumed Positive	J162866-124-Photo 157	40 m ²	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
30	Exterior Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-124-Photo 159	10 Unit/s	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
31	Exterior - Throughout Wall - Paint System/s - Cream paint	Lead (Paint)	J162866-1124-LP-030	Positive (0.15 % w/w) Lead	J162866-124-Photo 156	500 m ²	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
32	Exterior - Throughout Wall Lining - Fibre Cement Sheeting	Asbestos	J162866-1124-041	Negative											
33	KR0004 DET-Region - Southeast - Window Infill Panels - Low Level - Fibre Cement Sheeting	Asbestos	J162866-1124-042	Negative											

Block K - Other - Regional Use (B00K) - Interior - Ground Level

34	All rooms Door Frame - Paint System/s - Off white Paint	Lead (Paint)	J162866-1124-LP-028	Positive (0.14 % w/w) Lead	J162866-124-Photo 146	50 m ²	Fair							Repair or remove flaking and damaged paint, if this structure is to be kept. Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
35	All rooms Door Frame - Paint System/s - Red	Lead (Paint)	J162866-1124-LP-029	Negative (<0.005 % w/w) Lead											

HAZARDOUS MATERIALS REGISTER

Site Details		Building Details							Audit Details			
Full Address:	322 Hume Highway, Bankstown NSW 2200	Building Name:	Block K - Other - Regional Use (B00K)		Number of Levels:	1			Survey Date:	19-02-2020		
Property ID:	1124	Est. Building Size:	1000m ²		Est. Building Age:	1960			Inspected By:	Dennis Tam		
Client Name:	JDH Architects	Roof Type:	Metal		Construction Type:	Brick, Concrete, Timber, Plasterboard and Fibre Cement			Company:	Greencap		

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
36	All rooms Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-124-Photo 159	10 Unit/s	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
37	All rooms Window Frame - Paint System/s - Green paint system	Lead (Paint)	J162866-1124-LP-026	Negative (0.02 % w/w) Lead											
38	All Rooms Window Frames - Mastic Sealant	Asbestos	J162866-1124-032	Negative											
39	All rooms Window Sill - Mastic Sealant - Silicon	Asbestos	J162866-1124-040	Negative											
40	All rooms - Throughout Wall - Paint System/s - Multilayered paint system. Beige on upper layer.	Lead (Paint)	J162866-1124-LP-025	Positive (0.13 % w/w) Lead	J162866-124-Photo 135 J162866-124-Photo 136	500 m ²	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
41	All rooms - Throughout Wall - Paint System/s - Light Green Paint	Lead (Paint)	J162866-1124-LP-027	Positive (0.27 % w/w) Lead	J162866-124-Photo 143	500 m ²	Good							Repair or remove flaking and damaged paint, if this structure is to be kept. Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
42	All rooms - Throughout Walls - Behind Ceramic Tiles - Fibre Cement Sheeting	Asbestos	J162866-1124-039	Negative											
43	KR0001 DET-Region - Central Electrical Distribution Board - Electrical Components	Asbestos	Not Sampled Live Electrical Hazard	Presumed Positive	J162866-124-Photo 133	1 Unit/s	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	

HAZARDOUS MATERIALS REGISTER

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Full Address:	322 Hume Highway, Bankstown NSW 2200		Building Name:	Block K - Other - Regional Use (B00K)		Number of Levels:	1		Survey Date:	19-02-2020		
Property ID:	1124		Est. Building Size:	1000m ²		Est. Building Age:	1960		Inspected By:	Dennis Tam		
Client Name:	JDH Architects		Roof Type:	Metal		Construction Type:	Brick, Concrete, Timber, Plasterboard and Fibre Cement		Company:	Greencap		

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
44	KR0001 DET-Region - Central Electrical Distribution Board - Compressed Bituminous Electrical Panel	Asbestos	Not Sampled Live Electrical Hazard	Presumed Positive	J162866-124-Photo 132	1 Unit/s	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
45	KR0001 DET-Region - East Wall Lining - Fibre Cement Sheeting	Asbestos	J162866-1124-034	Negative											
46	KR0001 DET-Region - West Wall Lining - Fibre Cement Sheeting	Asbestos	J162866-1124-033	Negative											
47	KR0007 DET-Region - Throughout Floor Covering - Adhesive	Asbestos	J162866-1124-036	Negative											
48	KR0007 DET-Region - Throughout Floor Covering - Vinyl Tiles - Blue	Asbestos	J162866-1124-035	Negative											
49	KR0007 DET-Region - Throughout Low level surfaces - Dust	Lead (Dust)	J162866-1124-LD-002	Negative (250 mg/kg) Lead											
50	KR0007 DET-Region - Underneath Sink Sink Pad - Bituminous Material	Asbestos	J162866-1124-037	Negative											
51	KR0008 DET-Region - Throughout Wall Lining - Fibre Cement Sheeting	Asbestos	J162866-1124-038	Positive	J162866-124-Photo 144	30 m ²	Fair	Non Friable	Low	Low	Not Labelled	19/02/2021	P3	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
52	KR0009 DET-Region - Throughout Wall Lining - Fibre Cement Sheeting	Asbestos	Similar To: J162866-1124-038	Presumed Positive	J162866-124-Photo 145	30 m ²	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
53	KR0010 DET-Region - Throughout Floor Covering - Adhesive	Asbestos	Similar To: J162866-1124-036	Presumed Negative											

Site Details				Building Details										Audit Details	
Full Address:	322 Hume Highway, Bankstown NSW 2200			Building Name:	Block K - Other - Regional Use (B00K)				Number of Levels:	1				Survey Date:	19-02-2020
Property ID:	1124			Est. Building Size:	1000m ²				Est. Building Age:	1960				Inspected By:	Dennis Tam
Client Name:	JDH Architects			Roof Type:	Metal				Construction Type:	Brick, Concrete, Timber, Plasterboard and Fibre Cement				Company:	Greencap

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
54	KR0010 DET-Region - Throughout Floor Covering - Vinyl Tiles - Blue	Asbestos	Similar To: J162866-1124-035	Presumed Negative											

Site Details		Building Details				Audit Details	
Full Address:	322 Hume Highway, Bankstown NSW 2200	Building Name:	D11072	Number of Levels:	1	Survey Date:	19-02-2020
Property ID:	1124	Est. Building Size:	50m²	Est. Building Age:	1990s	Inspected By:	Dennis Tam
Client Name:	JDH Architects	Roof Type:	Metal	Construction Type:	Metal	Company:	Greencap

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
D11072 - Exterior - Ground Level															
55	Exterior - North Gases pit	None			J162866-1 124-Photo 018 J162866-1 124-Photo 014										
56	Exterior - North & South Soffit - Paint System/s - Off-white	Lead (Paint)	J162866-1124-LP-005	Negative (<0.005 % w/w) Lead											
57	Exterior - North & South Soffit - Fibre Cement Sheeting - Upper and lower layer	Asbestos	J162866-1124-002	Negative											
58	Exterior - South A/C Unit - R410A - HFC Blend	ODS		Negative											
59	Exterior - Throughout Wall - Paint System/s - Beige	Lead (Paint)	J162866-1124-LP-004	Negative (<0.005 % w/w) Lead											
60	Exterior - East - BBQ Structure - Throughout	None			J162866-1 124-Photo 006										
61	Exterior - Southeast - Planter Boxes - Throughout	None			J162866-1 124-Photo 007										
62	Northeast Entrance - Throughout Floor Covering - Compressed Cement Sheeting	Asbestos	J162866-1124-003	Negative											
63	Northeast Entrance - West Door - Paint System/s - Red	Lead (Paint)	Similar To: J162866-1124-LP-006	Presumed Positive (0.17 % w/w) Lead	J162866-1 124-Photo 016	2 m ²	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
64	Northwest Entrance - East Door - Paint System/s - Red	Lead (Paint)	J162866-1124-LP-006	Positive (0.17 % w/w) Lead	J162866-1 124-Photo 017	2 m ²	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
65	Northwest Entrance - Throughout Floor Covering - Compressed Cement Sheeting	Asbestos	Similar To: J162866-1124-003	Presumed Negative											
D11072 - Interior - Ground Level															
66	Eastern Classroom - North Floor Covering - Sheet Vinyl - Red	Asbestos	Not Sampled New Appearance	Presumed Negative											

HAZARDOUS MATERIALS REGISTER

Site Details				Building Details								Audit Details		
Full Address:	322 Hume Highway, Bankstown NSW 2200			Building Name:	D11072			Number of Levels:	1			Survey Date:	19-02-2020	
Property ID:	1124			Est. Building Size:	50m ²			Est. Building Age:	1990s			Inspected By:	Dennis Tam	
Client Name:	JDH Architects			Roof Type:	Metal			Construction Type:	Metal			Company:	Greencap	

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
67	Eastern Classroom - Throughout Ceiling Lining - Fibre Cement Sheeting	Asbestos	Similar To: J162866-1124-026	Presumed Positive	J162866-1124-Photo 086	50 m ²	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
68	Eastern Classroom - Various Throughout Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-1124-Photo 159	10 Unit/s	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
69	Storage Room - Northeast Electrical Distribution Board - Electrical Components	Asbestos	Not Sampled Restricted Access	Presumed Positive	J162866-1124-Photo 085	1 Unit/s	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
70	Western Classroom - North Floor Covering - Sheet Vinyl - Red	Asbestos	Not Sampled New Appearance	Presumed Negative											
71	Western Classroom - Throughout Ceiling Lining - Fibre Cement Sheeting	Asbestos	J162866-1124-026	Positive	J162866-1124-Photo 083	50 m ²	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
72	Western Classroom - Various Throughout Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-1124-Photo 084	10 Unit/s	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	

Site Details		Building Details				Audit Details	
Full Address:	322 Hume Highway, Bankstown NSW 2200	Building Name:	D11377	Number of Levels:	1	Survey Date:	19-02-2020
Property ID:	1124	Est. Building Size:	50m²	Est. Building Age:	1990s	Inspected By:	Dennis Tam
Client Name:	JDH Architects	Roof Type:	Metal	Construction Type:	Metal	Company:	Greencap

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
D11377 - Exterior - Ground Level															
73	Exterior - North & South Soffit - Fibre Cement Sheeting	Asbestos	J162866-1124-014	Negative											
74	Exterior - Southwest - Air Condition Unit Box A/C Unit - Unable to determine - Fijitsu. No label	ODS		Presumed Positive	J162866-1124-Photo 052	2 Unit/s	Good							Removal by an adequately licensed contractor using the correct handling and disposal of refrigerants.	
75	Exterior - Southwest - Air Condition Unit Box - Throughout Wall Lining - Fibre Cement Sheeting - Behind the rubber linings	Asbestos	J162866-1124-016	Negative											
76	Exterior - Throughout Metal Work - Paint System/s - Beige	Lead (Paint)	J162866-1124-LP-012	Negative (<0.005 % w/w) Lead											
77	Southeast Entrance - East Door - Paint System/s - Green	Lead (Paint)	J162866-1124-LP-013	Negative (<0.005 % w/w) Lead											
78	Southeast Entrance - Throughout Floor Covering - Compressed Cement Sheeting	Asbestos	J162866-1124-015	Negative											
D11377 - Interior - Ground Level															
79	All rooms Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-1124-Photo 049	8 Unit/s	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
80	All rooms - Throughout Ceiling Lining - Fibre Cement Sheeting	Asbestos	J162866-1124-027	Positive	J162866-1124-Photo 048	25 m ²	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
81	All rooms - Throughout Wall - Paint System/s - Yellow	Lead (Paint)	J162866-1124-LP-014	Negative (<0.005 % w/w) Lead											
82	Classroom - South Floor Covering - Sheet Vinyl - Red	Asbestos	Not Sampled New Appearance	Presumed Negative											
83	Storage Room - West Electrical Distribution Board - Electrical Components - DB.Q	Asbestos	Not Sampled Live Electrical Hazard	Presumed Negative											

Site Details				Building Details								Audit Details			
Full Address:	322 Hume Highway, Bankstown NSW 2200			Building Name:	D11532			Number of Levels:	1			Survey Date:	19-02-2020		
Property ID:	1124			Est. Building Size:	50m ²			Est. Building Age:	1990s			Inspected By:	Dennis Tam		
Client Name:	JDH Architects			Roof Type:	Metal			Construction Type:	Metal			Company:	Greencap		

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
D11532 - Exterior - Ground Level															
84	East - Garden Boxes - Throughout	None			J162866-1 124-Photo 031										
85	Entry Ramp - Throughout	None			J162866-1 124-Photo 030										
86	Exterior - North & South Eaves - Fibre Cement Sheeting	Asbestos	J162866-1124-008	Positive	J162866-1 124-Photo 029	20 m ²	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
87	Exterior - Northwest A/C Unit - Unable to determine - No label	ODS		Presumed Positive	J162866-1 124-Photo 033	2 Unit/s	Good							Removal by an adequately licensed contractor using the correct handling and disposal of refrigerants.	
88	Exterior - Throughout Metal Work - Paint System/s - Beige	Lead (Paint)	J162866-1124-LP-011	Negative (0.05 % w/w) Lead											
D11532 - Interior - Ground Level															
89	All rooms Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-1 124-Photo 037	8 Unit/s	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
90	All rooms - Throughout Ceiling Lining - Fibre Cement Sheeting	Asbestos	J162866-1124-012	Positive	J162866-1 124-Photo 038 J162866-1 124-Photo 039	50 m ²	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
91	Classroom - Throughout Floor Covering - Compressed Cement Sheet	Asbestos	Not Sampled Masonite Materials	Negative											
92	Entrance Foyer - Throughout Floor Covering - Sheet Vinyl - Pale grey vinyl beneath pale blue sheet vinyl	Asbestos	J162866-1124-011	Negative											
93	Entrance Foyer - Throughout Floor Covering - Sheet Vinyl - Pale blue	Asbestos	J162866-1124-010	Negative											

Site Details				Building Details								Audit Details			
Full Address: 322 Hume Highway, Bankstown NSW 2200				Building Name: D11532		Number of Levels: 1		Survey Date: 19-02-2020							
Property ID: 1124				Est. Building Size: 50m ²		Est. Building Age: 1990s		Inspected By: Dennis Tam							
Client Name: JDH Architects				Roof Type: Metal		Construction Type: Metal		Company: Greencap							

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
94	Storage Room - South Switchboard - Electrical Components - Locked	Asbestos	Not Sampled Live Electrical Hazard	Presumed Positive	J162866-1124-Photo 034	1 Unit/s	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
95	Storage Room - Throughout Floor Covering - Sheet Vinyl - Blue	Asbestos	J162866-1124-013	Negative											

D11532 - Interior - Sub-Floor

96	On Ground - East Stored Panels - Compressed Cement Sheeting	Asbestos	J162866-1124-009	Positive	J162866-1124-Photo 032	2 m ²	Good	Non Friable	Low	Low	Suspect	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
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Site Details		Building Details				Audit Details	
Full Address:	322 Hume Highway, Bankstown NSW 2200	Building Name:	D13994	Number of Levels:	1	Survey Date:	19-02-2020
Property ID:	1124	Est. Building Size:	50m²	Est. Building Age:	1990s	Inspected By:	Dennis Tam
Client Name:	JDH Architects	Roof Type:	Metal	Construction Type:	Metal	Company:	Greencap

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
D13994 - Exterior - Ground Level															
97	Exterior - North & South Eaves - Fibre Cement Sheeting	Asbestos	J162866-1124-021	Negative											
98	Exterior - Northwest A/C Unit - Unable to determine - No label. Mitsubishi	ODS		Presumed Positive	J162866-1124-Photo 074	2 Unit/s	Good							Removal by an adequately licensed contractor using the correct handling and disposal of refrigerants.	
99	Exterior - Throughout Metal Work - Paint System/s - Beige	Lead (Paint)	J162866-1124-LP-018	Negative (0.03 % w/w) Lead											
100	Southeast Entrance - Throughout Floor Covering - Compressed Cement Sheeting	Asbestos	J162866-1124-022	Positive	J162866-1124-Photo 071	5 m ²	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
D13994 - Interior - Ground Level															
101	All rooms Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-1124-Photo 077	8 Unit/s	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
102	All rooms - Throughout Ceiling Lining - Fibre Cement Sheeting	Asbestos	J162866-1124-023	Positive	J162866-1124-Photo 076	50 m ²	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
103	Entrance Foyer - Throughout Floor Covering - Sheet Vinyl - blue	Asbestos	Not Sampled New Appearance	Presumed Negative											
104	Southwest Entrance - North Electrical Distribution Board - Electrical Components - DB F2	Asbestos	Not Sampled Live Electrical Hazard	Presumed Positive	J162866-1124-Photo 075	6 Unit/s	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	

Site Details				Building Details								Audit Details			
Full Address:	322 Hume Highway, Bankstown NSW 2200			Building Name:	D15125			Number of Levels:	1			Survey Date:	19-02-2020		
Property ID:	1124			Est. Building Size:	50m ²			Est. Building Age:	1990			Inspected By:	Dennis Tam		
Client Name:	JDH Architects			Roof Type:	Metal			Construction Type:	Metal			Company:	Greencap		

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
D15125 - Exterior - Ground Level															
105	Exterior - North & South Soffit - Fibre Cement Sheeting	Asbestos	J162866-1124-007	Negative											
106	Exterior - Northwest A/C Unit - Unable to determine - No label	ODS		Presumed Positive	J162866-1124-Photo 023	1 Unit/s	Good							Removal by an adequately licensed contractor using the correct handling and disposal of refrigerants.	
107	Exterior - Throughout Metal Work - Paint System/s - Beige	Lead (Paint)	J162866-1124-LP-010	Negative (0.009 % w/w) Lead											
108	Southeast Entrance - North Door - Paint System/s - White	Lead (Paint)	J162866-1124-LP-009	Negative (0.072 % w/w) Lead											
109	Southeast Entrance - Throughout Floor Covering - Compressed Cement Sheeting	Asbestos	J162866-1124-006	Negative											
D15125 - Interior - Ground Level															
110	All rooms - Throughout Ceiling Lining - Fibre Cement Sheeting	Asbestos	Similar To: J162866-1124-012	Presumed Positive	J162866-1124-Photo 088	50 m ²	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
111	All rooms - Throughout Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-1124-Photo 089	5 Unit/s	Good	Non Friable						Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	

Site Details				Building Details								Audit Details			
Full Address: 322 Hume Highway, Bankstown NSW 2200				Building Name: D15243		Number of Levels: 1		Survey Date: 19-02-2020							
Property ID: 1124				Est. Building Size: 50m ²		Est. Building Age: 1990s		Inspected By: Dennis Tam							
Client Name: JDH Architects				Roof Type: Metal		Construction Type: Metal		Company: Greencap							
Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
D15243 - Exterior - Ground Level															
112	Exterior - North & South Soffit - Fibre Cement Sheeting	Asbestos	J162866-1124-004	Negative											
113	Exterior - Throughout Metal Work - Paint System/s - Beige	Lead (Paint)	J162866-1124-LP-008	Negative (<0.005 % w/w) Lead											
114	Southwest Entrance - East Door - Paint System/s - Red	Lead (Paint)	J162866-1124-LP-007	Negative (0.04 % w/w) Lead											
115	Southwest Entrance - Throughout Floor Covering - Compressed Cement Sheeting	Asbestos	J162866-1124-005	Negative											
D15243 - Interior - Ground Level															
116	All rooms Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-124-Photo 092	5 Unit/s	Good	Non Friable						Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
117	All rooms - Throughout Ceiling Lining - Fibre Cement Sheeting	Asbestos	Similar To: J162866-1124-012	Presumed Positive	J162866-124-Photo 091 J162866-124-Photo 090	50 m ²	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	

Site Details		Building Details				Audit Details	
Full Address:	322 Hume Highway, Bankstown NSW 2200	Building Name:	D15583	Number of Levels:	1	Survey Date:	19-02-2020
Property ID:	1124	Est. Building Size:	50m²	Est. Building Age:	1990s	Inspected By:	Dennis Tam
Client Name:	JDH Architects	Roof Type:	Metal	Construction Type:	Metal	Company:	Greencap

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
D15583 - Exterior - Ground Level															
118	A/C Unit - R22 - Chlorodifluoromethane	ODS		Positive	J162866-1 124-Photo 058 J162866-1 124-Photo 059	2 Unit/s	Good							Removal by an adequately licensed contractor using the correct handling and disposal of refrigerants.	
119	Exterior - North & South Eaves - Fibre Cement Sheeting	Asbestos	J162866-1124-025	Negative											
120	Exterior - Throughout Metal Work - Paint System/s - Beige	Lead (Paint)	J162866-1124-LP-015	Negative (<0.005 % w/w) Lead											
121	Southeast Entrance - Landing & Steps Floor Covering - Compressed Cement Sheeting	Asbestos	J162866-1124-017	Negative											
122	Southwest Entrance - East Door - Paint System/s - Green	Lead (Paint)	J162866-1124-LP-019	Negative (<0.005 % w/w) Lead											
D15583 - Interior - Ground Level															
123	All areas - Throughout Ceiling Lining - Fibre Cement Sheeting	Asbestos	J162866-1124-024	Positive	J162866-1 124-Photo 078	50 m ²	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
124	All rooms Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-1 124-Photo 079	8 Unit/s	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
125	Classroom - Northeast Electrical Distribution Board - Electrical Components - No keys, DB 1682	Asbestos	Not Sampled Restricted Access	Presumed Positive	J162866-1 124-Photo 081	1 Unit/s	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
126	Entrance Foyer - Throughout Floor Covering - Sheet Vinyl - Beige	Asbestos	Not Sampled New Appearance	Presumed Negative											
D15583 - Exterior - Sub-Floor															

Site Details				Building Details								Audit Details			
Full Address: 322 Hume Highway, Bankstown NSW 2200				Building Name: D15583		Number of Levels: 1		Survey Date: 19-02-2020							
Property ID: 1124				Est. Building Size: 50m ²		Est. Building Age: 1990s		Inspected By: Dennis Tam							
Client Name: JDH Architects				Roof Type: Metal		Construction Type: Metal		Company: Greencap							
Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
127	Supporting brick - Northwest Packer - Fibre Cement Sheeting	Asbestos	J162866-1124-018	Negative											

Site Details				Building Details								Audit Details			
Full Address:	322 Hume Highway, Bankstown NSW 2200			Building Name:	D15886			Number of Levels:	1			Survey Date:	19-02-2020		
Property ID:	1124			Est. Building Size:	200m ²			Est. Building Age:	1990s			Inspected By:	Dennis Tam		
Client Name:	JDH Architects			Roof Type:	Metal			Construction Type:	Metal			Company:	Greencap		

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
D15886 - Exterior - Ground Level															
128	Exterior - North A/C Unit - Unable to determine - Fujitsu	ODS		Presumed Positive	J162866-1124-Photo 130	4 Unit/s	Good							Removal by an adequately licensed contractor using the correct handling and disposal of refrigerants.	
129	Exterior - North & South Soffit - Fibre Cement Sheeting	Asbestos	J162866-1124-031	Negative											
130	Exterior - Southwest Electrical Distribution Board - Electrical Components	Asbestos	Not Sampled Restricted Access	Presumed Positive	J162866-1124-Photo 129	1 Unit/s	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
131	Exterior - Throughout Metal Work - Paint System/s - Beige	Lead (Paint)	J162866-1124-LP-023	Negative (<0.005 % w/w) Lead											
132	Exterior - West - Planter Boxes	None			J162866-1124-Photo 131										
133	Southeast Entrance - Throughout Floor Covering - Compressed Cement Sheeting	Asbestos	Similar To: J162866-1124-030	Presumed Negative											
134	Southern Walkway - North & South Metal Work - Paint System/s - Yellow	Lead (Paint)	Similar To: J162866-1124-LP-003	Presumed Negative (<0.005 % w/w) Lead											
135	Southwest Entrance - Various Throughout Floor Covering - Compressed Cement Sheeting	Asbestos	J162866-1124-030	Negative											
D15886 - Interior - Ground Level															
136	All rooms Door Frame - Paint System/s - White	Lead (Paint)	Similar To: J162866-1124-LP-024	Presumed Negative (<0.005 % w/w) Lead											

HAZARDOUS MATERIALS REGISTER

Site Details			Building Details						Audit Details			
Full Address:	322 Hume Highway, Bankstown NSW 2200		Building Name:	D15886		Number of Levels:	1		Survey Date:	19-02-2020		
Property ID:	1124		Est. Building Size:	200m ²		Est. Building Age:	1990s		Inspected By:	Dennis Tam		
Client Name:	JDH Architects		Roof Type:	Metal		Construction Type:	Metal		Company:	Greencap		

Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
137	All rooms Fluorescent Light Fitting - Capacitor	PCB		Presumed Positive	J162866-1 124-Photo 114 J162866-1 124-Photo 115 J162866-1 124-Photo 117 J162866-1 124-Photo 116	6 Unit/s	Good							Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this item will be impacted by refurbishment/ demolition works.	
138	All rooms - Throughout Wall - Paint System/s - White	Lead (Paint)	J162866-1124-LP-024	Negative (<0.005 % w/w) Lead											
139	Cleaner's Store - East Floor Covering - Sheet Vinyl - Pale blue mottled dark blue	Asbestos	Not Sampled New Appearance	Presumed Negative											
140	Print Room - East Floor Covering - Sheet Vinyl - Pale blue mottled dark blue	Asbestos	Not Sampled New Appearance	Presumed Negative											
141	Reception Desk - East Electrical Distribution Board - Electrical Components - DB Admin	Asbestos	Not Sampled Live Electrical Hazard	Presumed Positive	J162866-1 124-Photo 127	36 Unit/s	Good	Non Friable	Low	Low	Not Labelled	19/02/2025	P4	Remove under controlled conditions by an appropriately licensed asbestos contractor prior to refurbishment or demolition likely to disturb the material. Maintain in-situ if not to be affected by proposed works.	
142	Sick Bay - East Floor Covering - Sheet Vinyl - Pale blue mottled dark blue	Asbestos	Not Sampled New Appearance	Presumed Negative											
143	Staff Room - East Floor Covering - Sheet Vinyl - Pale blue mottled dark blue	Asbestos	Not Sampled New Appearance	Presumed Negative											
144	Staff Room - East - Above Sink Hot Water Heater - Insulation Material	SMF		Presumed Positive	J162866-1 124-Photo 121	1 Unit/s	Good	Bonded (SMF)						Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this material will be impacted by refurbishment/ demolition works.	
145	Staff Room - East - Below Sink Hot Water Heater - Insulation Material	SMF		Presumed Positive	J162866-1 124-Photo 122	1 Unit/s	Good	Bonded (SMF)						Remove by an appropriately experienced contractor under controlled conditions and using correct PPE if this material will be impacted by refurbishment/ demolition works.	

Site Details				Building Details								Audit Details			
Full Address: 322 Hume Highway, Bankstown NSW 2200				Building Name: D15886		Number of Levels: 1		Survey Date: 19-02-2020							
Property ID: 1124				Est. Building Size: 200m²		Est. Building Age: 1990s		Inspected By: Dennis Tam							
Client Name: JDH Architects				Roof Type: Metal		Construction Type: Metal		Company: Greencap							
Item No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record Of Works Undertaken
146	Toilets - East Floor Covering - Sheet Vinyl - Pale blue mottled dark blue	Asbestos	Not Sampled New Appearance	Presumed Negative											

It is noted that Hazardous Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

1 - 8 of 11 Buildings

Area / Item	Not Accessed								Comments
	Block C - Pupil Facilities (B00C)	Block D - General Learning (B00D)	Block K - Other - Regional Use (B00K)	D11072	D11377	D11532	D13994	D15125	
Behind ceramic wall tiles throughout			Some						Block K - Other - Regional Use (B00K) - Checked at random locations
Ceiling spaces	Some	All	All	Some	Some	Some	Some	Some	Block C - Pupil Facilities (B00C) - No safe access (above 2.8m). Ceiling spaces were viewed from access hatches. Block D - General Learning (B00D) - No safe access (above 2.8m). Block K - Other - Regional Use (B00K) - No safe access (above 2.8m). D11072 - No safe access (Space less than 0.5m). Ceiling spaces were viewed from access hatches. D11377 - No safe access (Space less than 0.5m). Ceiling spaces were viewed from access hatches. D11532 - No safe access (Space less than 0.5m). Ceiling spaces were viewed from access hatches. D13994 - No safe access (Space less than 0.5m). Ceiling spaces were viewed from access hatches. D15125 - No safe access (Space less than 0.5m). Ceiling spaces were viewed from access hatches.
Fire door cores		All	All						Block D - General Learning (B00D) - No fire doors were compromised. Block K - Other - Regional Use (B00K) - No fire doors were compromised.

It is noted that Hazardous Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

1 - 8 of 11 Buildings

Area / Item	Not Accessed								Comments
	Block C - Pupil Facilities (B00C)	Block D - General Learning (B00D)	Block K - Other - Regional Use (B00K)	D11072	D11377	D11532	D13994	D15125	
Height restricted areas of site and ceiling where safe lifting platforms were not provided	All	All	Some	All	All	All	All	All	Block C - Pupil Facilities (B00C) - No safe access (above 2.8m). Block D - General Learning (B00D) - No safe access (above 2.8m). Block K - Other - Regional Use (B00K) - Only areas up to 2.7 m of height inspected. No access to surfaces above ceiling lining. D11072 - No safe access (above 2.8m). D11377 - No safe access (above 2.8m). D11532 - No safe access (above 2.8m). D13994 - No safe access (above 2.8m). D15125 - No safe access (above 2.8m).
Inside mechanical equipment			All						Block K - Other - Regional Use (B00K) - Plant was presumed live.
Roof	All	All	All	All	All	All	All	All	Block C - Pupil Facilities (B00C) - No safe access (above 2.8m). Block D - General Learning (B00D) - No safe access (above 2.8m). Block K - Other - Regional Use (B00K) - No safe access (above 2.8m). D11072 - No safe access (above 2.8m). D11377 - No safe access (above 2.8m). D11532 - No safe access (above 2.8m). D13994 - No safe access (above 2.8m). D15125 - No safe access (above 2.8m).

It is noted that Hazardous Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

1 - 8 of 11 Buildings

Area / Item	Not Accessed								Comments
	Block C - Pupil Facilities (B00C)	Block D - General Learning (B00D)	Block K - Other - Regional Use (B00K)	D11072	D11377	D11532	D13994	D15125	
Sub-floor		All	All	Some	Some	Some	Some	All	<p>Block D - General Learning (B00D) - No safe access (below 0.5m). Area was blocked out by cement panel.</p> <p>Block K - Other - Regional Use (B00K) - No safe access. Area was blocked out by metal fence.</p> <p>D11072 - No safe access (below 0.5m). Areas close to surroundings were viewed.</p> <p>D11377 - No safe access (below 0.5m). Areas close to surroundings were viewed.</p> <p>D11532 - No safe access (below 0.5m). Areas close to surroundings were viewed.</p> <p>D13994 - No safe access (below 0.5m) . Areas close to surroundings were viewed.</p> <p>D15125 - No safe access. Area was blocked out by metal fence.</p>

It is noted that Hazardous Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

1 - 8 of 11 Buildings

Area / Item	Not Accessed								Comments
	Block C - Pupil Facilities (B00C)	Block D - General Learning (B00D)	Block K - Other - Regional Use (B00K)	D11072	D11377	D11532	D13994	D15125	
Under floor coverings	All	All	Some	Some	Some	Some	Some	All	Block C - Pupil Facilities (B00C) - No access beneath all other floor coverings. Block D - General Learning (B00D) - No access beneath all other floor coverings. Block K - Other - Regional Use (B00K) - Random carpet tiles were lifted throughout and beneath floor coverings were inspected. No access beneath all other floor coverings. D11072 - Random carpet tiles were lifted throughout and beneath floor coverings were inspected. No access beneath all other floor coverings. D11377 - Random carpet tiles were lifted throughout and beneath floor coverings were inspected. D11532 - Random carpet tiles were lifted throughout and beneath floor coverings were inspected. No access beneath all other floor coverings. D13994 - Random carpet tiles were lifted throughout and beneath floor coverings were inspected. No access beneath all other floor coverings. D15125 - No access beneath all other floor coverings.
Waterproof membranes	All	All	All	All	All	All	All	All	Block C - Pupil Facilities (B00C) - No waterproofing was compromised. Block D - General Learning (B00D) - No waterproofing was compromised. Block K - Other - Regional Use (B00K) - No waterproofing membrane was compromised. D11072 - No waterproofing was compromised. D11377 - No waterproofing was compromised. D11532 - No waterproofing was compromised. D13994 - No waterproofing was compromised. D15125 - No waterproofing was compromised.

It is noted that Hazardous Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

1 - 8 of 11 Buildings

Area / Item	Not Accessed								Comments
	Block C - Pupil Facilities (B00C)	Block D - General Learning (B00D)	Block K - Other - Regional Use (B00K)	D11072	D11377	D11532	D13994	D15125	
Within electrical switchboard cupboard or backing	All	All	All	All	All	All	All	All	Block C - Pupil Facilities (B00C) - Plant was presumed live. Block D - General Learning (B00D) - Plant was presumed live. Block K - Other - Regional Use (B00K) - Plant was presumed live. D11072 - Plant was presumed live. D11377 - Plant was presumed live. D11532 - Plant was presumed live. D13994 - Plant was presumed live. D15125 - Plant was presumed live.

It is noted that Hazardous Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

9 - 11 of 11 Buildings

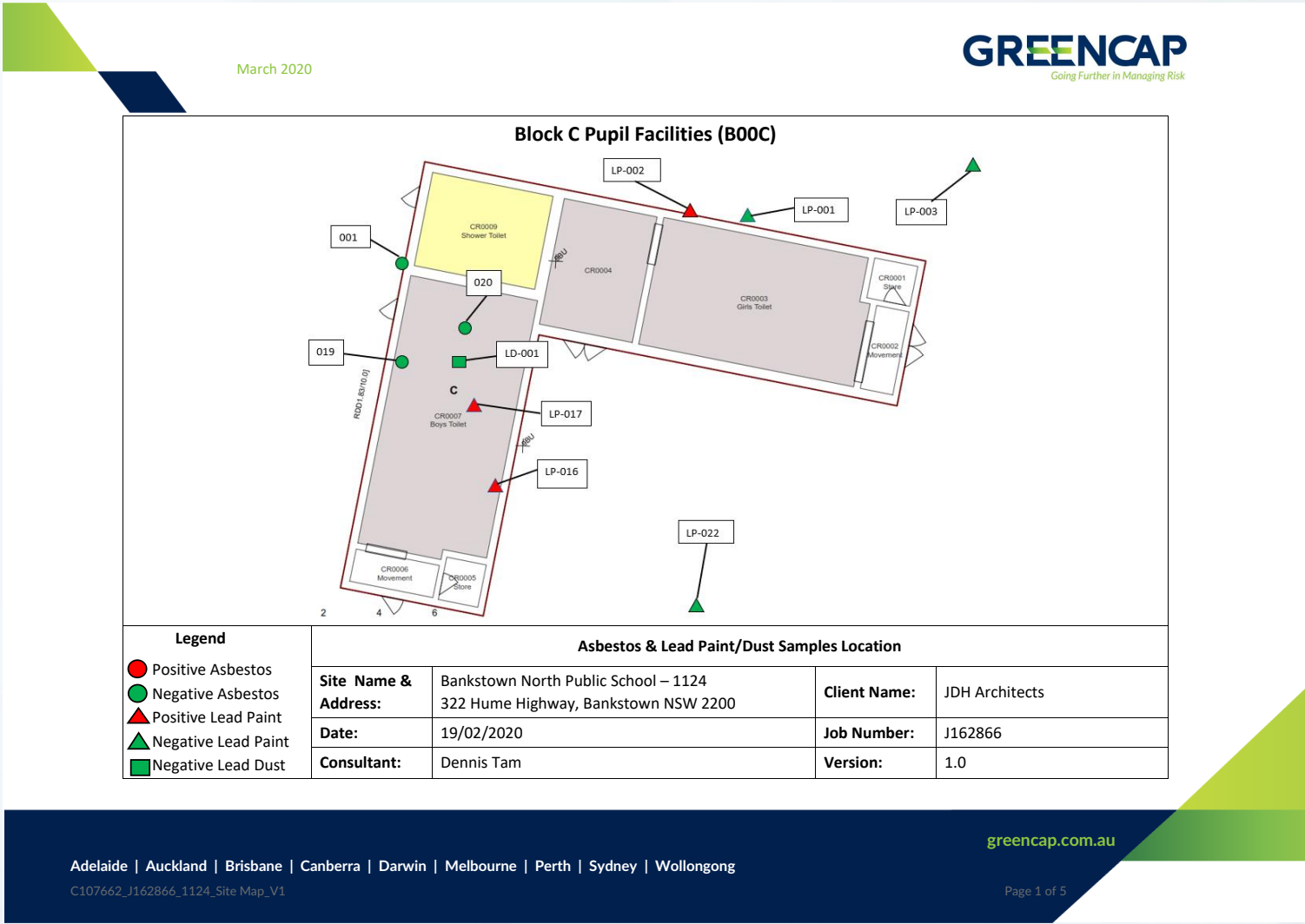
Area / Item	Not Accessed			Comments
	D15243	D15583	D15886	
Ceiling spaces	Some	Some	Some	D15243 - No safe access (Space less than 0.5m). Ceiling spaces were viewed from access hatches. D15583 - No safe access (space less than 0.5m). Ceiling spaces were viewed from access hatches. D15886 - No safe access (Space less than 0.5m). Ceiling spaces were viewed from access hatches.
Height restricted areas of site and ceiling where safe lifting platforms were not provided	All	All	All	D15243 - No safe access (above 2.8m). D15583 - No safe access (above 2.8m). D15886 - No safe access (above 2.8m).
Roof	All	All	All	D15243 - No safe access (above 2.8m). D15583 - No safe access (above 2.8m). D15886 - No safe access (above 2.8m).
Sub-floor	All	Some	All	D15243 - No safe access (below 0.5m). Area was blocked out by metal fence. D15583 - No safe access (below 0.5m). Areas close to surroundings were viewed. D15886 - No safe access (below 0.5m). Area was blocked out by metal fence.
Under floor coverings	All	All	All	D15243 - No access beneath all other floor coverings. D15583 - Random carpet tiles were lifted throughout and beneath floor coverings were inspected. No access beneath all other floor coverings. D15886 - No access beneath all other floor coverings.

It is noted that Hazardous Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

9 - 11 of 11 Buildings

Area / Item	Not Accessed			Comments
	D15243	D15583	D15886	
Waterproof membranes	All	All	All	D15243 - No waterproofing was compromised. D15583 - No waterproofing was compromised. D15886 - No waterproofing was compromised.
Within electrical switchboard cupboard or backing	All	All	All	D15243 - Plant was presumed live. D15583 - Plant was presumed live. D15886 - Plant was presumed live.

SAMPLING SITE MAP - FEBURARY 2020



SAMPLING SITE MAP - FEBURARY 2020

March 2020



Block D General Learning (B00D)



Legend

- Positive Asbestos
- Negative Asbestos
- ▲ Positive Lead Paint
- ▲ Negative Lead Paint

Asbestos & Lead Paint/Dust Samples Location

Site Name & Address:	Bankstown North Public School – 1124 322 Hume Highway, Bankstown NSW 2200	Client Name:	JDH Architects
Date:	19/02/2020	Job Number:	J162866
Consultant:	Dennis Tam	Version:	1.0

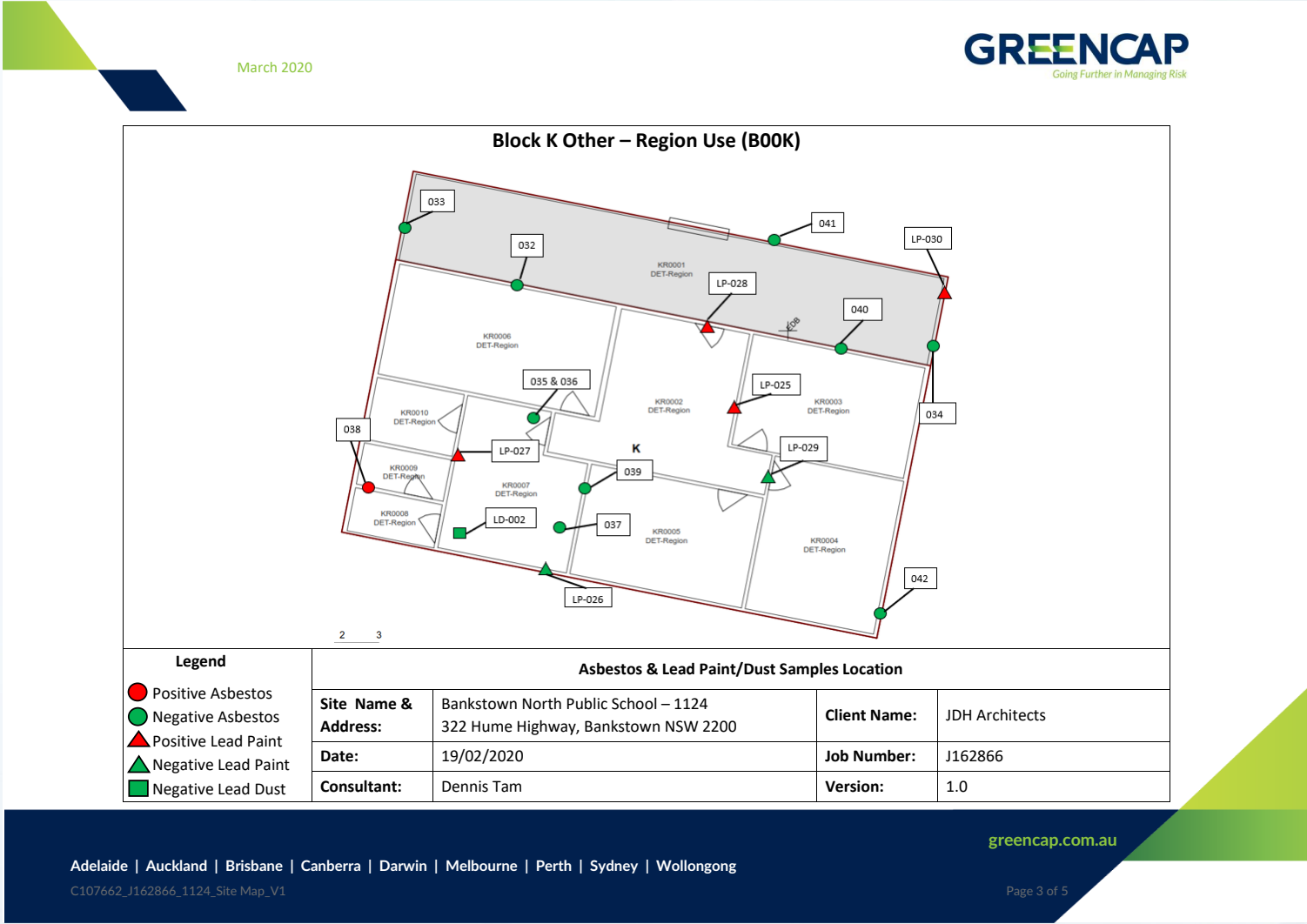
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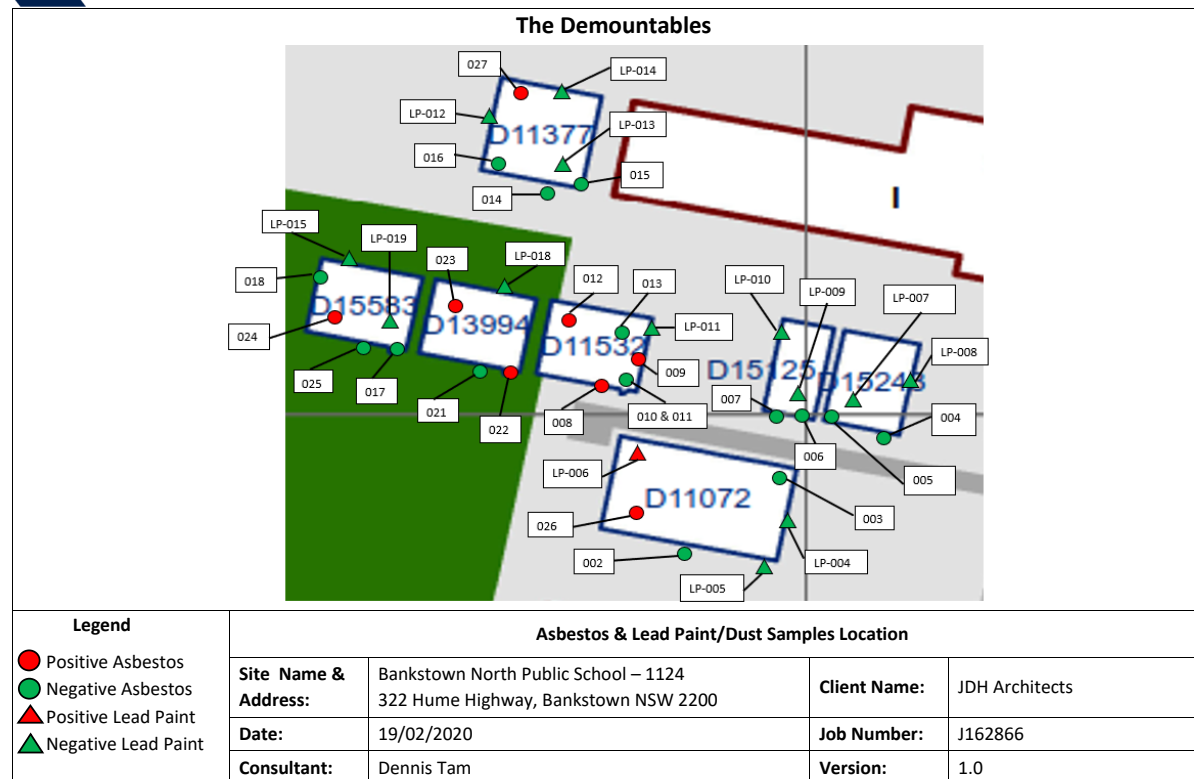
Page 2 of 5

SAMPLING SITE MAP - FEBURARY 2020



SAMPLING SITE MAP - FEBURARY 2020

March 2020

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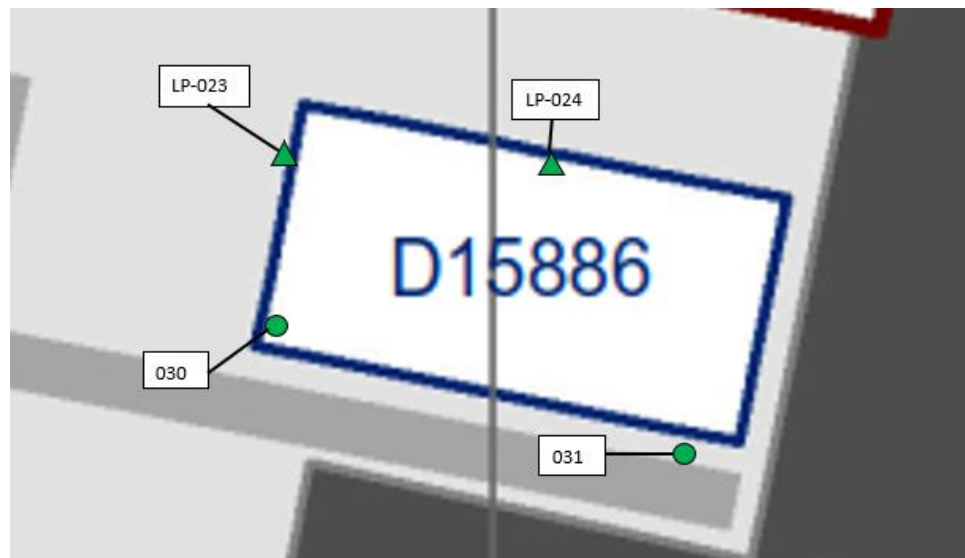
Page 4 of 5

SAMPLING SITE MAP - FEBURARY 2020

March 2020

GREENCAP
 Going Further in Managing Risk

The Demountables



Legend

- Positive Asbestos
- Negative Asbestos
- ▲ Positive Lead Paint
- ▲ Negative Lead Paint

Asbestos & Lead Paint/Dust Samples Location

Site Name & Address:	Bankstown North Public School – 1124 322 Hume Highway, Bankstown NSW 2200	Client Name:	JDH Architects
Date:	19/02/2020	Job Number:	J162866
Consultant:	Dennis Tam	Version:	1.0

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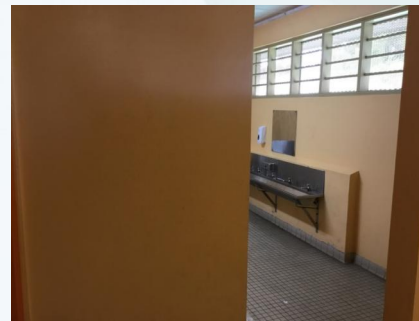
ITEM NO.: 4
 PHOTO NO.: J162866-1124-PHOTO003
 RESULT: LEAD (PAINT) - POSITIVE (0.54 % W/W) LEAD
 BUILDING/LEVEL: BLOCK C - PUPIL FACILITIES (B00C) - GROUND LEVEL
 ROOM/LOCATION: EXTERIOR - THROUGHOUT
 FEATURE/MATERIAL: WINDOW FRAME - PAINT SYSTEM/S
 SAMPLE NO.: J162866-1124-LP-002



ITEM NO.: 7
 PHOTO NO.: J162866-1124-PHOTO065
 RESULT: LEAD (PAINT) - POSITIVE (0.13 % W/W) LEAD
 BUILDING/LEVEL: BLOCK C - PUPIL FACILITIES (B00C) - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS - THROUGHOUT
 FEATURE/MATERIAL: CEILING - PAINT SYSTEM/S
 SAMPLE NO.: J162866-1124-LP-017



ITEM NO.: 10
 PHOTO NO.: J162866-1124-PHOTO069
 RESULT: PCB - PRESUMED POSITIVE
 BUILDING/LEVEL: BLOCK C - PUPIL FACILITIES (B00C) - GROUND LEVEL
 ROOM/LOCATION: CR0003 GIRLS TOILET
 FEATURE/MATERIAL: FLUORESCENT LIGHT FITTING - CAPACITOR
 SAMPLE NO.: -



ITEM NO.: 11
 PHOTO NO.: J162866-1124-PHOTO066
 RESULT: LEAD (PAINT) - PRESUMED POSITIVE (0.12 % W/W) LEAD
 BUILDING/LEVEL: BLOCK C - PUPIL FACILITIES (B00C) - GROUND LEVEL
 ROOM/LOCATION: CR0003 GIRLS TOILET - THROUGHOUT
 FEATURE/MATERIAL: WALL - PAINT SYSTEM/S
 SAMPLE NO.: SIMILAR TO: J162866-1124-LP-016



ITEM NO.: 12
 PHOTO NO.: J162866-1124-PHOTO106
 RESULT: PCB - PRESUMED POSITIVE
 BUILDING/LEVEL: BLOCK C - PUPIL FACILITIES (B00C) - GROUND LEVEL
 ROOM/LOCATION: CR0007 BOYS TOILET
 FEATURE/MATERIAL: FLUORESCENT LIGHT FITTING - CAPACITOR
 SAMPLE NO.: -



ITEM NO.: 15
 PHOTO NO.: J162866-1124-PHOTO063
 RESULT: LEAD (PAINT) - POSITIVE (0.12 % W/W) LEAD
 BUILDING/LEVEL: BLOCK C - PUPIL FACILITIES (B00C) - GROUND LEVEL
 ROOM/LOCATION: CR0007 BOYS TOILET - THROUGHOUT
 FEATURE/MATERIAL: WALL - PAINT SYSTEM/S
 SAMPLE NO.: J162866-1124-LP-016



ITEM NO.: 16
 PHOTO NO.: J162866-1124-PHOTO062
 RESULT: SMF - PRESUMED POSITIVE
 BUILDING/LEVEL: BLOCK C - PUPIL FACILITIES (B00C) - GROUND LEVEL
 ROOM/LOCATION: CR0007 BOYS TOILET - CLEANER'S ROOM - EAST
 FEATURE/MATERIAL: HOT WATER HEATER - INSULATION MATERIAL
 SAMPLE NO.: -



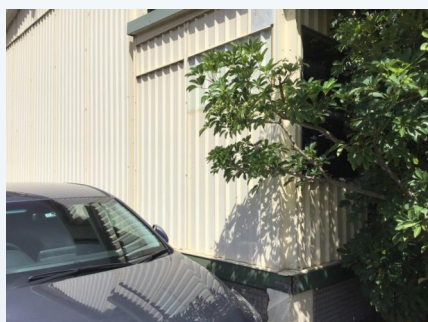
ITEM NO.: 17
 PHOTO NO.: J162866-1124-PHOTO068
 RESULT: PCB - PRESUMED POSITIVE
 BUILDING/LEVEL: BLOCK C - PUPIL FACILITIES (B00C) - GROUND LEVEL
 ROOM/LOCATION: CR0009 SHOWER TOILET - THROUGHOUT
 FEATURE/MATERIAL: FLUORESCENT LIGHT FITTING - CAPACITOR
 SAMPLE NO.: -



ITEM NO.: 29
 PHOTO NO.: J162866-1124-PHOTO157
 RESULT: ASBESTOS - PRESUMED POSITIVE
 BUILDING/LEVEL: BLOCK K - OTHER - REGIONAL USE (B00K) - GROUND LEVEL
 ROOM/LOCATION: EXTERIOR
 FEATURE/MATERIAL: EAVES - FIBRE CEMENT SHEETING
 SAMPLE NO.: NOT SAMPLED HEIGHT RESTRICTED



ITEM NO.: 30
 PHOTO NO.: J162866-1124-PHOTO159
 RESULT: PCB - PRESUMED POSITIVE
 BUILDING/LEVEL: BLOCK K - OTHER - REGIONAL USE (B00K) - GROUND LEVEL
 ROOM/LOCATION: EXTERIOR
 FEATURE/MATERIAL: FLUORESCENT LIGHT FITTING - CAPACITOR
 SAMPLE NO.: -



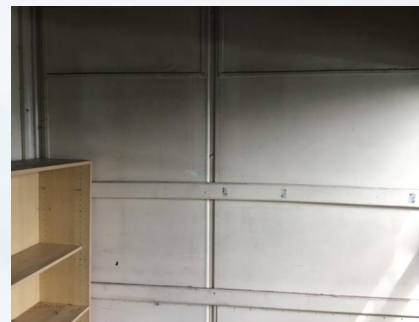
ITEM NO.: 31
 PHOTO NO.: J162866-1124-PHOTO156
 RESULT: LEAD (PAINT) - POSITIVE (0.15 % W/W) LEAD
 BUILDING/LEVEL: BLOCK K - OTHER - REGIONAL USE (B00K) - GROUND LEVEL
 ROOM/LOCATION: EXTERIOR - THROUGHOUT
 FEATURE/MATERIAL: WALL - PAINT SYSTEM/S
 SAMPLE NO.: J162866-1124-LP-030



ITEM NO.: 34
 PHOTO NO.: J162866-1124-PHOTO146
 RESULT: LEAD (PAINT) - POSITIVE (0.14 % W/W) LEAD
 BUILDING/LEVEL: BLOCK K - OTHER - REGIONAL USE (B00K) - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS
 FEATURE/MATERIAL: DOOR FRAME - PAINT SYSTEM/S
 SAMPLE NO.: J162866-1124-LP-028



ITEM NO.: 36
 PHOTO NO.: J162866-1124-PHOTO159
 RESULT: PCB - PRESUMED POSITIVE
 BUILDING/LEVEL: BLOCK K - OTHER - REGIONAL USE (B00K) - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS
 FEATURE/MATERIAL: FLUORESCENT LIGHT FITTING - CAPACITOR
 SAMPLE NO.: -



ITEM NO.: 40
 PHOTO NO.: J162866-1124-PHOTO135
 RESULT: LEAD (PAINT) - POSITIVE (0.13 % W/W) LEAD
 BUILDING/LEVEL: BLOCK K - OTHER - REGIONAL USE (B00K) - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS - THROUGHOUT
 FEATURE/MATERIAL: WALL - PAINT SYSTEM/S
 SAMPLE NO.: J162866-1124-LP-025



ITEM NO.: 40
 PHOTO NO.: J162866-1124-PHOTO136
 RESULT: LEAD (PAINT) - POSITIVE (0.13 % W/W) LEAD
 BUILDING/LEVEL: BLOCK K - OTHER - REGIONAL USE (B00K) - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS - THROUGHOUT
 FEATURE/MATERIAL: WALL - PAINT SYSTEM/S
 SAMPLE NO.: J162866-1124-LP-025



ITEM NO.: 41
 PHOTO NO.: J162866-1124-PHOTO143
 RESULT: LEAD (PAINT) - POSITIVE (0.27 % W/W) LEAD
 BUILDING/LEVEL: BLOCK K - OTHER - REGIONAL USE (B00K) - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS - THROUGHOUT
 FEATURE/MATERIAL: WALL - PAINT SYSTEM/S
 SAMPLE NO.: J162866-1124-LP-027



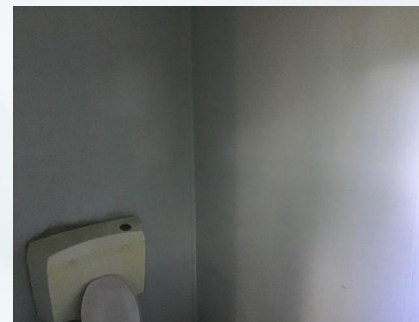
ITEM NO.: 43
 PHOTO NO.: J162866-1124-PHOTO133
 RESULT: ASBESTOS - PRESUMED POSITIVE
 BUILDING/LEVEL: BLOCK K - OTHER - REGIONAL USE (B00K) - GROUND LEVEL
 ROOM/LOCATION: KR0001 DET-REGION - CENTRAL
 FEATURE/MATERIAL: ELECTRICAL DISTRIBUTION BOARD - ELECTRICAL COMPONENTS
 SAMPLE NO.: NOT SAMPLED LIVE ELECTRICAL HAZARD



ITEM NO.: 44
 PHOTO NO.: J162866-1124-PHOTO132
 RESULT: ASBESTOS - PRESUMED POSITIVE
 BUILDING/LEVEL: BLOCK K - OTHER - REGIONAL USE (B00K) - GROUND LEVEL
 ROOM/LOCATION: KR0001 DET-REGION - CENTRAL
 FEATURE/MATERIAL: ELECTRICAL DISTRIBUTION BOARD - COMPRESSED BITUMINOUS ELECTRICAL PANEL
 SAMPLE NO.: NOT SAMPLED LIVE ELECTRICAL HAZARD



ITEM NO.: 51
 PHOTO NO.: J162866-1124-PHOTO144
 RESULT: **ASBESTOS - POSITIVE**
 BUILDING/LEVEL: **BLOCK K - OTHER - REGIONAL USE (B00K) - GROUND LEVEL**
 ROOM/LOCATION: **KR0008 DET-REGION - THROUGHOUT**
 FEATURE/MATERIAL: **WALL LINING - FIBRE CEMENT SHEETING**
 SAMPLE NO.: **J162866-1124-038**



ITEM NO.: 52
 PHOTO NO.: J162866-1124-PHOTO145
 RESULT: **ASBESTOS - PRESUMED POSITIVE**
 BUILDING/LEVEL: **BLOCK K - OTHER - REGIONAL USE (B00K) - GROUND LEVEL**
 ROOM/LOCATION: **KR0009 DET-REGION - THROUGHOUT**
 FEATURE/MATERIAL: **WALL LINING - FIBRE CEMENT SHEETING**
 SAMPLE NO.: **SIMILAR TO: J162866-1124-038**



ITEM NO.: 63
 PHOTO NO.: J162866-1124-PHOTO016
 RESULT: **LEAD (PAINT) - PRESUMED POSITIVE (0.17 % W/W) LEAD**
 BUILDING/LEVEL: **D11072 - GROUND LEVEL**
 ROOM/LOCATION: **NORTHEAST ENTRANCE - WEST**
 FEATURE/MATERIAL: **DOOR - PAINT SYSTEM/S**
 SAMPLE NO.: **SIMILAR TO: J162866-1124-LP-006**



ITEM NO.: 64
 PHOTO NO.: J162866-1124-PHOTO017
 RESULT: **LEAD (PAINT) - POSITIVE (0.17 % W/W) LEAD**
 BUILDING/LEVEL: **D11072 - GROUND LEVEL**
 ROOM/LOCATION: **NORTHWEST ENTRANCE - EAST**
 FEATURE/MATERIAL: **DOOR - PAINT SYSTEM/S**
 SAMPLE NO.: **J162866-1124-LP-006**



ITEM NO.: 67
 PHOTO NO.: J162866-1124-PHOTO086
 RESULT: **ASBESTOS - PRESUMED POSITIVE**
 BUILDING/LEVEL: **D11072 - GROUND LEVEL**
 ROOM/LOCATION: **EASTERN CLASSROOM - THROUGHOUT**
 FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**
 SAMPLE NO.: **SIMILAR TO: J162866-1124-026**



ITEM NO.: 68
 PHOTO NO.: J162866-1124-PHOTO159
 RESULT: **PCB - PRESUMED POSITIVE**
 BUILDING/LEVEL: **D11072 - GROUND LEVEL**
 ROOM/LOCATION: **EASTERN CLASSROOM - VARIOUS THROUGHOUT**
 FEATURE/MATERIAL: **FLUORESCENT LIGHT FITTING - CAPACITOR**
 SAMPLE NO.: -



ITEM NO.: 69
 PHOTO NO.: J162866-1124-PHOTO085
 RESULT: **ASBESTOS - PRESUMED POSITIVE**
 BUILDING/LEVEL: D11072 - GROUND LEVEL
 ROOM/LOCATION: **STORAGE ROOM - NORTHEAST**
 FEATURE/MATERIAL: **ELECTRICAL DISTRIBUTION BOARD - ELECTRICAL COMPONENTS**
 SAMPLE NO.: **NOT SAMPLED RESTRICTED ACCESS**



ITEM NO.: 71
 PHOTO NO.: J162866-1124-PHOTO083
 RESULT: **ASBESTOS - POSITIVE**
 BUILDING/LEVEL: D11072 - GROUND LEVEL
 ROOM/LOCATION: **WESTERN CLASSROOM - THROUGHOUT**
 FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**
 SAMPLE NO.: J162866-1124-026



ITEM NO.: 72
 PHOTO NO.: J162866-1124-PHOTO084
 RESULT: **PCB - PRESUMED POSITIVE**
 BUILDING/LEVEL: D11072 - GROUND LEVEL
 ROOM/LOCATION: **WESTERN CLASSROOM - VARIOUS THROUGHOUT**
 FEATURE/MATERIAL: **FLUORESCENT LIGHT FITTING - CAPACITOR**
 SAMPLE NO.: -



ITEM NO.: 74
 PHOTO NO.: J162866-1124-PHOTO052
 RESULT: **ODS - PRESUMED POSITIVE**
 BUILDING/LEVEL: D11377 - GROUND LEVEL
 ROOM/LOCATION: **EXTERIOR - SOUTHWEST - AIR CONDITION UNIT BOX**
 FEATURE/MATERIAL: **A/C UNIT - UNABLE TO DETERMINE**
 SAMPLE NO.: -



ITEM NO.: 79
 PHOTO NO.: J162866-1124-PHOTO049
 RESULT: **PCB - PRESUMED POSITIVE**
 BUILDING/LEVEL: D11377 - GROUND LEVEL
 ROOM/LOCATION: **ALL ROOMS**
 FEATURE/MATERIAL: **FLUORESCENT LIGHT FITTING - CAPACITOR**
 SAMPLE NO.: -



ITEM NO.: 80
 PHOTO NO.: J162866-1124-PHOTO048
 RESULT: **ASBESTOS - POSITIVE**
 BUILDING/LEVEL: D11377 - GROUND LEVEL
 ROOM/LOCATION: **ALL ROOMS - THROUGHOUT**
 FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**
 SAMPLE NO.: J162866-1124-027



ITEM NO.: 86
 PHOTO NO.: J162866-1124-PHOTO029
 RESULT: **ASBESTOS - POSITIVE**
 BUILDING/LEVEL: D11532 - GROUND LEVEL
 ROOM/LOCATION: EXTERIOR - NORTH & SOUTH
 FEATURE/MATERIAL: **EAVES - FIBRE CEMENT SHEETING**
 SAMPLE NO.: J162866-1124-008



ITEM NO.: 87
 PHOTO NO.: J162866-1124-PHOTO033
 RESULT: **ODS - PRESUMED POSITIVE**
 BUILDING/LEVEL: D11532 - GROUND LEVEL
 ROOM/LOCATION: EXTERIOR - NORTHWEST
 FEATURE/MATERIAL: **A/C UNIT - UNABLE TO DETERMINE**
 SAMPLE NO.: -



ITEM NO.: 89
 PHOTO NO.: J162866-1124-PHOTO037
 RESULT: **PCB - PRESUMED POSITIVE**
 BUILDING/LEVEL: D11532 - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS
 FEATURE/MATERIAL: **FLUORESCENT LIGHT FITTING - CAPACITOR**
 SAMPLE NO.: -



ITEM NO.: 90
 PHOTO NO.: J162866-1124-PHOTO038
 RESULT: **ASBESTOS - POSITIVE**
 BUILDING/LEVEL: D11532 - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS - THROUGHOUT
 FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**
 SAMPLE NO.: J162866-1124-012



ITEM NO.: 90
 PHOTO NO.: J162866-1124-PHOTO039
 RESULT: **ASBESTOS - POSITIVE**
 BUILDING/LEVEL: D11532 - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS - THROUGHOUT
 FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**
 SAMPLE NO.: J162866-1124-012



ITEM NO.: 94
 PHOTO NO.: J162866-1124-PHOTO034
 RESULT: **ASBESTOS - PRESUMED POSITIVE**
 BUILDING/LEVEL: D11532 - GROUND LEVEL
 ROOM/LOCATION: STORAGE ROOM - SOUTH
 FEATURE/MATERIAL: **SWITCHBOARD - ELECTRICAL COMPONENTS**
 SAMPLE NO.: NOT SAMPLED LIVE ELECTRICAL HAZARD



ITEM NO.: 96
 PHOTO NO.: J162866-1124-PHOTO032
 RESULT: **ASBESTOS - POSITIVE**
 BUILDING/LEVEL: D11532 - SUB-FLOOR
 ROOM/LOCATION: ON GROUND - EAST
 FEATURE/MATERIAL: **STORED PANELS - COMPRESSED CEMENT SHEETING**
 SAMPLE NO.: J162866-1124-009



ITEM NO.: 98
 PHOTO NO.: J162866-1124-PHOTO074
 RESULT: **ODS - PRESUMED POSITIVE**
 BUILDING/LEVEL: D13994 - GROUND LEVEL
 ROOM/LOCATION: EXTERIOR - NORTHWEST
 FEATURE/MATERIAL: **A/C UNIT - UNABLE TO DETERMINE**
 SAMPLE NO.: -



ITEM NO.: 100
 PHOTO NO.: J162866-1124-PHOTO071
 RESULT: **ASBESTOS - POSITIVE**
 BUILDING/LEVEL: D13994 - GROUND LEVEL
 ROOM/LOCATION: SOUTHEAST ENTRANCE - THROUGHOUT
 FEATURE/MATERIAL: **FLOOR COVERING - COMPRESSED CEMENT SHEETING**
 SAMPLE NO.: J162866-1124-022



ITEM NO.: 101
 PHOTO NO.: J162866-1124-PHOTO077
 RESULT: **PCB - PRESUMED POSITIVE**
 BUILDING/LEVEL: D13994 - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS
 FEATURE/MATERIAL: **FLUORESCENT LIGHT FITTING - CAPACITOR**
 SAMPLE NO.: -



ITEM NO.: 102
 PHOTO NO.: J162866-1124-PHOTO076
 RESULT: **ASBESTOS - POSITIVE**
 BUILDING/LEVEL: D13994 - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS - THROUGHOUT
 FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**
 SAMPLE NO.: J162866-1124-023



ITEM NO.: 104
 PHOTO NO.: J162866-1124-PHOTO075
 RESULT: **ASBESTOS - PRESUMED POSITIVE**
 BUILDING/LEVEL: D13994 - GROUND LEVEL
 ROOM/LOCATION: SOUTHWEST ENTRANCE - NORTH
 FEATURE/MATERIAL: **ELECTRICAL DISTRIBUTION BOARD - ELECTRICAL COMPONENTS**
 SAMPLE NO.: NOT SAMPLED LIVE ELECTRICAL HAZARD



ITEM NO.: 106
 PHOTO NO.: J162866-1124-PHOTO023
 RESULT: ODS - PRESUMED POSITIVE
 BUILDING/LEVEL: D15125 - GROUND LEVEL
 ROOM/LOCATION: EXTERIOR - NORTHWEST
 FEATURE/MATERIAL: A/C UNIT - UNABLE TO DETERMINE
 SAMPLE NO.: -



ITEM NO.: 110
 PHOTO NO.: J162866-1124-PHOTO088
 RESULT: ASBESTOS - PRESUMED POSITIVE
 BUILDING/LEVEL: D15125 - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS - THROUGHOUT
 FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING
 SAMPLE NO.: SIMILAR TO: J162866-1124-012



ITEM NO.: 111
 PHOTO NO.: J162866-1124-PHOTO089
 RESULT: PCB - PRESUMED POSITIVE
 BUILDING/LEVEL: D15125 - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS - THROUGHOUT
 FEATURE/MATERIAL: FLUORESCENT LIGHT FITTING - CAPACITOR
 SAMPLE NO.: -



ITEM NO.: 116
 PHOTO NO.: J162866-1124-PHOTO092
 RESULT: PCB - PRESUMED POSITIVE
 BUILDING/LEVEL: D15243 - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS
 FEATURE/MATERIAL: FLUORESCENT LIGHT FITTING - CAPACITOR
 SAMPLE NO.: -



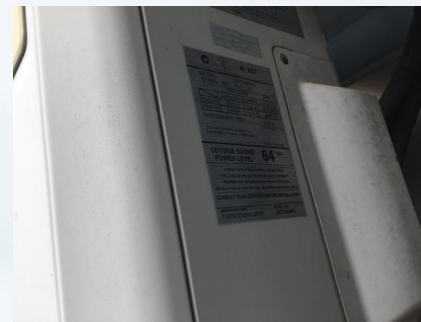
ITEM NO.: 117
 PHOTO NO.: J162866-1124-PHOTO091
 RESULT: ASBESTOS - PRESUMED POSITIVE
 BUILDING/LEVEL: D15243 - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS - THROUGHOUT
 FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING
 SAMPLE NO.: SIMILAR TO: J162866-1124-012



ITEM NO.: 117
 PHOTO NO.: J162866-1124-PHOTO090
 RESULT: ASBESTOS - PRESUMED POSITIVE
 BUILDING/LEVEL: D15243 - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS - THROUGHOUT
 FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING
 SAMPLE NO.: SIMILAR TO: J162866-1124-012



ITEM NO.: 118
 PHOTO NO.: J162866-1124-PHOTO058
 RESULT: ODS - POSITIVE
 BUILDING/LEVEL: D15583 - GROUND LEVEL
 ROOM/LOCATION:
 FEATURE/MATERIAL: A/C UNIT - R22 - CHLORODIFLUOROMETHANE
 SAMPLE NO.: -



ITEM NO.: 118
 PHOTO NO.: J162866-1124-PHOTO059
 RESULT: ODS - POSITIVE
 BUILDING/LEVEL: D15583 - GROUND LEVEL
 ROOM/LOCATION:
 FEATURE/MATERIAL: A/C UNIT - R22 - CHLORODIFLUOROMETHANE
 SAMPLE NO.: -



ITEM NO.: 123
 PHOTO NO.: J162866-1124-PHOTO078
 RESULT: ASBESTOS - POSITIVE
 BUILDING/LEVEL: D15583 - GROUND LEVEL
 ROOM/LOCATION: ALL AREAS - THROUGHOUT
 FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING
 SAMPLE NO.: J162866-1124-024



ITEM NO.: 124
 PHOTO NO.: J162866-1124-PHOTO079
 RESULT: PCB - PRESUMED POSITIVE
 BUILDING/LEVEL: D15583 - GROUND LEVEL
 ROOM/LOCATION: ALL ROOMS
 FEATURE/MATERIAL: FLUORESCENT LIGHT FITTING - CAPACITOR
 SAMPLE NO.: -



ITEM NO.: 125
 PHOTO NO.: J162866-1124-PHOTO081
 RESULT: ASBESTOS - PRESUMED POSITIVE
 BUILDING/LEVEL: D15583 - GROUND LEVEL
 ROOM/LOCATION: CLASSROOM - NORTHEAST
 FEATURE/MATERIAL: ELECTRICAL DISTRIBUTION BOARD - ELECTRICAL COMPONENTS
 SAMPLE NO.: NOT SAMPLED RESTRICTED ACCESS



ITEM NO.: 128
 PHOTO NO.: J162866-1124-PHOTO130
 RESULT: ODS - PRESUMED POSITIVE
 BUILDING/LEVEL: D15886 - GROUND LEVEL
 ROOM/LOCATION: EXTERIOR - NORTH
 FEATURE/MATERIAL: A/C UNIT - UNABLE TO DETERMINE
 SAMPLE NO.: -



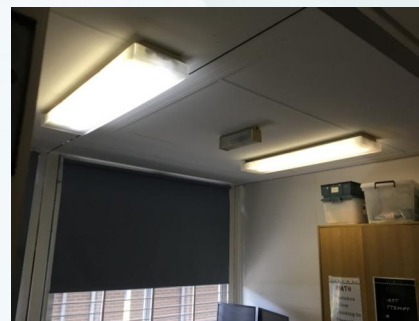
ITEM NO.: 130
 PHOTO NO.: J162866-1124-PHOTO129
 RESULT: **ASBESTOS - PRESUMED POSITIVE**
 BUILDING/LEVEL: **D15886 - GROUND LEVEL**
 ROOM/LOCATION: **EXTERIOR - SOUTHWEST**
 FEATURE/MATERIAL: **ELECTRICAL DISTRIBUTION BOARD - ELECTRICAL COMPONENTS**
 SAMPLE NO.: **NOT SAMPLED RESTRICTED ACCESS**



ITEM NO.: 137
 PHOTO NO.: J162866-1124-PHOTO114
 RESULT: **PCB - PRESUMED POSITIVE**
 BUILDING/LEVEL: **D15886 - GROUND LEVEL**
 ROOM/LOCATION: **ALL ROOMS**
 FEATURE/MATERIAL: **FLUORESCENT LIGHT FITTING - CAPACITOR**
 SAMPLE NO.: -



ITEM NO.: 137
 PHOTO NO.: J162866-1124-PHOTO115
 RESULT: **PCB - PRESUMED POSITIVE**
 BUILDING/LEVEL: **D15886 - GROUND LEVEL**
 ROOM/LOCATION: **ALL ROOMS**
 FEATURE/MATERIAL: **FLUORESCENT LIGHT FITTING - CAPACITOR**
 SAMPLE NO.: -



ITEM NO.: 137
 PHOTO NO.: J162866-1124-PHOTO117
 RESULT: **PCB - PRESUMED POSITIVE**
 BUILDING/LEVEL: **D15886 - GROUND LEVEL**
 ROOM/LOCATION: **ALL ROOMS**
 FEATURE/MATERIAL: **FLUORESCENT LIGHT FITTING - CAPACITOR**
 SAMPLE NO.: -



ITEM NO.: 137
 PHOTO NO.: J162866-1124-PHOTO116
 RESULT: **PCB - PRESUMED POSITIVE**
 BUILDING/LEVEL: **D15886 - GROUND LEVEL**
 ROOM/LOCATION: **ALL ROOMS**
 FEATURE/MATERIAL: **FLUORESCENT LIGHT FITTING - CAPACITOR**
 SAMPLE NO.: -



ITEM NO.: 141
 PHOTO NO.: J162866-1124-PHOTO127
 RESULT: **ASBESTOS - PRESUMED POSITIVE**
 BUILDING/LEVEL: **D15886 - GROUND LEVEL**
 ROOM/LOCATION: **RECEPTION DESK - EAST**
 FEATURE/MATERIAL: **ELECTRICAL DISTRIBUTION BOARD - ELECTRICAL COMPONENTS**
 SAMPLE NO.: **NOT SAMPLED LIVE ELECTRICAL HAZARD**



ITEM NO.: 144
PHOTO NO.: J162866-1124-PHOTO121
RESULT: SMF - PRESUMED POSITIVE
BUILDING/LEVEL: D15886 - GROUND LEVEL
ROOM/LOCATION: STAFF ROOM - EAST - ABOVE SINK
FEATURE/MATERIAL: HOT WATER HEATER - INSULATION MATERIAL
SAMPLE NO.: -



ITEM NO.: 145
PHOTO NO.: J162866-1124-PHOTO122
RESULT: SMF - PRESUMED POSITIVE
BUILDING/LEVEL: D15886 - GROUND LEVEL
ROOM/LOCATION: STAFF ROOM - EAST - BELOW SINK
FEATURE/MATERIAL: HOT WATER HEATER - INSULATION MATERIAL
SAMPLE NO.: -

BANKSTOWN NORTH PUBLIC SCHOOL 19-02-2020



Greencap Pty Ltd
 ABN: 76 006 318 010
 Level 2 / 11 Khartoum Road
 North Ryde NSW 2113
 Australia
 T: 02 9889 1800

Report Date: Friday, 28/02/2020

Our ref: C107662:J162866 - 1124

Vlad Hripac
 JDH Architects
 Suite 4B, Level 4, 116-120 Kippax Street
 SURRY HILLS NSW 2010

Dear Vlad,

Re: Asbestos Identification Analysis - Bankstown North Public School (1124) - 322 Hume Highway, Bankstown NSW 2200

This letter presents the results of asbestos fibre identification analysis performed on 43 samples collected by Dennis Tam of Greencap on Wednesday, 19 February 2020. The samples were collected from Bankstown North Public School (1124) - 322 Hume Highway, Bankstown NSW 2200.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory by the method of Australian Standard AS4964-2004 and supplementary work instruction in house method LAB04 Asbestos Identification by PLM. Any and all services carried out by Greencap for the Client are subject to the Terms and Conditions listed on the Greencap website at <https://www.greencap.com.au/terms-conditions> and are governed by our statements of limitation available at <https://www.greencap.com.au/statements-limitation>.

The analysis was completed on Wednesday, 26 February 2020.

The samples will be kept for three months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table. Accreditation covers testing activities only, sampling activity is outside the scope of ISO 17025 accreditation. Results relate only to the items tested and are for the sole use by the client.

Should you require further information please contact our project manager David Hood.

Yours sincerely,
Greencap

Amanda Chui : Approved Identifier

Amanda Chui : Approved Signatory



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 Accredited for compliance with ISO/IEC 17025 - Testing.
 Accreditation No. 5450, Site No. 3402 Sydney Laboratory.
 The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/National standards.

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BANKSTOWN NORTH PUBLIC SCHOOL 19-02-2020



Sydney Laboratory
Sample Analysis Results



Report Date: Friday, 28/02/2020

Our ref: C107662:J162866 - 1124

Site Location:		Bankstown North Public School (1124) - 322 Hume Highway, Bankstown NSW 2200	
	Sample ID	Sample Location/Description/Weight or Size	Analysis Result
1	J162866 - 1124 - 001	Block C - Exterior - Ground Level - External Wall - West - Expansion Joint - Mastic Sealant - Wall Unpainted red-brown bituminous, fibrous mastic material ~ 15 x 8 x 3 mm	No Asbestos Detected Organic Fibres
2	J162866 - 1124 - 002	D11072 - Exterior - Ground Level - North & South - Soffit - Fibre Cement Sheeting Off white-painted grey flat compressed fibre-cement sheet material ~ 50 x 20 x 5 mm	No Asbestos Detected Organic Fibres
3	J162866 - 1124 - 003	D11072 - Exterior - Ground Level - Northeast Entrance - Various Throughout - Floor Covering - Compressed Cement Sheeting Unpainted gold-grey flat compressed fibre-cement sheet material ~ 40 x 20 x 5 mm	No Asbestos Detected Organic Fibres
4	J162866 - 1124 - 004	D15243 - Exterior - Ground Level - North & South - Soffit - Fibre Cement Sheeting Off white-painted compressed fibre-cement sheet material ~ 10 x 7 x 5 mm	No Asbestos Detected Organic Fibres
5	J162866 - 1124 - 005	D15243 - Exterior - Ground Level - Southwest Entrance - Various Throughout - Floor Covering - Compressed Cement Sheeting Unpainted grey compressed fibre-cement sheet material ~ 25 x 10 x 2 mm	No Asbestos Detected Organic Fibres
6	J162866 - 1124 - 006	D15125 - Exterior - Ground Level - Southeast Entrance - Various Throughout - Floor Covering - Compressed Cement Sheeting Unpainted gold-grey compressed fibre-cement sheet material ~ 15 x 10 x 1 mm	No Asbestos Detected Organic Fibres
7	J162866 - 1124 - 007	D15125 - Exterior - Ground Level - North & South - Soffit - Fibre Cement Sheeting Off white-painted grey flat compressed fibre-cement sheet material ~ 25 x 15 x 5 mm	No Asbestos Detected Organic Fibres
8	J162866 - 1124 - 008	D11532 - Exterior - Ground Level - North & South - Eaves - Fibre Cement Sheeting Off white-painted gold-grey layered fibre-cement sheet material ~ 30 x 10 x 3 mm	Chrysotile (white asbestos) Organic Fibres
9	J162866 - 1124 - 009	D11532 - Interior - Sub-Floor - On Ground - East - Stored Panels - Compressed Cement Sheeting Grey-painted grey ribbed compressed fibre-cement sheet material ~ 70 x 40 x 17 mm	Chrysotile (white asbestos)
10	J162866 - 1124 - 010	D11532 - Interior - Ground Level - Entrance Foyer - Various Throughout - Floor Covering - Sheet Vinyl - Pale blue Patterned light blue flexible vinyl material and associated amber adhesive material ~ 50 x 15 x 2 mm	No Asbestos Detected Organic Fibres

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BANKSTOWN NORTH PUBLIC SCHOOL 19-02-2020



Sydney Laboratory
Sample Analysis Results

GREENCAP
Going Further in Managing Risk

Report Date: Friday, 28/02/2020

Our ref: C107662:J162866 - 1124

Site Location:		Bankstown North Public School (1124) - 322 Hume Highway, Bankstown NSW 2200	
	Sample ID	Sample Location/Description/Weight or Size	Analysis Result
11	J162866 - 1124 - 011	D11532 - Interior - Ground Level - Entrance Foyer - Various Throughout - Floor Covering - Sheet Vinyl - Pale grey Dusty pale grey brittle vinyl material and associated amber adhesive material ~ 35 x 25 x 2 mm	No Asbestos Detected Organic Fibres
12	J162866 - 1124 - 012	D11532 - Interior - Ground Level - All Rooms - Various Throughout - Ceiling Lining - Fibre Cement Sheeting Off white-painted grey flat compressed fibre-cement sheet material ~ 45 x 15 x 4 mm	Chrysotile (white asbestos) Amosite (brown asbestos) Organic Fibres
13	J162866 - 1124 - 013	D11532 - Interior - Ground Level - Storage Room - Various Throughout - Floor Covering - Sheet Vinyl - Blue Dusty blue flexible vinyl material and associated amber adhesive material ~ 20 x 12 x 2 mm	No Asbestos Detected Organic Fibres
14	J162866 - 1124 - 014	D11377 - Exterior - Ground Level - North & South - Soffit - Fibre Cement Sheeting Cream-painted gold-grey compressed fibre-cement sheet material ~ 30 x 20 x 6 mm	No Asbestos Detected Organic Fibres
15	J162866 - 1124 - 015	D11377 - Exterior - Ground Level - Southeast Entrance - Various Throughout - Floor Covering - Compressed Cement Sheeting Dusty grey/cream-painted gold-grey compressed fibre-cement sheet material ~ 15 x 15 x 2 mm	No Asbestos Detected Organic Fibres
16	J162866 - 1124 - 016	D11377 - Exterior - Ground Level - Air Condition Unit Box - Various Throughout - Wall Lining - Fibre Cement Sheeting Cream-painted gold-grey fibre-cement sheet material ~ 13 x 13 x 1 mm	No Asbestos Detected Organic Fibres
17	J162866 - 1124 - 017	D15583 - Exterior - Ground Level - Southeast Entrance - Landing & Steps - Floor Covering - Compressed Cement Sheeting Unpainted grey flat compressed fibre-cement sheet material ~ 22 x 15 x 5 mm	No Asbestos Detected Organic Fibres
18	J162866 - 1124 - 018	D15583 - Exterior - Sub-Floor - Supporting Brick - Northwest - Packer - Fibre Cement Sheeting Unpainted gold-grey layered fibre-cement sheet material ~ 23 x 10 x 5 mm	No Asbestos Detected Organic Fibres
19	J162866 - 1124 - 019	Block C - Interior - Ground Level - Boys Toilet - Various Throughout - Ceiling Lining - Fibre Cement Sheeting Off white-painted brown-grey fibre-cement sheet material ~ 15 x 10 x 2 mm	No Asbestos Detected Organic Fibres
20	J162866 - 1124 - 020	Block C - Interior - Ground Level - Boys Toilet - Various Throughout - Access Hatch - Fibre Cement Sheeting Unpainted gold-grey layered fibre-cement sheet material ~ 15 x 10 x 5 mm	No Asbestos Detected Organic Fibres

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BANKSTOWN NORTH PUBLIC SCHOOL 19-02-2020



Sydney Laboratory
Sample Analysis Results



Report Date: Friday, 28/02/2020

Our ref: C107662:J162866 - 1124

Site Location:		Bankstown North Public School (1124) - 322 Hume Highway, Bankstown NSW 2200	
	Sample ID	Sample Location/Description/Weight or Size	Analysis Result
21	J162866 - 1124 - 021	D13994 - Exterior - Ground Level - North & South - Eaves - Fibre Cement Sheeting Off white-painted grey compressed fibre-cement sheet material ~ 20 x 15 x 5 mm	No Asbestos Detected Organic Fibres
22	J162866 - 1124 - 022	D13994 - Exterior - Ground Level - Southwest Entrance - Various Throughout - Floor Covering - Compressed Cement Sheeting Grey-painted gold-grey fibre-cement sheet material ~ 10 x 10 x 1 mm	Chrysotile (white asbestos) Organic Fibres
23	J162866 - 1124 - 023	D13994 - Interior - Ground Level - All Areas - Various Throughout - Ceiling Lining - Fibre Cement Sheeting Off white-painted grey flat compressed fibre-cement sheet material ~ 22 x 22 x 5 mm	Chrysotile (white asbestos) Organic Fibres
24	J162866 - 1124 - 024	D15583 - Interior - Ground Level - All Areas - Various Throughout - Ceiling Lining - Fibre Cement Sheeting Off white-painted grey compressed fibre-cement sheet material ~ 10 x 5 x 5 mm	Chrysotile (white asbestos) Organic Fibres
25	J162866 - 1124 - 025	D15583 - Exterior - Ground Level - North & South - Eaves - Fibre Cement Sheeting Cream-painted gold-grey compressed fibre-cement sheet material ~ 11 x 9 x 5 mm	No Asbestos Detected Organic Fibres
26	J162866 - 1124 - 026	D11072 - Interior - Ground Level - Western Classroom - Various Throughout - Ceiling Lining - Fibre Cement Sheeting Off white-painted grey flat compressed fibre-cement sheet material ~ 34 x 10 x 4 mm	Chrysotile (white asbestos) Organic Fibres
27	J162866 - 1124 - 027	D11377 - Interior - Ground Level - All Rooms - Various Throughout - Ceiling Lining - Fibre Cement Sheeting Off white-painted grey flat compressed fibre-cement sheet material ~ 30 x 16 x 5 mm	Chrysotile (white asbestos) Organic Fibres
28	J162866 - 1124 - 028	Block D - Exterior - Ground Level - DR0001 Movement - Various Throughout - Floor Covering - Compressed Cement Sheeting Dusty unpainted grey flat compressed fibre-cement sheet material ~ 40 x 30 x 12 mm	No Asbestos Detected Organic Fibres
29	J162866 - 1124 - 029	Block D - Exterior - Ground Level - Various Throughout - Wall Lining - Compressed Cement Sheeting Lichen unpainted gold-grey flat compressed fibre-cement sheet material ~ 16 x 20 x 10 mm	No Asbestos Detected Organic Fibres
30	J162866 - 1124 - 030	D15886 - Exterior - Ground Level - Southwest Entrance - Various Throughout - Floor Covering - Compressed Cement Sheeting Unpainted gold-grey flat compressed fibre-cement sheet material ~ 25 x 22 x 3 mm	No Asbestos Detected Organic Fibres

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BANKSTOWN NORTH PUBLIC SCHOOL 19-02-2020



Sydney Laboratory
Sample Analysis Results



Report Date: Friday, 28/02/2020

Our ref: C107662:J162866 - 1124

Site Location:		Bankstown North Public School (1124) - 322 Hume Highway, Bankstown NSW 2200	
	Sample ID	Sample Location/Description/Weight or Size	Analysis Result
31	J162866 - 1124 - 031	D15886 - Exterior - Ground Level - North & South - Soffit - Fibre Cement Sheeting Off white-painted gold-grey compressed fibre-cement sheet material ~ 15 x 10 x 2 mm	No Asbestos Detected Organic Fibres
32	J162866 - 1124 - 032	Block K - Interior - Ground Level - All Rooms - Various Throughout - Window Frames - Mastic Sealant Off white-painted cream hardened mastic material and associated amber adhesive material ~ 20 x 7 x 2 mm	No Asbestos Detected Organic Fibres
33	J162866 - 1124 - 033	Block K - Interior - Ground Level - KR0001 - West - Wall Lining - Fibre Cement Sheeting Cream-painted gold-grey layered fibre-cement sheet material ~ 22 x 15 x 5 mm	No Asbestos Detected Organic Fibres
34	J162866 - 1124 - 034	Block K - Interior - Ground Level - KR0001 - East - Wall Lining - Fibre Cement Sheeting Cream-painted grey fibre-cement sheet material ~ 12 x 9 x 2 mm	No Asbestos Detected Organic Fibres
35	J162866 - 1124 - 035	Block K - Interior - Ground Level - KR0007 - Throughout - Floor Covering - Vinyl Tiles - Blue Mottled black blue brittle vinyl material ~ 100 x 60 x 3 mm	No Asbestos Detected Organic Fibres
36	J162866 - 1124 - 036	Block K - Interior - Ground Level - KR0007 - Throughout - Floor Covering - Adhesive Amber adhesive material attached to underside of sample 035 ~ 100 x 60 x <1 mm	No Asbestos Detected Organic Fibres
37	J162866 - 1124 - 037	Block K - Interior - Ground Level - KR0007 - Underneath Sink - Sink Pad - Bituminous Material Black-brown compressed resinous fibrous board material ~ 47 x 30 x 2 mm	No Asbestos Detected Organic Fibres
38	J162866 - 1124 - 038	Block K - Interior - Ground Level - KR0008 - Throughout - Wall Lining - Fibre Cement Sheeting Off white-painted gold-grey fibre-cement sheet material ~ 15 x 13 x 2 mm	Chrysotile (white asbestos) Organic Fibres
39	J162866 - 1124 - 039	Block K - Interior - Ground Level - All Rooms - Various Throughout - Walls - Behind Ceramic Tiles - Fibre Cement Sheeting Off white-painted gold-grey compressed fibre-cement sheet material and attached white woven fibrous hessian-type matting material ~ 20 x 17 x 3 mm	No Asbestos Detected Organic Fibres
40	J162866 - 1124 - 040	Block K - Interior - Ground Level - All Rooms - Various Throughout - Window Sill - Mastic Sealant Yellow orange-painted clear rubbery mastic material ~ 10 x 6 x <1 mm	No Asbestos Detected Organic Fibres

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BANKSTOWN NORTH PUBLIC SCHOOL 19-02-2020



Sydney Laboratory
Sample Analysis Results

GREENCAP
Going Further in Managing Risk

Report Date: Friday, 28/02/2020

Our ref: C107662:J162866 - 1124

Site Location:		Bankstown North Public School (1124) - 322 Hume Highway, Bankstown NSW 2200	
	Sample ID	Sample Location/Description/Weight or Size	Analysis Result
41	J162866 - 1124 - 041	Block K - Exterior - Ground Level - Wall - Throughout - Wall Lining - Fibre Cement Sheeting Cream-painted gold-grey layered fibre-cement sheet material ~ 20 x 12 x 5 mm	No Asbestos Detected Organic Fibres
42	J162866 - 1124 - 042	Block K - Interior - Ground Level - KR0004 - Southeast - Infill Panels - Low Level - Fibre Cement Sheeting Cream-painted grey fibre-cement sheet material ~ 12 x 4 x <1 mm	No Asbestos Detected Organic Fibres

* Shaded row with bolded text indicates sample contains a positive Analysis Result for asbestos.

If Synthetic Mineral Fibre and Organic Fibre are not stated in Analysis Results, it implies not detected.

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**Envirolab Services Pty Ltd**

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CERTIFICATE OF ANALYSIS 237488

Client Details	
Client	Greencap Pty Ltd
Attention	Dennis Tam
Address	Level 2, 11 Khartoum Rd, North Ryde, NSW, 2113

Sample Details	
Your Reference	J162866-1124
Number of Samples	30 PAINT, 2 DUST
Date samples received	25/02/2020
Date completed instructions received	25/02/2020

Analysis Details	
Please refer to the following pages for results, methodology summary and quality control data.	
Samples were analysed as received from the client. Results relate specifically to the samples as received.	
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.	
Please refer to the last page of this report for any comments relating to the results.	

Report Details	
Date results requested by	03/03/2020
Date of Issue	03/03/2020
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By

Jaimie Loa-Kum-Cheung, Metals Supervisor
 Ken Nguyen, Reporting Supervisor

Authorised By

Nancy Zhang, Laboratory Manager

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 Revision No: R00



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Client Reference: J162866-1124

Lead in Paint						
Our Reference		237488-1	237488-2	237488-3	237488-4	237488-5
Your Reference	UNITS	J162866-1124-LP-001	J162866-1124-LP-002	J162866-1124-LP-003	J162866-1124-LP-004	J162866-1124-LP-005
Type of sample		PAINT	PAINT	PAINT	PAINT	PAINT
Date prepared	-	28/02/2020	28/02/2020	28/02/2020	28/02/2020	28/02/2020
Date analysed	-	28/02/2020	28/02/2020	28/02/2020	28/02/2020	28/02/2020
Lead in paint	%w/w	0.075	0.54	<0.005	<0.005	<0.005

Lead in Paint						
Our Reference		237488-6	237488-7	237488-8	237488-9	237488-10
Your Reference	UNITS	J162866-1124-LP-006	J162866-1124-LP-007	J162866-1124-LP-008	J162866-1124-LP-009	J162866-1124-LP-010
Type of sample		PAINT	PAINT	PAINT	PAINT	PAINT
Date prepared	-	28/02/2020	28/02/2020	28/02/2020	28/02/2020	28/02/2020
Date analysed	-	28/02/2020	28/02/2020	28/02/2020	28/02/2020	28/02/2020
Lead in paint	%w/w	0.17	0.04	<0.005	0.072	0.009

Lead in Paint						
Our Reference		237488-11	237488-12	237488-13	237488-14	237488-15
Your Reference	UNITS	J162866-1124-LP-011	J162866-1124-LP-012	J162866-1124-LP-013	J162866-1124-LP-014	J162866-1124-LP-015
Type of sample		PAINT	PAINT	PAINT	PAINT	PAINT
Date prepared	-	28/02/2020	28/02/2020	28/02/2020	28/02/2020	28/02/2020
Date analysed	-	28/02/2020	28/02/2020	28/02/2020	28/02/2020	28/02/2020
Lead in paint	%w/w	0.05	<0.005	<0.005	<0.005	<0.005

Lead in Paint						
Our Reference		237488-16	237488-17	237488-18	237488-19	237488-20
Your Reference	UNITS	J162866-1124-LP-016	J162866-1124-LP-017	J162866-1124-LP-018	J162866-1124-LP-019	J162866-1124-LP-020
Type of sample		PAINT	PAINT	PAINT	PAINT	PAINT
Date prepared	-	28/02/2020	28/02/2020	28/02/2020	28/02/2020	28/02/2020
Date analysed	-	28/02/2020	28/02/2020	28/02/2020	28/02/2020	28/02/2020
Lead in paint	%w/w	0.12	0.13	0.03	<0.005	<0.005

Lead in Paint						
Our Reference		237488-21	237488-22	237488-23	237488-24	237488-25
Your Reference	UNITS	J162866-1124-LP-021	J162866-1124-LP-022	J162866-1124-LP-023	J162866-1124-LP-024	J162866-1124-LP-025
Type of sample		PAINT	PAINT	PAINT	PAINT	PAINT
Date prepared	-	28/02/2020	28/02/2020	28/02/2020	28/02/2020	28/02/2020
Date analysed	-	28/02/2020	28/02/2020	28/02/2020	28/02/2020	28/02/2020
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005	0.13

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Client Reference: J162866-1124

Lead in Paint						
Our Reference		237488-26	237488-27	237488-28	237488-29	237488-30
Your Reference	UNITS	J162866-1124-LP-026	J162866-1124-LP-027	J162866-1124-LP-028	J162866-1124-LP-029	J162866-1124-LP-030
Type of sample		PAINT	PAINT	PAINT	PAINT	PAINT
Date prepared	-	28/02/2020	28/02/2020	28/02/2020	28/02/2020	28/02/2020
Date analysed	-	28/02/2020	28/02/2020	28/02/2020	28/02/2020	28/02/2020
Lead in paint	%w/w	0.02	0.27	0.14	<0.005	0.15

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Client Reference: J162866-1124

Lead (dust)				
Our Reference		237488-31	237488-32	237488-33
Your Reference	UNITS	J162866-1124-LD-001	J162866-1124-LD-002	J162866-1124-LD-002 - [TRIPLICATE]
Type of sample		DUST	DUST	DUST
Date prepared	-	02/03/2020	02/03/2020	02/03/2020
Date analysed	-	02/03/2020	02/03/2020	02/03/2020
Lead	mg/kg	110	110	250

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Client Reference: J162866-1124

Method ID	Methodology Summary
Metals-004	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.
Metals-020	Determination of various metals by ICP-AES.

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QUALITY CONTROL: Lead in Paint				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			28/02/2020	16	28/02/2020	28/02/2020		28/02/2020	[NT]
Date analysed	-			28/02/2020	16	28/02/2020	28/02/2020		28/02/2020	[NT]
Lead in paint	%w/w	0.005	Metals-004	<0.005	16	0.12	0.14	15	109	[NT]

QUALITY CONTROL: Lead in Paint				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	[NT]
Date prepared	-			[NT]	24	28/02/2020	28/02/2020		28/02/2020	[NT]
Date analysed	-			[NT]	24	28/02/2020	28/02/2020		28/02/2020	[NT]
Lead in paint	%w/w	0.005	Metals-004	[NT]	24	<0.005	<0.005	0	106	[NT]

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Client Reference: J162866-1124

QUALITY CONTROL: Lead (dust)				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			02/03/2020	32	02/03/2020	02/03/2020		02/03/2020	[NT]
Date analysed	-			02/03/2020	32	02/03/2020	02/03/2020		02/03/2020	[NT]
Lead	mg/kg	1	Metals-020	<1	32	110	220	67	96	[NT]

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Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

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Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

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Client Reference: J162866-1124

Report Comments

Lead (dust): The laboratory RPD acceptance criteria has been exceeded for 237488-32. Therefore a triplicate result has been issued as laboratory sample number 237488-33.

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Asbestos

This assessment was undertaken in accordance with the following documents and within the constraints of the scope of works:

How to Manage and Control Asbestos in the Workplace: Code of Practice (SafeWork NSW, 2019)

NSW Work Health & Safety Regulation 2017

Forty Two (42) representative samples of suspected asbestos-containing material were collected and placed in plastic bags with clip-lock seals. These samples were analysed in Greencap's NATA-accredited laboratory for the presence of asbestos by Polarised Light Microscopy.

Where it was determined that asbestos was present, a risk and priority assessment was conducted in accordance with Greencap's standard Risk Assessment and Priority Ranking System. Refer to section on Priority Rating System for detailed information on this system.

Inaccessible areas that are likely to contain asbestos have been assumed to contain asbestos until further inspection and analysis of samples has been undertaken by an approved analyst.

A strategy of using representative samples of suspected asbestos-containing materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the audit should be interpreted such that all visually similar materials in the same vicinity must be assumed to be composed of the same material until proven otherwise.

Suspected and/or confirmed asbestos containing materials were labelled in accordance with the requirements of AS 1319-1994 - Safety Signs for the Occupational Environment during the site inspection. Placement of labels has been based on the judgement of the surveyor taking into account aspects such as the location (e.g. public area or plant room), accessibility and disturbance potential of the items and the longevity of the label. Details of the items that have been labelled are provided in the Asbestos Register.

Limited destructive sampling techniques have been used to gain access into restricted areas for the purpose of determining the likelihood of hazardous materials in these areas. Due to the nature of the survey methodology, it is possible that not every area of the site have been accessed. Reference should be made to the 'Areas Not Accessible' section of this report for further details. Subject to the limitations associated with the scope of works, this audit was conducted in accordance with the requirements of AS 2601-2001 The Demolition of Structures and the Demolition Work Code of Practice (Safe Work Australia, 2019).

Synthetic Mineral Fibre (SMF)

Accessible areas where Synthetic Mineral Fibre (SMF) insulation was visually confirmed as being present were noted to give a general indication to the presence of SMF materials throughout the building.

Polychlorinated Biphenyls (PCBs)

Representative light fittings containing capacitors were inspected where safely practicable and details noted for cross-referencing with the ANZECC Identification of PCB-Containing Capacitors - 1997. Where metal capacitors were not listed on the database, these capacitors are noted as suspected to contain polychlorinated biphenyls.

Lead Paint

Thirty (30) paint chip samples were collected in clip-lock plastic bags and sent to an external NATA-accredited laboratory for analysis of lead content (lead content reported as a percentage weight by weight) by ICP-AES methods.

Lead Dust

The collection and analysis of two (2) suspected lead containing dust samples were conducted in accordance with AS 4874-2000 'Guide to the Investigation of Potentially Contaminated Soil and Deposited Dust as a Source of Lead Available to Humans' and analysed in an external NATA-accredited laboratory by ICP-AES methods. Refer to Lead Sample Analysis Report.

Ozone Depleting Substances (ODSs)

Representative items of air conditioning and chiller plant suspected of containing ozone-depleting substances (ODSs) were noted and cross referenced with known ozone-depleting gases published by the United Nations Environment Program.

Flammable and Combustible Materials

The identification of flammable and combustible materials (or containers that have held these materials) was restricted to a visual assessment.

Above and Below Ground Storage Tanks

We undertake a visual inspection of the site for the presence of above and below ground storage tanks and associated services, during the inspection, where access allowed. No sub-surface investigations or SafeWork searches for dangerous goods will be undertaken as part of this assessment. This was undertaken in accordance with the Work Health & Safety Regulation 2011.

Limited destructive sampling techniques have been used to gain access into restricted areas for the purpose of determining the likelihood of hazardous materials in these areas. Due to the nature of the survey methodology, it is possible that not every area of the site have been accessed. Reference should be made to the 'Areas Not Accessible' section of this report for further details. Subject to the limitations associated with the scope of works, this audit was conducted in accordance with the requirements of AS 2601-2001 The Demolition of Structures and the Demolition Work Code of Practice (Safe Work Australia, 2016).

Risk Assessment Factors - Asbestos

The presence of asbestos-containing materials (ACMs) does not necessarily constitute an exposure risk. However, if the ACM is sufficiently disturbed to cause the release of airborne respirable fibres, then an exposure risk may be posed to individuals. The assessment of the exposure risk posed by ACMs assesses (a) the material condition and friability, and (b) the disturbance potential.

Material Condition

The assessment factors for material condition include:

- Evidence of physical deterioration and/or water damage.
- Degree of friability of the ACM.
- Surface treatment, lining or coating (if present).
- Likelihood to sustain damage or deterioration in its current location and state.

Physical Condition and Damage

The condition of the ACM is rated as either being good, fair or poor.

- Good** refers to an ACM that has not been damaged or has not deteriorated
- Fair** refers to an ACM having suffered minor cracking or de-surfacing.
- Poor** describes an ACM which has been damaged or its condition has deteriorated over time.

Friability and Surface Treatment

The degree of friability of ACMs describes the ease of which the material can be crumbled, and hence to release fibres, and takes into account surface treatment.

Friable asbestos

Friable asbestos or ACM is asbestos or ACM in powder form, or able to be crumbled, pulverised, or reduced to a powder by hand pressure when it is dry e.g. sprayed asbestos beam insulation (limpet), pipe lagging.

Non-friable asbestos

also referred to as bonded asbestos, typically comprises asbestos fibres tightly bound in a stable non-asbestos matrix or impregnated with a coating. Examples of non-friable asbestos products include asbestos cement materials (sheeting, pipes etc), asbestos containing vinyl floor tiles, compressed gaskets and electrical backing boards.

Disturbance Potential

In order to assess the disturbance potential, the following factors are considered:

- Requirement for access for either building work or maintenance operations.
- Likelihood and frequency of disturbance of the ACM.
- Accessibility of the ACM.
- Proximity of the ACM to air plenums and direct air stream.
- Quantity and exposed surface areas of ACM.
- Normal use and activity in area, and numbers of persons in vicinity of ACM.

These factors are used to determine (i) the potential for fibre generation, and (ii) the potential for exposure to person/s, as a rating of low, medium or high disturbance potential:

It is Greencap's understanding that all items are likely to be disturbed due to the proposed refurbishment / demolition works.

Risk Status

The risk factors described previously are used to rank the asbestos exposure risk posed by the presence of the ACM.

- A low risk rating describes ACMs that pose a low exposure risk to personnel, employees and the general public providing they stay in a stable condition, for example asbestos materials that are in good condition and have low accessibility.

- A medium risk rating applies to ACMs that pose an increased exposure risk to people in the area.
- A high risk rating applies to ACMs that pose a higher exposure risk to personnel or the public in the vicinity of the material due to their condition or disturbance potential.

Priority Actions

The following priority rating system is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

Priority 1 (P1)	Action:	Restrict Access to Area & Organise Abatement Works as soon as practicable & Manage any remaining materials as part of an AMP
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Area has ACMs, which are either damaged or are being exposed via continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other locations with continued unrestricted use of the area. Representative asbestos fibre monitoring should be conducted in the area during normal building operation where recommended. Prompt abatement of the asbestos hazard is recommended.

As an interim, restrict access.

Priority 2 (P2)	Action:	Organise Remedial Works as soon as practicable & Manage any remaining materials as part of an AMP
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Area has ACMs with a potential for disturbance due to the following conditions:

1. Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
2. The material is accessible and when disturbed, can present a short-term exposure risk.
3. Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling systems, ceilings, lighting, fire safety systems or floor layout.

Appropriate abatement measures should be taken as soon as practicable. A negligible exposure risk exists if materials remain under the control of an Asbestos Management Plan (AMP).

Priority 3 (P3)	Action:	No Short-Term Remedial Works Required Review periodically and Manage as part of an AMP
------------------------	----------------	---

Area has ACMs, where:

1. The condition of friable ACMs is currently stable and has low potential of being disturbed.
2. The ACM is currently in a non-friable form, may have slight damage, but does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

This presents a low risk of exposure where the materials are left undisturbed under the control of an Asbestos Management Plan (AMP). Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

Priority 4 (P4)	Action:	No Short-Term Remedial Works Required Review periodically and Manage as part of an AMP
------------------------	----------------	---

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

Where ACMs are identified in a good condition (refer to Hazardous Materials Register) these can remain in-situ unless refurbishment or demolition works impact upon the area. The Occupational Health and Safety Regulations of most Australian states refer to a Code of Practice for guidance on identification and management of asbestos materials (ACMs) in workplaces. The requirements are summarised below.

Asbestos Management Plan (AMP)

An AMP should be developed for the site as per the Code of Practice. The AMP should be a broad ranging document detailing the following information:

- The site's asbestos material register.
- Responsibilities for relevant persons in the management of ACMs.
- Mechanisms for communicating the location, type and condition of ACMs, the risks posed by these and the control measures adopted to minimise these risks.
- Training arrangements for workers and contractors.
- A Procedure for reviewing and updating the AMP and the register.
- Air Monitoring and clearance inspection arrangements.
- Timetable for action to review risk assessments and undertake asbestos management activities.
- Records of any maintenance or service work conducted on ACMs, including clearance certificates for removed items.

Updates to Register, AMP and Risk Assessments

The asbestos register and the AMP should be reviewed (via visual inspection by a competent person) and updated at least every 5 years or earlier where a risk assessment indicates the need for a re-assessment or if any ACMs have been removed or updated as per the requirements of the Code of Practice.

Risk assessments should be reviewed regularly and as specified by the Code of Practice, particularly when there is evidence that the risk assessment is no longer valid, control measures are shown to be ineffective or there is a significant change planned for the workplace or work practices or procedures relevant to the risk assessment; or there is a change in ACM condition or ACMs have since been enclosed, encapsulated or removed.

Labelling

All confirmed or presumed ACMs (or their enclosures) should be labelled to identify the material as asbestos-containing or presumed asbestos-containing and to warn that the items should not be disturbed as per the requirements of the Code of Practice.

Training

Staff and site personnel must be provided with Asbestos Awareness training in accordance with the Code of Practice. Training should inform staff how to work safely alongside asbestos by instructing them of:

1. The health risks associated with asbestos.
2. Their roles and responsibilities under the AMP.
3. Procedures for managing asbestos on-site.
4. The correct use of control measures and safe work methods to minimise the risks from asbestos.

Refurbishment / Demolition Requirements

This audit is limited by the Scope of Works and Methodology outlined within this report.

Generally, a new audit or revised audit is required prior to any planned refurbishment, alteration, demolition or upgrade works that may disturb ACMs at the site in accordance with Australia Standard AS 2601: The Demolition of Structures and Demolition Work Code of Practice (SafeWork Australia, Oct 2018).

Removal of Asbestos Materials

Any works involving the removal of ACMs should be undertaken by a Licensed Asbestos Removal Contractor (LARC). In addition, an appropriately qualified independent asbestos consultant / occupational hygienist should undertake asbestos fibre air monitoring during/after works, and issue a Clearance Certificate to validate the works have been undertaken safely.

All works should be conducted in accordance with legislative requirements and following the requirements of the document 'How to Safely Remove Asbestos: Code of Practice (SafeWork NSW, 2019)'.

Where ACMs are identified in a good condition (refer to Hazardous Materials Register) these can remain in-situ unless refurbishment or demolition works impact upon the area.

The Occupational Health and Safety Regulations of most Australian states have requirements for the identification and control of risks within workplaces. These broad requirements extends to the hazardous materials that may be present within the workplace. The requirements for management of hazardous materials are summarised below

Synthetic Mineral Fibre (SMF)

Synthetic Mineral Fibre (SMF) is a man-made insulation material used extensively in industrial, commercial and residential sites as fire rating, reinforcement in construction materials and as acoustic and thermal insulators. Types of SMF materials include fibreglass, rockwool, ceramic fibres and continuous glass filaments.

There are two basic forms of Synthetic Mineral Fibre (SMF) insulation, bonded and un-bonded.

- Bonded SMF is where adhesives, binders or cements have been applied to the SMF before delivery and the SMF product has a specific shape.
- Un-bonded SMF has no adhesives, binders or cements and the SMF is loose material packed into a package.

Exposure to SMF can result in short-term skin, eye and respiratory irritation. SMF is also classified as a possible human carcinogen with a possible increase in risk in lung cancer from long-term exposure.

The use of and the safe removal of SMF materials should be conducted in accordance with the National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)].

Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyls (PCBs) are a toxic organochlorine used as insulating fluids in electrical equipment such as transformers, capacitors and fluorescent light ballasts that were largely banned from importation in Australia in the 1970s.

PCBs are listed as a probable human carcinogen and should be managed in accordance with the ANZECC Polychlorinated Biphenyls Management Plan, 2003. The handling and disposal of PCBs must be performed in accordance with applicable state and commonwealth environmental protection laws as scheduled PCB waste.

The following Personal Protective Equipment (PPE) should be worn when handling items containing or suspected to contain PCBs - nitrile gloves, eye protection, and disposable overalls. The PPE should be worn when removing capacitors from light fittings in case PCBs leak from the capacitor housing.

Lead Paint

As per the Australian/New Zealand Standard (AS/NZS 4361.2:2017): Guide to hazardous paint management: Part 2: Lead paint in residential, public and commercial buildings: Section 1.4.16, Lead paint is defined as "a paint film that contains greater than 0.1% lead by mass in the dry film".

Lead carbonate (white lead) was once the main white pigment in paints for houses and public buildings. Paint with lead pigment was manufactured up until the late 1960's, and in 1969 the National Health and Medical Research Council's Uniform Paint Standard was amended to restrict lead content in domestic paint.

Lead in any form is toxic to humans when ingested or inhaled, with repeated transmission of particles cumulating in lead poisoning. Lead paint is assessed based on two potential routes of exposure. Firstly by the likelihood of inhalation or ingestion by people working in the vicinity of the paint and secondly by the condition of the paint. Paint that is flaking or in poor condition is more likely to be ingested than paint that is in a good, stable condition.

Any work relating to lead paint should be conducted in accordance with the 'National Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC: 2015 (1994)]'.

Lead in Dust

Lead is ubiquitous in the urban environment, resulting from industrial processes, lead containing paint and as a by-product from the combustion of leaded petrol and other sources. Lead can accumulate as a constituent of settled dust, particularly in areas not frequently cleaned (such as ceiling spaces, plant rooms, etc) in older buildings.

There is currently no specific criteria for 'lead in dust' in Australia, however a criteria for lead in soil in residential settings of 300mg/kg is established. The use of this criteria for lead in dust is supported by a number of government agencies and papers, including the WA Department of Health 'Report on Lead Dust Monitoring in residences undertaken in Esperance Between 1 July and 8 August 2007' (December 2007), the NSW EPA document 'Managing Lead Contamination in Home Maintenance, Renovation and Demolition Practices: A Guide

for Councils' (February 2003) and the EnHealth document 'Health-based Soil Investigation Levels' (March 2001). Settled dust in ceilings, etc. is generally more finely divided than soils, and the disturbance or removal of dust with elevated lead content has the potential to exceed exposure standards for inspirable dust and lead.

Prior to undertaking any removal work, the risk for potential exposure must be assessed and consideration to conducting health surveillance and biological monitoring should be given. Since it is difficult to use engineering controls to control airborne dust levels for some dust removal work situations (e.g. enclosed ceiling spaces), there is a greater reliance on personal respiratory protection to provide a safe working environment for the workers carrying out this task. Hence, any workers undertaking such tasks should have adequate training in correct work procedures, including the selection, use and maintenance of personal protective equipment and good personal hygiene practices.

Ozone Depleting Substances (ODSs)

Ozone Depleting Substances (ODSs) are those substances which deplete the earth's ozone layer and have been widely used in a range of commercial and industrial applications. All bulk imports of these substances (except HCFCs and methyl bromide) are banned into Australia under an international agreement known as the Montreal Protocol.

Hydrochlorofluorocarbons (HCFC) are refrigerants of low ozone depleting potential that are commonly used in air-conditioning plant, chillers and condensers. HCFCs are subject to Australian Government controls on import and manufacture as part of a phase out quota system in accordance with the Montreal Protocol and the Commonwealth Ozone Protection & Synthetic Greenhouse Gas Management Act 1989. Imports of these substances will be fully banned by 2020 with only very limited supplies then available until 2030 to service remaining HCFC-dependant equipment.

Maintenance contractors working with these gases should have procedures in place to safely work with, store, handle and dispose of materials correctly.

This report has been prepared in accordance with the agreement between JDH Architects and Greencap.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report relates only to the identification of hazardous materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the survey has attempted to locate the hazardous materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect hazardous materials were collected for analysis. Other hazardous materials of similar appearance are assumed to have a similar content.

Not all suspected hazardous materials were sampled. Only those hazardous materials that were physically accessible could be located and identified. Therefore it is possible that hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

- (a) Locations behind locked doors;
- (b) Inset ceilings or wall cavities;
- (c) Those areas accessible only by dismantling equipment or performing minor localised demolition works;
- (d) Service shafts, ducts etc., concealed within the building structure;
- (e) Energised services, gas, electrical, pressurised vessel and chemical lines;
- (f) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc;
- (g) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works;
- (h) Height restricted areas
- (i) Areas deemed unsafe or hazardous at time of audit.

In addition to areas that were not accessible, the possible presence of hazardous building materials may not have been assessed because it was not considered practicable as:

1. It would require unnecessary dismantling of equipment; and/or
2. It was considered disruptive to the normal operations of the building; and/or
3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
4. The hazardous material was not considered to represent a significant exposure risk; and
5. The time taken to determine the presence of the hazardous building material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the Hazardous Materials Register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been detected.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing hazardous materials or unknown materials are encountered. Therefore during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors.