Sydney Grammar School
c/-Jattca Property Solutions

Hazardous Materials Survey

Proposed SGS Weigall Sports Complex
Neild Avenue, Paddington NSW

11 August 2020

58554/128597(Rev 0)

JBS&G Australia Pty Ltd

www.jbsg.com.au

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Abbreviations

Term	Definition
ACM	Asbestos Containing Material
ANZECC	Australian and New Zealand Environment Conservation Council
EPA NSW	Environmental Protection Authority, New South Wales
EPB	Electric Power Board
JBS&G	JBS&G Australia Pty Ltd
LAA	Licenced Asbestos Assessor
LP	Lead Paint
NATA	National Association of Testing Authorities, Australia
OH&S	Occupational Health and Safety
PCB	Polychlorinated Biphenyls
SGS	Sydney Grammar School
SMF	Synthetic Mineral Fibre
SWA	Safe Work Australia
WHS (WH&S)	Workplace Health and Safety

1. Introduction

1.1 Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by Jattca Property Solutions on behalf of Sydney Grammar School (SGS, the client) to undertake a hazardous building materials survey (HBMS) of the existing structures associated with the proposed SGS Weigall Sports Complex development area located at Neild Avenue, Paddington NSW (the site). The site is legally identified as Part Lot 2 in Deposited Plan (DP) 547260, Part Lot 1 in DP 311460 and Lot 1 in DP 633259. The site location and site layout are presented on **Figure 1** and **Figure 2** respectively.

It is understood that the proposed redevelopment of the site comprises demolition of existing structures and buildings and construction of a sporting facility comprising of a multi-purpose hall with two-level basement. As part of the proposed development, the client requires a non-destructive HBMS of the Barry Pavilion, tennis/basketball courts and cricket nets to support the future development application for the site.

The structures were inspected for the following hazardous building materials:

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

No previous hazardous building materials survey reports or registers were made available to JBS&G prior to the completion of these works.

1.2 Objectives

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

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

- *Work Health and Safety Act* (2011);
- *Work Health and Safety Regulation* (2017);
- *How to Safely Remove Asbestos Code of Practice*, Safe Work Australia, (2019) (SWA 2019a);
- *How to Manage and Control Asbestos in the Workplace Code of Practice*, Safe Work Australia August 2019 (SWA 2019b);
- Australian Standard 4361.2 (1998) *Guide to Lead Paint Management - Part 2: Residential and Commercial Buildings* (AS4361.2-1998);
- Australian Standard 4361.2 (2017) *Guide to Hazardous Paint Management - Part 2: Lead Paint in Residential, Public and Commercial Buildings* (AS4361.2-2017);
- National Occupational Health and Safety Commission's *National Standard for Synthetic Mineral Fibres* [NOHSC:1004(1990)];
- National Occupational Health and Safety Commission's *National Code of Practice for the Safe Use of Synthetic Mineral Fibres*, [NOHSC:2006(1990)]; and
- Australian and New Zealand Environment Conservation Council's *Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors*, (ANZECC 1997).

1.3 Hazardous Materials Survey Limitations

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

- Only safely accessible areas of the site were surveyed.
- Access restrictions to operational areas such as energised services, gas, air conditioning/heating, pressurised vessels, chemical lines etc.
- No destructive sampling was undertaken as part of this HBMS.
- Potential materials located in areas in which they could not reasonably be envisaged or anticipated.
- Limited access to internal building components e.g. set floor, walls, ceiling cavities etc.
- Access restrictions to areas above 3 metres or any area deemed inaccessible without the use of specialised equipment.
- Access restrictions to areas of structures where the structural integrity for the floor and/or ceiling has been compromised.
- Service pits, confined spaces, voids, cavities within the building structures and internal areas of plant and equipment that could not be safely accessed.

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

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

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

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

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

2. Methodology

2.1 Hazardous Materials

2.1.1 Asbestos Containing Materials

An assessment of building materials and structures was undertaken by a qualified and experienced JBS&G hazardous materials surveyor. In the event that suspected asbestos containing materials (ACM) are identified, representative samples of suspected ACMs are collected where possible and placed into zip-lock bags. NATA accredited laboratory analysis using polarised light microscopy in conjunction with dispersion staining techniques is used to determine the presence or absence of asbestos within the submitted building materials samples. Similar materials to those analysed or other materials known to contain asbestos from the consultant's experience (e.g. Electrical backing boards, corrugated asbestos cement roofs and older fibre cement sheeting) or materials not accessible may also be assumed to contain asbestos as per the relevant Code of Practice.

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

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

2.1.2 Lead Based Paint

Australian Standard AS4361.2 (2017) *Guide to Hazardous Paint Management - Part 2: Lead Paint in Residential, Public and Commercial Buildings* defines lead paints as those in which the lead content (calculated as lead metal) is in excess of 0.1 percent by weight of the dry film. This can be determined by field spot tests, laboratory testing or the use of portable X-ray fluorescence (XRF) field tests. Representative samples of suspected lead based paints are collected where possible and delivered to a NATA accredited laboratory for analysis using inductively coupled plasma optical emission spectrometry (ICP-OES).

2.1.3 Polychlorinated Biphenyls

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

2.1.4 Synthetic Material Fibres

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

2.2 Inaccessible Areas

As per SWA2019b, any areas not accessible must be recorded as such. Where hazardous materials are suspected to be contained within inaccessible areas, these shall be documented in this report and the associated Hazardous Materials Register (**Appendix A**).

3. Site Description

The HBMS was conducted on 30 March and 28 May 2020 by one of JBS&G's experienced hazardous materials surveyors.

The site was bound by a football pitch to the north, Neild Avenue and residential apartment buildings to the west, Vialoux Avenue and residential buildings to the east, and residential apartment buildings followed by Lawson Street to the south. At the time of inspection, the site was utilised by SGS for recreational purposes and comprised multipurpose/tennis courts, cricket nets and the Barry Pavilion and associated car park.

The Barry Pavilion structure was located to the northern portion of the broader development area, as shown on **Figure 2**. The Barry Pavilion comprised a double storey rectangular structure, with the upper level comprising an open seating area for spectators and lower level comprising storage and amenities areas.

The upper level comprised an open seating area with timber roof supported by timber and steel frames with timber handrails. Terracotta tile overlying concrete stairs were observed to the southern aspect accessing the viewing area which also comprised terracotta tile floor surfaces overlying a concrete slab.

The lower level comprised of male and female bathrooms a storage room for training gear and a chemical storage area in the western section. The lower level comprised cement rendered walls, white painted concrete ceiling and bare concrete floor, with the exception of bathrooms that had tiled floors.

The tennis/basketball courts were located in the western portion of the site, south of the Barry Pavilion as shown in **Figure 2.** The courts comprised of nets supported by steel poles, and basketball hoops that comprised of wooden backboard frames and steel poles. The courts were enclosed with metal chain linked fence and hardstand asphalt floor.

The cricket nets were located in the north eastern portion of the site as shown in **Figure 2.** The area comprised of steel poles, metal chain linked fence, nets and concrete floor to the south and grass to the north.

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

- Non-lead based black paint was identified on the external metal poles of the Barry Pavilion;
- Non-lead based cream paint was identified on the external walls and timber frames of the Barry Pavilion;
- Non-lead based cream paint was identified on the internal walls of the ground floor of the Barry Pavilion;
- Non-lead based white paint was identified on the ceiling walls of the ground floor of the Barry Pavilion;
- Non-lead based dark blue paint was identified to the internal doors and frames of the Barry Pavilion;
- An electric power board (EPB) was identified in the storage room of the Barry Pavilion, and was not suspected to contain hazardous material;
- Fluorescent lights were identified throughout the internal and external areas of the Barry Pavilion and were suspected to contain PCB capacitors;
- A hot water system was identified on the ground floor of the Barry Pavilion and was suspected to contain SMF;

- Non-lead based black paint was identified on the metal poles and metal chain linked fence of the tennis/basketball courts and cricket nets;
- Non-lead based green paint was identified on the floor of the tennis/basketball courts; and
- Non-lead based blue paint was identified on the entry gate and fence adjacent to Neild Avenue.

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

4. Results

4.1 Hazardous Materials

All identified hazardous materials are recorded in the Hazardous Materials Register in **Appendix A** with relevant photographs in **Appendix B**.

4.1.1 Asbestos Containing Materials

No suspected ACM was identified during the inspection.

4.1.2 Lead Based Paints

Lead based paints were assessed by testing surfaces with an XRF. No lead based paints were identified during the inspection. A summary of the results of on site XRF testing for lead are provided in **Table 4.1** below.

Table 4.1: Lead Paint XRF Results Summary Table

Sample ID	Lab ID	Structure/Location	Material	Result	Condition	Date
-	-	Barry Pavilion: Top floor/External black metal poles	Metal	XRF: 0.00 mg/cm^2	Good	30/03/2020
-	-	Barry Pavilion: Top floor/Creamy roof timber	Timber	XRF: 0.00 mg/cm^2	Good	30/03/2020
-	-	Barry Pavilion: Ground floor/External creamy walls	Concrete	XRF: 0.00 mg/cm^2	Good	30/03/2020
-	-	Barry Pavilion: Ground floor/Internal creamy walls	Concrete	XRF: 0.00 mg/cm^2	Good	30/03/2020
-	-	Barry Pavilion: Ground floor/Internal doors	Wood	XRF: 0.00 mg/cm^2	Good	30/03/2020
-	-	Tennis/Basketball Courts: Black metal poles	Metal	XRF: 0.00 mg/cm^2	Good	28/05/2020
-	-	Entry Gate/Fence: Blue Gate/Fence	Metal	XRF: 0.00 mg/cm^2	Good	28/05/2020
-	-	Tennis/Basketball Courts: Green Painted Floor	Asphalt	XRF: 0.00 mg/cm^2	Good	28/05/2020

4.1.3 Polychlorinated Biphenyls

Fluorescent lights were identified throughout the internal areas of the Barry Pavilion ground floor and were suspected to contain PCB capacitors.

4.1.4 Synthetic Mineral Fibres

SMF was suspected to be present within the hot water system identified at the time of inspection.

4.2 Inaccessible Areas

No areas were classified as inaccessible areas at the time of inspection.

5. Conclusions and Recommendations

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

5.1 Hazardous Materials

Isolated suspected hazardous materials were observed at the site as a result of visual identification. It is understood that the site is being prepared for redevelopment. The following recommendations are made to mitigate any potentially harmful effects due to the presence of suspected hazardous materials.

5.1.1 Asbestos Containing Materials

No ACM was identified at the time of inspection.

5.1.2 Lead Based Paints

No lead based paints were identified at the time of inspection.

5.1.3 Synthetic Mineral Fibres

SMF material was suspected to be present within the hot water system identified at the time of inspection.

5.1.4 Polychlorinated Biphenyls

All old fluorescent light fittings throughout the site are to be treated as containing PCB capacitors unless further investigation confirms otherwise.

5.2 Unexpected Finds

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

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

6. Limitations

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

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

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

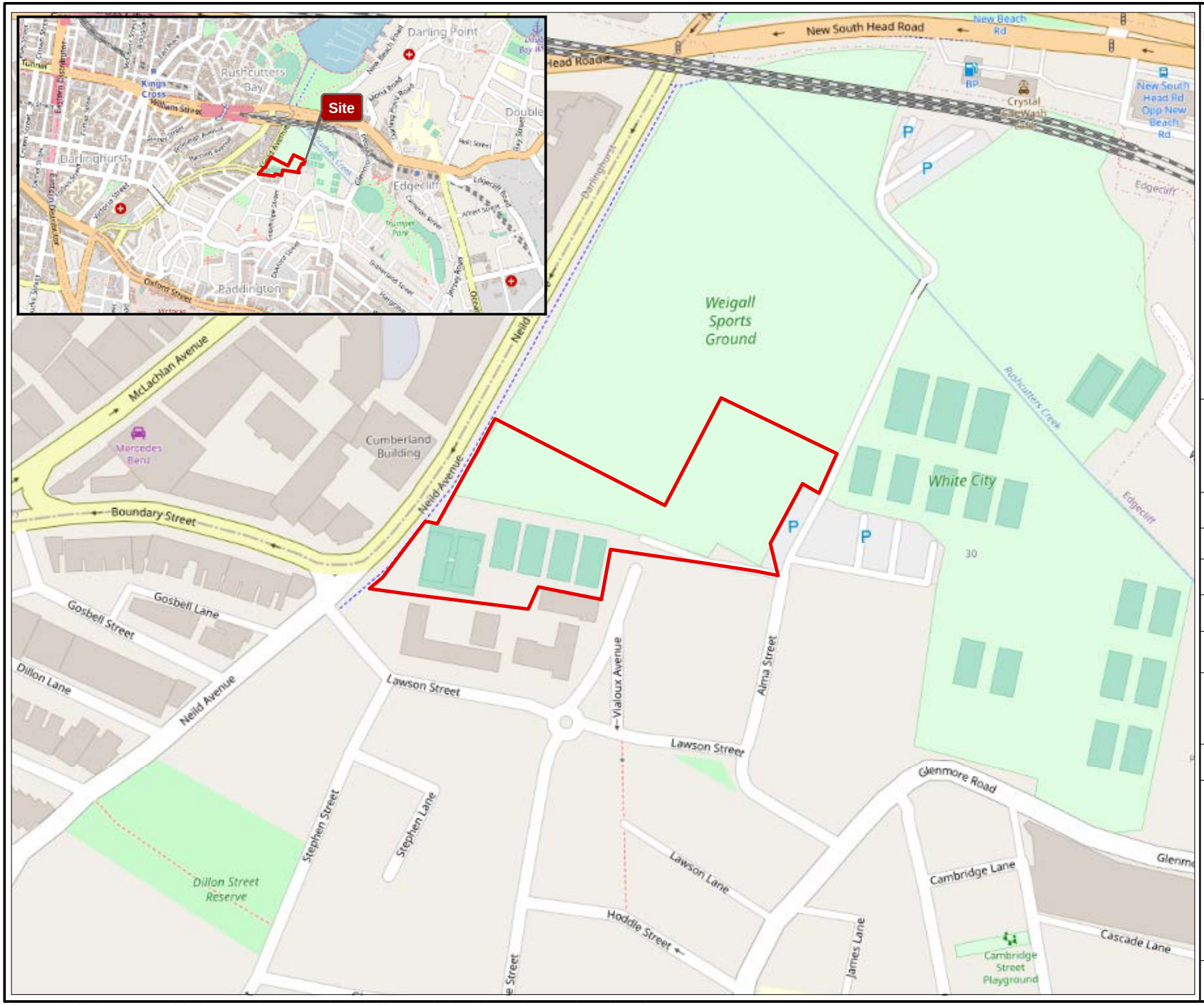
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the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

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

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

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

Figures



Legend

Site Boundary

JBS&G

Job No: 58554	
Client: Jattca Property Solutions	
Version: R02 Rev 0	Date 15/06/2020
Drawn By: JA	Checked By: SG
Scale 1:2,500	

0 25 50

metres

Coord. Sys. GDA 1994 MGA Zone 56

Neild Avenue
Paddington, NSW

SITE LOCATION

FIGURE 1

File Name: N:\Projects\Jattca Property Solutions\58554 DSI Sydney Grammar School Edgecliff Sports Area\GIS\Maps\R02 Rev B\58554_01_SiteLocation.mxd

Legend

- Site Boundary
- Building Footprints
- Site Features

JBS&G

Job No: 58554

Client: Jattca Property Solutions

Version: R02 Rev 0	Date 15/06/2020
Drawn By: JA	Checked By: SG

Scale 1:1,000

0 10 20

metres

Coord. Sys. GDA 1994 MGA Zone 56

Neild Avenue
Paddington, NSW

SITE LAYOUT

FIGURE 2

File Name: N:\Projects\Jattca Property Solutions\58554 DSI Sydney Grammar School Edgecliff Sports Area\GIS\Maps\R02 Rev B\58554_02_SiteLayout.mxd
Reference: Nearmap - www.nearmap.com.au (Capture Date: 18/04/2020)

Appendix A Hazardous Materials Register

Hazardous Materials Register (Rev 0)
Neild Avenue, Paddington NSW
Date of Production – 11/06/2020

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
No ACM was observed at the time of the inspection.											
Lead Containing Dust											
No dust was observed at the time of the inspection.											
Lead Based Paints											
Representative external and internal paint systems were screened with handheld XRF. No paints were deemed to comprise lead based paint.											
Non Lead Based Paints											
-	Barry Pavilion: Top floor/External black metal poles	Metal poles	1 to 4	Yes	-	XRF: 0.00 mg/cm^2	Good	15 m^2	No further action required	30/03/2020 JBS&G MN	-
-	Barry Pavilion: Top floor/Cream roof timber	Timber	3 and 4	Yes	-	XRF: 0.00 mg/cm^2	Good	20 m^2	No further action required	30/03/2020 JBS&G MN	-
-	Barry Pavilion: Ground floor/External cream walls	Concrete	2	Yes	-	XRF: 0.00 mg/cm^2	Good	100 m^2	No further action required	30/03/2020 JBS&G MN	-
-	Barry Pavilion: Ground floor/Internal white ceiling walls	Concrete	6,11 and 12	Yes	-	XRF: 0.00 mg/cm^2	Good	50 m^2	No further action required	30/03/2020 JBS&G MN	-
-	Barry Pavilion: Ground floor/Internal cream walls	Concrete	5,6,7 and 9 to 12	Yes	-	XRF: 0.00 mg/cm^2	Good	50 m^2	No further action required	30/03/2020 JBS&G MN	-
-	Barry Pavilion: Ground floor/Internal doors	Wood	10	Yes	-	XRF: 0.00 mg/cm^2	Good	10 m^2	No further action required	30/03/2020 JBS&G MN	-

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
-	Tennis/Basketball Courts and Cricket Nets: Black metal poles and chain linked fence	Metal	15,18,19 and 20	Yes	-	XRF: 0.00 mg/cm^2	Good	3000 m^2	No further action required	28/05/2020 JBS&G MN	
-	Entry Gate/Fence: Blue Gate/Fence	Metal	16	Yes	-	XRF: 0.00 mg/cm^2	Good	15 m^2	No further action required	28/05/2020 JBS&G MN	
-	Tennis/Basketball Courts: Green Painted Floor	Asphalt	15,18,19 and 20	Yes	-	XRF: 0.00 mg/cm^2	Good	3000 m^2	No further action required	28/05/2020 JBS&G MN	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, OR Handle in accordance with ANZECC 1997	30/03/2020 JBS&G MN	-
Synthetic Mineral Fibres (SMF)											
-	Ground floor	Internal insulation		No	-	**Assumed SMF**	Good	1 m^2	Remove in accordance with NOHSC:2006 (1990)	30/03/2020 JBS&G MN	-
Inaccessible Areas											
All areas were accessible at the time of the inspection											

Appendix B Photo Log

PHOTOGRAPH 1 – PAVILION TOP FLOOR VIEW FACING NORTH EAST

PHOTOGRAPH 2 – PAVILION VIEW FACING SOUTH

PHOTOGRAPH 3 – PAVILION ROOF VIEW

PHOTOGRAPH 4 – TOP FLOOR SEATING AREA

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Drawn By: MN | Checked By: SG

Not to Scale

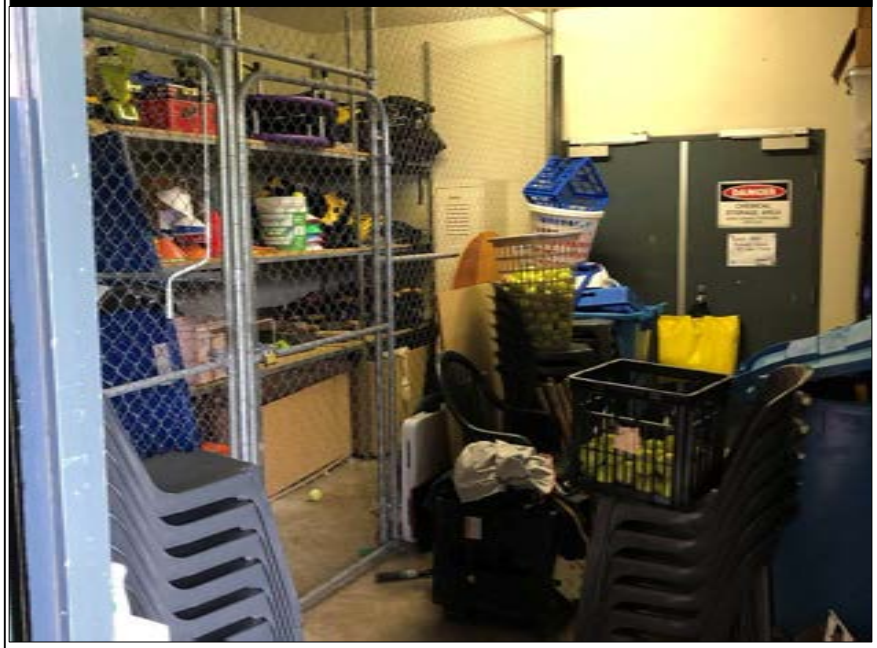
Coord. Sys n/a

Barry Pavilion

11 Alma Street, Paddington NSW

APPENDIX B

PHOTOGRAPH 5 – PAVILION GROUND FLOOR – STORAGE ROOM



PHOTOGRAPH 6 – PAVILION GROUND FLOOR – STORAGE ROOM

PHOTOGRAPH 7 – PAVILION GROUND FLOOR – STORAGE ROOM CEILING AND LIGHTS

PHOTOGRAPH 8 – PAVILION GROUND FLOOR – STORAGE ROOM ELECTRIC POWER BOARD

JBS&G

Job No: 58554

Client: Jattca Property Solutions

Version: R002 Rev B | Date: 11/06/2020

Drawn By: MN | Checked By: SG

Not to Scale

Coord. Sys n/a

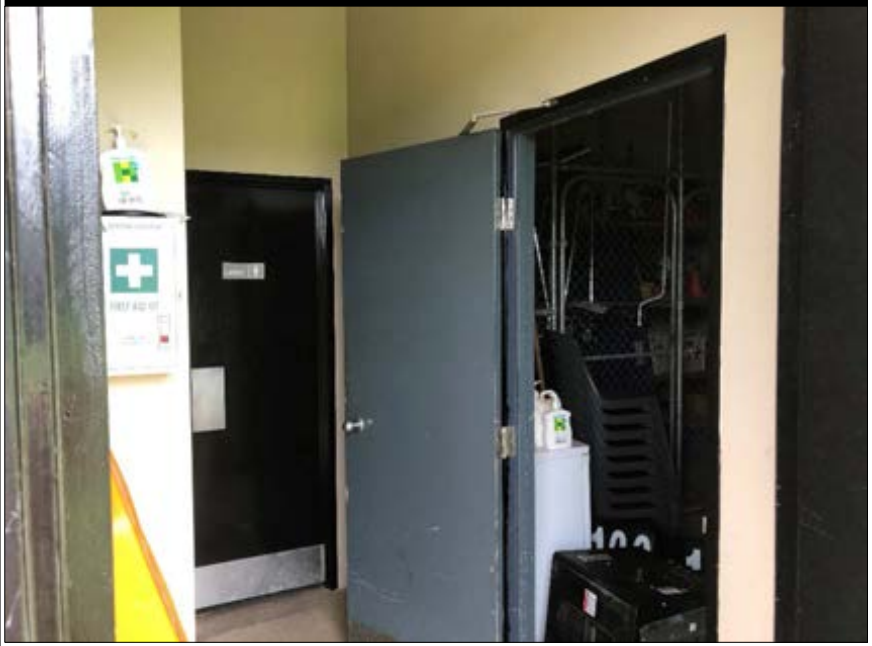
Barry Pavilion

11 Alma Street, Paddington NSW

APPENDIX B

PHOTOGRAPH 9 – PAVILION GROUND FLOOR – BATHROOM

PHOTOGRAPH 10 – PAVILION GROUND FLOOR – INTERNAL DOORS



PHOTOGRAPH 11 – PAVILION GROUND FLOOR – BATHROOM

PHOTOGRAPH 12 – PAVILION GROUND FLOOR HOT WATER SYSTEM

JBS&G

Job No: 58554

Client: Jattca Property Solutions

Version: R002 Rev B	Date: 11/06/2020
Drawn By: MN	Checked By: SG

Not to Scale

Coord. Sys n/a

Barry Pavilion

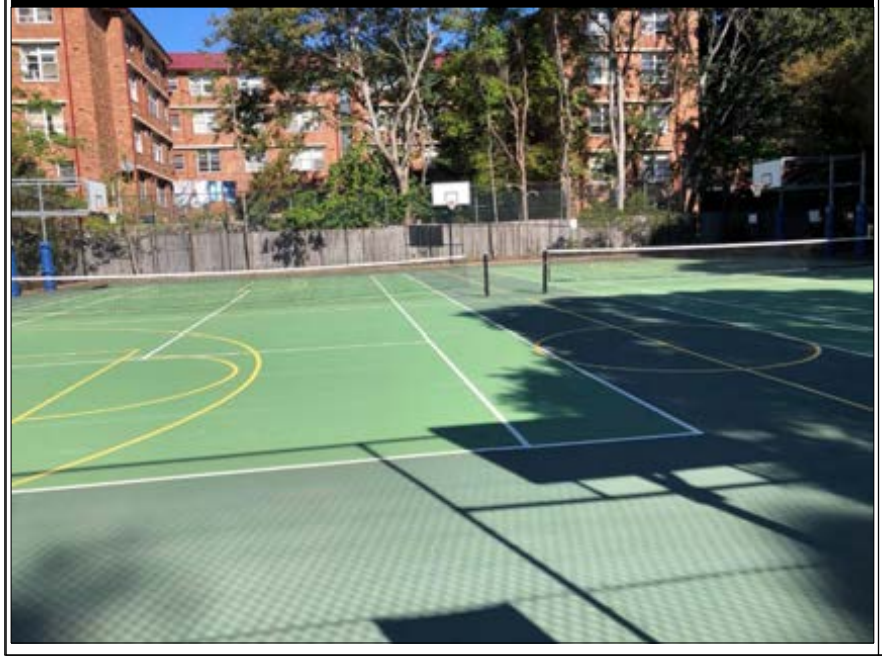
11 Alma Street, Paddington NSW

APPENDIX B

PHOTOGRAPH 13 – CRICKET TRAINING AREA – CONCRETE FLOOR

PHOTOGRAPH 14 – CHAIN LINKED FENCING

PHOTOGRAPH 15 – TENNIS/BASKETBALL COURTS



PHOTOGRAPH 16 – ENTRY GATE VIA NEILD AVENUE

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Job No: 58554

Client: Jattca Property Solutions

Version: R002 Rev B | Date: 11/06/2020

Drawn By: MN | Checked By: SG

Not to Scale

Coord. Sys n/a

Barry Pavilion
11 Alma Street, Paddington NSW

APPENDIX B

PHOTOGRAPH 17 – CRICKET TRAINING AREA – GRASS FLOOR

PHOTOGRAPH 18 – TENNIS COURTS

PHOTOGRAPH 19 – PARKING AREA ADJACENT TO TENNIS/BASKETBALL COURTS

PHOTOGRAPH 20 – BASKETBALL HOOPS

JBS&G

Job No: 58554

Client: Jattca Property Solutions

Version: R002 Rev B	Date: 11/06/2020
Drawn By: MN	Checked By: SG

Not to Scale

Coord. Sys n/a

Barry Pavilion
11 Alma Street, Paddington NSW

APPENDIX B

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