WALSH BAY ARTS AND CULTURAL PRECINCT

STATE SIGNIFICANT DEVELOPMENT APPLICATION

SSDA 8671

APPENDIX 25:

HAZARDOUS MATERIALS RE-ASSESSMENT FOR WHARF 4/5

NSW GOVERNMENT

Hazardous Materials Re-inspection
Wharf 4-5, Hickson Road,
Walsh Bay, NSW 2065

Preston Rowe Paterson New South Wales

September 2012

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Executive Summary

Introduction

Prensa Pty Ltd (Prensa) was engaged by Preston Rowe Paterson New South Wales (PRP NSW) to conduct a hazardous materials re-inspection (Assessment) of Wharf 4-5, Hickson Road, Walsh Bay, NSW (the Site). Scott Bamford of Prensa conducted the Assessment on the 14th September 2012 at the request of Elizabeth Duncan, Commercial Property Manager of PRP NSW.

Objective

The objective of the re-inspection was to assess the risks associated with the previously identified hazardous materials at the Site and update the existing hazardous materials register to reflect potential changes.

The re-assessments will assist PRP NSW with fulfilling its obligations in accordance with Clause 426 of the New South Wales (NSW) *Work Health and Safety Regulation 2011* and the Code of Practice on *How to Manage and Control Asbestos in the Workplace 2011*.

Scope of Works

The scope of the Assessment was to:

- Undertake a desktop document review of available previous hazardous materials reports and hazardous materials abatement records relating to the Site;
- Conduct a visual re-inspection of suspected hazardous materials of the nominated and accessible areas of the Site;
- Collect suspected asbestos-containing materials (ACMs) for analysis by Prensa's National Association of Testing Authorities (NATA), Australia accredited laboratory; and
- Deliver to PRP NSW a report that includes an updated hazardous materials register with recommendations where appropriate and NATA endorsed sample analysis results for asbestos bulk sample analysis.

The interior and exterior of the property were re-inspected for the following hazardous materials:

- Asbestos-containing materials (ACMs);
- Synthetic mineral fibre (SMF) materials;
- Polychlorinated biphenyls (PCB) containing capacitors in electrical fittings;
- Lead-containing paint (LCP); and
- Ozone depleting substances (ODS).

The above mentioned will be hereafter referred to as "hazardous materials".

Methodology

The Assessment comprised a review of available information, interviews with available site personnel and a visual inspection of reasonably accessible areas. The Assessment was conducted in accordance with the NSW *Work Health & Safety Regulation 2011* and the Code of Practice on *How to Manage and Control Asbestos in the Workplace 2011*.

Findings

The following hazardous materials were identified or suspected at the time of the Assessment:

Area	Asbestos-containing Materials (ACMs)		Synthetic Mineral Fibre (SMF)	Poly-chlorinated Biphenyls (PCB)	Lead-containing Paint (LCP)	Ozone Depleting Substances (ODS)
	Bonded	Friable				
Level 4	✓	-	✓	-	-	-
Level 3	✓	-	✓	-	✓	-
Level 1	-	-	✓	-	-	-
Exterior	✓	-	-	-	-	-

Recommendations

Based on the findings of this Assessment, it is recommended that the following recommendations be adopted as part of the management of the hazardous materials at the Site.

Asbestos-containing Materials (ACMs)

- All asbestos-containing materials which are to remain *in-situ* should be labelled to warn of the dangers of disturbing these materials if not already labelled.
- Periodic reassessment of all asbestos-containing materials that remain on-site should be scheduled, to monitor their deterioration.
- An asbestos management plan should be developed for the site.
- A Destructive Hazardous Material Assessment should be carried out prior to any demolition or refurbishment works as per Australian Standard (AS) 2601:2001 *The demolition of structures*.
- If during works any materials not referenced in this report which are suspected of containing asbestos are located, it is recommended that works must cease and a Prensa consultant be notified to assess and advise of appropriate remedial actions to be taken.

Synthetic Mineral Fibre (SMF) Materials

- SMF materials should be maintained in good condition.

Polychlorinated Biphenyls (PCB)

- No recommendations.

Lead-containing Paint (LCP)

- If demolition/refurbishment works are likely to disturb LCPs, then dust suppression and collection techniques should be utilised.
- Any works that are likely to disturb LCP systems should be conducted in accordance with the requirements of AS 4361.2 1998 *Guide to lead paint management, Part 2: Residential and commercial buildings*.

Ozone Depleting Substances (ODS)

- No recommendations.

This executive summary must be read in conjunction with this entire report.

Statement of Limitations

This document has been prepared in response to specific instructions from PRP NSW (the Client) to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards, practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by the Client and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advise that the report should only be relied upon by the Client and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Unless otherwise stated in this report, the scope is limited to a re-inspection of previously identified fixed and installed materials and excludes buried waste materials, contaminated dusts and soils.

Unless expressly stated it is not intended that this report be used for the purposes of tendering works. Where this is the intention of the Client, this intention needs to be communicated with Prensa and included in the scope of the Proposal.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Sampling Risks

It is noted that while the survey has attempted to locate the asbestos-containing materials within the building(s), the investigation was limited to only a visual assessment and limited sampling program and/or the review and analysis of previous reports made available. Prensa notes that sampling is representative only and that due to the lack of homogeneity of building materials it is possible that sampling has not detected all asbestos within the nominated locations.

Given that a representative sampling program has been adopted, not all materials suspected of containing asbestos and that at the time of the investigation were sampled and assessed. It is noted that some asbestos materials may have been assumed to contain asbestos based on their similar composition to previously sampled materials.

Therefore, it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

- Materials concealed behind structural members and within inaccessible building voids
- Areas inaccessible without the aid of scaffolding or lifting devices
- Areas below ground
- Inaccessible ceiling or wall cavities
- Areas which require substantial demolition to access
- Areas beneath floor covering where asbestos containing materials were not expected to exist
- Materials contained within plant and not accessible without dismantling the plant
- Areas where access is restricted due to locked doors, safety risks, or being occupied at the time of the investigation

Future Works

During future works at the Site, care should be taken when entering or working in any previously inaccessible areas or areas mentioned above and it is imperative that works cease immediately pending further investigation and sampling (if necessary) if any unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigation, sampling and/or assessment may be required should any suspect or unknown material be observed in previously inaccessible areas or areas not fully inspected, i.e. carpeted floors.

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1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Preston Rowe Paterson New South Wales (PRP NSW) to conduct a hazardous materials re-inspection (Assessment) of Wharf 4-5, Hickson Road, Walsh Bay, NSW (the Site). Scott Bamford of Prensa conducted the Assessment on the 14th September 2012 at the request of Elizabeth Duncan, Commercial Property Manager of PRP NSW.

The assessment has been conducted in accordance with the NSW *Work Health & Safety Regulation 2011* and Code of Practice on *How to Manage and Control Asbestos in the Workplace 2011*.

2 Objective

The objective of the re-inspection was to assess the potential risks associated with the previously identified hazardous materials at the Site and update the hazardous materials registers to reflect changes identified.

The re-assessments will assist PRP NSW with fulfilling its obligations in accordance with Clause 426 of the NSW *Work Health and Safety Regulation 2011* and the Code of Practice on *How to Manage and Control Asbestos in the Workplace 2011*.

3 Scope of Works

The scope of the Assessment was to:

- Undertake a desktop document review of available previous hazardous materials reports and hazardous materials abatement records relating to the Site;
- Conduct a visual inspection of suspected hazardous materials of the nominated and accessible areas of the Site;
- Collect suspected ACMs for analysis by Prensa's National Association of Testing Authorities (NATA), Australia accredited laboratory; and
- Deliver to PRP NSW an assessment report that includes an updated hazardous materials register, with recommendations where appropriate, and NATA endorsed sample analysis results for asbestos bulk sample analysis.

The interior and exterior of the property were re-assessed for hazardous materials previously identified. For the purposes of the Assessment, Prensa investigated for the following hazardous materials:

- Asbestos-containing materials (ACMs);
- Synthetic mineral fibre (SMF) materials;
- Polychlorinated biphenyls (PCB) containing capacitors in electrical fittings;
- Lead-containing paint (LCP); and
- Ozone depleting substances (ODS).

The above mentioned will be hereafter referred to as "hazardous materials".

The Assessment was conducted during normal business hours and the Site was occupied at the time of our inspection.

4 Site Description

The Site consists of four (4) levels of commercial tenancies, situated on an approximate 22,750 m^2 wharf. The wharf is of timber construction on a concrete slab and was constructed circa 1920. The building has a corrugated metal roof and the internal walls comprise of fibre cement and plaster sheeting. Ceilings consist of timber and plaster. Floors are timber with tiles and carpet coverings.

5 Methodology

The assessment comprised a review of relevant Site information made available to Prensa, interviews with available Site personnel and a visual inspection of accessible areas and destructive sampling techniques where necessary.

The methodology for assessing the hazardous building materials at the Site is presented in the following sections.

Asbestos-containing Materials – This component of the assessment was carried out in accordance with the guidelines documented in the Safe Work Australia Code of Practice How to Manage and Control Asbestos in the Workplace, 2011. When safe to do so, building materials that were suspected of containing asbestos were sampled at the discretion of the Prensa consultant. Samples of suspected ACM were analysed in Prensa's laboratory, which is NATA accredited to conduct asbestos bulk sample analysis. The analysis was conducted using polarised light microscopy including dispersion staining techniques.

Synthetic Mineral Fibres– This component of the assessment was carried out in accordance with the guidelines documented in the *Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC: 2006 (1990)]. This report broadly identifies SMF materials found or suspected of being present during the assessment and is based on a visual assessment.

Polychlorinated Biphenyls – Where safely accessible, specifications of capacitors incorporated in light fittings and ceiling fans were recorded and cross-referenced with the *ANZECC Identification of PCB-containing Capacitors information booklet* – 1997. Due to the danger of accessing electrical components, or for other reasons, such as height restrictions, some electrical fittings may not have been accessed. In these instances, comment is provided in the assessment report on the likelihood of PCB-containing materials being present. This determination is based upon the age and appearance of the electrical fittings.

Lead-containing Paint – Representative painted surfaces were tested in locations for the presence of lead using the qualitative *LeadCheck* paint swab method. This method can detect lead in paint at concentrations of 0.5% and above, and may indicate lead in some paint films as low as 0.2%. It is noted that AS 4361.2 – 1998 *Guide to lead paint management – Part 2: Residential and commercial buildings* defines lead paint as paint with a lead content greater than 1% by dry weight. In some circumstances, laboratory analysis may be recommended to quantitatively determine the content of lead in the paint.

The sampling program attempts to be representative of the various types of paints found at the Site. However, particular attention is paid to areas where LCPs were more likely to have been used (e.g. exterior gloss paints, window and door architraves and skirting boards). The objective of LCP identification in this assessment is to highlight the presence of LCP within the Site building(s), not to specifically identify every location of LCP.

Ozone Depleting Substances (ODS) – This component of the assessment comprised a visual inspection of air conditioning units and any chillers (if applicable) at the Site and included a review of the air conditioners' refrigerant types.

Where asbestos was found to exist, a risk assessment was conducted on each item and a priority rating applied. This was conducted in accordance with the protocols described in **Appendix C: Risk Assessment Factors and Priority Ratings**.

6 Results

6.1 Document Review

The following previous hazardous materials reports existed for the Site:

- *Hazardous Materials Survey Report Wharf 4-5 MH July 2007.* Conducted by Noel Arnold & Associates (NAA) for Preston Rowe Paterson dated July 2007 (Ref: SP0145:57607-02);
- *Hazardous Materials Survey Report Wharf 4-5 SFB Oct 2008.* Conducted by NAA for Preston Rowe Paterson dated October 2008 (Ref: SP0145:68504-02);
- *Hazardous Materials Survey Report Wharf 4-5 SFB Sept 2009.* Conducted by NAA for Preston Rowe Paterson dated October 2009 (Ref: SP0145:76274-02);
- *Hazardous Materials Survey Report Wharf 4-5 DW Oct 2010.* Conducted by NAA for Preston Rowe Paterson dated October 2010 (Ref: SP0145:85951-02); and
- *Hazardous Materials Survey Report Wharf 4-5 DW Oct 2011.* Conducted by Prensa for Preston Rowe Paterson dated October 2011 (Ref: SP0145:50290-02).

Findings of the above premises hazardous materials reports have been included in **Appendix A: Hazardous Materials Register** of this report.

6.2 Analytical results

6.2.1 Asbestos Bulk Sample Analysis

A total of two (2) samples suspected to contain asbestos were submitted to Prensa's NATA accredited laboratory for analysis. The bulk sample analysis report is provided in **Appendix E: Bulk Sample Analysis Report** of this report. In summary, both samples were not reported to contain asbestos.

6.3 Areas Not Accessed

Areas that are generally not accessed as part of Prensa's assessments are listed in **Appendix B: Areas Not Accessed**. Site-specific areas that were not accessed during Prensa's inspection are also listed in this appendix.

6.4 Assessment Results

The findings of this Assessment are presented in tabulated format in **Appendix A: Hazardous Materials Register** of this Assessment report. A risk assessment was conducted on Hazardous materials identified, using the Risk Assessment Factors presented in **Appendix C: Areas not Accessed**. Hazardous materials that have been photographed are depicted in **Appendix D: Photographs** of this Assessment report.

The following hazardous materials were identified at the Site:

6.4.1 Asbestos-containing Materials (ACMs)

ACMs confirmed by laboratory analysis are listed below:

- Level 4, interior, the loft, north east facing infill panel beside windows – fibre cement sheeting;
- Level 3, interior, restaurant, infill panel under windows – fibre cement sheeting; and
- All levels, interior and exterior, throughout, infill panels around windows – fibre cement sheeting.

ACMs that could not be sampled but are suspected of containing asbestos are listed below:

- Level 3, interior, restaurant , gable infill panel – fibre cement sheeting; and
- Level 3, interior, southwest, big rehearsal room, electrical distribution board – compressed cement sheet.

6.4.2 Synthetic Mineral Fibre Materials (SMF)

Suspected SMF materials were identified in the following locations:

- Level 3, interior workshop, entrance, fire door – internal core;
- Level 3, costume department, entrance, fire door – internal core;
- Level 3, fire tunnel, entrance, fire door – internal core;
- Level 3, interior prop room, fire door – internal core; and
- All levels, interior, throughout, air-conditioning ductwork – insulation material;
- All levels, interior, throughout, ceiling – sarking insulation; and
- All levels, interior, throughout, hot water heater – internal insulation material.

6.4.3 Polychlorinated Biphenyls (PCB)

No suspected PCB-containing capacitors were identified at the time of the Assessment.

6.4.4 Lead-containing Paint (LCP)

LCP was identified in the following location:

- Level 3, interior, paint workshop, flammable cabinet - upper layer, yellow colour paint system.

6.4.5 Ozone Depleting Substances (ODS)

No suspected ODS were identified at the time of the Assessment.

Note: See **Appendix A: Hazardous Materials Register** of this assessment report for a detailed description of hazardous materials located at the Site.

7 Recommendations

Based on the findings of this Assessment, it is recommended that the following control measures be adopted as part of the management of the hazardous materials at the Site. The following recommendations are provided for the management of ACMs. Recommendations for specific items

of hazardous materials are also presented in **Appendix A: Hazardous Materials Register** of this Assessment report.

7.1 Asbestos-containing Materials (ACMs)

- All asbestos-containing materials that are to remain *in-situ*, should be labeled to warn of the dangers of disturbing these materials as per Part 2.5 of the Code of Practice on *How to Manage Asbestos in the Workplace 2011*.
- Periodic reassessment of all asbestos-containing materials that remain on site should be scheduled, to monitor their deterioration and potential risks - as per Part 3.2 of the Code of Practice on *How to Manage Asbestos in the Workplace 2011*.
- An asbestos management plan should be developed for the site in accordance with Clause 429 of the NSW Work Health and Safety Regulation 2011 and Chapter 4 of the Code of Practice on *How to Manage and Control Asbestos in the Workplace 2011.*
- A Destructive Hazardous Material Assessment should be carried out prior to any demolition or refurbishment works. Any hazardous materials identified within this assessment should be removed prior to the commencement of any works that may disturb these materials - as per AS 2601:2001 *The demolition of structures* and Part 5.3 of the Code of Practice on *How to Manage Asbestos in the Workplace 2011*.
- If during works any materials not referenced in this report which is suspected of containing asbestos are located, it is recommended works must cease and they notify a Prensa consultant to assess and advise of appropriate remedial actions.

7.2 Synthetic Mineral Fibre (SMF) Materials

- SMF materials should be maintained in good condition as per the *National Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006(1990)].
- SMF materials that are likely to be disturbed during any proposed demolition/refurbishment works should be handled in accordance with the National Code of Practice for the *Safe Use of Synthetic Mineral Fibres* [NOHSC:2006(1990)]. SMF materials can be disposed of as 'general solid waste (non-putrescible)' in accordance with the waste classification guidelines prescribed by the Office of Environment and Heritage (OEH), NSW and the *Protection of the Environment Operations Act* (1997).

7.3 Polychlorinated Biphenyls (PCB)

- No recommendations.

7.4 Lead-containing Paint (LCP)

- If demolition/refurbishment works are likely to disturb LCPs, then dust suppression and collection techniques should be utilised.
- Any works that are likely to disturb LCP systems should be conducted in accordance with the requirements of AS 4361.2 1998 *Guide to lead paint management, Part 2: Residential and commercial buildings*.

7.5 Ozone Depleting Substances (ODS)

- No recommendations.

Appendix A: Hazardous Materials Register

Appendix A - Hazardous Materials Register

Prensa Pty Ltd
Level 1, 50 Yeo Street
Neutral Bay, NSW 2089
Ph.: (02) 90338634 Fax.: (02) 9033 8600

Site Address: Wharf 4-5, Hickson Road, Walsh Bay, NSW
Survey Date: 14/09/2012
Assessor: S. Bamford
Age (Circa): 1920's

Levels: 4
Approx. area (m^2): 22,750
Roof Type: Corrugated metal
External Walls: Timber and fibre cement panels

Internal Walls: Timber, fibre cement and plaster sheeting
Ceilings: Timber and plaster
Floor: Timber
Floor Coverings: Tiles and carpets

Level / Area	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Photo No.	Quantity	Condition	Friability	Disturb. Potential	Risk Status	Reinspect date	Control Priority	Recommendations & Comments
Level 4 interior	The loft	Window infill panels	Fibre cement sheeting	Asbestos	NAA Ref: 57607-02-10	Positive	1	2 units x ~2m^2	Good	Non-Friable	Low	Low	Sep-17	P4	Maintain in good condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by an Class B (bonded) licensed asbestos removal contractor.
Level 3 interior	Restaurant	Gable Infill panels	Fibre cement sheeting	Asbestos	Not sampled due to height restrictions	Suspected Positive	2	~20m^2	Good	Non-Friable	Low	Low	Sep-17	P4	Confirm status, label as containing asbestos and maintain in good condition if to remain in-situ, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by an Class B (bonded) licensed asbestos removal contractor.
Level 3 interior	Restaurant	Infill panels under windows	Fibre cement sheeting	Asbestos	Same as NAA Ref: 57607-02-10	Assumed Positive	3	2 units x ~2m^2	Good	Non-Friable	Low	Low	Sep-17	P4	Maintain in good condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by an Class B (bonded) licensed asbestos removal contractor.
Level 3 interior	Restaurant	Floor	Bituminous membrane	Asbestos	NAA Ref: 57607-02-01	Negative	-	-	-	-	-	-	-	-	-
Level 3 interior	Restaurant	Between floor boards	Bituminous caulking material	Asbestos	NAA Ref: 57607-02-02	Negative	-	-	-	-	-	-	-	-	-
Level 3 interior	Throughout	Window frames	Mastic sealant	Asbestos	Same as NAA Ref: 57607-02-03	Negative	-	-	-	-	-	-	-	-	-
Level 3 interior	Office air-conditioning plant room	Compressor	Gasket material	Asbestos	NAA Ref: 57607-02-04	Negative	-	-	-	-	-	-	-	-	-
Level 3 interior	Costume department	Floor	Vinyl floor tiles	Asbestos	NAA Ref: 57607-02-05	Negative	-	-	-	-	-	-	-	-	-
Level 3 interior	Costume department	Window frames	Mastic	Asbestos	NAA Ref: 57607-02-03	Assumed Negative	-	-	-	-	-	-	-	-	-
Level 3 interior	Costume department	Fire door - large	Fire door core	Asbestos	50590-001-02	Negative	-	-	-	-	-	-	-	-	-
Level 3 interior	Costume department kitchen	Sink pad	Bituminous material	Asbestos	NAA Ref: 57607-02-06	Negative	-	-	-	-	-	-	-	-	-
Level 3 interior Southwest	Costume department electrical cupboard	Electrical - distribution board	Bituminous material	Asbestos	-	Suspected Negative	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment due to new age of electrical distribution board.
Level 3 interior	Workshop, entrance	Fire door - large	Fire door core	Asbestos	Same as 50590-001-02	Assumed Negative	-	-	-	-	-	-	-	-	-
Level 3 interior	Workshop male and female toilets	Walls	Fibre cement sheeting	Asbestos	NAA Ref: 57607-02-08	Negative	-	-	-	-	-	-	-	-	-
Level 3 interior	Metal workshop	Floor, expansion joints	Mastic	Asbestos	NAA Ref: 57607-02-09	Negative	-	-	-	-	-	-	-	-	-
Level 3 interior	Workshop, fire tunnel	Fire door - single	Fire door core	Asbestos	50590-001-01	Negative	-	-	-	-	-	-	-	-	-
Level 3, southwest interior	Big rehearsal room	Electrical - distribution board	Compressed cement sheet	Asbestos	No access/ locked	Suspected Positive	-	1 unit	Good	Non-Friable	Low	Low	Sep-17	P4	Maintain in good condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by an Class B (bonded) licensed asbestos removal contractor.

Level / Area	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Photo No.	Quantity	Condition	Friability	Disturb. Potential	Risk Status	Reinspect date	Control Priority	Recommendations & Comments
Level 3 interior	Prop room	Fire door - large	Fire door core	Asbestos	Same as 50590-001-01	Negative	-	-	-	-	-	-	-	-	-
Level 1 interior	Australian Theatre for Young People toilets	Walls	Fibre cement sheeting	Asbestos	NAA Ref: 57607-02-11	Negative	-	-	-	-	-	-	-	-	-
Level 1 interior	Australian Theatre for Young People throughout	Floor	Vinyl floor tiles	Asbestos	NAA Ref: 57607-02-12	Negative	-	-	-	-	-	-	-	-	-
Level 1 interior	Australian Theatre for Young People store room	Floor	Vinyl floor tiles	Asbestos	NAA Ref: 57607-02-13	Negative	-	-	-	-	-	-	-	-	-
Level 1 interior	Sydney Dance Studio Studio 4	Beams	Insulation	Asbestos	NAA Ref: 57607-02-14	Negative	-	-	-	-	-	-	-	-	-
Level 1 interior	Sydney Dance Studio café	Floor	Bituminous material	Asbestos	Same as NAA Ref: 54607-02-01	Assumed Negative	-	-	-	-	-	-	-	-	-
Level 1 interior	Sydney Dance Studio studio 1	Beams	Insulation	Asbestos	NAA Ref: 57607-02-15	Negative	-	-	-	-	-	-	-	-	-
Level 1 interior	Sydney Choir Rehearsal male and female toilets	Walls	Fibre cement sheeting	Asbestos	NAA Ref: 57607-02-16	Positive	-	-	-	-	-	-	-	-	Item has been removed during refurbishment works.
Level 1 interior	Sydney Choir Rehearsal reception room	Walls	Fibre cement sheeting	Asbestos	NAA Ref: 57607-02-17	Negative	-	-	-	-	-	-	-	-	Item has been removed during refurbishment works.
Level 1 interior	Sydney Choir Rehearsal reception room	Ceiling	Fibre cement sheeting	Asbestos	NAA Ref: 57607-02-18	Positive	-	-	-	-	-	-	-	-	Item has been removed during refurbishment works.
Level 1 interior	Sydney Choir Rehearsal east training room showers	Walls and ceiling	Fibre cement sheeting	Asbestos	NAA Ref: 57607-02-16	Assumed Positive	-	-	-	-	-	-	-	-	Item has been removed during refurbishment works.
Level 1 interior	Sydney Choir Rehearsal west training room	Ceiling	Fibre cement sheeting	Asbestos	Same as NAA Ref: 57607-02-18	Assumed Positive	-	-	-	-	-	-	-	-	Item has been removed during refurbishment works.
Level 1 interior	Bangarra Dance Studio	-	-	Asbestos	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment
Level 1 interior	Accessible Arts	-	-	Asbestos	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment
All levels interior	Throughout	Floor	Bituminous material	Asbestos	Same as NAA Ref: 57607-02-01	Assumed Negative	-	-	-	-	-	-	-	-	-
All levels interior/exterior	Throughout	Infill panels around windows	Fibre cement sheeting	Asbestos	NAA ref: 57607-02-07	Positive	4	~400m^2	Good	Non-Friable	Low	Low	Sep-17	P4	Maintain in good condition if to remain in-situ. Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by an Class B (bonded) licensed asbestos removal contractor.
Level 3 interior	Costume department	Fire door - large	Fire door core	SMF	-	Suspected Positive	5	1 unit	Good	Un-bonded	Low	Low	-	-	Maintain in good condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].
Level 3 interior	Workshop, entrance	Fire door - large	Fire door core	SMF	-	Suspected Positive	6	1 unit	Good	Un-bonded	Low	Low	-	-	Maintain in good condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].
Level 3 interior	Workshop, fire tunnel	Fire door - single	Fire door core	SMF	-	Suspected Positive	7	2 units	Good	Un-bonded	Low	Low	-	-	Maintain in good condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].
Level 3 interior	Prop room	Fire door - large	Fire door core	SMF	-	Suspected Positive	8	1 unit	Good	Un-bonded	Low	Low	-	-	Maintain in good condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].
All levels interior	Throughout	Air conditioning ductwork	Insulation material - internal	SMF	-	Suspected Positive	-	~100m	Good	Bonded	Low	Low	-	-	Confirm status, maintain in good condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].

Level / Area	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Photo No.	Quantity	Condition	Friability	Disturb. Potential	Risk Status	Reinspect date	Control Priority	Recommendations & Comments
All levels interior	Throughout	Ceiling	Sarking insulation	SMF	-	Suspected Positive	9	~500m^2	Good	Bonded	Low	Low	-	-	Maintain in good condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].
All levels interior	Throughout	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	10	~15 units	Good	Bonded	Low	Low	-	-	Confirm status, maintain in good condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].
All levels interior	Throughout	Fluorescent light fitting - double tube	Capacitor	PCBs	-	Suspected Negative	-	~100 units	-	-	-	-	-	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.
Level 3 interior	Paint workshop	Flammable cabinet	Yellow - upper coloured paint system	Lead Paint - Swab	-	Positive	-	~10m^2	Good	-	Low	Low	-	-	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS 4361.2:1998 Guide to lead paint management prior to renovation or demolition works.
All levels exterior	Throughout	Walls	White and grey - upper coloured paint system	Lead Paint - Swab	-	Negative	-	-	-	-	-	-	-	-	-
All levels exterior	Throughout	-	-	Ozone Depleting Substances	-	-	-	-	-	-	-	-	-	-	No suspect hazardous materials identified at the time of the assessment.

Appendix B: Areas Not Accessed

Given the constraints of practicable access encountered during this Assessment, the following areas were not inspected. Assessments are restricted to those areas that are reasonably accessible at the time of our assessment with respect to the following:

- Without contravention of relevant statutory requirements or codes of practice.
- Without placing the Prensa consultant and/or others at undue risk.
- Without demolition or damage to finishes and structure.
- Excluding plant and equipment that was 'in service' and operational.

Documented below are the areas where the Prensa consultant encountered access restrictions during the Assessment:

Areas Not Accessed
Underneath the concrete slab of all building structures at the Site.
Exposed soils surrounding the building structures of the Site.
Energised services, gas, electrical, pressurised vessel and chemical lines.
Height restricted areas above 2.7m or any area deemed inaccessible without the use of specialised access equipment.
Within cavities that cannot be accessed by the means of a manhole or inspection hatch.
Within voids or internal areas of plant, equipment, air-conditioning ducts etc.
Within service shafts, ducts etc., concealed within the building structure.
Within those areas accessible only by dismantling equipment.
Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.
All areas outside the Scope of Work.

Note:

If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned in **Appendix A,** further investigation may be required as part of a hazardous materials management and abatement program prior to the commencement of such works.

The presence of residual asbestos insulation on steel members, concrete surfaces, pipe work, equipment and adjacent areas remaining from prior removal works cannot normally be determined without extensive removal and damage to existing insulation, fixtures and fittings at the Site.

Appendix C: Risk Assessment Factors

Risk Assessment Factors

To assess the health risk posed by the presence of hazardous building materials, all relevant factors must be considered. These factors include:

- Product type;
- Condition;
- Disturbance potential;
- Friability of the material;
- Proximity to direct air stream; and
- Surface treatment (if any).

The purpose of the material risk assessment is to establish the relative risk posed by specific hazardous building materials identified in this assessment. The following risk factors are defined to assist in determining the relative health risk posed by each item.

Condition

The condition of the hazardous building materials identified during the assessment is reported as being **good**, **fair** or **poor**.

- **Good** refers to a material that is in sound condition with no or very minor damage or deterioration.
- **Fair** refers to a material that is generally in a sound condition, with some areas of damage or deterioration.
- **Poor** refers to a material that is extensively damaged or deteriorated.

Friability

The friability of a material describes the ease by which the material can be crumbled, which in turn, can increase the release of fibres into the air. Therefore, friability is only applicable to asbestos and SMF.

- **Friable asbestos** can be crumbled, pulverised, or reduced to powder by hand pressure, which makes it more dangerous than non-friable asbestos.
- **Non-friable asbestos**, more commonly known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a non-asbestos matrix. If accidentally damaged or broken these ACMs may release fibres initially but will not continue to do so.
- **Bonded** SMF describes a synthetic fibrous material which has a specific designed shape and exists within a stable manufactured product. **Un-bonded** SMF is a loosely packed synthetic fibrous material which has no adhesive or cementitious binding properties.

Disturbance Potential

Hazardous building materials can be classified as having low, medium or high disturbance potential.

- **Low disturbance potential** describes materials that have very little or no activity in the immediate area with the potential to disturb the material. Low accessibility is considered as monthly occupancy or less, or inaccessible due to its height or its enclosure.
- **Medium disturbance potential** describes materials that have moderate activity in the immediate area with the potential to disturb the material. Medium accessibility is considered weekly access or occupancy.

- **High disturbance potential** describes materials that have regular activity in the immediate area with the potential to disturb the material.

Health Risk Status

The risk factors described above are used to grade the potential health risk ranking posed by the presence of the materials. These risk rankings are described below:

- A **low health risk** describes a material that poses a negligible or low health risk to occupants of the area due to the material not readily releasing fibres (or other toxic/hazardous constituents) unless seriously disturbed.
- A **medium health risk** describes a material that pose a moderate health risk due to the material status and activity in the area.
- A **high health risk** describes a material that pose a high health risk to personnel or the public in the area of the material.

Priority Rating System for Control Recommendations

While an assessment of health risk has been made, our recommendations have been prioritised based on the practicability of a required remedial action. In determining a suitable priority ranking, consideration has been given to the following:

- Level of health risk posed by the hazardous building material;
- Potential commercial implications of the finding; and
- Ease of remediation.

As a guide the recommendation priorities have been given a timeframe as follows:

Priority 1 (P1): Requiring immediate action

Priority 2 (P2): Requiring action in the short term (3-6months)

Priority 3 (P3): Requiring action in the medium term (6-12 months)

Priority 4 (P4): Requiring ongoing management or longer term remedial action (greater than 12 months).

Appendix D: Photographs

Photo 1. Level 4, interior, the loft, window infill panels – asbestos-containing fibre cement sheeting.

Photo 2. Level 3, interior, restaurant, gable infill panels - suspected asbestos-containing fibre cement sheeting.

Photo 3. Level 3, interior, restaurant - asbestos-containing infill panels under windows.

Photo 4. All levels, throughout, external and internal - asbestos containing infill panels around windows

Photo 5. Level 3, interior, costume department, SMF-containing fire door core

Photo 6. Level 3, interior, workshop entrance, SMF-containing fire door core

Photo 7. Level 3, interior, fire tunnel, SMF-containing fire door core

Photo 8. Level 3, interior, prop room – SMF-containing fire door core.

Photo 9. All levels, throughout, ceiling - suspected SMF sarking insulation

Photo 10. All levels, throughout, hot water heaters - suspected internal SMF insulation

Appendix E: Bulk Sample Analysis Report

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Malvern, VIC, 3144
P: 9508 0100
F: 9509 6125
E: admin@prensa.com.au
ABN: 12 142 106 581

P0009:SFB
50590-001 BSA 14092012.xlsm

24 September 2012

Elizabeth Duncan
Preston Rowe Patterson NSW Pty Ltd
Level 11, 80 Clarence Street
Sydney NSW 2000

Dear Elizabeth,

Asbestos Bulk Sample Analysis Report - Wharf 4/5, Hickson Road, The Rocks NSW

Please find attached the asbestos bulk sample analysis results of the 2 samples collected by Scott Bamford of Prensa Pty Ltd on 14 September 2012 from Wharf 4/5, Hickson Road, The Rocks NSW and received at the Prensa Pty Ltd laboratory on 20 September 2012. The samples were analysed on 24 September 2012 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa's National Association of Testing Authorities (NATA), Australia approved PRLAB2002 Asbestos Identification Test Method, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples* and AS ISO/IEC 17025 – 2005, *General requirements for the competence of testing and calibration laboratories* .

This document is issued in accordance with NATA's accreditation requirements.

If you require further information please contact the Prensa office on (03) 9508 0100.

Regards,

Susan Simmonds
NATA Approved Identifier and Prensa Signatory

Asbestos Bulk Sample Analysis Report - Wharf 4/5, Hickson Road, The Rocks NSW

Sample No	Sample Location / Description / Size	Result
50590 - 001 - 001	Level 3, interior, costume department, sliding metal fire door (henderson) Unpainted beige fibrous insulation material 20 x 11 x 2 mm	No asbestos fibres detected Synthetic Mineral Fibres detected
50590 - 001 - 002	Level 3, prop room, sliding metal fire door (henderson) Unpainted beige fibrous insulation material 10 x 8 x 2 mm	No asbestos fibres detected Synthetic Mineral Fibres detected

Please note that Prensa Pty Ltd does not accept responsibility for the representation of the sample submitted in relation to its source. Only the samples submitted for analysis have been considered in presenting these results.

*AS 4964 notes that asbestos may be difficult to detect in samples of this material, consequently an alternative method of analysis may be required.

NATA accredited laboratory number 17366.
Accredited for compliance with ISO/IEC 17025.