Office of Sport

Asbestos and Hazardous Materials Reinspection Assessment

Berry Sports & Recreation Centre

84 Albany Street

Berry NSW 2535

25/01/2023

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Asbestos and Hazardous Materials Reinspection Assessment

Prepared for

Office of Sport

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754-SYDEN311850 – Berry Sport and Recreation Centre - HMRR - 20122022

Quality Information

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Executive Summary

Tetra Tech Coffey Pty Ltd (TTC) was commissioned by Office of Sport to conduct an asbestos and hazardous materials (hazmat) reinspection assessment of Berry Sports & Recreation Centre located at 84 Albany Street, Berry NSW 2535 (the site).

The purpose of the hazmat assessment was to assess and document the health risks posed by hazmat, including asbestos containing materials (ACM) which are considered accessible during normal occupation of the building. This is in order to meet the requirements of the relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.

State/Territory legislation and industry guidance requires that the registers be used by and made available to property owners, employers, workers, persons intending business at the premises and Health and Safety Representatives, as part of an overall hazardous materials management plan designed to control the risks of exposure to hazardous materials.

The following hazardous building materials were identified at the time of the assessment:

Property	Asbestos Containing Materials		Lead Based Paint	Lead Containing Dust	Synthetic Mineral Fibre	Poly-chlorinated Biphenyls	Ozone Depleting Substances
	Non-Friable	Friable					
Berry Sports & Recreation Centre	✓	✓	✓	✓	✓	-	-

Full details of the material assessments can be located within **Appendix A: Asbestos and Hazardous Materials Register**.

Areas of No Access or Limited Access were present and are described in Section 2.2. It should be presumed that hazmat are present in these areas until further inspection can confirm or refute their presence.

A number of other recommendations were made in the body of this report which address the ongoing management of hazardous building materials at this site.

This executive summary must be read in conjunction with this entire report and the limitations contained therein.

The survey inspection conducted was not a destructive pre demolition/ refurbishment survey. A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works.

1. Introduction

Tetra Tech Coffey Pty Ltd (TTC) was commissioned by Office of Sport to conduct an asbestos and hazardous materials (hazmat) reinspection assessment of Berry Sports & Recreation Centre located at 84 Albany Street, Berry NSW 2535 (the Site). Simon Blanch of TTC conducted the assessment on the 20/12/2022.

The survey inspection conducted was not a destructive pre demolition/ refurbishment survey. A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works.

1.1. Site Information

The asbestos and hazardous materials reinspection assessment was undertaken of Berry Sports & Recreation Centre located at 84 Albany Street, Berry NSW 2535 (the site).

Table 1: Site Information	
Site:	Berry Sports & Recreation Centre, 84 Albany Street, Berry NSW 2535
Age (Circa):	1970's
Site Description:	Sports centre

1.2. Objective and Scope of Works

The objectives/scope of the asbestos and hazardous materials reinspection assessment was to:

- Identify the presence of the following confirmed and or suspected hazmat building materials within accessible areas of nominated building(s):
  - Asbestos Containing Materials (ACM);
  - Lead Based Paint (LBP);
  - Lead Containing Dust (LCD);
  - Synthetic Mineral Fibres (SMF);
  - Polychlorinated Biphenyls in fluorescent light capacitors (PCBs); and
  - Ozone Depleting Substances (ODSs).
- Collect samples of suspected ACM and/or LBP and LCD, for analysis by a NATA accredited laboratory;
- Visually determine the presence of SMF, PCB-containing light fittings and ODSs;
- Assess the risks associated with identified hazmat;
- Recommend risk management strategies to mitigate risks associated with ACM and other hazmat for removal and ongoing occupancy;
- Prepare a detailed assessment report in alignment with the requirements of relevant State/Territory Regulations, Compliance Codes, Codes of Practice and Guidance Notes, and
- Provide a copy of the assessment report in electronic (PDF) format to Office of Sport.

2. Findings

The results of the asbestos and hazardous materials reinspection assessment are provided in a register format which is designed to provide readily available information about the presence of hazmat in the workplace.

2.1. Assessment Findings

The findings of this assessment are presented in tabulated format, including building materials that have been photographed and depicted in **Appendix A: Asbestos and Hazardous Materials Register**.

The following significant key findings are noted:

2.1.1. Asbestos Containing Materials

Location	Material Description	Risk Rating
External / Accommodation Building / Adjacent Boiler House / Pipes to High Level	Lagging Debris	High
Internal / Accommodation Building / Boiler House / Behind Paint to Walls	Lagging Debris	High
External / Accommodation Building / Coolangatta / Veranda Ceiling	Fibre Cement Sheet	Low
External / Accommodation Building / Staff Accommodation / Above and Below Windows, Infill Panels	Fibre Cement Sheet	Low
External / Accommodation Building / Staff Accommodation / Eave Lining	Fibre Cement Sheet	Low
External / Accommodation Building / Watson & Shoalhaven / Veranda Ceiling	Fibre Cement Sheet	Low
External / Admin Building / Entry Area and Covered Walkways / Awning Lining	Fibre Cement Sheet	Low
External / Admin Building / Entry Area and Covered Walkways / Porch Ceiling Lining	Fibre Cement Sheet	Low
External / North Residence / Verandas / Side of House, Fuse Box	Electrical Backing Board	Low
External / South Residence / Verandas / Packers to Timber Deck	Fibre Cement Sheet	Low
External / South Residence / Verandas / Wall Cladding	Fibre Cement Sheet	Low
External / Workshop and Silo / Maintenance Shed and Offices / Eave Lining	Fibre Cement Sheet	Low
External / Workshop and Silo / Maintenance Shed and Offices / South Elevation, Wall Lining	Fibre Cement Sheet	Low
Internal / Accommodation Building / Boiler House / Electrical Box Behind Water Heater	Bituminous Backing Board	Low
Internal / Admin Building / Storeroom / CMI Safe	Internal Insulation	Low
Internal / South Residence / Kitchen, Dining and Pantry / Wall Lining	Fibre Cement Sheet	Low

Internal / Workshop and Silo / Maintenance Shed / Maintenance Building, Ceiling Lining	Fibre Cement Sheet	Low

2.1.2. Lead Based Paint

Location	Material Description	Risk Rating
External / South Residence / Verandas / Walls	White Paint	Low
External / Accommodation Building / Covered Walkway / High Level Bricks	Dark Blue Paint	Very Low
External / Accommodation Building / Covered Walkway / Timber Work of Metal Roof Section	Beige Paint	Very Low
External / Workshop and Silo / Maintenance Shed and Offices / Wall Linings	White Paint	Very Low
Internal / Accommodation Building / Boiler House / Timber Windows	Light Blue Paint	Very Low

2.1.3. Lead Containing Dust

Location	Material Description	Risk Rating
Internal / Accommodation Building / Boiler House / Throughout Surfaces	Dust	Low

2.1.4. Synthetic Mineral Fibres

Location	Material Description	Risk Rating
External / Accommodation Building / Adjacent Boiler House / Pipe Insulation	Insulation Material	Low
External / North Residence / Verandas / Hot Water Unit	Insulation Material	Very Low
External / South Residence / Verandas / Hot Water Unit	Insulation Material	Very Low
Internal / Accommodation Building / Boiler House / Hot Water Units	Insulation Material	Very Low
Internal / Accommodation Building / Boiler House / Pipe Insulation	Insulation Material	Very Low
Internal / Accommodation Building / Boiler House / Underside of Roof	Sarking Insulation	Very Low
Internal / Admin Building / Kitchen / Hot Water Unit	Insulation Material	Very Low
Internal / Pool House / Throughout / Underside of Roof	Sarking Insulation	Very Low

2.1.5. Polychlorinated Biphenyls

No suspect PCB containing capacitors identified at the time of the assessment.

2.1.6. Ozone Depleting Substances

No suspect ODS's identified at the time of the assessment.

2.1.7. Access Restrictions

Where no access or limited access areas have been identified it should be presumed that hazmat are present in these areas until further investigation can confirm or refute their presence.

No inspection can be guaranteed to locate all hazmat in specific locations. The assessment cannot be regarded as absolute, without extensive invasion of structures. Future demolition and or renovation to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

2.1.8. No Access Areas

The following areas were not accessible at the time of the assessment:

- Within live electrics, plant and ductwork throughout
- Areas outside the scope of assessment

2.1.9. Limited Access Areas

Access to the following areas was limited at the time of the assessment:

- Ceiling voids
- Wall voids
- Below floors
- Behind ceramic wall tiles
- Beneath floor coverings
- Subfloor spaces
- Risers
- Formwork to concrete slabs
- Roof

3. Recommendations

The following recommendations are provided with respect to hazmat identified during the assessment of the site. This assessment only covers the parts of the site that have been accessed and been assessed in accordance with the approved scope.

3.1. Asbestos Containing Materials

The preference will always be to eliminate the asbestos hazards from the site and if it is practicable for the occupier to do so then asbestos removal should always be considered. ACM on site, which

were found to be in a bonded and stable condition, may be managed in situ and periodically inspected if removal is not practicable.

If managed in situ, all identified or presumed ACM should be appropriately labelled, where possible, and regularly inspected to assess their condition and potential changes to health risk.

Prior to any demolition, partial demolition, renovation or refurbishment, ACM likely to be disturbed by those works should be removed in accordance with relevant codes of practices, compliance codes and legislation.

3.1.1. Asbestos Control Measures

- If the ACM is friable, in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions should be applied, and removal is required as soon as practicable using a licensed contractor.
- If the ACM is friable, accessible but in a stable condition, removal is preferred. However, if removal is not immediately practicable, short-term control measures (i.e. restrict access, sealing, enclosure etc) may be employed until removal can be facilitated.
- If the ACM is non-friable and, in a poor/unstable condition, disturbance should be minimised. Removal or encapsulation may be appropriate controls. ACM which are found in localised areas and identified as damaged, consisting of small qualities of non-friable cement debris may not require the highest removal priority. The removal priority may be lowered due to a low risk of disturbance. Further confirmation can be obtained via asbestos fibre air monitoring where the result is found to be < 0.01 fibre/mL.
- For the instances above and further assessment of the risk, airborne fibre monitoring is recommended and can assist with decisions on the most appropriate, and urgency of, control measures.
- Where ACM is in a good, stable condition, ongoing maintenance and periodic inspection would be appropriate control measures.
- Remaining ACM identified or presumed should be appropriately labelled where possible. Those items should be regularly inspected to ensure they are not deteriorating and resulting in a potential risk to health.
- An asbestos management plan (AMP) should be created and maintained for all ACM that remain at the site to assist the persons conducting a business or undertaking (PCBU) with the management of these materials. The AMP must ensure that suitable control measures are implemented to prevent site personnel and others from being exposed to airborne asbestos fibres.
- Schedule periodic reassessment of ACM remaining on-site to monitor their aging/deterioration so that the PCBU can be alerted if any ACM require encapsulation or removal.
- A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works. All asbestos and hazardous materials identified and likely to be disturbed by those works should be removed in accordance with the legislative requirements and relevant codes of practice or compliance codes.
- During future demolition works, if any materials that are not referenced in this report and are suspected of containing asbestos are encountered, then works must cease and an asbestos hygienist should be notified to determine whether the material contains asbestos

The recommendations, conclusions or stability of asbestos materials contained in this report shall not abrogate a person of their responsibility to work in accordance with statutory requirements, codes of practice, guidelines, material safety data sheets, work instructions or reasonable work practices.

3.2. Lead Based Paint

- Any works that are likely to disturb lead based paint surface should be undertaken in accordance with the Australian Standard (AS4361.2:2017), Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings.
- Prior to any disturbance of lead based paint a comprehensive risk assessment is to be conducted.
- Any loose and peeling lead based paint should be stabilised (using hand-held scrapers, drop cloths and wet misting where appropriate) and the paint chips disposed of as hazardous waste.
- Any remediation works that may generate dust or fumes (i.e. sanding, burning) must be performed under controlled conditions by a suitably resourced and experienced hazardous material/waste abatement contractor (e.g. a Class A licensed asbestos removal contractor).

3.3. Lead Containing Dust

- Any work processes involving lead containing dust must be undertaken in a manner to ensure that no worker is exposed to lead at concentrations above the workplace exposure standard (WES) of 0.05mg/m³ over an eight-hour day.
- Prior to any disturbance of lead containing dust a comprehensive risk assessment is to be conducted.
- Lead containing dust removal works should include the use of high efficiency particulate air (HEPA) filtered vacuum cleaners and wet wiping techniques by a licensed contractor under controlled lead-containing dust conditions in conjunction with air monitoring and clearances by a competent hygienist.

3.4. Synthetic Mineral Fibres

- 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)].

3.5. Training

Information, instruction and training must be provided to workers, contractors and others who may come into contact with hazardous materials in a workplace, either directly or indirectly.

Depending on the circumstances this hazardous materials awareness training may include:

- The purpose of the training;
- The health risks of hazardous materials;
- The types, uses and likely occurrence of hazardous materials on site, in plant and/or equipment in the workplace;
- The trainee's roles and responsibilities for hazmat management;
- Where the asbestos and hazardous materials register is located and how it can be accessed;
- The timetable for removal of hazmat from the workplace;
- The processes and procedures to be followed to prevent exposure, including exposure from any accidental release of hazmat into the workplace;
- Where applicable, the correct use of maintenance and control measures, protective equipment and work methods to minimise the risks from hazmat, limit the exposure of workers and limit the spread of hazmat outside any work area;
- The National Exposure Standard (NES) and control levels for hazmat; and
- The purpose of any air monitoring or health surveillance that may occur.

Should any further suspect asbestos and/or hazmat become evident during future disturbance/ refurbishment works which have not been addressed in this report, TTC should be contacted immediately so that a WHS consultant can confirm the status of the suspect material/s.

TTC is able to assist with all aspects of Risk Management for removal of asbestos and other hazardous materials resulting from these findings.

Appendix A: Asbestos and Hazardous Materials Register

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Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Accommodation Building / Adjacent Boiler House / Pipes to High Accommodation Building	Lagging Debris	Asbestos	AI09164.1	Amosite Asbestos Detected	Friable	2 m	High	As soon as reasonably practicable	Restrict access and remove under controlled friable asbestos removal conditions as soon as practicable by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	1
External	Accommodation Building / Coolangatta / Veranda Ceiling	Fibre Cement Sheet	Asbestos	Previously Sampled: P536.4	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	40 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	2
External	Accommodation Building / Staff Accommodation / Above and Below Windows, Infill Panels	Fibre Cement Sheet	Asbestos	Previously Sampled: AF478	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	3
External	Accommodation Building / Staff Accommodation / Eave Lining	Fibre Cement Sheet	Asbestos	754-SYDEN311850 164A3	Suspected Asbestos	Non-Friable	44 m	Low	5 Yearly Reinspection	Not sampled due to height restrictions. Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal	4

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
External	Accommodation Building / Watson & Shoalhaven / Veranda Ceiling	Fibre Cement Sheet	Asbestos	Previously Sampled: P536.10	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	40 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	5
External	Admin Building / Entry Area and Covered Walkways / Awning Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: P536.11	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	24 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	6
External	Admin Building / Entry Area and Covered Walkways / Porch Ceiling Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: P536.1	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	2 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	7

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Cabins 1-4 / Throughout / Awning Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: P543	No Asbestos Detected	-	40 m²	-	-	-	8
External	North Residence / Verandas / Side of House, Fuse Box	Electrical Backing Board	Asbestos	754-SYDEN311850 164A5	Suspected Asbestos	Non-Friable	1 Unit	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	9
External	North Residence / Verandas / Wall and Eave Linings	Fibre Cement Sheet	Asbestos	Previously Sampled: P553	No Asbestos Detected	-	100 m²	-	-	-	10
External	South Residence / Verandas / Awning Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: AF486	No Asbestos Detected	-	40 m²	-	-	-	11
External	South Residence / Verandas / Packers to Timber Deck	Fibre Cement Sheet	Asbestos	AI09172	Chrysotile Asbestos Detected	Non-Friable	24 Units	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	12

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	South Residence / Verandas / Wall Cladding	Fibre Cement Sheet	Asbestos	Previously Sampled: P550	Chrysotile & Amosite Asbestos Detected	Non-Friable	200 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	13
External	Workshop and Silo / Maintenance Shed and Offices / Eave Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: P536.7	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	14
External	Workshop and Silo / Maintenance Shed and Offices / South Elevation, Wall Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: P536.8	Chrysotile, Amosite and Crocidolite Asbestos Detected	-	18 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	15
External	Workshop and Silo / Maintenance Shed and Offices / Timber Windows Throughout	Window Caulking	Asbestos	AI09170	No Asbestos Detected	-	40 m	-	-	-	16

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Accommodation Building / Boiler House / Behind Paint to Walls	Lagging Debris	Asbestos	AI09164	Amosite Asbestos Detected	Friable	20 m²	High	As soon as reasonably practicable	Restrict access and remove under controlled friable asbestos removal conditions as soon as practicable by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	17
Internal	Accommodation Building / Boiler House / Electrical Box Behind Water Heater	Bituminous Backing Board	Asbestos	Previously Sampled: AF488	Chrysotile Asbestos Detected	Non-Friable	1 Unit	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	18
Internal	Accommodation Building / Coolangatta / Bedroom En-suites, Partition Walls	Fibre Cement Sheet	Asbestos	Previously Sampled: P539.1	No Asbestos Detected	-	10 m²	-	-	-	19
Internal	Accommodation Building / Coolangatta / Bedroom En-suites, Partition Walls	Fibre Cement Sheet	Asbestos	Previously Sampled: P539.12	No Asbestos Detected	-	10 m²	-	-	-	20
Internal	Accommodation Building / Coolangatta / Ceiling	Fibre Cement Sheet	Asbestos	Previously Sampled: P536.2	Removed	-	-	-	-	Removed prior to 2022 inspection.	21

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Accommodation Building / GF Broughton / Bathrooms	Fibre Cement Sheet	Asbestos	Previously Sampled: P539.5	No Asbestos Detected	-	100 m²	-	-	-	22
Internal	Accommodation Building / GF Cleaners Room / High Accommodation Building Boxing	Fibre Cement Sheet	Asbestos	Previously Sampled: P539	No Asbestos Detected	-	4 m²	-	-	-	23
Internal	Accommodation Building / GF Disabled Male Toilet / Ceiling Hatch	Fibre Cement Sheet	Asbestos	AI09162	No Asbestos Detected	-	1 m²	-	-	-	24
Internal	Accommodation Building / GF Hadley / Bathrooms	Fibre Cement Sheet	Asbestos	Previously Sampled: P539.5.1	No Asbestos Detected	-	100 m²	-	-	-	25
Internal	Accommodation Building / GF Staff Accommodation / Below Carpet	Brown Vinyl Floor Tiles	Asbestos	Previously Sampled: P537.1	Removed	-	-	-	-	Removed prior to 2022 inspection.	26
Internal	Accommodation Building / GF Staff Accommodation / Under Carpet	Beige Vinyl Floor Tiles	Asbestos	Previously Sampled: P538.1	Removed	-	-	-	-	Removed prior to 2022 inspection.	27

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Accommodation Building / GF Staff Accommodation Passageway / Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09168.2	No Asbestos Detected	-	20 m²	-	-	-	28
Internal	Accommodation Building / GF Staff Accommodation Passageway / Wall Lining	Compressed Cement Sheeting	Asbestos	AI09168.3	No Asbestos Detected	-	12 m²	-	-	-	29
Internal	Accommodation Building / L1 Corridor to Staff Accommodation / Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09168	No Asbestos Detected	-	20 m²	-	-	-	30
Internal	Accommodation Building / L1 Corridor to Staff Accommodation / Wall Lining	Compressed Cement Sheeting	Asbestos	AI09168.1	No Asbestos Detected	-	12 m²	-	-	-	31
Internal	Accommodation Building / L1 Shoalhaven & Watson / North Entry, Wall Panel	Fibre Cement Sheet	Asbestos	Previously Sampled: AF476	No Asbestos Detected	-	20 m²	-	-	-	32
Internal	Accommodation Building / L1 Shoalhaven & Watson / Toilet	Fibre Cement Sheet	Asbestos	Previously Sampled: AF475	No Asbestos Detected	-	10 m²	-	-	-	33

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Accommodation Building / L1 Staff Accommodation / Below Carpet	Brown Vinyl Floor Tiles	Asbestos	Previously Sampled: P537	Removed	-	-	-	-	Removed prior to 2022 inspection.	34
Internal	Accommodation Building / L1 Staff Accommodation / Under Carpet	Beige Vinyl Floor Tiles	Asbestos	Previously Sampled: P538	Removed	-	-	-	-	Removed prior to 2022 inspection.	35
Internal	Accommodation Building / Shoalhaven and Watson / Teacher's Bathroom, North Wall	Fibre Cement Sheet	Asbestos	Previously Sampled: P539.2	No Asbestos Detected	-	15 m²	-	-	-	36
Internal	Admin Building / Ladies Toilet / Wall Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: AF484	No Asbestos Detected	-	2 m²	-	-	-	37
Internal	Admin Building / Storeroom / CMI Safe	Internal Insulation	Asbestos	754-SYDEN311850164A1	Suspected Asbestos	Friable	1 Unit	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	38

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Cabins 1-4 / Throughout / Wall Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: P544	No Asbestos Detected	-	100 m²	-	-	-	39
Internal	Pool House / Throughout / Fire Door	Fire Door Core	Asbestos	754-SYDEN311850 164A4	Removed	Non-Friable	-	-	-	Removed prior to 2022 inspection.	40
Internal	Pool House / Throughout / Shower Area, Ceiling	Fibre Cement Sheet	Asbestos	Previously Sampled: P545	No Asbestos Detected	-	30 m²	-	-	-	41
Internal	Pool House / Throughout / Verge Lining to Roof Tiles	Fibre Cement Sheet	Asbestos	Previously Sampled: AF479	No Asbestos Detected	-	40 m²	-	-	-	42
Internal	Pool House / Throughout / Window Frames	Window Caulking	Asbestos	Previously Sampled: AF480	No Asbestos Detected	-	20 m	-	-	-	43
Internal	South Residence / Bathroom / Walls and Ceiling Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: P549	No Asbestos Detected	-	40 m²	-	-	-	44

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	South Residence / Kitchen, Dining and Pantry / Northeast Corner, Ceiling Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: P551	No Asbestos Detected	-	20 m²	-	-	-	45
Internal	South Residence / Kitchen, Dining and Pantry / Wall Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: P550.1	Chrysotile & Amosite Asbestos Detected	Non-Friable	30 m²	Low	5 Yearly Reinspection	No access was available at the time of the audit. Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	46
Internal	South Residence / Living Room / Ceiling Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: P548	No Asbestos Detected	-	40 m²	-	-	-	47
Internal	South Residence / Living Room / Fireplace	Fibre Cement Sheet	Asbestos	Previously Sampled: AF485	No Asbestos Detected	-	1 m²	-	-	-	48
Internal	South Residence / Main Entrance / Low South Residence Panels	Fibre Cement Sheet	Asbestos	Previously Sampled: P547	No Asbestos Detected	-	10 m²	-	-	-	49

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Workshop and Silo / Maintenance Shed / Maintenance Building, Ceiling Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: P536.6	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	120 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	50
External	Accommodation Building / Covered Walkway / High Accommodation Building Bricks	Dark Blue Paint	Lead Paint	AI09163	Lead Detected (3.8% w/w)	-	40 m	Very Low	-	>0.1% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings. Conduct a risk assessment to determine the level of remediation controls required.	51
External	Accommodation Building / Covered Walkway / Timber Work of Metal Roof Section	Beige Paint	Lead Paint	AI09161	Lead Detected (0.26% w/w)	-	80 m	Very Low	-	>0.1% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings. Conduct a risk assessment to determine the level of remediation controls required.	52
External	South Residence / Verandas / Walls	White Paint	Lead Paint	AI09171	Lead Detected (9.5% w/w)	-	200 m²	Low	-	>0.1% lead content, 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, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition	53

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										works. Conduct a risk assessment to determine the level of remediation controls required.	
External	Workshop and Silo / Maintenance Shed and Offices / Wall Linings	White Paint	Lead Paint	AI09169	Lead Detected (3.2% w/w)	-	120 m²	Very Low	-	>0.1% lead content, 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, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition works. Conduct a risk assessment to determine the level of remediation controls required.	54
Internal	Accommodation Building / Boiler House / Timber Windows	Light Blue Paint	Lead Paint	AI09167	Lead Detected (3.3% w/w)	-	2 m	Very Low	-	>0.1% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings. Conduct a risk assessment to determine the level of remediation controls required.	55
Internal	Accommodation Building / Boiler House / Walls	White Paint	Lead Paint	AI09166	Lead Detected (0.02% w/w)	-	40 m²	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	56
Internal	Accommodation Building / Coolangatta / Accommodation Building 1, Walls	White Paint	Lead Paint	Previously Sampled: P535.1	Lead Detected (<0.1% w/w)	-	100 m²	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	57

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Accommodation Building / GF Broughton / Walls and Ceiling	Beige Paint	Lead Paint	Previously Sampled: AF477	Lead Detected (0.07% w/w)	-	200 m²	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	58
Internal	Accommodation Building / Boiler House / Throughout Surfaces	Dust	Lead Dust	AI09165	Lead Detected (1,400 mgkg)	-	20 m²	Low	-	<1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Manage in-situ, conduct a risk assessment to determine the level of remediation controls required prior to any activities including refurbishment or demolition that may disturb the dust.	59
External	Accommodation Building / Adjacent Boiler House / Pipe Insulation	Insulation Material	SMF	754-SYDEN311850164S4	Suspected SMF	-	12 m	Low	-	Encapsulate exposed sections under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	60
External	North Residence / Verandas / Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S7	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	61
External	South Residence / Verandas / Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S6	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	62

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Accommodation Building / Boiler House / Hot Water Units	Insulation Material	SMF	754-SYDEN311850164S2	Suspected SMF	-	7 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	63
Internal	Accommodation Building / Boiler House / Pipe Insulation	Insulation Material	SMF	754-SYDEN311850164S3	Suspected SMF	-	24 m	Very Low	-	Encapsulate exposed sections under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	64
Internal	Accommodation Building / Boiler House / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850164S5	Suspected SMF	-	44 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	65
Internal	Admin Building / Kitchen / Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S1	Suspected SMF	-	2 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	66
Internal	Pool House / Throughout / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850164S8	Suspected SMF	-	44 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	67

Appendix B: Laboratory Analysis Certificate

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Bulk Identification Report

Job No:	754-SYDEN311850 Bulk ID Report Office of Sport Berry Sports and Recreation 16012023
Client:	NSW Office of Sport
Client Address:	Level 3, 6B Figtree Drive, Sydney Olympic Park NSW 2127
Contact:	Matt Brown
E-mail:	matt.brown@sport.nsw.gov.au
Date Sampled:	20/12/2022
Date Analysed:	16/01/2023
Date Authorised:	16/01/2023
Sampled By:	Simon Blanch
Site:	Berry Sports and Recreation, 84 Albany St Berry NSW

Accredited for compliance with ISO/IEC 17025 - Testing
Accreditation No:2220
Corporate Site No:16909

Please note: Where you have provided the samples for analysis, Tetra Tech Coffey Pty Ltd (TTC) does not take any responsibility for the quality of the such samples. This report relates exclusively to the samples analysed by Tetra Tech Coffey Pty Ltd (TTC) and as such only the samples submitted or collected for analysis have been considered in presenting these results. The data and results contained in this report are not representative of the site, product or source material as a whole. Tetra Tech Coffey Pty Ltd (TTC) does not make any warranty or representation in relation to the site, product or source material as a whole. If you suspect any material to contain asbestos, then you must immediately stop the works and activities at the site or in respect of the materials and engage Tetra Tech Coffey Pty Ltd (TTC) or another suitably trained asbestos hygienist to sample, assess or re-assess (as the case may be) the material suspected to contain asbestos.

Asbestos in Bulk Samples and Non-homogenous Material

Test Method: Tetra Tech Coffey Pty Ltd (TTC) analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Coffey SOP WILAB1, and Australian Standard (AS) 4964 – 2004, Method for the qualitative identification of asbestos in bulk samples (AS 4964). The detection limit for the test method as per AS 4964 is 0.1 g/kg. For non-homogenous samples a semi-quantitative aspect is adopted for the test method and is taken into account when reporting the results. As per Tetra Tech Coffey Pty Ltd (TTC)'s NATA approved SOP WILAB1 sample retention periods are set at 1 month for all samples from the date of analysis.

Analysed At: Tetra Tech Coffey Pty Ltd (TTC) Laboratory, Level 20, Tower B, Citadel Towers 799 Pacific Highway Chatswood NSW 2067.

Total Samples: **5**

Approved Identifier
Panika Wongchanda

Approved Signatory
Matthew Tang

Sample No.	Location & Description	Sample Size (~)	Results
AI09162	Internal, Accommodation Building, GF Disabled Male toilet, Ceiling Hatch, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	13 x 11 x 4 mm	No asbestos fibres detected Organic fibres detected
AI09164	Internal, Accommodation Building, Boiler House, Behind Paint to Boiler House Walls, Lagging Debris to Walls - Grey fibrous insulation material & debris	48 x 20 x 3 mm	**Amosite (brown asbestos) detected**
AI09168	Internal, Accommodation Building, L1 Corridor to Staff Accommodation, Ceiling Lining, Compressed Cement Sheeting - White painted beige layered fibre cement sheet material	30 x 11 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09170	External, Workshop and Silo, Maintenance Shed and Offices, To Timber Windows Throughout, Window Caulking - White painted beige hardened mastic material	64 x 22 x 6 mm	No asbestos fibres detected Organic fibres detected
AI09172	External, Accommodation Building, South Residence, Packers to Timber Deck, Fibre Cement Sheet - Grey compressed fibre cement sheet material	41 x 20 x 5 mm	**Chrysotile (white asbestos) detected**

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ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 314474

Client Details

Client	Tetra Tech Coffey Pty Ltd
Attention	Simon Blanch
Address	Level 19, Tower B, Citadel Tower, 799 Pacific Hwy, Chatswood, NSW, 2067

Sample Details

Your Reference	**754-SYDEN311850, NSW Sport, Berry NSW**
Number of Samples	6 Paint, 1 Dust
Date samples received	16/01/2023
Date completed instructions received	16/01/2023

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.

Report Details

Date results requested by	23/01/2023
Date of Issue	19/01/2023

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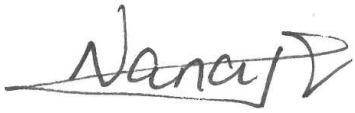
Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***

Results Approved By
Loren Bardwell, Development Chemist

Authorised By



Nancy Zhang, Laboratory Manager

Lead in Paint						
Our Reference		314474-1	314474-2	314474-3	314474-4	314474-5
Your Reference	UNITS	A109169	A109163	A109161	A109171	A109166
Date Sampled		20/12/2022	20/12/2022	20/12/2022	20/12/2022	20/12/2022
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	17/01/2023	17/01/2023	17/01/2023	17/01/2023	17/01/2023
Date analysed	-	17/01/2023	17/01/2023	17/01/2023	17/01/2023	17/01/2023
Lead in paint	%w/w	3.2	3.8	0.26	9.5	0.02

Lead in Paint		
Our Reference		314474-7
Your Reference	UNITS	A109167
Date Sampled		20/12/2022
Type of sample		Paint
Date prepared	-	17/01/2023
Date analysed	-	17/01/2023
Lead in paint	%w/w	3.3

Lead (dust)		
Our Reference		314474-6
Your Reference	UNITS	A109165
Date Sampled		20/12/2022
Type of sample		Dust
Date prepared	-	17/01/2023
Date analysed	-	17/01/2023
Lead	mg/kg	1,400

Method ID	Methodology Summary
Metals-020	Determination of various metals by ICP-AES.
Metals-020/021/022	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	[NT]
Date prepared	-			17/01/2023	[NT]	[NT]	[NT]	[NT]	17/01/2023	[NT]
Date analysed	-			17/01/2023	[NT]	[NT]	[NT]	[NT]	17/01/2023	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	[NT]	[NT]	[NT]	[NT]	123	[NT]

QUALITY CONTROL: Lead (dust)						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			17/01/2023	[NT]	[NT]	[NT]	[NT]	17/01/2023	[NT]
Date analysed	-			17/01/2023	[NT]	[NT]	[NT]	[NT]	17/01/2023	[NT]
Lead	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	105	[NT]

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

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.

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

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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www.mpl.com.au

Analytical Report

NSW Sport and Recreation

Job No : **070282**

Client: Coffey Environments
Address: Property Services
Level 18, Citigroup Centre, 2 Park St
SYDNEY NSW 2000

Contact: Timothy Mcilwaine
E-mail: Tim_mcilwaine@coffey.com.au
Client Reference: ENVISYDN00994AA
Date Sampled: 15/01/2007
Date Received: 18/01/2007
Date Reported: 19/01/2007
Sampled By: R Knoph
Location: Coolangatta Road, Berry

Test Method: Qualitative identification of asbestos types in bulk samples by polarised light microscopy, including dispersion staining technique using MPL Laboratories Method WILAB 1. Accreditation does not cover the identification of Synthetic Mineral Fibres.

Approved Identifier
Kristina Soloshenko

Approved Signatory
Monika Bürger

NATA

This document is issued in accordance with NATA's accreditation requirements. AN: 2220

Date Printed 23/01/2007

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www.mpl.com.au

Analytical Report

Job No : **070282**

Lab Id	External Idents	Sample Type	Dimensions	Result
070282-001	P536	Fibre Cement	20x15x3mm	Chrys, Amos and Croc
070282-002	P537	Vinyl Tile	30x30x5mm	Chrys
070282-003	P538	Vinyl Sheet	30x20x2mm	Chrys
070282-004	P539	Fibre Board	15x10x1mm	NAD
070282-005	P540	Fibre Board	15x5x1mm	NAD
070282-006	P542	Fibre Cement	55x35x5mm	NAD
070282-007	P543	Fibre Board	10x10x1mm	NAD
070282-008	P544	Fibre Board	10x10x1mm	NAD
070282-009	P545	Fibre Board	5x5x1mm	NAD
070282-010	P546	Fibre Board	40x10x3mm	NAD
070282-011	P547	Fibre Board	5x5x1mm	NAD
070282-012	P548	Fibre Board	5x5x1mm	NAD
070282-013	P549	Fibre Board	30x20x3mm	NAD
070282-014	P550	Fibre Cement	15x10x1mm	Chrys, Amos and Croc
070282-015	P551	Fibre Board	10x5x1mm	NAD
070282-016	P552	Fibre Cement	90x60x5mm	Chrys, Amos
070282-017	P553	Fibre Board	5x5x1mm	NAD
070282-018	P554	Fibre Cement	60x55x5mm	NAD

Date Printed **23/01/2007**

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www.mpl.com.au

Analytical Report

Job No : 070282

Report Comments

Key to results on previous pages:
NAD = No Asbestos Detected
Chrys = Chrysotile Asbestos Detected
Amos = Amosite Asbestos Detected
Croc = Crocidolite Asbestos Detected
SMF = Fibres Consistent with Synthetic Mineral Fibres
UMF = Unknown Mineral Fibres Detected

FIM = Fibrous Insulation Material
EMB = Electrical Mounting Board

Result Comments

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www.mpl.com.au

Analytical Report

NSW Sport and Recreation

Job No : **070282C**

Client: Coffey Environments
Address: Property Services
Level 1, 3 Rider Boulevard
RHODES NSW 2138

Contact: Timothy McIlwaine
E-mail: Tim_mcilwaine@coffey.com.au
Fax:
Client Reference: ENVISYDN00994AA
Date Sampled: Unknown
Date Received: 18/01/2007
Date Reported: 24/01/2007
Sampled By: T McIlwaine
Location Coolangatta Road, Berry NSW

Test Method: Paint samples submitted by clients are analysed on an as received basis. Analysis performed in accordance with MPL WILAB 6 and 8.

Approved Checker
Ben Carpenter

Approved Signatory
Jackie Hams

NATA

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Analytical Report

Job No : **070282C**
Client Reference: ENVISYDN00994AA

Lab Id	External Idents	Pb
Units		%
LQL		0.1
070282C-001	P541	<0.1
070282C-002	P535	<0.1

Date Printed 24/01/2007

ASBESTOS IDENTIFICATION REPORT No. 74489

CLIENT:	Coffey Environmental	**YOUR REF:**	ENAURHOD06240AA
ATTENTION:	Haysam Elhassan	**RECEIVED IN LAB:**	15 October 2013
PROJECT NAME:	Office of Communities	**REPORT DATE:**	17 October 2013
SAMPLED BY:	As-received		

Test Methods: In house method LOP-002 Asbestos Identification by Polarised Light Microscopy including Dispersion Staining (Based on AS4964-2004 Method for the qualitative identification of asbestos in bulk samples) and In house method LOP-005 Serpentine Detection and Chrysotile Non-detection by X-ray diffraction

Sample No	Dimensions	Description	Asbestos by PLM	Chrysotile by XRD	SMF	OF
AF473	10x10x9mm	Black resin board	Chrysotile			
AF474	10x10x9mm	Black resin board	Chrysotile			
AF475	10x5x5mm	Off-white cement sheet, painted white	No			Yes
AF476	10x5x5mm	Off-white cement sheet, painted white	No			Yes
AF478	10x5x5mm	Grey cement sheet, painted white	Chrysotile			
AF479	10x5x5mm	Off-white cement sheet, painted pale pink	No			Yes
AF480	50x10x5mm	Off-white putty strip, painted white	No			
AF481	30x30x5mm	White cement sheet	No			Yes
AF482	90x90x2mm	Green vinyl layer		No		
AF484	10x5x5mm	Pale pink cement sheet, painted white	No			Yes
AF485	10x5x5mm	Pale grey cement sheet, painted pale grey	No			Yes
AF486	10x5x5mm	Pale grey cement sheet, painted white	No			Yes
AF487	10x5x5mm	White micaceous fibrous layer, painted off-white	No			Yes
AF488	10x5x5mm	Black resin board	Chrysotile			
AF490	10x5x5mm	Pale pink cement sheet, painted white	No			Yes
AF492	10x2x2mm	White bundle of fibres	No		Yes	
AF494	10x5x5mm	Grey cement sheet	Chrysotile & Amosite			
AF495	10x10x9mm	Black resin board	Chrysotile			

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Dimensions and Descriptions are approximate only. PLM = Polarized Light Microscopy, XRD = X-ray diffraction.
Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the SMF or OF columns implies not detected. A blank in the PLM or XRD columns implies not tested by this method.

AEC Environmental Pty Ltd 12 Greenhill Road, Wayville SA 5034 PO Box 582 Unley SA 5061
T (08) 8299 9955 **F** (08) 8299 9954 **E** aec@aecaust.com.au **W** www.aecaust.com.au ABN 31130561358

ASBESTOS IDENTIFICATION REPORT No. 74489

CLIENT:	Coffey Environmental	**YOUR REF:**	ENAURHOD06240AA
ATTENTION:	Haysam Elhassan	**RECEIVED IN LAB:**	15 October 2013
PROJECT NAME:	Office of Communities	**REPORT DATE:**	17 October 2013
SAMPLED BY:	As-received		

Sample No	Dimensions	Description	Asbestos by PLM	Chrysotile by XRD	SMF	OF
AF496	30x20x9mm	White cement board	Chrysotile			
AF497	40x40x5mm	Off-white cement sheet	No			Yes
CB4001	50x40x5mm	White cement sheet (curved)	Chrysotile & Crocidolite			
	40x40x5mm	White cement sheet (flat)	Chrysotile & Amosite			
CB4002	10x5x5mm	Grey cement sheet	Chrysotile & Amosite			
CB4003	10x5x5mm	Black resin board	Chrysotile			
CB4004	50x10x4mm	White putty strip	No			
CB4005	10x10x7mm	Black, slightly flexible lump	No			
CB4006	10x10x5mm	Grey cement sheet	Chrysotile & Amosite			
CB4007	0.5x0.5x0.2mm	White lump, painted blue	Chrysotile			
CB4008	10x5x5mm	Black resin board	Chrysotile			
CB4009	10x5x5mm	White cement sheet	Chrysotile			
CB4010	20x20x5mm	Off-white cement sheet, painted white	No			Yes

Approved Identifier (PLM) and Testing Officer (XRD) and Signatory (PLM/XRD)

Michael Till

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Dimensions and Descriptions are approximate only. PLM = Polarized Light Microscopy, XRD = X-ray diffraction.

Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the SMF or OF columns implies not detected. A blank in the PLM or XRD columns implies not tested by this method.

AEC Environmental Pty Ltd 12 Greenhill Road, Wayville SA 5034 PO Box 582 Unley SA 5061
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Certificate of Analysis

NATA Accredited
Accreditation Number 1261
Site Number 1254

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

AEC Environmental
12 Greenhill Road
Wayville
SA 5034

Attention: **Michael Till**

Report **396460-S**
Client Reference OFFICE OF COMMUNITIES ENAURHOD06240AA
Received Date Oct 16, 2013

Client Sample ID			**AF472**	**AF477**	**AF483**	**AF489**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins | mgt Sample No.			**M13-Oc12037**	**M13-Oc12038**	**M13-Oc12039**	**M13-Oc12040**
Date Sampled			**Not Provided**	**Not Provided**	**Not Provided**	**Not Provided**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	1.6	< 0.01	0.07	3.7

Client Sample ID			**AF491**	**AF493**
Sample Matrix			**Paint**	**Paint**
Eurofins | mgt Sample No.			**M13-Oc12041**	**M13-Oc12042**
Date Sampled			**Not Provided**	**Not Provided**
Test/Reference	LOR	Unit		
Lead (% w/w)	0.01	%	31	35

Sample History

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

Description	Testing Site	Extracted	Holding Time
Lead (% w/w)	Melbourne	Oct 16, 2013	6 Month

- Method: USEPA 6010B Heavy Metals

eurofins | mgt

ABN – 50 005 085 521 e.mail : EnviroSales@eurofins.com.au web : www.eurofins.com.au

Melbourne
3-5 Kingston Town Close
Oakleigh VIC 3166
Phone : +61 3 8564 5000
NATA # 1261
Site # 1254 & 14271

Sydney
Unit F6, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Company Name:	AEC Environmental	**Order No.:**	LE224461	**Received:**	Oct 16, 2013 1:06 PM
Address:	12 Greenhill Road Wayville SA 5034	**Report #:**	396460	**Due:**	Oct 22, 2013
		Phone:	08 8299 9955	**Priority:**	4 Day
		Fax:	08 8299 9954	**Contact Name:**	Michael Till
Client Job No.:	OFFICE OF COMMUNITIES ENAURHOD06240AA				

Eurofins | mgt Client Manager: Sarah Gould

Sample Detail					Lead (% w/w)
Laboratory where analysis is conducted					
Melbourne Laboratory - NATA Site # 1254 & 14271					X
Sydney Laboratory - NATA Site # 18217					
Brisbane Laboratory - NATA Site # 20794					
External Laboratory					
Sample ID	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**	
AF472	Not Provided		Paint	M13-Oc12037	X
AF477	Not Provided		Paint	M13-Oc12038	X
AF483	Not Provided		Paint	M13-Oc12039	X
AF489	Not Provided		Paint	M13-Oc12040	X
AF491	Not Provided		Paint	M13-Oc12041	X
AF493	Not Provided		Paint	M13-Oc12042	X

Eurofins | mgt Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples are included in this QC report where applicable. Additional QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Actual PQLs are matrix dependant. Quoted PQLs may be raised where sample extracts are diluted due to interferences.
4. Results are uncorrected for matrix spikes or surrogate recoveries.
5. SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
6. Samples were analysed on an 'as received' basis. 7. This report replaces any interim results previously issued.

Holding Times

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

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

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

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

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

UNITS

mg/kg: milligrams per Kilogram

ug/l: micrograms per litre

ppb: Parts per billion

org/100ml: Organisms per 100 millilitres

MPN/100mL: Most Probable Number of organisms per 100 millilitres

mg/l: milligrams per litre

ppm: Parts per million

%: Percentage

NTU: Units

TERMS

Dry	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
LOR	Limit of Reporting.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
LCS	Laboratory Control Sample - reported as percent recovery
CRM	Certified Reference Material - reported as percent recovery
Method Blank	In the case of solid samples these are performed on laboratory certified clean sands. In the case of water samples these are performed on de-ionised water.
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
Batch Duplicate	A second piece of analysis from a sample outside of the clients batch of samples but run within the laboratory batch of analysis.
Batch SPIKE	Spike recovery reported on a sample from outside of the clients batch of samples but run within the laboratory batch of analysis.
USEPA	United States Environment Protection Authority
APHA	American Public Health Association
ASLP	Australian Standard Leaching Procedure (AS4439.3)
TCLP	Toxicity Characteristic Leaching Procedure
COC	Chain of Custody
SRA	Sample Receipt Advice
CP	Client Parent - QC was performed on samples pertaining to this report
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within

QC - ACCEPTANCE CRITERIA

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

Results <10 times the LOR : No Limit

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

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

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

QC DATA GENERAL COMMENTS

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

Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Duplicate									
				Result 1	Result 2	RPD			
Lead (% w/w)	M13-Oc12037	CP	%	1.6	2.0	22	30%	Pass	

Comments

Sample Integrity

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

Authorised By

Sarah Gould	Client Services
Emily Rosenberg	Senior Analyst-Metal (VIC)

Glenn Jackson
Laboratory Manager

Final report - this Report replaces any previously issued Report

- Indicates Not Requested

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

Uncertainty data is available on request

Appendix C: Photographs

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Line ID 1: External, Accommodation Building, Adjacent Boiler House, Pipes to High Level, Lagging Debris - Amosite Asbestos Detected

Line ID 2: External, Accommodation Building, Coolangatta, Veranda Ceiling, Fibre Cement Sheet - Chrysotile, Amosite and Crocidolite Asbestos Detected

Line ID 3: External, Accommodation Building, Staff Accommodation, Above and Below Windows, Infill Panels, Fibre Cement Sheet - Chrysotile Asbestos Detected

Line ID 4: External, Accommodation Building, Staff Accommodation, Eave Lining, Fibre Cement Sheet - Suspected Asbestos

Line ID 5: External, Accommodation Building, Watson & Shoalhaven, Veranda Ceiling, Fibre Cement Sheet - Chrysotile, Amosite and Crocidolite Asbestos Detected

Line ID 6: External, Admin Building, Entry Area and Covered Walkways, Awning Lining, Fibre Cement Sheet - Chrysotile, Amosite and Crocidolite Asbestos Detected

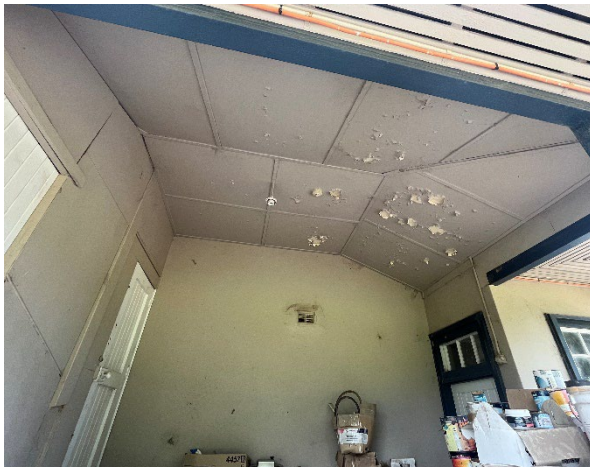
Line ID 7: External, Admin Building, Entry Area and Covered Walkways, Porch Ceiling Lining, Fibre Cement Sheet - Chrysotile, Amosite and Crocidolite Asbestos Detected

Line ID 9: External, North Residence, Verandas, Side of House, Fuse Box, Electrical Backing Board - Suspected Asbestos

Line ID 10: External, North Residence, Verandas, Wall and Eave Linings, Fibre Cement Sheet - No Asbestos Detected

Line ID 12: External, South Residence, Verandas, Packers to Timber Deck, Fibre Cement Sheet - Chrysotile Asbestos Detected

Line ID 13: External, South Residence, Verandas, Wall Cladding, Fibre Cement Sheet - Chrysotile & Amosite Asbestos Detected



Line ID 14: External, Workshop and Silo, Maintenance Shed and Offices, Eave Lining, Fibre Cement Sheet - Chrysotile, Amosite and Crocidolite Asbestos Detected

Line ID 15: External, Workshop and Silo, Maintenance Shed and Offices, South Elevation, Wall Lining, Fibre Cement Sheet - Chrysotile, Amosite and Crocidolite Asbestos Detected

Line ID 16: External, Workshop and Silo, Maintenance Shed and Offices, Timber Windows Throughout, Window Caulking - No Asbestos Detected

Line ID 16.1: External, Workshop and Silo, Maintenance Shed and Offices, Timber Windows Throughout, Window Caulking - No Asbestos Detected

Line ID 17: Internal, Accommodation Building, Boiler House, Behind Paint to Walls, Lagging Debris - Amosite Asbestos Detected

Line ID 17.1: Internal, Accommodation Building, Boiler House, Behind Paint to Walls, Lagging Debris - Amosite Asbestos Detected

Line ID 18: Internal, Accommodation Building, Boiler House, Electrical Box Behind Water Heater, Bituminous Backing Board - Chrysotile Asbestos Detected

Line ID 23: Internal, Accommodation Building, GF Cleaners Room, High Level Boxing, Fibre Cement Sheet - No Asbestos Detected

Line ID 24: Internal, Accommodation Building, GF Disabled Male Toilet, Ceiling Hatch, Fibre Cement Sheet - No Asbestos Detected

Line ID 30: Internal, Accommodation Building, L1 Corridor to Staff Accommodation, Ceiling Lining, Compressed Cement Sheeting - No Asbestos Detected

Line ID 30.1: Internal, Accommodation Building, L1 Corridor to Staff Accommodation, Ceiling Lining, Compressed Cement Sheeting - No Asbestos Detected

Line ID 31: Internal, Accommodation Building, L1 Corridor to Staff Accommodation, Wall Lining, Compressed Cement Sheeting - No Asbestos Detected

Line ID 37: Internal, Admin Building, Ladies Toilet, Wall Lining, Fibre Cement Sheet - No Asbestos Detected

Line ID 38: Internal, Admin Building, Storeroom, CMI Safe, Internal Insulation - Suspected Asbestos

Line ID 41: Internal, Pool House, Throughout, Shower Area, Ceiling, Fibre Cement Sheet - No Asbestos Detected

Line ID 42: Internal, Pool House, Throughout, Verge Lining to Roof Tiles, Fibre Cement Sheet - No Asbestos Detected

Line ID 43: Internal, Pool House, Throughout, Window Frames, Window Caulking - No Asbestos Detected

Line ID 50: Internal, Workshop and Silo, Maintenance Shed, Maintenance Building, Ceiling Lining, Fibre Cement Sheet - Chrysotile, Amosite and Crocidolite Asbestos Detected

Line ID 50.1: Internal, Workshop and Silo, Maintenance Shed, Maintenance Building, Ceiling Lining, Fibre Cement Sheet - Chrysotile, Amosite and Crocidolite Asbestos Detected

Line ID 50.2: Internal, Workshop and Silo, Maintenance Shed, Maintenance Building, Ceiling Lining, Fibre Cement Sheet - Chrysotile, Amosite and Crocidolite Asbestos Detected

Line ID 51: External, Accommodation Building, Covered Walkway, High Level Bricks, Dark Blue Paint - Lead Detected (3.8% w/w)

Line ID 51.1: External, Accommodation Building, Covered Walkway, High Level Bricks, Dark Blue Paint - Lead Detected (3.8% w/w)

Line ID 52: External, Accommodation Building, Covered Walkway, Timber Work of Metal Roof Section, Beige Paint - Lead Detected (0.26% w/w)

Line ID 53: External, South Residence, Verandas, Walls, White Paint - Lead Detected (9.5% w/w)

Line ID 54: External, Workshop and Silo, Maintenance Shed and Offices, Wall Linings, White Paint - Lead Detected (3.2% w/w)

Line ID 55: Internal, Accommodation Building, Boiler House, Timber Windows, Light Blue Paint - Lead Detected (3.3% w/w)

Line ID 56: Internal, Accommodation Building, Boiler House, Walls, White Paint - Lead Detected (0.02% w/w)

Line ID 59: Internal, Accommodation Building, Boiler House, Throughout Surfaces, Dust - Lead Detected (1,400 mgkg)

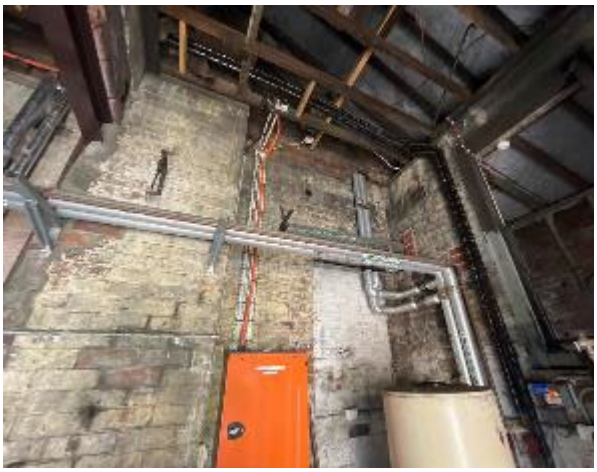
Line ID 60: External, Accommodation Building, Adjacent Boiler House, Pipe Insulation, Insulation Material - Suspected SMF

Line ID 61: External, North Residence, Verandas, Hot Water Unit, Insulation Material - Suspected SMF

Line ID 62: External, South Residence, Verandas, Hot Water Unit, Insulation Material - Suspected SMF

Line ID 63: Internal, Accommodation Building, Boiler House, Hot Water Units, Insulation Material - Suspected SMF

Line ID 63.1: Internal, Accommodation Building, Boiler House, Hot Water Units, Insulation Material - Suspected SMF



Line ID 64: Internal, Accommodation Building, Boiler House, Pipe Insulation, Insulation Material - Suspected SMF

Line ID 65: Internal, Accommodation Building, Boiler House, Underside of Roof, Sarking Insulation - Suspected SMF

Line ID 66: Internal, Admin Building, Kitchen, Hot Water Unit, Insulation Material - Suspected SMF

Line ID 66.1: Internal, Admin Building, Kitchen, Hot Water Unit, Insulation Material - Suspected SMF

Line ID 67: Internal, Pool House, Throughout,
Underside of Roof, Sarking Insulation - Suspected SMF

Appendix D: Risk Assessment

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Risk Assessment

The risk assessment is explained, in the tables below. Our semi-quantitative risk assessment borrows elements from the materials risk assessment documented in HSG264: Asbestos: The survey guide – HSE and the priority risk assessment documented in HSG 227: A comprehensive guide to Managing Asbestos in premises – HSE, providing an element of quantification to the qualitative nature of site risk assessment.

Some of the elements of these well documented risk assessments have been omitted. Most notably the asbestos type from the materials risk assessment, as all types of asbestos are listed by the International Agency for Research on Cancer (IARC) as Type 1 Carcinogens. In addition, we have omitted the maintenance activity from HSG 277. The reason being that human risk factors associated with maintenance activities are often difficult to assess in-situ and require detailed input from the Person in Control of a Business of Undertaking (PCBU).

The risk assessment then takes into account all other Hazardous materials and utilizes similar algorithms to create a risk assessment for those materials.

The asbestos containing material risk score is a quantitative assessment determined by the sum of the scores based on the material assessment and the likelihood of exposure, i.e. Risk score = Material Score + Location Score (out of as possible 18).

An explanation of the material assessment and likelihood of exposure scores can be found in the tables below.

Table 2 - Risk Scores

Overall Risk Assessment Score	Overall Risk Rating
0 – 4	Very Low
5 – 8	Low
9 – 13	Moderate
14 – 18	High

Table 3 – Product Type (or debris)

Examples of Materials – Asbestos	Examples of Materials - Hazmat	Score
Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)	SMF composite products / insulation batts / woven products, Lead paint, Lead Compounds/Alloys/Products, Small PCB containing electrical capacitors	1
Asbestos insulating board, mill boards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	RCF woven/treated products, Lead paint flakes, Industrial PCB containing industrial transformers	2
Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing	RCF loose fill products, Lead dust, PCB containing oils in bulk storage, or uncontained spills.	3

Table 4 – Extent of Damage or Deterioration

Examples of Materials – Asbestos	Examples of Materials - Hazmat	Score
Good condition: no visible damage	Good condition: no visible damage	0
Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	Low damage: a few scratches or surface marks; Peeling paint, Large paint flakes, Redundant PCB container in accessible area out of electrical product	1
Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	Medium damage: significant breakage of materials or several small areas where material has been damaged, good condition sprays and insulation, large amounts of fine flaking paint and debris, Leaking PCB containing electrical equipment	2
High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	High damage or delamination of materials. Visible debris, Lead dust, Pooling PCB oils, leaking oil bulk containers	3

Table 5 – Surface type and treatment

Examples of Materials – Asbestos	Examples of Materials - Hazmat	Score
Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	SMF/RCF composite products, insulation products sealed behind a non-friable barrier, Lead paints <0.1%w/w, lead, compounds/ alloys/ products <0.1%w/w lead, PCB oils <2mg/kg	0
Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.	SMF/RCF woven and insulation products, Lead paints ≥0.1%w/w and <0.25%w/w, PCB ≥2mg/kg and <50mg/kg in oil	1
Unsealed asbestos insulating board, or encapsulated lagging and sprays	SMF/RCF heat-treated insulation products, Lead paints ≥0.25%w/w and <1.0%w/w, Lead dusts above recommended clearance indicator based on AS/NZS4361.2. PCB ≥50mg/kg and <10,000mg/kg in oil	2
Unsealed laggings and sprayed asbestos	Lead dusts a multiple of at least 5 times above recommended clearance indicator based on AS/NZS4361.2, Lead paint >1.0%, ≥10,000mg/kg in oil (10%w/w)	3

[2] Lead and PCB refers specifically to the analysis result

Appendix E: Legislative Requirements

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Legislative Requirements

The assessment, and preparation of this report have been undertaken in accordance with the requirements of State/Territories legislation and standards outlined below.

State/Territories Relevant Legislation

States & Territories	Acts	Legislation
Australian Capital Territory (ACT)	ACT Work Health & Safety Act 2011	ACT Work Health & Safety Regulation 2011
New South Wales (NSW)	NSW Work Health & Safety Act 2011	NSW Work Health & Safety Regulation 2017
Northern Territory (NT)	NT Work Health & Safety Act 2011	NT Work Health & Safety Regulation 2017
Queensland (QLD)	QLD Work Health & Safety Act 2011	QLD Work Health & Safety Regulation 2011
South Australia (SA)	SA Work Health & Safety Act 2012	SA Work Health & Safety Regulation 2012
Tasmania (TAS)	Tasmanian Work Health & Safety Act 2012	Tasmanian Work Health & Safety Regulation 2012
Victoria (VIC)	Victorian Occupational Health and Safety Act 2004	Victorian Occupational Health and Safety Regulation 2017
Western Australia (WA)	Occupational Safety and Health Act 1984	Occupational Safety and Health Regulation 1996

States/Territories Code of Practices & Compliance Codes

States & Territories	Codes of Practices & Compliance Codes	
Australian Capital Territory (ACT)	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
New South Wales (NSW)	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
Northern Territory (NT)	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
Queensland (QLD)	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
South Australia (SA)	Code of Practice: How to manage and Control asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
Tasmania (TAS)	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
Victoria (VIC)	Compliance Code: Managing Asbestos in Workplaces.	Compliance Code: Removing Asbestos in Workplaces.

Western Australia (WA)	Code of Practice for Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)].	Code of Practice for the Safe Removal of Asbestos [NOHSC:2002(2005)]

The Victorian Compliance Codes align with the intent of the SafeWork Australia Model Code of Practice

Hazardous Materials Standard & Guidance Notes

Hazardous Material	Guidance Notes
Lead Based Paint	AS/NZS *4361.2:2017* Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings
Lead Containing Dust	National Environmental Protection Measure (NEPM) (NEPC,1999) as updated in 2013.
Synthetic Mineral Fibres	National Occupational Health and Safety Commission (1990) Synthetic Mineral Fibres; National Standard for Synthetic Mineral Fibres; and the National Code of Practice for the Safe Use of Synthetic Mineral Fibres
Polychlorinated Biphenyls	ANZECC (1997) Identification of PCB-containing Capacitors: An Information Booklet for Electricians and Electrical Contractors
Ozone Depleting Substances	UNEP (2001) Inventory of Trade Names of Chemical Products containing Ozone Depleting Substances and their Alternatives

Each section is to be read in conjunction with the whole of this report, including the appendices.

Appendix F: Methodology

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Methodology

Hazmat surveys are undertaken considering a risk management approach, in accordance with relevant statutory regulations and relevant Codes of Practice. A risk assessment was conducted based on a number of factors associated with hazmat identified during the survey and prioritised through Risk and Action Classifications.

The assessment involved the onsite investigation for the presence of ACM, LBP systems, LCD, SMF, PCB and ODS including chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs) and hydrofluorocarbons (HFCs). Information was collected from the site owners/occupiers/tenants where available on relevant issues pertaining to the site. Based on the available data and the status at the time of inspection, where items were identified, visual and/or analytical characterisation (where required) was performed and reported in **Appendix A: Asbestos and Hazardous Materials Register**.

The assessment was conducted on the basis of the condition, type and location of the materials at the time of inspection. The scope of this investigation did not allow intrusive sampling techniques to be undertaken in all locations, and consequently the register may have limitations as a reference document for the purposes of renovation or demolition.

Only ‘typical’ suspected material occurrences are inspected and sampled. Sampling is undertaken on a representative basis, for example, the inspection of one fire door of the same type within the same area is undertaken (i.e. not every ‘matching’ fire door is examined), unless specifically instructed. Sample collection was performed in a non-destructive and non-invasive manner by competent persons. Presumptions, based on knowledge and experience, that inaccessible areas contain asbestos materials may also be made and stated within the register.

Samples collected are representative of the material sampled, individually identified, transported, analysed and reported in accordance with relevant Statutory Regulations, Codes of Practice and TTC’s Work Instructions. Laboratories undertaking analysis are appropriately NATA certified for the analysis conducted. LCD thresholds are adopted from lead in soil thresholds found in the National Environment Protection Assessment of Site Contamination (ASC) Measure (1999) as amended in 2013 (NEPM).

The presence of asbestos in bulk samples is determined by Polarised Light Microscopy (PLM) with dispersion staining techniques. 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 D: Risk Assessment**.

The asbestos and hazmat register is made up of relevant information gathered on site plus TTC’s assessment of risk and assignment of action ratings. Reference to photographs, where available, is made in the register along with sample identification and analysis results, where applicable. Sample analysis results from previous assessments may be utilised and referenced in this register.

Appendix G: Statement of Limitations

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Statement of Limitations

The survey inspection conducted was not a destructive pre demolition/ refurbishment survey. A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works.

TTC has conducted work concerning the environmental status of the property which is the subject of this report and has prepared this report on the basis of that assessment.

The work was conducted, and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within the time and budgetary requirements of the client, and in reliance on certain data and information made available to TTC. The analyses, evaluations, opinions and conclusions presented in this report are based on those instructions, requirements, data or information, and they could change if such instructions etc. are in fact inaccurate or incomplete.

Investigations have been based on inspections conducted in accordance with relevant guidelines and standards, and normal industry practice, having regard to the client's instruction, and interpretations of conditions are based on the data from those inspections and, where relevant and conducted, testing. To the best of our knowledge, they represent a reasonable interpretation of the condition of the site as able to be inspected.

This report has been provided by TTC for the sole use of the client and only for the purpose for which it was prepared. Any representation contained in the report is made only for the client.

No inspection can be guaranteed to locate all asbestos in a specific location. The assessment cannot be regarded as absolute, without extensive invasion of structures. Future demolition and or renovation to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

The assessment brief is to identify every reasonably accessible hazmat. Reasonably accessible does not extend to searching for concealed hazmat beneath concrete encased structural beams or beneath concrete floors, behind another hazmat, or any other locations which, to access, would cause structural damage that could potentially destabilise the structure or the building. Given the way in which hazmat was used in the construction of buildings, some may only be detected during the course of subsequent demolition.

Any areas within the remit of the assessment but not described within the body of the report or in the hazmat register should be regarded by the client as un-assessed, and suspected as ACM potentially containing amphibole asbestos. A competent person should assess such areas before any work affecting them is carried out.

It must be assumed that materials visually assessed as presumed asbestos contain amphibole asbestos, unless sampled and analysed to prove otherwise. All areas where access was not possible must also be presumed to contain asbestos until proven otherwise.

Asbestos Containing Materials

TTC assessors take samples at any situations known, or suspected, to contain Asbestos. Where the analysis determines that No Asbestos is Detected (NAD) the samples are listed in the report to provide information for potential future assessments.

Representative sampling is defined as one like sample per consistent material type, situation or item. In these instances, only one test sample will be collected for analytical confirmation and the results expressed as consistent and typical of the building. It is advisable to presume that materials similar to those positively identified as asbestos also contain asbestos until proved otherwise. It should not be presumed that materials similar in appearance to those tested and found not to contain asbestos also do not contain asbestos.

Due to the very low concentration of asbestos fibres and the non-homogenous matrix of vinyl floor tiles, false negative results may be obtained. Therefore, the accuracy of all results cannot be guaranteed.

Notably, with some asbestos-containing bulk material it can be very difficult, or impossible to detect the presence of asbestos using the polarised light microscopy analytical method, even after ashing or disintegration of samples. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or attributed to the fact that, very fine fibres have been distributed individually throughout the materials.

The analysis of many asbestos products used as a component of insulation materials, may be compromised in instances where the material has been heat affected, as heat may alter the morphology of the fibrous material.

Internal building materials should be assumed to contain asbestos until otherwise assessed.

Subsurface drains and pipes may be constructed of asbestos cement, but this could not be assessed. Any subsurface pipes, particularly those constructed of fibre-cement or concrete, should be assumed to contain asbestos until otherwise assessed.

It is also noted that sub-surface conditions can change with time, and the report is based on data that was gathered at the time of the report. TTC will not update the report and has not taken into account events occurring after the time the assessment was conducted.

The following limitations and restrictions to specific materials, installations and locations are commonly found during assessments of this nature, even if safe access can be provided through consultation with the client this inspection and report may not include the following areas:

- **Risers / Ceiling, Floor or Wall Cavities, and Voids** - may be completely blocked or bricked in. Occasionally may only be detected if shown on building construction plans or during demolition
- **Columns / Structural Elements** - these will not be penetrated if doing so will damage the stability of the building
- **Roofs / External Areas** - these will not be checked if safe access cannot be achieved
- **Confined Spaces** - these will not be checked if safe access cannot be achieved
- **Restricted Access** - areas subject to restricted access will not be checked unless special arrangements have been made through the client within the remit of the assessment
- **Live Plant or Electrical Installations** - live electrical installations including fuse boxes, electrical control cabinets, distribution panels etc. are not routinely checked for safety reasons. Electrical equipment will only be examined if it is locked off and an isolation certificate has been issued. Under exceptional circumstances, when arranged by the client, examination of non-isolated equipment may take place under the supervision of an electrician
- **Live Refrigerators / Cold Rooms / Mechanical Equipment / Heater Units / Kilns** - may contain asbestos internally, which is not visible or accessible until the unit is isolated and dismantled

The Client must not rely on an inspection or report as indicating that a site or a building is “asbestos free”. All that the report can be relied upon to show is that no asbestos was found (or that only such asbestos was found as was reported to be found) in the course of the inspection. The findings of the report must be considered together with the specific scope and limitations of the type of inspection undertaken.

This report does not comment on, or present information regarding regulatory waste disposal practices and the associated waste disposal legislative requirements for hazardous materials. Prior to the disposal of any hazardous materials from site, clarification from the EPA should be sought by you, the client or the controller of the site (PCBU).

As part of the site inspection, materials may be suspected to be non-hazardous based on age and/or appearance. If any of these materials are damaged or likely to be disturbed, due to (but not limited to) maintenance activities or building inspections, a risk assessment and sampling of this material, with analytical confirmation should be undertaken in conjunction with the processes outlined in the Asbestos Management Plan (AMP) for the site.

Materials including (but not limited to) e.g. fire retardants, vermiculite, sprayed coatings and insulations cannot be feasibly sampled in their entirety due to the heterogeneous nature of such materials. Sample results provided are only representative of the material sampled, and in that particular sample location.

If any such materials are damaged or likely to be disturbed, due to (but not limited to) maintenance activities or building inspections, a risk assessment and targeted area sampling, with analytical confirmation should be undertake in conjunction with the processes outlined in the Asbestos Management Plan (AMP) for the site.

Should any other material suspected to contain asbestos or hazmat be found at the site, then works should cease and a suitably trained asbestos hygienist should be engaged to sample or assess the material.