

Office of Sport

Asbestos and Hazardous Materials Reinspection Assessment

Sydney Academy of Sport and Recreation

Wakehurst Parkway

Narrabeen NSW 2101

03/02/2023



This page has been left intentionally blank

Asbestos and Hazardous Materials Reinspection Assessment

Prepared for

Office of Sport

Tetra Tech Coffey Pty Ltd
Level 19, Tower B, 799 Pacific Highway
Chatswood NSW 2067 Australia
t: +61 2 9406 1000 f: +61 2 9415 1678
ABN: 55 139 460 521

Report Date: 03/02/2023

754-SYDEN311850 - Sydney Academy of Sport and Recreation - HMRR - 22122022

Quality Information

Revision History

Revision	Description	Date	Originator	Reviewer	Approver
R01	Final	03/02/2023	James Boyle	Aaron Holmes	Aaron Holmes

Distribution

Report Status	No. of copies	Format	Distributed to	Date
R01	1	PDF	Office of Sport	03/02/2023

Table of Contents

Executive Summary	1
1. Introduction.....	2
1.1. Site Information	2
1.2. Objective and Scope of Works.....	2
2. Findings	2
2.1. Assessment Findings	3
2.1.1. Asbestos Containing Materials.....	3
2.1.2. Lead Based Paint	4
2.1.3. Lead Containing Dust.....	4
2.1.4. Synthetic Mineral Fibres.....	4
2.1.5. Polychlorinated Biphenyls	5
2.1.6. Ozone Depleting Substances.....	5
2.1.7. Access Restrictions	5
2.1.8. No Access Areas	6
2.1.9. Limited Access Areas.....	6
3. Recommendations.....	6
3.1. Asbestos Containing Materials	6
3.1.1. Asbestos Control Measures	7
3.2. Lead Based Paint.....	7
3.3. Lead Containing Dust.....	8
3.4. Synthetic Mineral Fibres.....	8
3.5. Polychlorinated Biphenyls	8
3.6. Ozone Depleting Substances.....	8
3.7. Training	8

Appendices

Appendix A: Asbestos and Hazardous Materials Register

Appendix B: Laboratory Analysis Certificate

Appendix C: Photographs

Appendix D: Risk Assessment

Appendix E: Legislative Requirements

Appendix F: Methodology

Appendix G: Statement of Limitations

Executive Summary

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by Office of Sport to conduct an asbestos and hazardous materials (hazmat) reinspection assessment of Sydney Academy of Sport and Recreation located at Wakehurst Parkway, Narrabeen NSW 2101 (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					
Sydney Academy of Sport and Recreation	✓	-	✓	✓	✓	✓	✓

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 (Tetra Tech) was commissioned by Office of Sport to conduct an asbestos and hazardous materials (hazmat) reinspection assessment of Sydney Academy of Sport and Recreation located at Wakehurst Parkway, Narrabeen NSW 2101 (the Site). James Boyle of Tetra Tech conducted the assessment on the 22/12/2022.

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 Sydney Academy of Sport and Recreation located at Wakehurst Parkway, Narrabeen NSW 2101 (the site).

Table 1: Site Information

Site:	Sydney Academy of Sport and Recreation, Wakehurst Parkway, Narrabeen NSW 2101
Age (Circa):	1960
Site Description:	Sports and Recreation Complex

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 / Chemical Shed / Rear / Ground, Redundant Pipe	Moulded Cement Pipe	Medium
External / Athletics Track Stand / Seating Area / Rear Adjacent Access Gate, Pipework	Moulded Fibre Cement	Low
External / Dining Dorm / Perimeter / Concrete Block Work, Vertical Joints Throughout	Construction Joint Mastic	Low
External / Picnic Toilet Block / Entrance Awning / Lining	Fibre Cement Sheet	Low
External / Picnic Toilet Block / Rear / Eaves Lining	Fibre Cement Sheet	Low
External / Sea Eagles / North Side Demountable / Entrance Ceiling Lining	Fibre Cement Sheet	Low
External / Sea Eagles / North Side Demountable / Entrance Eaves Lining	Fibre Cement Sheet	Low
External / Staff Residence #1 (South of Dining Dorm) / North Side of House / Electrical Switchboard	Bituminous Backing Board	Low
External / Staff Residence #3 (West of Dining Dorm) / Carport / Communications Pit Lid	Compressed Cement	Low
External / Staff Residence #3 (West of Dining Dorm) / Carport / Front of House, Electrical Switchboard	Bituminous Backing Board	Low
External / Staff Residence 3 (West of Picnic Area) / Building Perimeter / Eaves	Fibre Cement Sheet	Low
Internal / Athletics Track Stand / Toilet Block / Behind Male Urinal	Bituminous Membrane	Low
Internal / Dining Dorm / Entrance Foyer Male Toilet / Behind Urinal	Bituminous Membrane	Low
Internal / Staff Residence 3 (West of Picnic Area) / Bathrooms & Toilets / Ceiling Lining	Fibre Cement Sheet	Low
Internal / Tennis Court Building / Male & Female Toilets / Toilet Partitions	Fibre Cement Sheet	Low
Internal / Weights Room / Male Toilets / Behind Urinal	Bituminous Membrane	Low

2.1.2. Lead Based Paint

Location	Material Description	Risk Rating
External / Chemical Shed / Throughout / Trimwork	White Paint	Very Low
External / Gymnasium / Building Perimeter / Guttering	Green Paint	Very Low
External / Gymnasium / Guttering / Pipework	Green Paint	Very Low
External / Picnic Toilet Block / Framework / Throughout	White Paint	Very Low
External / Staff Accommodations (Five Domiciles) / Elevations / Bilgoa, Eaves	White Paint	Very Low
External / Staff Accommodations (Five Domiciles) / Elevations / Eaves	White Paint	Very Low
External / Staff Residence #1 (South of Dining Dorm) / Building Perimeter / Window Frames and Trimwork	White Paint	Very Low
External / Staff Residence #3 (West of Dining Dorm) / Building Perimeter / Eaves	White Paint	Very Low
External / Staff Residence 3 (West of Picnic Area) / Building Perimeter / Eaves	White Paint	Very Low
External / The Compound / Gardeners Shed / Timber Framework	Brown Paint	Very Low

2.1.3. Lead Containing Dust

Location	Material Description	Risk Rating
Internal / Staff Residence 3 (West of Picnic Area) / Ceiling Space / Ceiling Space	Dust	Low

2.1.4. Synthetic Mineral Fibres

Location	Material Description	Risk Rating
External / Athletics Track Stand / South Wall / Hot Water Heater	Internal Insulation	Very Low
External / Dining Dorm / Plant Rooms Adjacent Car Park / Hot Water Heater	Internal Insulation	Very Low
External / Sea Eagles / Gym West Face / Hot Water Units	Internal Insulation	Very Low
Internal / Administration Building / Kitchen / Zip Hot Water Unit	Internal Insulation	Very Low

Internal / Aquatics Facility / Plant Room / Rheem Hot Water Unit	Internal Insulation	Very Low
Internal / Aquatics Facility / Underside Of Roof / Throughout	Sarking Insulation	Very Low
Internal / Athletics Track Stand / Kiosk / Above Sink, Boiler	Internal Insulation	Very Low
Internal / Boat Shed / Throughout / Underside of Roof	Sarking Insulation	Very Low
Internal / Dining Dorm / Wash Area / Hot Water Heater	Internal Insulation	Very Low
Internal / Dining Dorm / Storeroom / Boiler	Internal Insulation	Very Low
Internal / Gymnasium / Basketball Court / Roof Lining	Sarking Insulation	Very Low
Internal / Lecture Rooms and Motel Accommodation / Cleaners Storage Room / Hot Water Heater	Internal Insulation	Very Low
Internal / Lecture Rooms and Motel Accommodation / Lecture Room / Ceiling Space	Insulation Material	Very Low
Internal / Mower Room / Throughout / Underside of Roof	Sarking Insulation	Very Low
Internal / Pump House / Throughout / Underside of Roof	Sarking Insulation	Very Low
Internal / Staff Residence 3 (West of Picnic Area) / Ceiling Space / Throughout	Loose Insulation	Very Low
Internal / Weights Room / Throughout / Underside of Roof	Sarking Insulation	Very Low
Internal / Workshop / Throughout / Underside of Roof	Sarking Insulation	Very Low

2.1.5. Polychlorinated Biphenyls

Location	Material Description	Risk Rating
External / Athletics Track Stand / Adjacent Toilet Side Entry Gate / Green Transformer	Ballast(s)	Very Low

2.1.6. Ozone Depleting Substances

Location	Material Description	Risk Rating
External / Administration Office / Basement Carpark / Air Conditioning Unit	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / Dining Dorm / Plant Rooms Adjacent Car Park / HVAC Units	R22 Hydrochlorofluorocarbon (HCFC)	Very Low

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
- Athletics track stand, toilet block, sub-floor
- Rear of building, inaccessible due to obstruction
- Internal, rugby field office, throughout

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 quantities 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. Polychlorinated Biphenyls

- It may not be considered feasible to inspect every light fitting within a premise as information available in the public domain on the identification of PCB-containing capacitors is limited. However, all metal capacitors should be treated as containing PCB unless determined otherwise
- All capacitors containing or suspected as PCB or the fluorescent light fittings likely to be disturbed during future works should be removed prior to any future demolition, partial demolition, renovation or refurbishment in accordance with Department of Occupational Health, Safety and Welfare, Safe Handling of PCB in Fluorescent Light Capacitors – 1993 and with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.

3.6. Ozone Depleting Substances

- Removal of refrigerants should be undertaken prior to any future demolition, partial demolition, renovation or refurbishment, where ODS's are likely to be disturbed. A licensed contractor who will recycle and reuse the refrigerant should decommission CFC and HCFC based equipment that is being disposed of in accordance with Association of Fluorocarbon Consumers and Manufacturers, The Australian Refrigeration and Air Conditioning Code of Good Practice – 1992 and the Australian Commonwealth Government Ozone Protection Act – 1989.

3.7. 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, Tetra Tech should be contacted immediately so that a WHS consultant can confirm the status of the suspect material/s.

Tetra Tech 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

This page has been left intentionally blank

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Administration Office / Perimeter / Upper Perimeter Walls	Compressed Cement Sheet	Asbestos	A106138	No Asbestos Detected	-	100 m²	-	-	-	1
External	Aquatics Facility / Entrance Foyer / Upper Walls	Compressed Cement Sheet	Asbestos	A106138.1	No Asbestos Detected	-	30 m²	-	-	-	2
External	Athletics Track Stand / Seating Area / Rear Adjacent Access Gate, Pipework	Moulded Fibre Cement	Asbestos	754-SYDEN311850338A3	Suspected Asbestos	Non-Friable	10 m	Low	5 Yearly Reinspection	Confirm status 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	Chemical Shed / Rear / Ground, Redundant Pipe	Moulded Cement Pipe	Asbestos	Previously Sampled: AF467	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	20 Lm	Medium	As soon as reasonably practicable	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.	4
External	Dining Dorm / Perimeter / Concrete Block Work, Vertical Joints Throughout	Construction Joint Mastic	Asbestos	A107255	Chrysotile Asbestos Detected	Non-Friable	100 Lm	Low	5 Yearly Reinspection	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

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Dining Dorm / Perimeter / Eaves	Fibre Cement Sheet	Asbestos	A107309	No Asbestos Detected	-	200 m²	-	-	-	6
External	Dorm Accommodation 1-12 / Building Perimeter / All Units, Subfloor, Beneath Wet Areas	Compressed Cement Sheet	Asbestos	A107251.1	No Asbestos Detected	-	50 m²	-	-	-	7
External	Dorm Accommodation 1-12 / Building Perimeter / Freshwater 1, Subfloor, Below Wet Areas	Compressed Cement Sheet	Asbestos	A107251	No Asbestos Detected	-	3 m²	-	-	-	8
External	Dorm Accommodation 1-12 / Elevations / North and Northeast Fascia, Panelling	Compressed Cement Sheet	Asbestos	A107250	No Asbestos Detected	-	150 m²	-	-	-	9
External	Lecture Rooms and Accommodation / Deliveries Entrance / Brick Wall Adjacent Door	Construction Joint Mastic	Asbestos	A106142	No Asbestos Detected	-	8 m	-	-	-	10
External	Motel Accommodation / Elevations / Walls, Vertical Joints Throughout	Construction Joint Mastic	Asbestos	A106142.1	No Asbestos Detected	-	100 Lm	-	-	-	11

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Oval 3 Toilet Block and Change Rooms / Elevations / Eaves	Fibre Cement Sheeting	Asbestos	A106136	No Asbestos Detected	-	100 m²	-	-	-	12
External	Oval 3 Toilet Block and Change Rooms / Elevations / Facia Panels	Compressed Cement Sheet	Asbestos	A106135	No Asbestos Detected	-	250 m²	-	-	-	13
External	Picnic Toilet Block / Entrance Awning / Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: EV444.1	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	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	Picnic Toilet Block / Rear / Eaves Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: EV444	Chrysotile Asbestos Detected	Non-Friable	20 m²	Low	5 Yearly Reinspection	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	Pump House / Elevations / Eaves	Compressed Cement Sheet	Asbestos	A106141	No Asbestos Detected	-	100 m²	-	-	-	16

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Pump House / Elevations / Yellow Wall Panelling	Compressed Cement Sheet	Asbestos	A106140	No Asbestos Detected	-	200 m²	-	-	-	17
External	Rugby Field Office / Perimeter / Eaves	Compressed Cement Sheet	Asbestos	A106132	No Asbestos Detected	-	200 m²	-	-	-	18
External	Sea Eagles / Gym Perimeter / Eaves	Fibre Cement Sheet	Asbestos	A106139	No Asbestos Detected	-	40 m²	-	-	-	19
External	Sea Eagles / North Side Demountable / Entrance Ceiling Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: EV456.1	Chrysotile Asbestos Detected	Non-Friable	100 m²	Low	5 Yearly Reinspection	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.	20
External	Sea Eagles / North Side Demountable / Entrance Eaves Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: EV456	Chrysotile Asbestos Detected	Non-Friable	2 m²	Low	5 Yearly Reinspection	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.	21

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Sea Eagles / South Side Demountable / Eaves Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: EV458	No Asbestos Detected	-	100 m²	-	-	-	22
External	Staff Residence #1 (South of Dining Dorm) / Building Perimeter / Eaves and Awnings	Fibre Cement Sheet	Asbestos	A107254	No Asbestos Detected	-	100 m²	-	-	-	23
External	Staff Residence #1 (South of Dining Dorm) / Building Perimeter / Ventilation Grate, Mastic Sealant	Mastic Sealant	Asbestos	A107305	No Asbestos Detected	-	10 Units	-	-	-	24
External	Staff Residence #1 (South of Dining Dorm) / Building Perimeter / Window Frames, Pane to Timber Joint	Window Caulking	Asbestos	A107304	No Asbestos Detected	-	25 Lm	-	-	-	25
External	Staff Residence #1 (South of Dining Dorm) / North Side of House / Electrical Switchboard	Bituminous Backing Board	Asbestos	Previously Sampled: AF468	Chrysotile Asbestos Detected	Non-Friable	1 Unit	Low	5 Yearly Reinspection	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.	26

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Staff Residence #3 (West of Dining Dorm) / Carport / Communications Pit Lid	Compressed Cement	Asbestos	Previously Sampled: AF470	Chrysotile Asbestos Detected	Non-Friable	1 Unit	Low	5 Yearly Reinspection	No access to at the time of inspection. 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.	27
External	Staff Residence #3 (West of Dining Dorm) / Carport / Front of House, Electrical Switchboard	Bituminous Backing Board	Asbestos	Previously Sampled: AF469	Chrysotile Asbestos Detected	Non-Friable	1 Unit	Low	5 Yearly Reinspection	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.	28
External	Staff Residence 3 (West of Picnic Area) / Building Perimeter / Eaves	Fibre Cement Sheet	Asbestos	Previously Sampled: EV450	Chrysotile Asbestos Detected	Non-Friable	12 m²	Low	5 Yearly Reinspection	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.	29
External	Tennis Court Building / Perimeter / Facia Paneling	Compressed Cement Sheet	Asbestos	A107303	No Asbestos Detected	-	150 m²	-	-	-	30

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	The Compound / Throughout / South of Concrete Stockpile, Debris	Compressed Cement Sheet	Asbestos	A107310	No Asbestos Detected	-	0.5 m²	-	-	-	31
Internal	Athletics Track Stand / Toilet Block / Behind Male Urinal	Bituminous Membrane	Asbestos	754-SYDEN311850 256A2	Suspected Asbestos	Non-Friable	5 m²	Low	5 Yearly Reinspection	Confirm status 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.	32
Internal	Bilgola House / Kitchen and Wet Areas / Floor Covering	Grey Vinyl Floor Tiles	Asbestos	A107312	No Asbestos Detected	-	25 m²	-	-	-	33
Internal	Dining Dorm / Entrance Foyer Male Toilet / Behind Urinal	Bituminous Membrane	Asbestos	754-SYDEN311850 338A1	Suspected Asbestos	Non-Friable	1 Unit	Low	5 Yearly Reinspection	Confirm status 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.	34
Internal	Dining Dorm / Level 1, Kitchenette / Beneath Sink	Bituminous Sink Pad	Asbestos	A107307	No Asbestos Detected	-	2 Units	-	-	-	35

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Gymnasium / Cleaners Rooms / Ceiling Lining	Fibre Cement Sheet	Asbestos	A106137	No Asbestos Detected	-	10 m²	-	-	-	36
Internal	Gymnasium / Kiosk / Kitchen, Beneath Sink, Sink Pads	Bituminous Material	Asbestos	A107252.1	No Asbestos Detected	-	2 Units	-	-	-	37
Internal	Gymnastics / Training Area / Perimeter Walls	Construction Joint Mastic	Asbestos	A106143	No Asbestos Detected	-	20 m	-	-	-	38
Internal	Rooms Adjacent East Picnic Area / Kitchen / Beneath Sink	Bituminous Sink Pad	Asbestos	A107252.1	No Asbestos Detected	-	2 Units	-	-	-	39
Internal	Sea Eagles Coaching Offices / Kitchenette / Beneath Sink	Bituminous Sink Pad	Asbestos	A107253	No Asbestos Detected	-	1 Unit	-	-	-	40
Internal	Staff Accomodation (Five Domiciles) / Kitchen and Wet Areas / Kitchen, Beneath Sink	Bituminous Sink Pad	Asbestos	A107252	No Asbestos Detected	-	2 Units	-	-	-	41
Internal	Staff Accomodation (Five Domiciles) / Kitchen and Wet Areas / Throughout Below Sinks	Bituminous Sink Pad	Asbestos	A107252.2	No Asbestos Detected	-	150 m²	-	-	-	42

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Staff Residence 3 (West of Picnic Area) / Bathrooms & Toilets / Ceiling Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: EV452.1	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	5 m²	Low	5 Yearly Reinspection	Staff residence not accessible at the time of inspection. 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.	43
Internal	Tennis Court Building / Male & Female Toilets / Toilet Partitions	Fibre Cement Sheet	Asbestos	Previously Sampled: EV437	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	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.	44
Internal	Weights Room / Male Toilets / Behind Urinal	Bituminous Membrane	Asbestos	754-SYDEN311850 338A5	Suspected Asbestos	Non-Friable	1 Unit	Low	5 Yearly Reinspection	Confirm status 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.	45
Internal	Weights Room / Switch Cupboard / Ceiling	Fibre Cement Sheet	Asbestos	F13139	No Asbestos Detected	-	1 m²	-	-	-	46

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Administration Office / Perimeter / Handrails Throughout	Cream Paint	Lead Paint	F13138	Lead Detected (0.01% w/w)	-	80 m	-	-	<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.	47
External	Athletics Track Stand / Seating Area / Metal Beams	Cream Paint	Lead Paint	F13141	Lead Detected (0.008% w/w)	-	120 m	-	-	<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.	48
External	Athletics Track Stand / Toilet Block / Adjacent Entry, Handrail	Green (Light) Paint	Lead Paint	F13140	Lead Detected (0.005% w/w)	-	30 m	-	-	<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.	49
External	Chemical Shed / Throughout / Trimwork	White Paint	Lead Paint	F13130	Lead Detected (0.12% w/w)	-	200 m ²	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.	50
External	Dorm Accommodation 1-12 / Elevations / Metal, Support Structures, Trimwork and Handrails	Blue Paint	Lead Paint	F13132	Lead Detected (0.01% w/w)	-	1000 m ²	-	-	<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.	51

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Gymnasium / Building Perimeter / Guttering	Green Paint	Lead Paint	Previously Sampled: EV413	Lead Detected (0.2% w/w)	-	150 Lm	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.	52
External	Gymnasium / Guttering / Pipework	Green Paint	Lead Paint	Previously Sampled: EV413	Lead Detected (0.2% w/w)	-	10 m	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.	53
External	Lecture Rooms and Accommodation / Awnings / Throughout	White Paint	Lead Paint	Previously Sampled: EV418	Lead Detected (<0.1% w/w)	-	20 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.	54
External	Picnic Toilet Block / Framework / Throughout	White Paint	Lead Paint	Previously Sampled: EV447	Lead Detected (0.3% w/w)	-	40 m	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	55

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	Rugby Field Office / Perimeter / Timberwork	White Paint	Lead Paint	F13136	Lead Detected (<0.005% w/w)	-	150 m	-	-	<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
External	Sea Eagles Coaching / Elevations / Trimwork	Green Paint	Lead Paint	F13137	Lead Detected (0.084% w/w)	-	150 Lm	-	-	<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
External	Staff Accommodations (Five Domiciles) / Elevations / Bilgoa, Eaves	White Paint	Lead Paint	F13131	Lead Detected (0.41% w/w)	-	100 m²	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.	58
External	Staff Accommodations (Five Domiciles) / Elevations / Eaves	White Paint	Lead Paint	F13131.1	Lead Detected (0.41% w/w)	-	500 m²	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.	59

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Staff Residence #1 (South of Dining Dorm) / Building Perimeter / Window Frames and Trimwork	White Paint	Lead Paint	F13133	Lead Detected (0.72% w/w)	-	150 Lm	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.	60
External	Staff Residence #2 (West of Dining Room) / Shed / Throughout	Yellow (Light) Paint	Lead Paint	F13134	Lead Detected (<0.005% 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.	61
External	Staff Residence #3 (West of Dining Dorm) / Building Perimeter / Eaves	White Paint	Lead Paint	Previously Sampled: EV449	Lead Detected (0.2% w/w)	-	100 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.	62
External	Staff Residence 3 (West of Picnic Area) / Building Perimeter / Eaves	White Paint	Lead Paint	Previously Sampled: EV449	Lead Detected (0.2% w/w)	-	40 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	63

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	The Compound / Gardeners Shed / Timber Framework	Brown Paint	Lead Paint	Previously Sampled: EV440	Lead Detected (0.3% w/w)	-	20 m	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.	64
Internal	Dorm Accommodation 1-12 (Former Staff Accommm) / Throughout / All Dorms, Fascia	Dark Green/Grey Paint	Lead Paint	F13128	Lead Detected (0.02% w/w)	-	5000 m ²	-	-	<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.	65
Internal	Gymnasium / Ceiling / Northwest Corner	White Paint	Lead Paint	Previously Sampled: EV409	Lead Detected (<0.1% w/w)	-	20 m ²	-	-	<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.	66
Internal	Staff Residence 3 (West of Picnic Area) / Ceiling Space / Ceiling Space	Dust	Lead Dust	Previously Sampled: EV454	Lead Detected (<0.1% w/w)	-	4 m ²	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.	67

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Athletics Track Stand / South Wall / Hot Water Heater	Internal Insulation	SMF	754-SYDEN311850338S9	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)].	68
External	Dining Dorm / Plant Rooms Adjacent Car Park / Hot Water Heater	Internal Insulation	SMF	754-SYDEN311850338S6	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)].	69
External	Sea Eagles / Gym West Face / Hot Water Units	Internal Insulation	SMF	754-SYDEN311850338S8	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)].	70
Internal	Administration Building / Kitchen / Zip Hot Water Unit	Internal Insulation	SMF	754-SYDEN311850338S2	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)].	71
Internal	Aquatics Facility / Plant Room / Rheem Hot Water Unit	Internal Insulation	SMF	754-SYDEN311850338S3	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)].	72
Internal	Aquatics Facility / Underside Of Roof / Throughout	Sarking Insulation	SMF	754-SYDEN311850338S4	Suspected SMF	-	200 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)].	73

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Athletics Track Stand / Kiosk / Above Sink, Boiler	Internal Insulation	SMF	754-SYDEN311850256S1	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)].	74
Internal	Boat Shed / Throughout / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850338S13.3	Suspected SMF	-	200 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)].	75
Internal	Dining Dorm / Wash Area / Hot Water Heater	Internal Insulation	SMF	754-SYDEN311850338S1	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)].	76
Internal	Dining Dorm / Storeroom / Boiler	Internal Insulation	SMF	754-SYDEN311850338S7	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)].	77
Internal	Gymnasium / Basketball Court / Roof Lining	Sarking Insulation	SMF	754-SYDEN311850338S10	Suspected SMF	-	600 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)].	78
Internal	Lecture Rooms and Motel Accommodation / Cleaners Storage Room / Hot Water Heater	Internal Insulation	SMF	754-SYDEN311850338S12	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)].	79

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Lecture Rooms and Motel Accommodation / Lecture Room / Ceiling Space	Insulation Material	SMF	754-SYDEN311850338S11	Suspected SMF	-	150 m²	Very Low	-	Not accessible during 2022 inspection. 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)].	80
Internal	Mower Room / Throughout / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850338S13	Suspected SMF	-	10 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)].	81
Internal	Pump House / Throughout / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850338S13.2	Suspected SMF	-	20 m²	Very Low	-	Not accessible during 2022 inspection. 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)].	82
Internal	Sports Science & Sports Medicine / Throughout / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850338S13.1	None Suspected	-	300 m²	-	-	No suspect SMF material identified at the time of the assessment.	83
Internal	Staff Residence 3 (West of Picnic Area) / Ceiling Space / Throughout	Loose Insulation	SMF	754-SYDEN311850338S14	Suspected SMF	-	200 m²	Very Low	-	Staff residence not accessible at the time of inspection. 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)].	84

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Weights Room / Throughout / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850338S10.1	Suspected SMF	-	600 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)].	85
Internal	Workshop / Throughout / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850338S10.2	Suspected SMF	-	300 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)].	86
External	Athletics Track Stand / Adjacent Toilet Side Entry Gate / Green Transformer	Ballast(s)	PCB	754-SYDEN311850338P1	Suspected PCB	-	1 Units	Very Low	-	Unit locked at time of inspection. PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.	87
External	Administration Office / Basement Carpark / Air Conditioning Unit	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850256O1	ODS Refrigerant	-	3 Units	Very Low	-	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	88
External	Dining Dorm / Plant Rooms Adjacent Car Park / HVAC Units	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850338O1	ODS Refrigerant	-	2 Units	Very Low	-	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and	89

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										Synthetic Greenhouse Gas Management Amendment Regulation 2012.	
External	Athletics Track Stand / Toilet Block / Sub-floor Entry Adjacent Toilets	-	No Access	754-SYDEN311850 NA3	-	-	-	-	-	No or limited access potential hazardous materials present within inaccessible areas.	90
External	Pistol Range / Throughout / Rear of Building Inaccessible Due to Obstruction	-	No Access	754-SYDEN311850 NA1	-	-	-	-	-	No or limited access potential hazardous materials present within inaccessible areas.	91
Internal	Rugby Field Office / Throughout/	-	No Access	754-SYDEN311850 NA2	-	-	-	-	-	No or limited access potential hazardous materials present within inaccessible areas.	92
Internal	Staff Residence 1	-	No Access	754-SYDEN311850 NA4	-	-	-	-	-	Locked. No or limited access potential hazardous materials present within inaccessible areas.	93
Internal	Staff Residence 2	-	No Access	754-SYDEN311850 NA5	-	-	-	-	-	Locked. No or limited access potential hazardous materials present within inaccessible areas.	94

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Staff Residence 3	-	No Access	754- SYDEN311850 NA6	-	-	-	-	-	Locked. No or limited access potential hazardous materials present within inaccessible areas.	95

Appendix B: Laboratory Analysis Certificate

This page has been left intentionally blank

Bulk Identification Report

Job No: 754-SYDEN311850 Bulk ID Report Office of Sport Sydney Academy of Sport and Recreation 11012023
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: 22-12-22
Date Analysed: 11-01-23
Date Authorised: 11-01-23
Sampled By: James Boyle and Paul Sessarego
Site: Sydney Academy of Sport and Recreation - Wakehurst Pkwy, Narrabeen NSW 2101



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.

Test Method: **Asbestos in Bulk Samples and Non-homogenous Material**
 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: 22

Approved Identifier
 Matthew Tang

Approved Signatory
 Matthew Tang

Sample No.	Location & Description	Sample Size (~)	Results
A106132	External, Rugby Field Office, Perimeter, Eaves Throughout, Compressed Cement Sheet - Beige layered fibre cement sheet material	11 x 9 x 3 mm	No asbestos fibres detected Organic fibres detected
A106135	External, Oval 3 Toilet Block and Change Rooms, Elevations, Facia Panels, Compressed Cement Sheet - Beige layered fibre cement sheet material with attached soft mastic material	17 x 14 x 3 mm	No asbestos fibres detected Organic fibres detected
A106136	External, Oval 3 Toilet Block and Change Rooms, Elevations, Eaves Throughout, Eaves Throughout - White painted beige layered fibre cement sheet material	19 x 16 x 3 mm	No asbestos fibres detected Organic fibres detected
A106137	Internal, Gymnasium, Cleaners Rooms, Ceiling Lining, Fibre Cement Sheet - Beige layered fibre cement sheet material	17 x 16 x 3 mm	No asbestos fibres detected Organic fibres detected
A106138	External, Administration Office, Perimeter, Upper Perimeter Walls, Compressed Cement Sheet - Black painted beige layered fibre cement sheet material	10 x 8 x 3 mm	No asbestos fibres detected Organic fibres detected
A106139	External, Sea Eagles, Gym Perimeter, Eaves Throughout, Fibre Cement Sheet - White painted beige layered fibre cement sheet material & white crumbly mastic material	34 x 31 x 5 mm	No asbestos fibres detected Organic fibres detected
A106140	External, Pump House, Elevations, Walls, Yellow Wall Panelling, Compressed Cement Sheet - Beige layered fibre cement sheet material	51 x 41 x 5 mm	No asbestos fibres detected Organic fibres detected
A106141	External, Pump House, Elevations, Eaves Throughout, Compressed Cement Sheet - Beige layered fibre cement sheet material	32 x 22 x 5 mm	No asbestos fibres detected Organic fibres detected
A106142	External, Lecture Rooms And Accommodation, Deliveries Entrance, Brick Wall Adjacent Deliveries Door, Construction Joint Mastic - Brown rubbery mastic material	14 x 13 x 5 mm	No asbestos fibres detected
A106143	Internal, Gymnastics, Training Area, Perimeter Walls, Construction Joint Mastic - Grey rubbery mastic material	12 x 10 x 5 mm	No asbestos fibres detected Organic fibres detected

Sample No.	Location & Description	Sample Size (~)	Results
A107250	Internal, Dorm Accommodation 7-12, Client Accommodations 1-12 (Formally Dorm/Staff Accommodations), Exterior, North and Northeast Facia, Panelling, Compressed Cement Sheet - White painted beige layered fibre cement sheet material	11 x 9 x 3 mm	No asbestos fibres detected Organic fibres detected
A107251	Internal, Dorm Accommodation 7-12, Client Accommodations 1-12 (Formally Dorm/Staff Accommodations), Freshwater 1, Exterior, Subfloor, Below Wet Areas, Between Timber Framework, Adjacent to Water Pipes, Compressed Cement Sheet - Beige layered fibre cement sheet material	17 x 16 x 3 mm	No asbestos fibres detected Organic fibres detected
A107252	Internal, Staff Accommodation (Five Domiciles), Kitchen and Wet Areas, Kitchen, Beneath Sink, Bituminous Sink Pad - Black bituminous membrane material & clear adhesive	13 x 10 x 3 mm	No asbestos fibres detected Organic fibres detected
A107253	Internal, Sea Eagles Coaching Offices, Kitchenette, Beneath Sink, Bituminous Sink Pad - Black bituminous membrane material & clear adhesive	37 x 30 x 5 mm	No asbestos fibres detected Organic fibres detected
A107254	External, Staff Residence #1 (South Of Dining Dorm), Building Perimeter, Eave And Awnings Throughout, Fibre Cement Sheet - Beige layered fibre cement sheet material	28 x 14 x 3 mm	No asbestos fibres detected Organic fibres detected
A107255	External, Dining Dorm, Perimeter, Concrete Block Work, Vertical Joints Throughout, Construction Joint Mastic - Grey rubbery mastic material	21 x 8 x 5 mm	Chrysotile (white asbestos) detected Organic fibres detected
A107303	Internal, Tennis Court Building, Exterior Elevations, Facia Panelling, Compressed Cement Sheet - Beige layered fibre cement sheet material	10 x 8 x 2 mm	No asbestos fibres detected Organic fibres detected
A107304	External, Staff Residence #1 (South Of Dining Dorm), Building Perimeter, Window Frames, Window Pane to Timber Joint, Sealant, Window Caulking - White painted beige layered fibre cement sheet material	32 x 5 x 5 mm	No asbestos fibres detected
A107305	External, Staff Residence #1 (South Of Dining Dorm), Building Perimeter, Elevations, Ventilation Grate, Mastic Sealant, Mastic Sealant - Red rubbery mastic material	11 x 7 x 3 mm	No asbestos fibres detected
A107307	Internal, Dining Dorm, Kitchenette, Below Sink, Sink Pad - Black bituminous material & clear adhesive	13 x 10 x 3 mm	No asbestos fibres detected Organic fibres detected
A107308	External, Dining Dorm, Eaves Throughout - White painted beige layered fibre cement sheet material	37 x 30 x 3 mm	No asbestos fibres detected Organic fibres detected
A107309	External, Dining Dorm, Perimeter, Eaves Throughout, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	14 x 12 x 4 mm	No asbestos fibres detected Organic fibres detected
A107310	External, The Compound, Exterior Grounds, South of Concrete Debris Stockpile, Ground Surface, Compressed Cement Sheet - Beige layered fibre cement sheet material	25 x 21 x 5 mm	No asbestos fibres detected Organic fibres detected
A107312	Internal, Staff Accommodation (Five Domiciles), Kitchen and Wet Areas, Bilgola House, Floor, Covering, Grey Vinyl Floor Tiles - Grey vinyl tile & amber adhesive	39 x 24 x 3 mm	No asbestos fibres detected Organic fibres detected
F13139	Athletics Track, Male Toilet, Beneath Sink, Panel - Green painted beige layered fibre cement sheet material	31 x 28 x 5 mm	No asbestos fibres detected Organic fibres detected

This Document may not be reproduced except in full.

CERTIFICATE OF ANALYSIS 314196

Client Details

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

Sample Details

Your Reference	<u>754-SYDEN311850, Office of Sport HAZMAT, Sydney Ac</u>
Number of Samples	11 Paint
Date samples received	10/01/2023
Date completed instructions received	10/01/2023

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	18/01/2023
Date of Issue	13/01/2023
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By

Loren Bardwell, Development Chemist

Authorised By



Nancy Zhang, Laboratory Manager

Lead in Paint						
Our Reference	UNITS	314196-1	314196-2	314196-3	314196-4	314196-5
Your Reference		F13128	F13130	F13131	F13132	F13133
Date Sampled		22/01/2022	22/01/2022	22/01/2022	22/01/2022	22/01/2022
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	12/01/2023	12/01/2023	12/01/2023	12/01/2023	12/01/2023
Date analysed	-	12/01/2023	12/01/2023	12/01/2023	12/01/2023	12/01/2023
Lead in paint	%w/w	0.02	0.12	0.41	0.01	0.72

Lead in Paint						
Our Reference	UNITS	314196-6	314196-7	314196-8	314196-9	314196-10
Your Reference		F13134	F13136	F13137	F13138	F13140
Date Sampled		22/01/2022	22/01/2022	22/01/2022	22/01/2022	22/01/2022
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	12/01/2023	12/01/2023	12/01/2023	12/01/2023	12/01/2023
Date analysed	-	12/01/2023	12/01/2023	12/01/2023	12/01/2023	12/01/2023
Lead in paint	%w/w	<0.005	<0.005	0.084	0.01	0.005

Lead in Paint		
Our Reference	UNITS	314196-11
Your Reference		F13141
Date Sampled		22/01/2022
Type of sample		Paint
Date prepared	-	12/01/2023
Date analysed	-	12/01/2023
Lead in paint	%w/w	0.008

Method ID	Methodology Summary
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-1	[NT]
Date prepared	-			12/01/2023	3	12/01/2023	12/01/2023		12/01/2023	[NT]
Date analysed	-			12/01/2023	3	12/01/2023	12/01/2023		12/01/2023	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	3	0.41	0.42	2	92	[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.

Analytical Report

Job No : NSW Sport and Recreation
070546
Client: Coffey Environments
Address: Property Services
Level 1, 3 Rider Boulevard
RHODES NSW 2138

Contact: James Low
E-mail: James_Low@coffey.com
Client Reference: ENVISYDN00994AA
Date Sampled: 10/01/2007
Date Received: 1/02/2007
Date Reported: 2/02/2007
Sampled By: J Low
Location: Narrabeen NSW

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



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

Document may not be reproduced except in full.

Analytical Report

Job No : 070546

Lab Id	External Idents	Sample Type	Dimensions	Result
070546-001	EV403	Fibre Board	20x5x1mm	NAD
070546-002	EV404	Fibre Board	2x2x1mm	NAD
070546-003	EV405	Fibre Board	5x5x1mm	NAD
070546-004	EV406	Fibre Board	45x40x3mm	NAD
070546-005	EV407	Fibre Board	35x15x3mm	NAD
070546-006	EV408	Fibre Board	10x10x1mm	NAD
070546-007	EV410	Fibre Board	15x10x5mm	NAD
070546-008	EV411	Fibre Board	20x15x5mm	NAD
070546-009	EV412	Fibre Board	20x15x5mm	NAD
070546-010	EV414	Fibre Board	5x5x3mm	Chrys
070546-011	EV415	EMB	25x15x3mm	Chrys
070546-012	EV416	Fibre Board	3x3x1mm	NAD
070546-013	EV417	Fibre Board	15x5x2mm	NAD
070546-014	EV419	Fibre Board	20x15x3mm	NAD
070546-015	EV420	Fibre Board	30x15x5mm	NAD
070546-016	EV421	Fibre Board	30x15x5mm	NAD
070546-017	EV422	Fibre Board	30x20x3mm	NAD
070546-018	EV423	Fibre Board	2x2x1mm	NAD
070546-019	EV424	Fibre Board	20x10x1mm	NAD
070546-020	EV425	Fibre Board	20x15x3mm	NAD

Analytical Report

Job No : 070546

Lab Id	External Idents	Sample Type	Dimensions	Result
070546-021	EV426	Fibre Board	2x2x1mm	NAD
070546-022	EV427	Fibre Board	5x5x3mm	NAD
070546-023	EV428	Fibre Board	30x10x3mm	NAD
070546-024	EV429	Fibre Board	10x10x1mm	NAD
070546-025	EV430	Fibre Board	30x15x5mm	NAD
070546-026	EV431	Fibre Board	10x10x3mm	NAD
070546-027	EV432	Fibre Board	10x10x3mm	NAD
070546-028	EV433	Fibre Board	10x10x3mm	NAD
070546-029	EV434	Fibre Board	20x3x1mm	NAD
070546-030	EV435	Fibre Board	15x15x3mm	NAD
070546-031	EV436	Fibre Board	10x5x3mm	NAD
070546-032	EV437	Fibre Cement	5x5x3mm	Chrys
070546-033	EV438	Fibre Cement	15x15x5mm	Chrys, Amos
070546-034	EV439	Fibre Cement	75x30x5mm	Chrys, Amos
070546-035	EV441	Fibre Board	30x30x3mm	NAD
070546-036	EV443	Fibre Board	5x5x1mm	NAD
070546-037	EV444	Fibre Board	20x15x3mm	Chrys
070546-038	EV445	Fibre Board	15x15x1mm	Chrys
070546-039	EV446	Fibre Cement	20x10x3mm	Chrys
070546-040	EV448	Fibre Board	15x5x1mm	NAD

Analytical Report

Job No : 070546

Lab Id	External Idents	Sample Type	Dimensions	Result
070546-041	EV450	Fibre Cement	20x15x5mm	Chrys
070546-042	EV451	Fibre Cement	15x10x3mm	Chrys, Amos and Croc
070546-043	EV452	Fibre Cement	95x15x5mm	Chrys, Amos and Croc
070546-044	EV453	Dust	10x10x2mm	NAD
070546-045	EV455	Fibre Cement	15x10x5mm	Chrys
070546-046	EV456	Fibre Cement	25x20x5mm	Chrys
070546-047	EV457	Fibre Board	10x10x3mm	NAD
070546-048	EV458	Fibre Board	5x5x1mm	NAD
070546-049	EV459	Fibre Board	10x3x2mm	NAD

Analytical Report

Job No : 070546

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

Analytical Report

Job No : **070546B**
Client: Coffey Environments
Address: Property Services
Level 1, 3 Rider Boulevard
RHODES NSW 2138

Contact: James Low
E-mail: James_Low@coffey.com
Fax:
Client Reference: ENVISYDN00994AA
Date Sampled: 10/01/2007
Date Received: 1/02/2007
Date Reported: 2/02/2007
Sampled By: J Low
Location: Narrabeen 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



This document is issued in accordance with NATA's
accreditation requirements. AN: 2220
Document may not be reproduced except in full.

Date Printed 14/02/2008

Page 1 of 2

Analytical Report

Job No : 070546B
Client Reference: ENVISYDN00994AA

Lab Id	External Idents	Pb
Units		%
LQL		0.1
070546B-001	EV413	0.2
070546B-002	EV447	0.3
070546B-003	EV440	0.3
070546B-004	EV454	<0.1
070546B-005	EV418	<0.1
070546B-006	EV449	0.2
070546B-007	EV409	<0.1

ASBESTOS IDENTIFICATION REPORT No. 74112**CLIENT:** Coffey Environmental**ATTENTION:** Haysam Elhassan**PROJECT:** Sports and Recreation**SAMPLED BY:** As-received**YOUR REF:** ENAURHOD06240AAAA**RECEIVED IN LAB:** 23 September 2013**REPORT DATE:** 2 October 2013

Test Method: 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)

Client ID	Dimensions	Description	Asbestos	Organic Fibre
AF466	5x5x2mm	Off-white cement sheet, painted white	No	Yes
AF467	20x20x5mm	White cement sheet	Chrysotile, Crocidolite & Amosite	
AF468	5x5x2mm	Dark brown resin layer	Chrysotile	
AF469	10x5x2mm	Dark brown resin layer	Chrysotile	
AF470	20x10x2mm	White cement sheet	Chrysotile	
AF471	10x5x2mm	Pink cement sheet, painted white	No	Yes

Approved Identifier and Signatory



Naciye Haliloff

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. 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 and was not detected. OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the Organic Fibres column implies not detected.

SOF044 NATA ID Report V6 March 2012 Page 1 of 1

Appendix C: Photographs

This page has been left intentionally blank



Line ID 1: External, Administration Office, Perimeter, Upper Perimeter Walls, Compressed Cement Sheet - No Asbestos Detected



Line ID 2: External, Aquatics Facility, Entrance Foyer, Upper Walls, Compressed Cement Sheet - No Asbestos Detected



Line ID 3: External, Athletics Track Stand, Seating Area, Rear Adjacent Access Gate, Pipework, Moulded Fibre Cement - Suspected Asbestos



Line ID 4: External, Chemical Shed, Rear, Ground, Redundant Pipe, Moulded Cement Pipe - Chrysotile, Amosite and Crocidolite Asbestos Detected



Line ID 5: External, Dining Dorm, Perimeter, Concrete Block Work, Vertical Joints Throughout, Construction Joint Mastic - Chrysotile Asbestos Detected



Line ID 6: External, Dining Dorm, Perimeter, Eaves, Fibre Cement Sheet - No Asbestos Detected



Line ID 7: External, Dorm Accommodation 1-12, Building Perimeter , All Units, Subfloor, Beneath Wet Areas, Compressed Cement Sheet - No Asbestos Detected



Line ID 8: External, Dorm Accommodation 1-12, Building Perimeter , Freshwater 1, Subfloor, Below Wet Areas, Compressed Cement Sheet - No Asbestos Detected



Line ID 9: External, Dorm Accommodation 1-12, Elevations, North and Northeast Fascia, Panelling, Compressed Cement Sheet - No Asbestos Detected



Line ID 10: External, Lecture Rooms and Accommodation, Deliveries Entrance, Brick Wall Adjacent Door, Construction Joint Mastic - No Asbestos Detected



Line ID 11: External, Motel Accommodation, Elevations, Walls, Vertical Joints Throughout, Construction Joint Mastic - No Asbestos Detected



Line ID 12: External, Oval 3 Toilet Block and Change Rooms, Elevations, Eaves, Fibre Cement Sheetting - No Asbestos Detected



Line ID 13: External, Oval 3 Toilet Block and Change Rooms, Elevations, Facia Panels, Compressed Cement Sheet - No Asbestos Detected



Line ID 14: External, Picnic Toilet Block, Entrance Awning, Lining, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 15: External, Picnic Toilet Block, Rear, Eaves Lining, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 16: External, Pump House, Elevations, Eaves, Compressed Cement Sheet - No Asbestos Detected



Line ID 17: External, Pump House, Elevations, Yellow Wall Panelling, Compressed Cement Sheet - No Asbestos Detected



Line ID 18: External, Rugby Field Office, Perimeter, Eaves, Compressed Cement Sheet - No Asbestos Detected



Line ID 19: External, Sea Eagles, Gym Perimeter, Eaves, Fibre Cement Sheet - No Asbestos Detected



Line ID 20: External, Sea Eagles, North Side Demountable, Entrance Ceiling Lining, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 21: External, Sea Eagles, North Side Demountable, Entrance Eaves Lining, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 22: External, Sea Eagles, South Side Demountable, Eaves Lining, Fibre Cement Sheet - No Asbestos Detected



Line ID 23: External, Staff Residence #1 (South of Dining Dorm), Building Perimeter, Eaves and Awnings, Fibre Cement Sheet - No Asbestos Detected



Line ID 24: External, Staff Residence #1 (South of Dining Dorm), Building Perimeter, Ventilation Grate, Mastic Sealant, Mastic Sealant - No Asbestos Detected



Line ID 25: External, Staff Residence #1 (South of Dining Dorm), Building Perimeter, Window Frames, Pane to Timber Joint, Window Caulking - No Asbestos Detected



Line ID 26: External, Staff Residence #1 (South of Dining Dorm), North Side of House, Electrical Switchboard, Bituminous Backing Board - Chrysotile Asbestos Detected



Line ID 27: External, Staff Residence #3 (West of Dining Dorm), Carport, Communications Pit Lid, Compressed Cement - Chrysotile Asbestos Detected



Line ID 28: External, Staff Residence #3 (West of Dining Dorm), Carport, Front of House, Electrical Switchboard, Bituminous Backing Board - Chrysotile Asbestos Detected



Line ID 29: External, Staff Residence 3 (West of Picnic Area), Building Perimeter, Eaves, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 30: External, Tennis Court Building, Perimeter, Facia Panelling, Compressed Cement Sheet - No Asbestos Detected



Line ID 31: External, The Compound, Throughout, South of Concrete Stockpile, Debris, Compressed Cement Sheet - No Asbestos Detected



Line ID 32: Internal, Athletics Track Stand, Toilet Block, Behind Male Urinal, Bituminous Membrane - Suspected Asbestos



Line ID 33: Internal, Bilgola House, Kitchen and Wet Areas, Floor Covering, Grey Vinyl Floor Tiles - No Asbestos Detected



Line ID 34: Internal, Dining Dorm, Entrance Foyer Male Toilet, Behind Urinal, Bituminous Membrane - Suspected Asbestos



Line ID 35: Internal, Dining Dorm, Level 1, Kitchenette, Beneath Sink, Bituminous Sink Pad - No Asbestos Detected



Line ID 36: Internal, Gymnasium, Cleaners Rooms, Ceiling Lining, Fibre Cement Sheet - No Asbestos Detected



Line ID 38: Internal, Gymnastics, Training Area, Perimeter Walls, Construction Joint Mastic - No Asbestos Detected



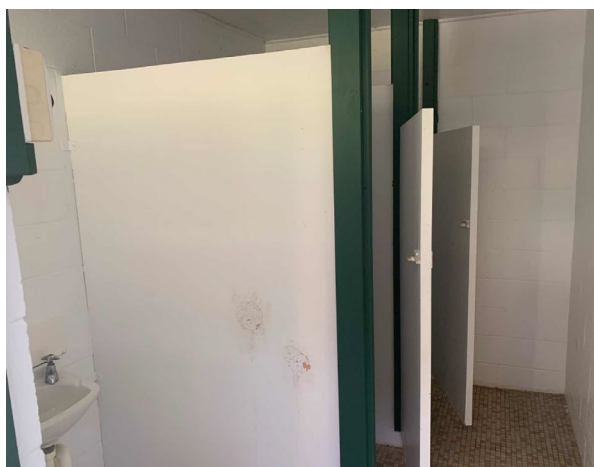
Line ID 39: Internal, Rooms Adjacent East Picnic Area, Kitchen, Beneath Sink, Bituminous Sink Pad - No Asbestos Detected



Line ID 40: Internal, Sea Eagles Coaching Offices, Kitchenette, Beneath Sink, Bituminous Sink Pad - No Asbestos Detected



Line ID 41: Internal, Staff Accommodation (Five Domiciles), Kitchen and Wet Areas, Kitchen, Beneath Sink, Bituminous Sink Pad - No Asbestos Detected



Line ID 44: Internal, Tennis Court Building, Male & Female Toilets, Toilet Partitions, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 45: Internal, Weights Room, Male Toilets, Behind Urinal, Bituminous Membrane - Suspected Asbestos



Line ID 46: Internal, Weights Room, Switch Cupboard, Ceiling, Fibre Cement Sheet - No Asbestos Detected



Line ID 47: External, Administration Office, Perimeter, Handrails Throughout, Cream Paint - Lead Detected (0.01% w/w)



Line ID 48: External, Athletics Track Stand, Seating Area, Metal Beams, Cream Paint - Lead Detected (0.008% w/w)



Line ID 49: External, Athletics Track Stand, Toilet Block, Adjacent Entry, Handrail, Green (Light) Paint - Lead Detected (0.005% w/w)



Line ID 50: External, Chemical Shed, Throughout, Trimwork, White Paint - Lead Detected (0.12% w/w)



Line ID 51: External, Dorm Accommodation 1-12, Elevations, Metal, Support Structures, Trimwork and Handrails, Blue Paint - Lead Detected (0.01% w/w)



Line ID 52: External, Gymnasium, Building Perimeter, Guttering, Green Paint - Lead Detected (0.2% w/w)



Line ID 55: External, Picnic Toilet Block, Framework, Throughout, White Paint - Lead Detected (0.3% w/w)



Line ID 56: External, Rugby Field Office, Perimeter, Timberwork, White Paint - Lead Detected (<0.005% w/w)



Line ID 57: External, Sea Eagles Coaching, Elevations, Trimwork, Green Paint - Lead Detected (0.084% w/w)



Line ID 58: External, Staff Accommodations (Five Domiciles), Elevations, Bilgoa, Eaves, White Paint - Lead Detected (0.41% w/w)



Line ID 59: External, Staff Accommodations (Five Domiciles), Elevations, Eaves, White Paint - Lead Detected (0.41% w/w)



Line ID 60: External, Staff Residence #1 (South of Dining Dorm), Building Perimeter, Window Frames and Trimwork, White Paint - Lead Detected (0.72% w/w)



Line ID 61: External, Staff Residence #2 (West of Dining Room), Shed, Throughout, Yellow (Light) Paint - Lead Detected (<0.005% w/w)



Line ID 62: External, Staff Residence #3 (West of Dining Dorm), Building Perimeter, Eaves, White Paint - Lead Detected (0.2% w/w)



Line ID 64: External, The Compound, Gardeners Shed, Timber Framework, Brown Paint - Lead Detected (0.3% w/w)



Line ID 65: Internal, Dorm Accommodation 1-12 (Former Staff Accom), Throughout, All Dorms, Fascia, Dark Green/Grey Paint - Lead Detected (0.02% w/w)



Line ID 68: External, Athletics Track Stand, South Wall, Hot Water Heater, Internal Insulation - Suspected SMF



Line ID 69: External, Dining Dorm, Plant Rooms
Adjacent Car Park, Hot Water Heater, Internal
Insulation - Suspected SMF



Line ID 70: External, Sea Eagles, Gym West Face, Hot
Water Units, Internal Insulation - Suspected SMF



Line ID 71: Internal, Administration Building, Kitchen,
Zip Hot Water Unit, Internal Insulation - Suspected SMF



Line ID 72: Internal, Aquatics Facility, Plant Room, Rheem
Hot Water Unit, Internal Insulation - Suspected SMF



Line ID 73: Internal, Aquatics Facility, Underside Of
Roof, Throughout, Sarking Insulation - Suspected SMF



Line ID 74: Internal, Athletics Track Stand, Kiosk, Above
Sink, Boiler, Internal Insulation - Suspected SMF



Line ID 75: Internal, Boat Shed, Throughout, Underside of Roof, Sarking Insulation - Suspected SMF



Line ID 76: Internal, Dining Dorm, Wash Area, Hot Water Heater, Internal Insulation - Suspected SMF



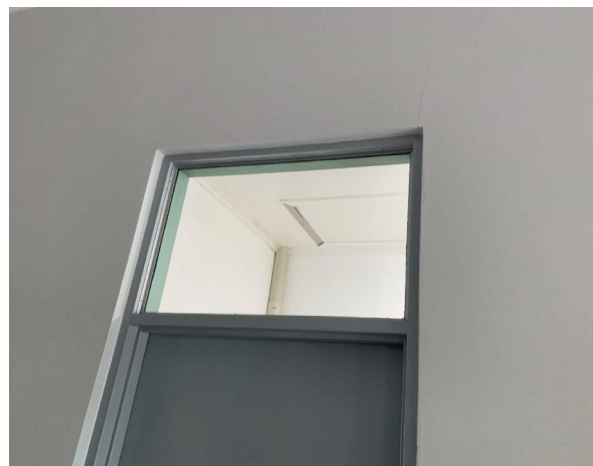
Line ID 77: Internal, Dining Dorm, Storeroom, Boiler, Internal Insulation - Suspected SMF



Line ID 78: Internal, Gymnasium, Basketball Court, Roof Lining, Sarking Insulation - Suspected SMF



Line ID 79: Internal, Lecture Rooms and Motel Accommodation, Cleaners Storage Room, Hot Water Heater, Internal Insulation - Suspected SMF



Line ID 80: Internal, Lecture Rooms and Motel Accommodation, Lecture Room, Ceiling Space, Insulation Material - Suspected SMF



Line ID 81: Internal, Mower Room, Throughout, Underside of Roof, Sarking Insulation - Suspected SMF



Line ID 82: Internal, Pump House, Throughout, Underside of Roof, Sarking Insulation - Suspected SMF



Line ID 83: Internal, Sports Science & Sports Medicine, Throughout, Underside of Roof, Sarking Insulation - None Suspected



Line ID 85: Internal, Weights Room, Throughout, Underside of Roof, Sarking Insulation - Suspected SMF



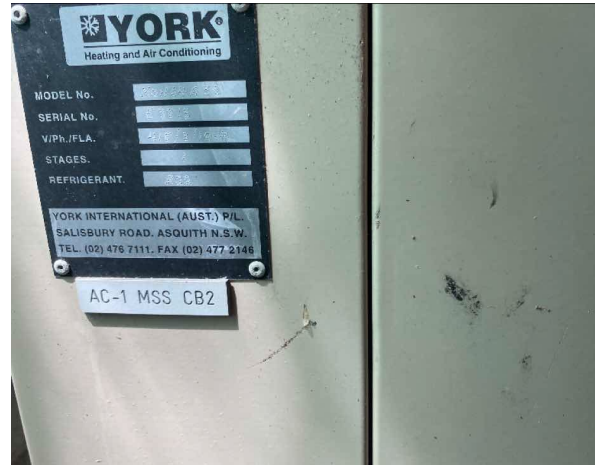
Line ID 86: Internal, Workshop, Throughout, Underside of Roof, Sarking Insulation - Suspected SMF



Line ID 87: External, Athletics Track Stand, Adjacent Toilet Side Entry Gate, Green Transformer, Ballast(s) - Suspected PCB



Line ID 88: External, Administration Office, Basement Carpark, Air Conditioning Unit, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 89: External, Dining Dorm, Plant Rooms Adjacent Car Park, HVAC Units, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 90: External, Athletics Track Stand, Toilet Block, Sub-floor Entry Adjacent Toilets - Presumed to contain asbestos or hazardous materials

Appendix D: Risk Assessment

This page has been left intentionally blank

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

This page has been left intentionally blank

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

This page has been left intentionally blank

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 Tetra Tech'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 Tetra Tech'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

This page has been left intentionally blank

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.

Tetra Tech 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 Tetra Tech. 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 Tetra Tech 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

Tetra Tech 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. Tetra Tech 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 undertaken 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.