Office of Sport

Asbestos and Hazardous Materials Reinspection Assessment

Point Wolstoncroft Sports and Recreational Centre

Kanangra Drive

Gwandalan NSW 2259

03/02/2023

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Asbestos and Hazardous Materials Reinspection Assessment

Prepared for

Office of Sport

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Quality Information

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R01	Final	03/02/2023	Nick Kuerzinger	Aaron Holmes	Aaron Holmes

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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 Point Wolstoncroft Sports and Recreational Centre located at Kanangra Drive, Gwandalan NSW 2259 (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					
Point Wolstoncroft Sports and Recreational Centre	✓	✓	✓	-	✓	✓	✓

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

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

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

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

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

1. Introduction

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by Office of Sport to conduct an asbestos and hazardous materials (hazmat) reinspection assessment of Point Wolstoncroft Sports and Recreational Centre located at Kanangra Drive, Gwandalan NSW 2259 (the Site). Nick Kuerzinger of TTC conducted the assessment on the 17/01/2023.

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 Point Wolstoncroft Sports and Recreational Centre located at Kanangra Drive, Gwandalan NSW 2259 (the site).

Table 1: Site Information	
Site:	Point Wolstoncroft Sports and Recreational Centre, Kanangra Drive, Gwandalan NSW 2259
Age (Circa):	Various Dates
Site Description:	Recreational Centre with Various Buildings

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 / GF / Tennis Court Amenities Block (North) / Underside of Concrete Table	Fibre Cement Sheeting	High
External / GF / Bush Craft Building / Eaves and Porch Ceiling	Fibre Cement Sheeting	Medium
Internal / GF / Residence 3 and Garage / Manhole Cover Within Laundry	Fibre Cement Sheeting	Medium
External / GF / Bush Craft Building / Infill Panels to Upper Porch Walls	Fibre Cement Sheeting	Low
External / GF / Conference Lodge / Eaves	Fibre Cement Sheeting	Low
External / GF / Conference Lodge / Southern Wall With Electrical Box	Bituminous Backing Board	Low
External / GF / Equipment Store Building / Northern and Southern Elevations, Eaves	Fibre Cement Sheeting	Low
External / GF / Gum Nut Lodge / Eaves Throughout	Fibre Cement Sheeting	Low
External / GF / Gum Nut Lodge / Electrical Box to South Wall	Bituminous Backing Board	Low
External / GF / Gum Nut Lodge / Subfloor, Packers to Building Support Beams	Fibre Cement Sheet	Low
External / GF / Recreational Hall / Cladding to All Elevations	Compressed Cement Sheeting	Low
External / GF / Recreational Hall / Eaves to Eastern and Western Elevations	Fibre Cement Sheeting	Low
External / GF / Residence 1 (Waratah House & Garage) / Below Roof Tiles	Compressed Cement Sheeting	Low
External / GF / Residence 1 (Waratah House & Garage) / Electrical Box to South-eastern Corner	Bituminous Backing Board	Low
External / GF / Residence 1 (Waratah House & Garage) / Garage, Under Roof Tiles	Compressed Cement Sheeting	Low
External / GF / Residence 1 (Waratah House & Garage) / Northern and Southern Elevations, Upper 1/4 Wall	Fibre Cement Sheeting	Low

External / GF / Residence 2 (Wattle House & Garage) / Electrical Box to South-eastern Corner	Bituminous Backing Board	Low
External / GF / Residence 2 (Wattle House & Garage) / House and Garage, Under Roof Tiles	Compressed Cement Sheeting	Low
External / GF / Residence 2 (Wattle House & Garage) / Northern and Southern Elevations, Upper 1/4 of Walls	Fibre Cement Sheeting	Low
External / GF / Residence 3 and Garage / House and Garage, Eaves	Fibre Cement Sheeting	Low
External / GF / Residence 3 and Garage / Southern Elevation Within Fuse Box	Bituminous Backing Board	Low
External / GF / Ropes Course Store Building/Toilet / Eaves and Porch Ceiling	Fibre Cement Sheeting	Low
External / GF / Ropes Course Store Building/Toilet / Light Pole Adjacent Tennis Court, Electrical Fuse Box	Bituminous Backing Board	Low
External / GF / Tennis Court Amenities Block (North) / Awning and Eaves (All Elevations)	Fibre Cement Sheeting	Low
External / Basement / The Boat Shed / Cladding to Western Wall	Compressed Cement Sheeting	Low
External / Basement / The Boat Shed / Eaves to Northern, Southern and Western Elevations	Fibre Cement Sheeting	Low
Internal / GF / Administration/Office Building / Office, Safe	Internal Insulation	Low
Internal / GF / Bush Craft Building / Eastern and Southern Rooms	Olive Green Vinyl Floor Tiles	Low
Internal / GF / Bush Craft Building / Eastern and Western Rooms	Blue Vinyl Floor Tiles	Low
Internal / GF / Bush Craft Building / Eastern Room	Cream Vinyl Floor Tiles	Low
Internal / GF / Bush Craft Building / Eastern Room	Orange Vinyl Floor Tiles	Low
Internal / GF / Bush Craft Building / Eastern Room	Light Grey Vinyl Floor Tiles	Low
Internal / GF / Equipment Store Building / West Wall	Bituminous Backing Board	Low
Internal / GF / Gum Nut Lodge / Bathroom Walls and Ceiling	Fibre Cement Sheeting	Low
Internal / GF / Pool House, Pool Store & Toilet Block / Western Wall of Pump House	Bituminous Backing Board	Low
Internal / GF / Residence 1 (Waratah House & Garage) / Laundry, Toilet and Shower Walls	Fibre Cement Sheeting	Low
Internal / GF / Residence 1 (Waratah House & Garage) / South Wall of Kitchen	Fibre Cement Sheeting	Low

Internal / GF / Residence 2 (Wattle House & Garage) / Laundry, Toilet and Bathroom Walls	Fibre Cement Sheeting	Low
Internal / GF / Residence 2 (Wattle House & Garage) / Southern Wall of Kitchen	Fibre Cement Sheeting	Low
Internal / GF / Residence 3 and Garage / Bathroom Ceiling	Fibre Cement Sheeting	Low
Internal / GF / Residence 3 and Garage / Kitchen Walls	Fibre Cement Sheeting	Low
Internal / GF / Residence 3 and Garage / Laundry Toilet Ceiling	Fibre Cement Sheeting	Low
Internal / GF / Residence 3 and Garage / Laundry Walls and Ceiling	Fibre Cement Sheeting	Low
Internal / GF / Ropes Course Store Building/Toilet / Toilet and Shower Room Ceilings	Fibre Cement Sheeting	Low
Internal / GF / Tennis Court Amenities Block (North) / Storeroom, Male and Female Toilets, Walls	Fibre Cement Sheeting	Low

2.1.2. Lead Based Paint

Location	Material Description	Risk Rating
External / GF / Bush Craft Building / Walls and Eaves	Green Paint	Very Low
External / GF / Bush Craft Building / Window and Door Frames	Brown (Dark) Paint	Very Low
External / GF / Conference Lodge / Windows and Trim Throughout	Grey (Dark) Paint	Very Low
External / GF / Equipment Store Building / Door, Window Frames and Trim	Grey (Dark) Paint	Very Low
External / GF / Equipment Store Building / Walls	Beige Paint	Very Low
External / GF / Gum Nut Lodge / Door, Window Frames and Trim	Grey (Dark) Paint	Very Low
External / GF / Gum Nut Lodge / Walls Throughout	Beige Paint	Very Low
External / GF / Residence 3 and Garage / Eaves to House and Garage	White Paint	Very Low
External / GF / Ropes Course Store Building/Toilet / Hand-railing, Doors, Window and Door Frames	Black Paint	Very Low
Internal / GF / Bush Craft Building / Ceilings and Window Frames	White Paint	Very Low
Internal / GF / Bush Craft Building / Walls to Western Room	Blue Paint	Very Low

2.1.3. Lead Containing Dust

No suspect lead containing dust identified at the time of the assessment.

2.1.4. Synthetic Mineral Fibres

Location	Material Description	Risk Rating
Internal / GF / Administration/Office Building / Underside of Roof	Sarking Insulation	Low
Internal / GF / Residence 3 and Garage / Floor of Ceiling Void	Insulation Batts	Low
External / GF / Banksia Lodge / Western Elevation, Hot Water Tank	Internal Insulation	Very Low
External / GF / Bluegum Lodge / Southern Elevation, Hot Water Tank	Internal Insulation	Very Low
External / GF / Casuarina Lodge / Western Wall, Hot Water Tank	Internal Insulation	Very Low
External / GF / Dining Hall / Southwestern Corner, Hot Water Unit	Internal Insulation	Very Low
External / GF / Geebung Lodge / Western Elevation, Hot Water Tank	Internal Insulation	Very Low
External / GF / Hakea Lodges 1-3 / Hot Water Tanks	Internal Insulation	Very Low
External / GF / Holiday Units 1-8 (All Identical In Design) / Hot Water Tanks	Internal Insulation	Very Low
External / GF / Residence 1 (Waratah House & Garage) / Garage, Ceiling and Walls	Sarking Insulation	Very Low
External / GF / Residence 3 and Garage / South-eastern Corner, Hot Water Tank	Internal Insulation	Very Low
External / GF / Staff Residence / Within Porch Cupboard, Hot Water Tank	Internal Insulation	Very Low
Internal / GF / Acacia Lodge / Underside of Roof	Sarking Insulation	Very Low
Internal / GF / Acacia Lodge / Western Elevation Cupboards, Hot Water Tanks	Internal Insulation	Very Low
Internal / GF / Administration/Office Building / Ceiling Space, Air Conditioning Ductwork	Insulation Material	Very Low
Internal / GF / Banksia Lodge / Underside of Roof	Sarking Insulation	Very Low
Internal / GF / Barbeque Area / Southern Wall, Hot Water Tank	Insulation Material	Very Low

Internal / GF / Casuarina Lodge / Underside of Roof	Sarking Insulation	Very Low
Internal / GF / Dining Hall / Underside of Roof	Sarking Insulation	Very Low
Internal / GF / Geebung Lodge / Underside of Roof	Sarking Insulation	Very Low
Internal / GF / Grevillea Lodge / Underside of Roof	Sarking Insulation	Very Low
Internal / GF / Grevillea Lodge / Western Wall Cupboards, Hot Water Tanks	Internal Insulation	Very Low
Internal / GF / Holiday Units (1-8) Laundry / Hot Water Tank	Internal Insulation	Very Low
Internal / GF / Pool House, Pool Store & Toilet Block / Cleaners Room, Hot Water Tank	Internal Insulation	Very Low
Internal / GF / Residence 1 (Waratah House & Garage) / House, Floor of Ceiling Void	Insulation Batts	Very Low
Internal / GF / Residence 1 (Waratah House & Garage) / House, Underside of Roof	Sarking Insulation	Very Low
Internal / GF / Residence 1 (Waratah House & Garage) / Laundry, Hot Water Tank	Internal Insulation	Very Low
Internal / GF / Residence 2 (Wattle House & Garage) / House, Floor of Ceiling Void	Insulation Batts	Very Low
Internal / GF / Residence 2 (Wattle House & Garage) / House, Underside of Roof	Sarking Insulation	Very Low
Internal / GF / Residence 2 (Wattle House & Garage) / Laundry, Hot Water Tank	Internal Insulation	Very Low

2.1.5. Polychlorinated Biphenyls

Location	Material Description	Risk Rating
Internal / GF / Equipment Store Building / Fluorescent Lights	Capacitor(s)	Very Low
Internal / GF / Residence 3 and Garage / Within Garage, Fluorescent Light	Capacitor(s)	Very Low

2.1.6. Ozone Depleting Substances

Location	Material Description	Risk Rating
External / GF / Administration/Office Building / Southern Elevation, Air Conditioning Unit	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / GF / Bluegum Lodge / Southern Elevation, Air Conditioning Unit	R22 Hydrochlorofluorocarbon (HCFC)	Very Low

External / GF / Hakea Lodges 1-3 / Air Conditioning Units	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
Internal / GF / Residence 3 and Garage / Lounge Room, Air Conditioning Unit	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

2.1.9. Limited Access Areas

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

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

3. Recommendations

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

3.1. Asbestos Containing Materials

The preference will always be to eliminate the asbestos hazards from the site and if it is practicable for the occupier to do so then asbestos removal should always be considered. ACM on site, which were found to be in a bonded and stable condition, may be managed in situ and periodically inspected if removal is not practicable.

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

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

3.1.1. Asbestos Control Measures

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

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

3.2. Lead Based Paint

- Any works that are likely to disturb lead based paint surface should be undertaken in accordance with the Australian Standard (AS4361.2:2017), Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings.
- Prior to any disturbance of lead based paint a comprehensive risk assessment is to be conducted.

- Any loose and peeling lead based paint should be stabilised (using hand-held scrapers, drop cloths and wet misting where appropriate) and the paint chips disposed of as hazardous waste.
- Any remediation works that may generate dust or fumes (i.e. sanding, burning) must be performed under controlled conditions by a suitably resourced and experienced hazardous material/waste abatement contractor (e.g. a Class A licensed asbestos removal contractor).

3.3. 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)].

3.4. 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.

3.5. 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.

3.6. Training

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

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

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

- The National Exposure Standard (NES) and control levels for hazmat; and
- The purpose of any air monitoring or health surveillance that may occur.

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

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

Appendix A: Asbestos and Hazardous Materials Register

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Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Acacia Lodge / Eaves Throughout	Fibre Cement Sheeting	Asbestos	Previously Sampled: P635.3	No Asbestos Detected	-	30 m²	-	-	-	1
External	GF / Administration/Office Building / Eaves	Fibre Cement Sheeting	Asbestos	Previously Sampled: P625.1	No Asbestos Detected	-	40 m²	-	-	-	2
External	GF / Administration/Office Building / Perimeter, Fascia Panels	Fibre Cement Sheeting	Asbestos	Previously Sampled: P625.2	No Asbestos Detected	-	40 m²	-	-	-	3
External	GF / Banksia Lodge / All Walls of Kitchen to Northern Elevation	Compressed Cement Sheeting	Asbestos	Previously Sampled: P636.2	No Asbestos Detected	-	25 m²	-	-	-	4
External	GF / Banksia Lodge / Eaves Throughout	Fibre Cement Sheeting	Asbestos	Previously Sampled: P637.3	No Asbestos Detected	-	30 m²	-	-	-	5
External	GF / Basketball Court Area / Debris to Ground Surface and Beneath Ground	Fibre Cement Sheet	Asbestos	Previously Sampled: P630.1	Removed	-	1 m²	-	-	Removed, see NAA clearance certificate dated 24/02/2014.	6

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Bluegum Lodge / Eaves Throughout	Fibre Cement Sheeting	Asbestos	Previously Sampled: P635.8	No Asbestos Detected	-	25 m²	-	-	-	7
External	GF / Bluegum Lodge / Northern Elevation Wall	Compressed Cement Sheeting	Asbestos	Previously Sampled: P636.1	No Asbestos Detected	-	30 m²	-	-	-	8
External	GF / Bush Craft Building / Eaves and Porch Ceiling	Fibre Cement Sheeting	Asbestos	P632.2	Chrysotile & Amosite Asbestos Detected	Non-Friable	10 m²	Medium	As soon as reasonably practicable	Encapsulate exposed sections, label as containing asbestos and maintain in a good 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.	9
External	GF / Bush Craft Building / Infill Panels to Upper Porch Walls	Fibre Cement Sheeting	Asbestos	Previously Sampled: P632.3	Chrysotile & Amosite Asbestos Detected	Non-Friable	1 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	10
External	GF / Bush Craft Building / Wooden Windows Throughout	Window Caulking	Asbestos	A25142	No Asbestos Detected	-	40 m	-	-	-	11

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Casuarina Lodge / Eaves Throughout	Fibre Cement Sheeting	Asbestos	Previously Sampled: P637.6	No Asbestos Detected	-	30 m²	-	-	-	12
External	GF / Casuarina Lodge / Kitchen, Wall Cladding	Compressed Cement Sheeting	Asbestos	Previously Sampled: P636.3	No Asbestos Detected	-	30 m²	-	-	-	13
External	GF / Conference Lodge / Eaves	Fibre Cement Sheeting	Asbestos	Previously Sampled: P632	Chrysotile & Amosite Asbestos Detected	Non-Friable	20 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	14
External	GF / Conference Lodge / Original Windows Throughout	Window Caulking	Asbestos	A25150	No Asbestos Detected	-	20 m	-	-	-	15
External	GF / Conference Lodge / Southern Wall With Electrical Box	Bituminous Backing Board	Asbestos	Previously Sampled: CB4008.2	Chrysotile Asbestos Detected	Non-Friable	0.5 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	16

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Equipment Store Building / Northern and Southern Elevations, Eaves	Fibre Cement Sheeting	Asbestos	Previously Sampled: P632.1	Chrysotile & Amosite Asbestos Detected	Non-Friable	5 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	17
External	GF / Geebung Lodge / Eaves	Fibre Cement Sheeting	Asbestos	Previously Sampled: P637	No Asbestos Detected	-	30 m²	-	-	-	18
External	GF / Geebung Lodge / Kitchen Walls	Compressed Cement Sheeting	Asbestos	Previously Sampled: P636	No Asbestos Detected	-	25 m²	-	-	-	19
External	GF / Grevillea Lodge / Eaves Throughout	Fibre Cement Sheeting	Asbestos	Previously Sampled: P635.1	No Asbestos Detected	-	30 m²	-	-	-	20
External	GF / Gum Nut Lodge / Eaves Throughout	Fibre Cement Sheeting	Asbestos	Previously Sampled: P632.2	Chrysotile & Amosite Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	21

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Gum Nut Lodge / Electrical Box to South Wall	Bituminous Backing Board	Asbestos	Previously Sampled: CB4008.4	Chrysotile Asbestos Detected	Non-Friable	0.5 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	22
External	GF / Gum Nut Lodge / Subfloor, Packers to Building Support Beams	Fibre Cement Sheet	Asbestos	Previously Sampled: P630	Chrysotile Asbestos Detected	Non-Friable	1 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	23
External	GF / Gum Nut Lodge / Wooden Windows Throughout	Window Caulking	Asbestos	A25150.1	No Asbestos Detected	-	30 m	-	-	-	24
External	GF / Holiday Units (1-8) Laundry / Eaves	Fibre Cement Sheeting	Asbestos	A25152.1	No Asbestos Detected	-	7 m²	-	-	-	25
External	GF / Holiday Units 1-8 (All Identical In Design) / Eaves and Awnings	Fibre Cement Sheeting	Asbestos	A25153	No Asbestos Detected	-	160 m²	-	-	-	26

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Pool House, Pool Store & Toilet Block / Eaves Throughout	Fibre Cement Sheeting	Asbestos	A25155.1	No Asbestos Detected	-	25 m²	-	-	-	27
External	GF / Recreational Hall / Cladding to All Elevations	Compressed Cement Sheeting	Asbestos	A25146	No Asbestos Detected	Non-Friable	200 m²	Low	5 Yearly Reinspection	As a result of the asbestos cement sheet and fibre cement sheet weatherboard cladding overlapping in some areas and the similar appearance it is recommended that all weatherboard cladding be presumed to contain asbestos. Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	28
External	GF / Recreational Hall / Eaves to Eastern and Western Elevations	Fibre Cement Sheeting	Asbestos	A25148.1	Chrysotile Asbestos Detected	Non-Friable	15 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	29
External	GF / Residence 1 (Waratah House & Garage) / Below Roof Tiles	Compressed Cement Sheeting	Asbestos	Previously Sampled: CB4007	Chrysotile Asbestos Detected	Non-Friable	20 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with	30

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
External	GF / Residence 1 (Waratah House & Garage) / Electrical Box to South-eastern Corner	Bituminous Backing Board	Asbestos	Previously Sampled: CB4008	Chrysotile Asbestos Detected	Non-Friable	0.5 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	31
External	GF / Residence 1 (Waratah House & Garage) / Garage Eaves	Fibre Cement Sheeting	Asbestos	Previously Sampled: P622.1	No Asbestos Detected	Non-Friable	5 m²	-	-	-	32
External	GF / Residence 1 (Waratah House & Garage) / Garage, Under Roof Tiles	Compressed Cement Sheeting	Asbestos	CB4007.1	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	33
External	GF / Residence 1 (Waratah House & Garage) / Garage, Weatherboard Cladding	Compressed Cement Sheeting	Asbestos	Previously Sampled: P623	No Asbestos Detected	-	10 m²	-	-	-	34

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Residence 1 (Waratah House & Garage) / Northern and Southern Awings	Fibre Cement Sheeting	Asbestos	Previously Sampled: P622	No Asbestos Detected	-	50 m²	-	-	-	35
External	GF / Residence 1 (Waratah House & Garage) / Northern and Southern Elevations, Upper 1/4 Wall	Fibre Cement Sheeting	Asbestos	A25157	Chrysotile Asbestos Detected	Non-Friable	20 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	36
External	GF / Residence 2 (Wattle House & Garage) / Electrical Box to South-eastern Corner	Bituminous Backing Board	Asbestos	Previously Sampled: CB4008.1	Chrysotile Asbestos Detected	Non-Friable	0.5 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	37
External	GF / Residence 2 (Wattle House & Garage) / Garage Weatherboard Cladding	Compressed Cement Sheeting	Asbestos	Previously Sampled: P623.1	No Asbestos Detected	-	10 m²	-	-	-	38
External	GF / Residence 2 (Wattle House & Garage) / House and Garage, Under Roof Tiles	Compressed Cement Sheeting	Asbestos	Previously Sampled: CB4007.2	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B	39

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										(non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
External	GF / Residence 2 (Wattle House & Garage) / House Northern and Southern Elevations, Porch Ceiling	Fibre Cement Sheeting	Asbestos	Previously Sampled: P622.2	No Asbestos Detected	Non-Friable	50 m²	-	-	-	40
External	GF / Residence 2 (Wattle House & Garage) / Northern and Southern Elevations, Upper 1/4 of Walls	Fibre Cement Sheeting	Asbestos	A25157.1	Chrysotile Asbestos Detected	Non-Friable	20 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	41
External	GF / Residence 3 and Garage / House and Garage, Eaves	Fibre Cement Sheeting	Asbestos	A25144	Chrysotile Asbestos Detected	Non-Friable	40 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	42

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Residence 3 and Garage / Southern Elevation Within Fuse Box	Bituminous Backing Board	Asbestos	Previously Sampled: CB4008.5	Chrysotile Asbestos Detected	Non-Friable	0.5 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	43
External	GF / Ropes Course Store Building/Toilet / Eaves and Porch Ceiling	Fibre Cement Sheeting	Asbestos	Previously Sampled: P632.4	Chrysotile & Amosite Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	44
External	GF / Ropes Course Store Building/Toilet / Light Pole Adjacent Tennis Court, Electrical Fuse Box	Bituminous Backing Board	Asbestos	754-SYDEN311850 282A3	Suspected Asbestos	Non-Friable	0.5 m²	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	45
External	GF / Ropes Course Store Building/Toilet / Wooden Windows Throughout	Window Caulking	Asbestos	A25142.1	No Asbestos Detected	-	18 m	-	-	-	46

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Staff Residence / Eaves and Awning	Fibre Cement Sheeting	Asbestos	A25151	No Asbestos Detected	-	40 m²	-	-	-	47
External	GF / Tennis Court Amenities Block (North) / Awning and Eaves (All Elevations)	Fibre Cement Sheeting	Asbestos	Previously Sampled: P624.5	Chrysotile Asbestos Detected	Non-Friable	30 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	48
External	GF / Tennis Court Amenities Block (North) / Panelling Below Electrical Cabinet	Fibre Cement Sheeting	Asbestos	Previously Sampled: CB4010	No Asbestos Detected	-	2 m²	-	-	-	49
External	GF / Tennis Court Amenities Block (North) / Underside of Concrete Table	Fibre Cement Sheeting	Asbestos	A25149	Chrysotile Asbestos Detected	Friable	1 m²	High	As soon as reasonably practicable	Material is weathered. Restrict access and remove under controlled friable asbestos removal conditions as soon as practicable by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	50
External	GF / Tennis Court Amenities Block (North) / Walls, Weatherboard Cladding	Compressed Cement Sheeting	Asbestos	Previously Sampled: P623.2	No Asbestos Detected	-	50 m²	-	-	-	51

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Workshop (Including Workshop Garage) / Eaves Throughout	Fibre Cement Sheeting	Asbestos	A25136	No Asbestos Detected	-	40 m²	-	-	-	52
External	GF / Workshop (Including Workshop Garage) / Western Wall Surround Storeroom Door	Compressed Cement Sheeting	Asbestos	Previously Sampled: P623.3	No Asbestos Detected	-	2 m²	-	-	-	53
External	Basement / The Boat Shed / Cladding to Western Wall	Compressed Cement Sheeting	Asbestos	A25147	Chrysotile Asbestos Detected	Non-Friable	20 m²	Low	5 Yearly Reinspection	As a result of the asbestos cement sheet and fibre cement sheet weatherboard cladding overlapping in some areas and the similar appearance it is recommended that all weatherboard cladding be presumed to contain asbestos. Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	54
External	Basement / The Boat Shed / Eaves to Northern, Southern and Western Elevations	Fibre Cement Sheeting	Asbestos	A25148	Chrysotile Asbestos Detected	Non-Friable	30 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	55

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Acacia Lodge / Verandah Ceiling	Fibre Cement Sheeting	Asbestos	Previously Sampled: P635.2	No Asbestos Detected	-	100 m²	-	-	-	56
Internal	GF / Administration/Office Building / Office, Safe	Internal Insulation	Asbestos	754-SYDEN311850 282A1	Suspected Asbestos	Friable	1 Unit	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	57
Internal	GF / Administration/Office Building / Paper Storeroom, Ceiling	Fibre Cement Sheeting	Asbestos	Previously Sampled: P625	No Asbestos Detected	-	2.5 m²	-	-	-	58
Internal	GF / Banksia Lodge / Bedrooms 2, 3 and 4, Shower and Toilets, Walls	Fibre Cement Sheeting	Asbestos	Previously Sampled: P637.2	No Asbestos Detected	-	50 m²	-	-	-	59
Internal	GF / Banksia Lodge / Verandah Ceiling	Fibre Cement Sheeting	Asbestos	Previously Sampled: P637	No Asbestos Detected	-	100 m²	-	-	-	60

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Bluegum Lodge / Cleaners Store (West and North Wall), Laundry (North and East Wall)	Fibre Cement Sheeting	Asbestos	Previously Sampled: P635.6	No Asbestos Detected	-	50 m²	-	-	-	61
Internal	GF / Bluegum Lodge / Staff Room, West Face Wall Infill Panels	Fibre Cement Sheeting	Asbestos	Previously Sampled: P635.7	No Asbestos Detected	-	40 m²	-	-	-	62
Internal	GF / Bush Craft Building / Eastern and Southern Rooms	Olive Green Vinyl Floor Tiles	Asbestos	A25141A	Chrysotile Asbestos Detected	Non-Friable	15 m²	Low	5 Yearly Reinspection	A25141B - adhesive - no asbestos detected. Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	63
Internal	GF / Bush Craft Building / Eastern and Western Rooms	Blue Vinyl Floor Tiles	Asbestos	A25140A	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	A25140B - adhesive - no asbestos detected. Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	64

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Bush Craft Building / Eastern Room	Cream Vinyl Floor Tiles	Asbestos	A25138A	Chrysotile Asbestos Detected	Non-Friable	2 m²	Low	5 Yearly Reinspection	A25138B - adhesive - no asbestos detected. Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	65
Internal	GF / Bush Craft Building / Eastern Room	Orange Vinyl Floor Tiles	Asbestos	A25137A	Chrysotile Asbestos Detected	Non-Friable	2 m²	Low	5 Yearly Reinspection	A25137B - adhesive - no asbestos detected. Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	66
Internal	GF / Bush Craft Building / Eastern Room	Light Grey Vinyl Floor Tiles	Asbestos	A25139A	Chrysotile Asbestos Detected	Non-Friable	5 m²	Low	5 Yearly Reinspection	A25139B - adhesive - no asbestos detected. Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	67

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Casuarina Lodge / Verandah Ceiling	Fibre Cement Sheeting	Asbestos	Previously Sampled: P637.4	No Asbestos Detected	-	100 m²	-	-	-	68
Internal	GF / Casuarina Lodge / Walls to Toilet and Showers Within Bedrooms 2, 3 and 4	Fibre Cement Sheeting	Asbestos	Previously Sampled: P637.5	No Asbestos Detected	-	50 m²	-	-	-	69
Internal	GF / Conference Lodge / Toilet and Storeroom (North, East and West Walls)	Fibre Cement Sheeting	Asbestos	Previously Sampled: P631	No Asbestos Detected	-	30 m²	-	-	-	70
Internal	GF / Equipment Store Building / West Wall	Bituminous Backing Board	Asbestos	Previously Sampled: CB4008.3	Chrysotile Asbestos Detected	Non-Friable	0.3 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	71
Internal	GF / Geebung Lodge / Verandah Ceiling	Fibre Cement Sheeting	Asbestos	Previously Sampled: P637.1	No Asbestos Detected	-	100 m²	-	-	-	72

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Grevillea Lodge / Verandah Ceiling	Fibre Cement Sheeting	Asbestos	Previously Sampled: P635	No Asbestos Detected	-	100 m²	-	-	-	73
Internal	GF / Gum Nut Lodge / Bathroom Walls and Ceiling	Fibre Cement Sheeting	Asbestos	Previously Sampled: P633	Chrysotile & Amosite Asbestos Detected	Non-Friable	20 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	74
Internal	GF / Holiday Units (1-8) Laundry / Ceiling	Fibre Cement Sheeting	Asbestos	A25152	No Asbestos Detected	-	5 m²	-	-	-	75
Internal	GF / Holiday Units 1-8 (All Identical In Design) / Bathroom Ceiling	Fibre Cement Sheeting	Asbestos	A25154	No Asbestos Detected	-	4 m²	-	-	-	76
Internal	GF / Pool House, Pool Store & Toilet Block / Ceilings	Fibre Cement Sheeting	Asbestos	A25155	No Asbestos Detected	-	150 m²	-	-	-	77
Internal	GF / Pool House, Pool Store & Toilet Block / Pump House Door Lining	Compressed Cement Sheeting	Asbestos	A25156	No Asbestos Detected	-	4 m²	-	-	-	78

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Pool House, Pool Store & Toilet Block / Western Wall of Pump House	Bituminous Backing Board	Asbestos	754-SYDEN311850 282A2	Suspected Asbestos	Non-Friable	0.5 m²	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	79
Internal	GF / Recreational Hall / Infill Panel to Electrical Cabinet	Fibre Cement Sheeting	Asbestos	A25145	No Asbestos Detected	-	2 m²	-	-	-	80
Internal	GF / Residence 1 (Waratah House & Garage) / Laundry, Toilet and Shower Walls	Fibre Cement Sheeting	Asbestos	Previously Sampled: P624.1	Chrysotile Asbestos Detected	Non-Friable	40 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	81
Internal	GF / Residence 1 (Waratah House & Garage) / South Wall of Kitchen	Fibre Cement Sheeting	Asbestos	Previously Sampled: P624	Chrysotile Asbestos Detected	Non-Friable	5 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	82

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Residence 2 (Wattle House & Garage) / Laundry, Toilet and Bathroom Walls	Fibre Cement Sheeting	Asbestos	Previously Sampled: P624.3	Chrysotile Asbestos Detected	Non-Friable	40 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	83
Internal	GF / Residence 2 (Wattle House & Garage) / Southern Wall of Kitchen	Fibre Cement Sheeting	Asbestos	Previously Sampled: P624.2	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	84
Internal	GF / Residence 3 and Garage / Bathroom Ceiling	Fibre Cement Sheeting	Asbestos	Previously Sampled: P639.3	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	5 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	85
Internal	GF / Residence 3 and Garage / Kitchen Walls	Fibre Cement Sheeting	Asbestos	Previously Sampled: P639.1	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	20 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with	86

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	GF / Residence 3 and Garage / Laundry Toilet Ceiling	Fibre Cement Sheeting	Asbestos	Previously Sampled: P639.2	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	3 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	87
Internal	GF / Residence 3 and Garage / Laundry Toilet Walls	Tilux	Asbestos	A25143	No Asbestos Detected	-	15 m²	-	-	-	88
Internal	GF / Residence 3 and Garage / Laundry Walls and Ceiling	Fibre Cement Sheeting	Asbestos	Previously Sampled: P639	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	20 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	89
Internal	GF / Residence 3 and Garage / Manhole Cover Within Laundry	Fibre Cement Sheeting	Asbestos	A25144.1	Chrysotile Asbestos Detected	Non-Friable	0.5 m²	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.	90

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Ropes Course Store Building/Toilet / Toilet and Shower Room Ceilings	Fibre Cement Sheeting	Asbestos	Previously Sampled: P633.1	Chrysotile & Amosite Asbestos Detected	Non-Friable	5 m²	Low	5 Yearly Reinspection	No access due to locked doors, assume item is still present. Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	91
Internal	GF / Tennis Court Amenities Block (North) / Storeroom, Male and Female Toilets, Walls	Fibre Cement Sheeting	Asbestos	P624.4	Chrysotile Asbestos Detected	Non-Friable	100 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	92
External	GF / Administration/Office Building / Walls Throughout	Beige Paint	Lead Paint	L16941	Lead Detected (<0.005% w/w)	-	150 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.	93
External	GF / Barbeque Area / Walls Throughout	Beige Paint	Lead Paint	L16941.2	Lead Detected (<0.005% w/w)	-	50 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.	94

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Bush Craft Building / Walls and Eaves	Green Paint	Lead Paint	L16951	Lead Detected (0.15mg/kg)	-	50 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.	95
External	GF / Bush Craft Building / Window and Door Frames	Brown (Dark) Paint	Lead Paint	L16952	Lead Detected (0.19% w/w)	-	5 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.	96
External	GF / Conference Lodge / Walls	Beige Paint	Lead Paint	L16943.2	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.	97
External	GF / Conference Lodge / Windows and Trim Throughout	Grey (Dark) Paint	Lead Paint	L16945	Lead Detected (1.9% w/w)	-	20 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.	98

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Equipment Store Building / Door, Window Frames and Trim	Grey (Dark) Paint	Lead Paint	L16945.1	Lead Detected (1.9% w/w)	-	10 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.	99
External	GF / Equipment Store Building / Walls	Beige Paint	Lead Paint	L16946	Lead Detected (7.1% w/w)	-	50 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.	100
External	GF / Gum Nut Lodge / Door, Window Frames and Trim	Grey (Dark) Paint	Lead Paint	L16945.2	Lead Detected (1.9% 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.	101

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Gum Nut Lodge / Walls Throughout	Beige Paint	Lead Paint	L16946.1	Lead Detected (7.1% w/w)	-	50 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.	102
External	GF / Hakea Lodges 1-3 / Walls Throughout	Beige Paint	Lead Paint	L16950	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.	103
External	GF / Holiday Units (1-8) Laundry / Walls	Grey Paint	Lead Paint	L16944.1	Lead Detected (0.02% 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.	104
External	GF / Holiday Units 1-8 (All Identical In Design) / Walls Throughout	Beige Paint	Lead Paint	L16943.1	Lead Detected (<0.005% w/w)	-	1000 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.	105
External	GF / Pool House, Pool Store & Toilet Block / Walls Throughout	Beige Paint	Lead Paint	L16943	Lead Detected	-	300 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.	106

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
					(<0.005% w/w)						
External	GF / Residence 1 (Waratah House & Garage) / House and Garage Walls	Beige Paint	Lead Paint	L16940	Lead Detected (0.005% w/w)	-	400 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.	107
External	GF / Residence 2 (Wattle House & Garage) / House and Garage Walls	Beige Paint	Lead Paint	L16940.1	Lead Detected (0.005% w/w)	-	400 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.	108
External	GF / Residence 3 and Garage / Eaves to House and Garage	White Paint	Lead Paint	L16947	Lead Detected (0.46% w/w)	-	40 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.	109
External	GF / Residence 3 and Garage / Walls to House and Garage	Beige Paint	Lead Paint	L16948	Lead Detected (0.008% 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.	110

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Ropes Course Store Building/Toilet / Hand-railing, Doors, Window and Door Frames	Black Paint	Lead Paint	L16956	Lead Detected (0.20% w/w)	-	10 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.	111
External	GF / Ropes Course Store Building/Toilet / Walls	Beige Paint	Lead Paint	L16950.1	Lead Detected (<0.005% 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.	112
External	GF / Tennis Court Amenities Block (North) / Walls Throughout	Beige Paint	Lead Paint	L16941.3	Lead Detected (<0.005% w/w)	-	60 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.	113
Internal	GF / Administration/Office Building / Walls Throughout	Cream Paint	Lead Paint	L16942	Lead Detected (0.02% 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.	114
Internal	GF / Barbeque Area / Walls Throughout	Beige Paint	Lead Paint	L16941.1	Lead Detected (<0.005% w/w)	-	50 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.	115

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Bush Craft Building / Ceilings and Window Frames	White Paint	Lead Paint	L16955	Lead Detected (5.8% w/w)	-	45 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.	116
Internal	GF / Bush Craft Building / Walls to Eastern Room	Beige Paint	Lead Paint	L16954	Lead Detected (0.079% 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	117
Internal	GF / Bush Craft Building / Walls to Western Room	Blue Paint	Lead Paint	L16953	Lead Detected (0.14% w/w)	-	20 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.	118
Internal	GF / Hakea Lodges 1-3 / Walls Throughout	Beige Paint	Lead Paint	L16949	Lead Detected (0.006% w/w)	-	100 m²	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	119
Internal	GF / Holiday Units (1-8) Laundry / Walls and Ceiling	Grey Paint	Lead Paint	L16944	Lead Detected (0.02% w/w)	-	25 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.	120

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Ropes Course Store Building/Toilet / Walls and Ceilings Throughout	Beige Paint	Lead Paint	L16949.1	Lead Detected (0.006% w/w)	-	50 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.	121
External	GF / Banksia Lodge / Western Elevation, Hot Water Tank	Internal Insulation	SMF	754-SYDEN311850 282S22	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)].	122
External	GF / Bluegum Lodge / Southern Elevation, Hot Water Tank	Internal Insulation	SMF	754-SYDEN311850 282S21	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)].	123
External	GF / Casuarina Lodge / Western Wall, Hot Water Tank	Internal Insulation	SMF	754-SYDEN311850 282S25	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)].	124
External	GF / Dining Hall / Southwestern Corner, Hot Water Unit	Internal Insulation	SMF	754-SYDEN311850 282S29	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)].	125
External	GF / Geebung Lodge / Western Elevation, Hot Water Tank	Internal Insulation	SMF	754-SYDEN311850 282S20	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)].	126

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	GF / Hakea Lodges 1-3 / Hot Water Tanks	Internal Insulation	SMF	754-SYDEN311850282S28	Suspected SMF	-	3 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)].	127
External	GF / Holiday Units 1-8 (All Identical In Design) / Hot Water Tanks	Internal Insulation	SMF	754-SYDEN311850282S12	Suspected SMF	-	8 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)].	128
External	GF / Residence 1 (Waratah House & Garage) / Garage, Ceiling and Walls	Sarking Insulation	SMF	754-SYDEN311850282S1	Suspected SMF	-	100 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)].	129
External	GF / Residence 3 and Garage / South-eastern Corner, Hot Water Tank	Internal Insulation	SMF	754-SYDEN311850282S27	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)].	130
External	GF / Staff Residence / Within Porch Cupboard, Hot Water Tank	Internal Insulation	SMF	754-SYDEN311850282S14	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)].	131
Internal	GF / Acacia Lodge / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850282S17	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)].	132

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Acacia Lodge / Western Elevation Cupboards, Hot Water Tanks	Internal Insulation	SMF	754-SYDEN311850282S18	Suspected SMF	-	3 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)].	133
Internal	GF / Administration/Office Building / Ceiling Space, Air Conditioning Ductwork	Insulation Material	SMF	754-SYDEN311850282S9	Suspected SMF	-	20 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)].	134
Internal	GF / Administration/Office Building / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850282S8	Suspected SMF	-	100 m²	Low	-	Encapsulate exposed sections under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	135
Internal	GF / Banksia Lodge / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850282S23	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)].	136
Internal	GF / Barbeque Area / Southern Wall, Hot Water Tank	Insulation Material	SMF	754-SYDEN311850282S10	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)].	137
Internal	GF / Casuarina Lodge / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850282S24	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)].	138

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Dining Hall / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850282S30	Suspected SMF	-	400 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)].	139
Internal	GF / Geebung Lodge / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850282S19	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)].	140
Internal	GF / Grevillea Lodge / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850282S15	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)].	141
Internal	GF / Grevillea Lodge / Western Wall Cupboards, Hot Water Tanks	Internal Insulation	SMF	754-SYDEN311850282S16	Suspected SMF	-	3 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)].	142
Internal	GF / Holiday Units (1-8) Laundry / Hot Water Tank	Internal Insulation	SMF	754-SYDEN311850282S13	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)].	143
Internal	GF / Pool House, Pool Store & Toilet Block / Cleaners Room, Hot Water Tank	Internal Insulation	SMF	754-SYDEN311850282S11	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)].	144

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Residence 1 (Waratah House & Garage) / House, Floor of Ceiling Void	Insulation Batts	SMF	754-SYDEN311850282S4	Suspected SMF	-	100 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)].	145
Internal	GF / Residence 1 (Waratah House & Garage) / House, Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850282S3	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)].	146
Internal	GF / Residence 1 (Waratah House & Garage) / Laundry, Hot Water Tank	Internal Insulation	SMF	754-SYDEN311850282S2	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)].	147
Internal	GF / Residence 2 (Wattle House & Garage) / House, Floor of Ceiling Void	Insulation Batts	SMF	754-SYDEN311850282S7	Suspected SMF	-	100 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)].	148
Internal	GF / Residence 2 (Wattle House & Garage) / House, Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850282S6	Suspected SMF	-	150 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)].	149
Internal	GF / Residence 2 (Wattle House & Garage) / Laundry, Hot Water Tank	Internal Insulation	SMF	754-SYDEN311850282S5	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)].	150

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Residence 3 and Garage / Floor of Ceiling Void	Insulation Batts	SMF	754-SYDEN311850282S26	Suspected SMF	-	150 m²	Low	-	Encapsulate exposed sections under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	151
Internal	GF / Equipment Store Building / Fluorescent Lights	Capacitor(s)	PCB	754-SYDEN311850282P1	PCB Capacitor	-	1 Unit	Very Low	-	Capacitor - AEE Type FW 9uf+/- BS2818 PCB-containing capacitors are visually confirmed with ANZECC database 1997. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003 prior to refurbishment or demolition.	152
Internal	GF / Residence 3 and Garage / Within Garage, Fluorescent Light	Capacitor(s)	PCB	754-SYDEN311850282P2	Suspected PCB	-	1 Units	Very Low	-	No access due to live electricity. 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.	153
External	GF / Administration/Office Building / Southern Elevation, Air Conditioning Unit	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850282O1	ODS Refrigerant	-	1 Unit	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.	154
External	GF / Bluegum Lodge / Southern Elevation, Air Conditioning Unit	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850282O10	ODS Refrigerant	-	1 Unit	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	155

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	
External	GF / Conference Lodge / Beneath Building, Air Conditioning Unit	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN311850282O6	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	156
External	GF / Dining Hall / Chiller Units	R404A Refrigerannt	ODS	754-SYDEN311850282O16	Non ODS Refrigerant	-	3 Units	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	157
External	GF / Dining Hall / Southern Elevation, Air Conditioning Unit	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN311850282O15	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	158
External	GF / Dining Hall / Western Wall, Air Conditioning Unit	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN311850282O17	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	159
External	GF / Hakea Lodges 1-3 / Air Conditioning Units	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850282O14	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	160

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	GF / Holiday Units 1-8 (All Identical In Design) / Air Conditioning Units	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN311850282O4	Non ODS Refrigerant	-	8 Units	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	161
External	GF / Residence 1 (Waratah House & Garage) / Eastern Wall, Air Conditioning Unit	R32 Refrigerant	ODS	754-SYDEN311850282O2	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	162
External	GF / Residence 2 (Wattle House & Garage) / Eastern Wall, Air Conditioning Unit	R32 Refrigerant	ODS	754-SYDEN311850282O3	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	163
External	GF / Staff Residence / Northern Wall, Air Conditioning Unit	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN311850282O5	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	164
Internal	GF / Acacia Lodge / Air Conditioning Units	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN311850282O8	Non ODS Refrigerant	-	6 Units	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	165

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Banksia Lodge / Air Conditioning Units	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN311850282O11	Non ODS Refrigerant	-	4 Units	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	166
Internal	GF / Casuarina Lodge / Air Conditioning Units	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN311850282O12	Non ODS Refrigerant	-	3 Units	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	167
Internal	GF / Geebung Lodge / Air Conditioning Units	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN311850282O9	Non ODS Refrigerant	-	7 Units	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	168
Internal	GF / Grevillea Lodge / Air Conditioning Units	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN311850282O7	Non ODS Refrigerant	-	6 Units	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	169
Internal	GF / Residence 3 and Garage / Lounge Room, Air Conditioning Unit	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850282O13	ODS Refrigerant	-	1 Unit	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.	170

Appendix B: Laboratory Analysis Certificate

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Bulk Identification Report

Job No: 754-SYDEN311850 Bulk ID Report Office of Sport Point Wolstoncroft Sport and Recreational Centre 19012023
Client: 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: 17-18/01/2023
Date Analysed: 19-01-23
Date Authorised: 20-01-23
Sampled By: Nick Kuerzinger
Site: Point Wolstoncroft Sport and Recreational Centre, Kanangra Drive, Gwandalan NSW

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

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

Asbestos in Bulk Samples and Non-homogenous Material

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

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

Total Samples: **22**

Approved Identifier
Matthew Tang

Approved Signatory
Matthew Tang

Sample No.	Location & Description	Sample Size (~)	Results
A25136	External, GF, Workshop (Including Workshop Garage), Eaves Throughout, Fibre Cement Sheeting - Beige layered fibre cement sheet material & adhesive	27 x 24 x 5 mm	No asbestos fibres detected Organic fibres detected
A25137	Internal, GF, Bush Craft Building, Orange Vinyl Tiles to Eastern Room, Vinyl Floor Tiles **A.** Orange vinyl tile **B.** Amber adhesive	71 x 65 x 4 mm	**A. Chrysotile (white asbestos) detected** **B.** No asbestos fibres detected
A25138	Internal, GF, Bush Craft Building, Cream Vinyl Tiles to Eastern Room, Vinyl Floor Tiles **A.** Beige vinyl tile **B.** Amber adhesive	65 x 60 x 4 mm	**A. Chrysotile (white asbestos) detected** **B.** No asbestos fibres detected
A25139	Internal, GF, Bush Craft Building, Light Grey Vinyl Tiles Within Eastern Room, Vinyl Floor Tiles **A.** Grey vinyl tile **B.** Amber adhesive	98 x 60 x 4 mm	**A. Chrysotile (white asbestos) detected** **B.** No asbestos fibres detected
A25140	Internal, GF, Bush Craft Building, Light Blue Vinyl Tiles to Eastern and Western Rooms, Vinyl Floor Tiles **A.** Green vinyl tile **B.** Amber adhesive	25 x 21 x 4 mm	**A. Chrysotile (white asbestos) detected** **B.** No asbestos fibres detected
A25141	Internal, GF, Bush Craft Building, Olive Green Vinyl Tiles to Eastern and Southern Rooms, Vinyl Floor Tiles **A.** Green vinyl tile **B.** Amber adhesive	57 x 48 x 4 mm	**A. Chrysotile (white asbestos) detected** **B.** No asbestos fibres detected
A25142	External, GF, Bush Craft Building, Wooden Windows Throughout, Window Caulking - White painted beige hardened mastic material	31 x 5 x 5 mm	No asbestos fibres detected
A25143	Internal, GF, Residence 3 and Garage, Laundry Toilet Walls, Tilux - White painted brown hardened organic sheet material	35 x 10 x 3 mm	No asbestos fibres detected Organic fibres detected

Sample No.	Location & Description	Sample Size (~)	Results
A25144	External, GF, Residence 3 and Garage, Eaves to House And Garage, Fibre Cement Sheeting - Grey fibre cement sheet material	19 x 17 x 3 mm	**Chrysotile (white asbestos) detected**
A25145	Internal, GF, Recreational Hall, Infill Panel to Electrical Cabinet, Fibre Cement Sheeting - Beige layered fibre cement sheet material	25 x 21 x 3 mm	No asbestos fibres detected Organic fibres detected
A25146	External, GF, Recreational Hall, Cladding to All Elevations, Compressed Cement Sheeting - Beige layered fibre cement sheet material	15 x 13 x 5 mm	No asbestos fibres detected Organic fibres detected
A25147	External, BASEMENT, The Boat Shed, Cladding to Western Wall, Compressed Cement Sheeting - Beige layered fibre cement sheet material	17 x 4 x 4 mm	**Chrysotile (white asbestos) detected** **Organic fibres detected**
A25148	External, BASEMENT, The Boat Shed, Eaves to Northern, Southern and Western Elevations, Fibre Cement Sheeting - Beige layered fibre cement sheet material	13 x 10 x 5 mm	**Chrysotile (white asbestos) detected** **Organic fibres detected**
A25149	External, GF, Tennis Court Amenities Block (North), Underside of Concrete Table, Fibre Cement Sheeting - Beige layered fibre cement sheet material	11 x 10 x 3 mm	**Chrysotile (white asbestos) detected** **Organic fibres detected**
A25150	External, GF, Conference Lodge., Original Windows Throughout, Window Caulking - White painted beige hardened mastic material	34 x 6 x 6 mm	No asbestos fibres detected
A25151	External, GF, Staff Residence, Eaves and Awning, Fibre Cement Sheeting - Beige layered fibre cement sheet material	15 x 14 x 5 mm	No asbestos fibres detected Organic fibres detected
A25152	Internal, GF, Holiday Units (1-8) Laundry, Ceiling, Fibre Cement Sheeting - White painted beige layered fibre cement sheet material	19 x 14 x 5 mm	No asbestos fibres detected Organic fibres detected
A25153	External, GF, Holiday Units 1-8 (All Identical In Design), Eaves and Awnings Throughout, Fibre Cement Sheeting - White painted beige layered fibre cement sheet material	21 x 19 x 3 mm	No asbestos fibres detected Organic fibres detected
A25154	Internal, GF, Holiday Units 1-8 (All Identical In Design), Bathroom Ceiling, Fibre Cement Sheeting - White painted beige layered fibre cement sheet material	15 x 12 x 3 mm	No asbestos fibres detected Organic fibres detected
A25155	Internal, GF, Pool House, Pool Store And Toilet Block, Ceilings of Pool Store And Toilet Block (Male and Female), Fibre Cement Sheeting - White painted beige layered fibre cement sheet material	18 x 13 x 4 mm	No asbestos fibres detected Organic fibres detected
A25156	Internal, GF, Pool House, Pool Store And Toilet Block, Pump House Door Lining, Compressed Cement Sheeting - Beige layered fibre cement sheet material	25 x 20 x 5 mm	No asbestos fibres detected Organic fibres detected
A25157	External, GF, Residence 1 (Waratah House And Garage), Upper 1/4 Wall to Northern and Southern Elevations, Fibre Cement Sheeting - Beige layered fibre cement sheet material	11 x 9 x 3 mm	**Chrysotile (white asbestos) detected** **Organic fibres detected**

Analytical Report

NSW Sport and Recreation

Job No : **070539**

Client: Coffey Environments

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

Contact: Timothy McIlwaine
E-mail: Tim_mcilwaine@coffey.com.au
Client Reference: ENVISYDN00994AA
Date Sampled: 29-30/01/2007
Date Received: 1/02/2007
Date Reported: 2/02/2007
Sampled By: T McIlwaine
Location: Pt Wolstoncroft, Kanangra Drive 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

NATA

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

Analytical Report

Job No : **070539**

Lab Id	External Idents	Sample Type	Dimensions	Result
070539-001	P622	Fibre Board	20x10x3mm	NAD
070539-002	P623	Fibre Board	20x5x1mm	NAD
070539-003	P624	Fibre Cement	20x10x3mm	Chrys
070539-004	P625	Fibre Board	10x10x3mm	NAD
070539-005	P627	Fibre Cement	100x35x5mm	Chrys, Amos
070539-006	P628	Fibre Cement	60x45x5mm	Chrys
070539-007	P629	Fibre Cement	15x10x5mm	Chrys, Amos
070539-008	P630	Fibre Cement	50x35x5mm	Chrys
070539-009	P631	Fibre Board	15x15x3mm	NAD
070539-010	P632	Fibre Cement	20x20x2mm	Chrys, Amos
070539-011	P633	Fibre Board	10x10x1mm	Chrys, Amos
070539-012	P635	Fibre Board	10x10x1mm	NAD
070539-013	P636	Fibre Board	10x10x3mm	NAD
070539-014	P637	Fibre Board	15x5x1mm	NAD
070539-015	P639	Fibre Cement	25x20x5mm	Chrys, Amos and Croc

Date Printed **14/02/2008**

Analytical Report

Job No : **070539**

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

ASBESTOS IDENTIFICATION REPORT No. 74489

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

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

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

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

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

ASBESTOS IDENTIFICATION REPORT No. 74489

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

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

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

Michael Till

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

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

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

CERTIFICATE OF ANALYSIS 314812

Client Details

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

Sample Details

Your Reference	**754-SYDEN311850, NSW Sport, Point Wolstonecorft**
Number of Samples	17 Paint
Date samples received	19/01/2023
Date completed instructions received	19/01/2023

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	24/01/2023
Date of Issue	23/01/2023

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
Hannah Nguyen, Metals Supervisor

Authorised By

Nancy Zhang, Laboratory Manager

Lead in Paint						
Our Reference		314812-1	314812-2	314812-3	314812-4	314812-5
Your Reference	UNITS	L16940	L16941	L16942	L16943	L16944
Date Sampled		17/01/2023	17/01/2023	17/01/2023	17/01/2023	17/01/2023
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	20/01/2023	20/01/2023	20/01/2023	20/01/2023	20/01/2023
Date analysed	-	20/01/2023	20/01/2023	20/01/2023	20/01/2023	20/01/2023
Lead in paint	%w/w	0.005	<0.005	0.02	<0.005	0.02

Lead in Paint						
Our Reference		314812-6	314812-7	314812-8	314812-9	314812-10
Your Reference	UNITS	L16945	L16946	L16947	L16948	L16949
Date Sampled		17/01/2023	17/01/2023	18/01/2023	18/01/2023	18/01/2023
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	20/01/2023	20/01/2023	20/01/2023	20/01/2023	20/01/2023
Date analysed	-	20/01/2023	20/01/2023	20/01/2023	20/01/2023	20/01/2023
Lead in paint	%w/w	1.9	7.1	0.46	0.008	0.006

Lead in Paint						
Our Reference		314812-11	314812-12	314812-13	314812-14	314812-15
Your Reference	UNITS	L16950	L16951	L16952	L16953	L16954
Date Sampled		18/01/2023	18/01/2023	18/01/2023	18/01/2023	18/01/2023
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	20/01/2023	20/01/2023	20/01/2023	20/01/2023	20/01/2023
Date analysed	-	20/01/2023	20/01/2023	20/01/2023	20/01/2023	20/01/2023
Lead in paint	%w/w	<0.005	0.15	0.19	0.14	0.079

Lead in Paint			
Our Reference		314812-16	314812-17
Your Reference	UNITS	L16955	L16956
Date Sampled		18/01/2023	18/01/2023
Type of sample		Paint	Paint
Date prepared	-	20/01/2023	20/01/2023
Date analysed	-	20/01/2023	20/01/2023
Lead in paint	%w/w	5.8	0.20

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	-			20/01/2023	1	20/01/2023	20/01/2023		20/01/2023	[NT]
Date analysed	-			20/01/2023	1	20/01/2023	20/01/2023		20/01/2023	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	1	0.005	0.02	120	93	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	7	20/01/2023	20/01/2023		[NT]	[NT]
Date analysed	-			[NT]	7	20/01/2023	20/01/2023		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	7	7.1	6.5	9	[NT]	[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.

Appendix C: Photographs

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Line ID 1: External, GF, Acacia Lodge, Eaves Throughout, Fibre Cement Sheeting - No Asbestos Detected

Line ID 2: External, GF, Administration/Office Building, Eaves, Fibre Cement Sheeting - No Asbestos Detected

Line ID 3: External, GF, Administration/Office Building, Perimeter, Fascia Panels, Fibre Cement Sheeting - No Asbestos Detected

Line ID 4: External, GF, Banksia Lodge, All Walls of Kitchen to Northern Elevation, Compressed Cement Sheeting - No Asbestos Detected

Line ID 5: External, GF, Banksia Lodge, Eaves Throughout, Fibre Cement Sheeting - No Asbestos Detected

Line ID 6: External, GF, Basketball Court Area, Debris to Ground Surface and Beneath Ground, Fibre Cement Sheet - Removed

Line ID 7: External, GF, Bluegum Lodge, Eaves Throughout, Fibre Cement Sheeting - No Asbestos Detected

Line ID 8: External, GF, Bluegum Lodge, Northern Elevation Wall, Compressed Cement Sheeting - No Asbestos Detected

Line ID 9: External, GF, Bush Craft Building, Eaves and Porch Ceiling, Fibre Cement Sheeting - Chrysotile & Amosite Asbestos Detected

Line ID 10: External, GF, Bush Craft Building, Infill Panels to Upper Porch Walls, Fibre Cement Sheeting - Chrysotile & Amosite Asbestos Detected

Line ID 11: External, GF, Bush Craft Building, Wooden Windows Throughout, Window Caulking - No Asbestos Detected

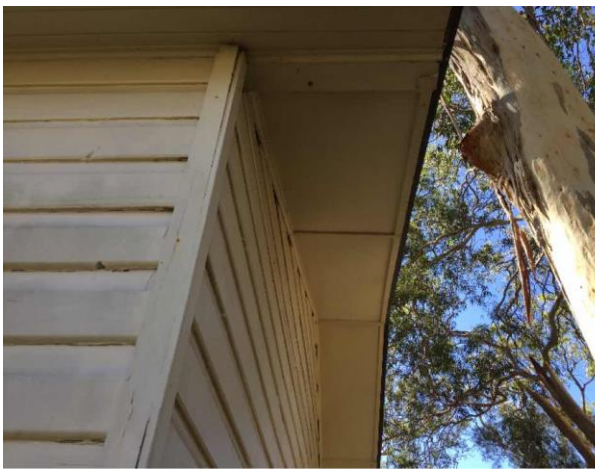
Line ID 12: External, GF, Casuarina Lodge, Eaves Throughout, Fibre Cement Sheeting - No Asbestos Detected

Line ID 13: External, GF, Casuarina Lodge, Kitchen, Wall Cladding, Compressed Cement Sheeting - No Asbestos Detected

Line ID 14: External, GF, Conference Lodge, Eaves, Fibre Cement Sheeting - Chrysotile & Amosite Asbestos Detected

Line ID 15: External, GF, Conference Lodge, Original Windows Throughout, Window Caulking - No Asbestos Detected

Line ID 16: External, GF, Conference Lodge, Southern Wall With Electrical Box, Bituminous Backing Board - Chrysotile Asbestos Detected



Line ID 17: External, GF, Equipment Store Building, Northern and Southern Elevations, Eaves, Fibre Cement Sheeting - Chrysotile & Amosite Asbestos Detected

Line ID 18: External, GF, Geebung Lodge, Eaves, Fibre Cement Sheeting - No Asbestos Detected

Line ID 19: External, GF, Geebung Lodge, Kitchen Walls, Compressed Cement Sheeting - No Asbestos Detected

Line ID 20: External, GF, Grevillea Lodge, Eaves Throughout, Fibre Cement Sheeting - No Asbestos Detected

Line ID 21: External, GF, Gum Nut Lodge, Eaves Throughout, Fibre Cement Sheeting - Chrysotile & Amosite Asbestos Detected

Line ID 22: External, GF, Gum Nut Lodge, Electrical Box to South Wall, Bituminous Backing Board - Chrysotile Asbestos Detected

Line ID 23: External, GF, Gum Nut Lodge, Subfloor, Packers to Building Support Beams, Fibre Cement Sheet - Chrysotile Asbestos Detected

Line ID 24: External, GF, Gum Nut Lodge, Wooden Windows Throughout, Window Caulking - No Asbestos Detected

Line ID 25: External, GF, Holiday Units (1-8) Laundry, Eaves, Fibre Cement Sheeting - No Asbestos Detected

Line ID 26: External, GF, Holiday Units 1-8 (All Identical In Design), Eaves and Awnings, Fibre Cement Sheeting - No Asbestos Detected

Line ID 27: External, GF, Pool House, Pool Store & Toilet Block, Eaves Throughout, Fibre Cement Sheeting - No Asbestos Detected

Line ID 28: External, GF, Recreational Hall, Cladding to All Elevations, Compressed Cement Sheeting - No Asbestos Detected

Line ID 29: External, GF, Recreational Hall, Eaves to Eastern and Western Elevations, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 30: External, GF, Residence 1 (Waratah House & Garage), Below Roof Tiles, Compressed Cement Sheeting - Chrysotile Asbestos Detected

Line ID 31: External, GF, Residence 1, Electrical Box to South-eastern Corner, Bituminous Backing Board - Chrysotile Asbestos Detected

Line ID 32: External, GF, Residence 1 (Waratah House & Garage), Garage Eaves, Fibre Cement Sheeting - No Asbestos Detected

Line ID 33: External, GF, Residence 1 (Waratah House & Garage), Garage, Under Roof Tiles, Compressed Cement Sheeting - Chrysotile Asbestos Detected

Line ID 34: External, GF, Residence 1 (Waratah House & Garage), Garage, Weatherboard Cladding, Compressed Cement Sheeting - No Asbestos Detected

Line ID 35: External, GF, Residence 1 (Waratah House & Garage), Northern and Southern Awnings, Fibre Cement Sheeting - No Asbestos Detected

Line ID 36: External, GF, Residence 1 (Waratah House & Garage), Northern and Southern Elevations, Upper 1/4 Wall, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 37: External, GF, Residence 2, Electrical Box to South-eastern Corner, Bituminous Backing Board - Chrysotile Asbestos Detected

Line ID 38: External, GF, Residence 2 (Wattle House & Garage), Garage Weatherboard Cladding, Compressed Cement Sheeting - No Asbestos Detected

Line ID 39: External, GF, Residence 2 (Wattle House & Garage), House and Garage, Under Roof Tiles, Compressed Cement Sheeting - Chrysotile Asbestos Detected

Line ID 40: External, GF, Residence 2 (Wattle House & Garage), House Northern and Southern Elevations, Porch Ceiling, Fibre Cement Sheeting - No Asbestos Detected

Line ID 41: External, GF, Residence, Northern and Southern Elevations, Upper 1/4 of Walls, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 42: External, GF, Residence 3 and Garage, House and Garage, Eaves, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 43: External, GF, Residence 3 and Garage, Southern Elevation Within Fuse Box, Bituminous Backing Board - Chrysotile Asbestos Detected

Line ID 44: External, GF, Ropes Course Store Building/Toilet, Eaves and Porch Ceiling, Fibre Cement Sheeting - Chrysotile & Amosite Asbestos Detected

Line ID 45: External, GF, Ropes Course Store Building/Toilet, Light Pole Adjacent Tennis Court, Electrical Fuse Box , Bituminous Backing Board - Suspected Asbestos

Line ID 46: External, GF, Ropes Course Store Building/Toilet, Wooden Windows Throughout, Window Caulking - No Asbestos Detected

Line ID 47: External, GF, Staff Residence, Eaves and Awning, Fibre Cement Sheeting - No Asbestos Detected

Line ID 48: External, GF, Tennis Court Amenities Block (North), Awning and Eaves (All Elevations), Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 49: External, GF, Tennis Court Amenities Block (North), Panelling Below Electrical Cabinet, Fibre Cement Sheeting - No Asbestos Detected

Line ID 50: External, GF, Tennis Court Amenities Block (North), Underside of Concrete Table, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 51: External, GF, Tennis Court Amenities Block (North), Walls, Weatherboard Cladding, Compressed Cement Sheet - No Asbestos Detected

Line ID 52: External, GF, Workshop (Including Workshop Garage), Eaves Throughout, Fibre Cement Sheeting - No Asbestos Detected

Line ID 53: External, GF, Workshop (Including Workshop Garage), Western Wall Surround Storeroom Door, Compressed Cement Sheeting - No Asbestos Detected

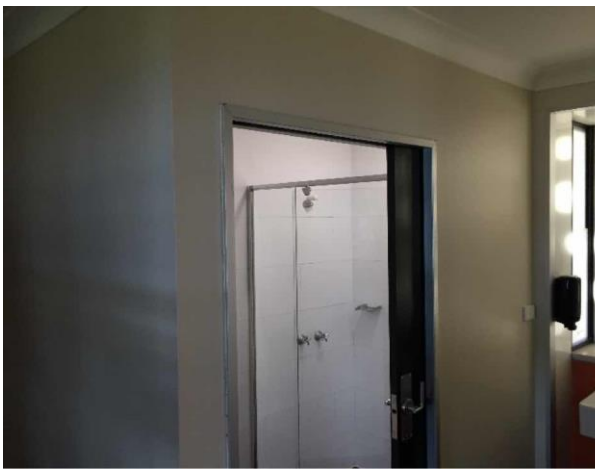
Line ID 54: External, Basement, The Boat Shed, Cladding to Western Wall, Compressed Cement Sheeting - Chrysotile Asbestos Detected

Line ID 55: External, Basement, The Boat Shed, Eaves to Northern, Southern and Western Elevations, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 56: Internal, GF, Acacia Lodge, Veranda Ceiling, Fibre Cement Sheeting - No Asbestos Detected

Line ID 57: Internal, GF, Administration/Office Building, Office, Safe, Internal Insulation - Suspected Asbestos

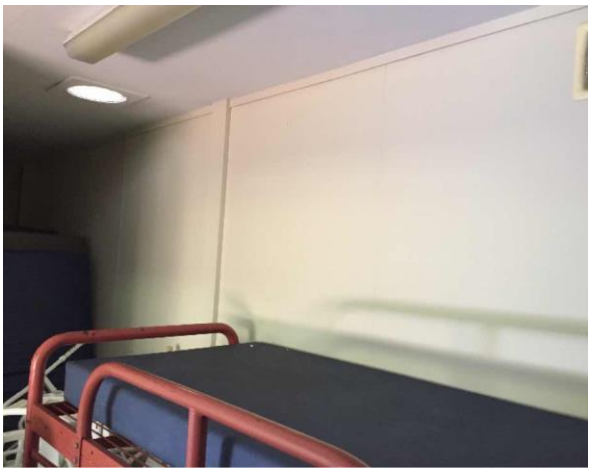
Line ID 58: Internal, GF, Administration/Office Building, Paper Storeroom, Ceiling, Fibre Cement Sheeting - No Asbestos Detected



Line ID 59: Internal, GF, Banksia Lodge, Bedrooms 2, 3 and 4, Shower and Toilets, Walls, Fibre Cement Sheeting - No Asbestos Detected

Line ID 60: Internal, GF, Banksia Lodge, Veranda Ceiling, Fibre Cement Sheeting - No Asbestos Detected

Line ID 61: Internal, GF, Bluegum Lodge, Cleaners Store (West and North Wall), Laundry (North and East Wall), Fibre Cement Sheeting - No Asbestos Detected



Line ID 62: Internal, GF, Bluegum Lodge, Staff Room, West Face Wall Infill Panels, Fibre Cement Sheeting - No Asbestos Detected

Line ID 63: Internal, GF, Bush Craft Building, Eastern and Southern Rooms, Olive Green Vinyl Floor Tiles - Chrysotile Asbestos Detected

Line ID 64: Internal, GF, Bush Craft Building, Eastern and Western Rooms, Blue Vinyl Floor Tiles - Chrysotile Asbestos Detected

Line ID 65: Internal, GF, Bush Craft Building, Eastern Room, Cream Vinyl Floor Tiles - Chrysotile Asbestos Detected

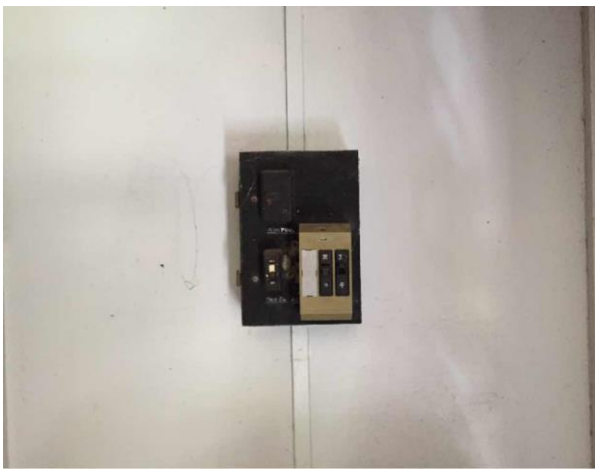
Line ID 66: Internal, GF, Bush Craft Building, Eastern Room, Orange Vinyl Floor Tiles - Chrysotile Asbestos Detected

Line ID 67: Internal, GF, Bush Craft Building, Eastern Room, Light Grey Vinyl Floor Tiles - Chrysotile Asbestos Detected

Line ID 68: Internal, GF, Casuarina Lodge, Veranda Ceiling, Fibre Cement Sheeting - No Asbestos Detected

Line ID 69: Internal, GF, Casuarina Lodge, Walls to Toilet and Showers Within Bedrooms 2, 3 and 4, Fibre Cement Sheeting - No Asbestos Detected

Line ID 70: Internal, GF, Conference Lodge, Toilet and Storeroom (North, East and West Walls), Fibre Cement Sheeting - No Asbestos Detected



Line ID 71: Internal, GF, Equipment Store Building, West Wall, Bituminous Backing Board - Chrysotile Asbestos Detected

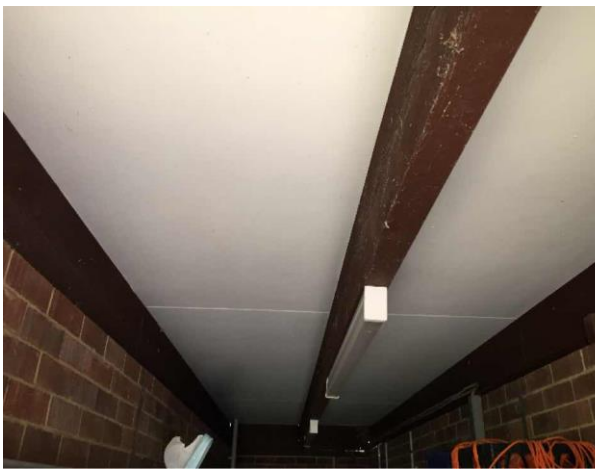
Line ID 72: Internal, GF, Geebung Lodge, Veranda Ceiling, Fibre Cement Sheeting - No Asbestos Detected

Line ID 73: Internal, GF, Grevillea Lodge, Veranda Ceiling, Fibre Cement Sheeting - No Asbestos Detected

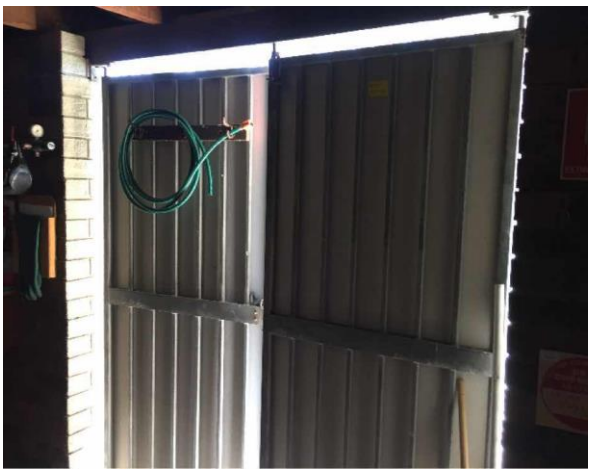
Line ID 74: Internal, GF, Gum Nut Lodge, Bathroom Walls and Ceiling, Fibre Cement Sheeting - Chrysotile & Amosite Asbestos Detected

Line ID 75: Internal, GF, Holiday Units (1-8) Laundry, Ceiling, Fibre Cement Sheeting - No Asbestos Detected

Line ID 76: Internal, GF, Holiday Units 1-8 (All Identical In Design), Bathroom Ceiling, Fibre Cement Sheeting - No Asbestos Detected



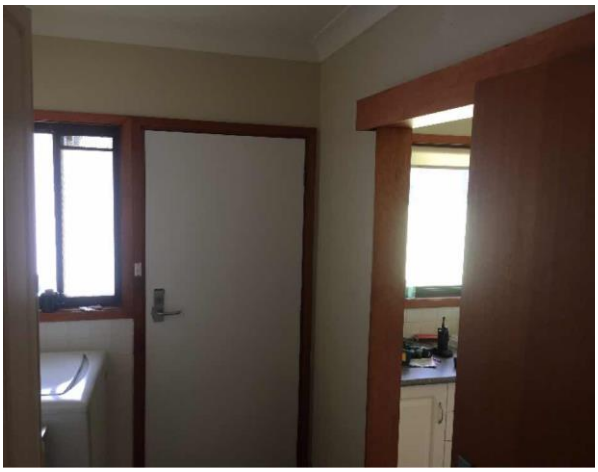
Line ID 77: Internal, GF, Pool House, Pool Store & Toilet Block, Ceilings, Fibre Cement Sheeting - No Asbestos Detected



Line ID 78: Internal, GF, Pool House, Pool Store & Toilet Block, Pump House Door Lining, Compressed Cement Sheeting - No Asbestos Detected

Line ID 79: Internal, GF, Pool House, Pool Store & Toilet Block, Western Wall of Pump House, Bituminous Backing Board - Suspected Asbestos

Line ID 80: Internal, GF, Recreational Hall, Infill Panel to Electrical Cabinet, Fibre Cement Sheeting - No Asbestos Detected



Line ID 81: Internal, GF, Residence 1 (Waratah House & Garage), Laundry, Toilet and Shower Walls, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 81.1: Internal, GF, Residence 1 (Waratah House & Garage), Laundry, Toilet and Shower Walls, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 82: Internal, GF, Residence 1 (Waratah House & Garage), South Wall of Kitchen, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 83: Internal, GF, Residence 2 (Wattle House & Garage), Laundry, Toilet and Bathroom Walls, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 84: Internal, GF, Residence 2 (Wattle House & Garage), Southern Wall of Kitchen, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 85: Internal, GF, Residence 3 and Garage, Bathroom Ceiling, Fibre Cement Sheeting - Chrysotile, Amosite and Crocidolite Asbestos Detected

Line ID 86: Internal, GF, Residence 3 and Garage, Kitchen Walls, Fibre Cement Sheeting - Chrysotile, Amosite and Crocidolite Asbestos Detected

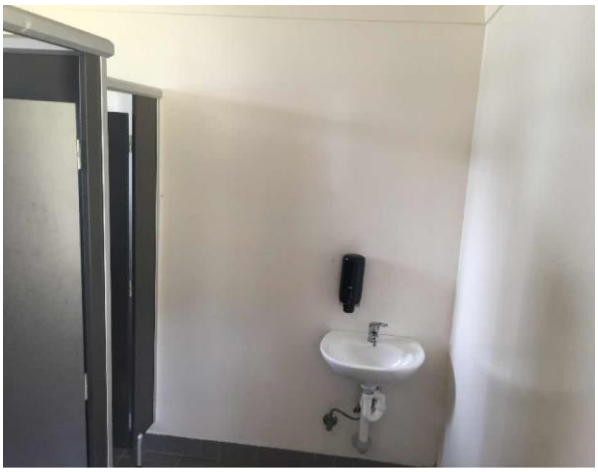
Line ID 87: Internal, GF, Residence 3 and Garage, Laundry Toilet Ceiling, Fibre Cement Sheeting - Chrysotile, Amosite and Crocidolite Asbestos Detected

Line ID 88: Internal, GF, Residence 3 and Garage, Laundry Toilet Walls, Tilux - No Asbestos Detected

Line ID 89: Internal, GF, Residence 3 and Garage, Laundry Walls and Ceiling, Fibre Cement Sheeting - Chrysotile, Amosite and Crocidolite Asbestos Detected

Line ID 90: Internal, GF, Residence 3 and Garage, Manhole Cover Within Laundry, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 91: Internal, GF, Ropes Course Store Building/Toilet, Toilet and Shower Room Ceilings, Fibre Cement Sheeting - Chrysotile & Amosite Asbestos Detected



Line ID 92: Internal, GF, Tennis Court Amenities Block (North), Storeroom, Male and Female Toilets, Walls, Fibre Cement Sheeting - Chrysotile Asbestos Detected

Line ID 93: External, GF, Administration/Office Building, Walls Throughout, Beige Paint - Lead Detected (<0.005% w/w)

Line ID 94: External, GF, Barbeque Area, Walls Throughout, Beige Paint - Lead Detected (<0.005% w/w)

Line ID 95: External, GF, Bush Craft Building, Walls and Eaves, Green Paint - Lead Detected (0.15mg/kg)

Line ID 96: External, GF, Bush Craft Building, Window and Door Frames, Brown (Dark) Paint - Lead Detected (0.19% w/w)

Line ID 97: External, GF, Conference Lodge, Walls, Beige Paint - Lead Detected (<0.005% w/w)

Line ID 98: External, GF, Conference Lodge, Windows and Trim Throughout, Grey (Dark) Paint - Lead Detected (1.9% w/w)

Line ID 99: External, GF, Equipment Store Building, Door, Window Frames and Trim, Grey (Dark) Paint - Lead Detected (1.9% w/w)

Line ID 100: External, GF, Equipment Store Building, Walls, Beige Paint - Lead Detected (7.1% w/w)

Line ID 101: External, GF, Gum Nut Lodge, Door, Window Frames and Trim, Grey (Dark) Paint - Lead Detected (1.9% w/w)

Line ID 102: External, GF, Gum Nut Lodge, Walls Throughout, Beige Paint - Lead Detected (7.1% w/w)

Line ID 103: External, GF, Hakea Lodges 1-3, Walls Throughout, Beige Paint - Lead Detected (<0.005% w/w)

Line ID 104: External, GF, Holiday Units (1-8) Laundry, Walls, Grey Paint - Lead Detected (0.02% w/w)

Line ID 105: External, GF, Holiday Units 1-8 (All Identical In Design), Walls Throughout, Beige Paint - Lead Detected (<0.005% w/w)

Line ID 106: External, GF, Pool House, Pool Store & Toilet Block, Walls Throughout, Beige Paint - Lead Detected (<0.005% w/w)

Line ID 107: External, GF, Residence 1 (Waratah House & Garage), House and Garage Walls, Beige Paint - Lead Detected (0.005% w/w)

Line ID 108: External, GF, Residence 2 (Wattle House & Garage), House and Garage Walls, Beige Paint - Lead Detected (0.005% w/w)

Line ID 109: External, GF, Residence 3 and Garage, Eaves to House and Garage, White Paint - Lead Detected (0.46% w/w)

Line ID 110: External, GF, Residence 3 and Garage, Walls to House and Garage, Beige Paint - Lead Detected (0.008% w/w)

Line ID 111: External, GF, Ropes Course Store Building/Toilet, Hand-railing, Doors, Window and Door Frames, Black Paint - Lead Detected (0.20% w/w)

Line ID 112: External, GF, Ropes Course Store Building/Toilet, Walls, Beige Paint - Lead Detected (<0.005% w/w)

Line ID 113: External, GF, Tennis Court Amenities Block (North), Walls Throughout, Beige Paint - Lead Detected (<0.005% w/w)

Line ID 114: Internal, GF, Administration/Office Building, Walls Throughout, Cream Paint - Lead Detected (0.02% w/w)

Line ID 115: Internal, GF, Barbeque Area, Walls Throughout, Beige Paint - Lead Detected (<0.005% w/w)

Line ID 116: Internal, GF, Bush Craft Building, Ceilings and Window Frames, White Paint - Lead Detected (5.8% w/w)

Line ID 117: Internal, GF, Bush Craft Building, Walls to Eastern Room, Beige Paint - Lead Detected (0.079% w/w)

Line ID 118: Internal, GF, Bush Craft Building, Walls to Western Room, Blue Paint - Lead Detected (0.14% w/w)

Line ID 119: Internal, GF, Hakea Lodges 1-3, Walls Throughout, Beige Paint - Lead Detected (0.006% w/w)

Line ID 120: Internal, GF, Holiday Units (1-8) Laundry, Walls and Ceiling, Grey Paint - Lead Detected (0.02% w/w)

Line ID 121: Internal, GF, Ropes Course Store Building/Toilet, Walls and Ceilings Throughout, Beige Paint - Lead Detected (0.006% w/w)

Line ID 122: External, GF, Banksia Lodge, Western Elevation, Hot Water Tank, Internal Insulation - Suspected SMF

Line ID 123: External, GF, Bluegum Lodge, Southern Elevation, Hot Water Tank, Internal Insulation - Suspected SMF

Line ID 124: External, GF, Casuarina Lodge, Western Wall, Hot Water Tank, Internal Insulation - Suspected SMF

Line ID 125: External, GF, Dining Hall, Southwestern Corner, Hot Water Unit, Internal Insulation - Suspected SMF

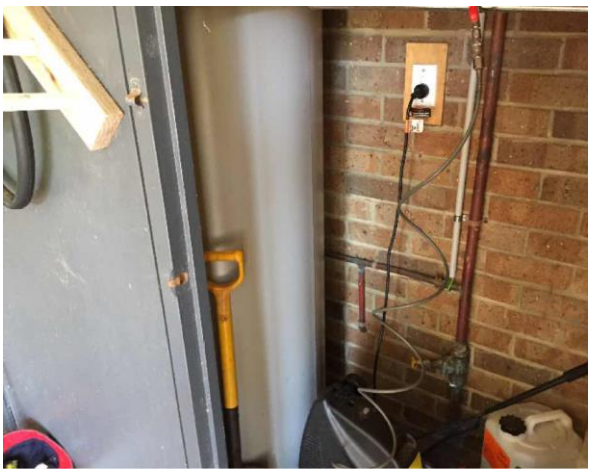
Line ID 126: External, GF, Geebung Lodge, Western Elevation, Hot Water Tank, Internal Insulation - Suspected SMF

Line ID 127: External, GF, Hakea Lodges 1-3, Hot Water Tanks, Internal Insulation - Suspected SMF

Line ID 128: External, GF, Holiday Units 1-8 (All Identical In Design), Hot Water Tanks, Internal Insulation - Suspected SMF

Line ID 129: External, GF, Residence 1 (Waratah House & Garage), Garage, Ceiling and Walls, Sarking Insulation - Suspected SMF

Line ID 130: External, GF, Residence 3 and Garage, South-eastern Corner, Hot Water Tank, Internal Insulation - Suspected SMF



Line ID 131: External, GF, Staff Residence, Within Porch Cupboard, Hot Water Tank, Internal Insulation - Suspected SMF

Line ID 132: Internal, GF, Acacia Lodge, Underside of Roof, Sarking Insulation - Suspected SMF

Line ID 133: Internal, GF, Acacia Lodge, Western Elevation Cupboards, Hot Water Tanks , Internal Insulation - Suspected SMF

Line ID 134: Internal, GF, Administration/Office Building, Ceiling Space, Air Conditioning Ductwork, Insulation Material - Suspected SMF

Line ID 135: Internal, GF, Administration/Office Building, Underside of Roof, Sarking Insulation - Suspected SMF

Line ID 137: Internal, GF, Barbeque Area, Southern Wall, Hot Water Tank, Insulation Material - Suspected SMF

Line ID 138: Internal, GF, Casuarina Lodge, Underside of Roof, Sarking Insulation - Suspected SMF

Line ID 139: Internal, GF, Dining Hall, Underside of Roof, Sarking Insulation - Suspected SMF

Line ID 140: Internal, GF, Geebung Lodge, Underside of Roof, Sarking Insulation - Suspected SMF

Line ID 141: Internal, GF, Grevillea Lodge, Underside of Roof, Sarking Insulation - Suspected SMF

Line ID 142: Internal, GF, Grevillea Lodge, Western Wall Cupboards, Hot Water Tanks, Internal Insulation - Suspected SMF

Line ID 143: Internal, GF, Holiday Units (1-8) Laundry, Hot Water Tank, Internal Insulation - Suspected SMF

Line ID 144: Internal, GF, Pool House, Pool Store & Toilet Block, Cleaners Room, Hot Water Tank, Internal Insulation - Suspected SMF

Line ID 145: Internal, GF, Residence 1 (Waratah House & Garage), House, Floor of Ceiling Void, Insulation Batts - Suspected SMF

Line ID 146: Internal, GF, Residence 1 (Waratah House & Garage), House, Underside of Roof, Sarking Insulation - Suspected SMF

Line ID 147: Internal, GF, Residence 1 (Waratah House & Garage), Laundry, Hot Water Tank, Internal Insulation - Suspected SMF

Line ID 148: Internal, GF, Residence 2 (Wattle House & Garage), House, Floor of Ceiling Void, Insulation Batts - Suspected SMF

Line ID 149: Internal, GF, Residence 2 (Wattle House & Garage), House, Underside of Roof, Sarking Insulation - Suspected SMF

Line ID 150: Internal, GF, Residence 2 (Wattle House & Garage), Laundry, Hot Water Tank, Internal Insulation - Suspected SMF

Line ID 151: Internal, GF, Residence 3 and Garage, Floor of Ceiling Void, Insulation Batts - Suspected SMF

Line ID 152: Internal, GF, Equipment Store Building, Fluorescent Lights, Capacitor(s) - PCB Capacitor

Line ID 153: Internal, GF, Residence 3 and Garage, Within Garage, Fluorescent Light, Capacitor(s) - Suspected PCB

Line ID 154: External, GF, Administration/Office Building, Southern Elevation, Air Conditioning Unit, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant

Line ID 155: External, GF, Bluegum Lodge, Southern Elevation, Air Conditioning Unit, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant

Line ID 156: External, GF, Conference Lodge, Beneath Building, Air Conditioning Unit, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 157: External, GF, Dining Hall, Chiller Units, R404A Refrigerannt - Non ODS Refrigerant

Line ID 158: External, GF, Dining Hall, Southern Elevation, Air Conditioning Unit, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 159: External, GF, Dining Hall, Western Wall, Air Conditioning Unit, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 160: External, GF, Hakea Lodges 1-3, Air Conditioning Units, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant

Line ID 161: External, GF, Holiday Units 1-8 (All Identical In Design), Air Conditioning Units, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 162: External, GF, Residence 1 (Waratah House & Garage), Eastern Wall, Air Conditioning Unit, R32 Refrigerant - Non ODS Refrigerant

Line ID 163: External, GF, Residence 2 (Wattle House & Garage), Eastern Wall, Air Conditioning Unit, R32 Refrigerant - Non ODS Refrigerant

Line ID 164: External, GF, Staff Residence, Northern Wall, Air Conditioning Unit, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 165: Internal, GF, Acacia Lodge, Air Conditioning Units, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 166: Internal, GF, Banksia Lodge, Air Conditioning Units, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 167: Internal, GF, Casuarina Lodge, Air Conditioning Units, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 168: Internal, GF, Geebung Lodge, Air Conditioning Units, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 169: Internal, GF, Grevillea Lodge, Air Conditioning Units, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 170: Internal, GF, Residence 3 and Garage, Lounge Room, Air Conditioning Unit, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant

Appendix D: Risk Assessment

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Risk Assessment

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

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

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

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

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

Table 2 - Risk Scores

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

Table 3 – Product Type (or debris)

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

Table 4 – Extent of Damage or Deterioration

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

Table 5 – Surface type and treatment

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

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

Appendix E: Legislative Requirements

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Legislative Requirements

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

State/Territories Relevant Legislation

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

States/Territories Code of Practices & Compliance Codes

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

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

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

Hazardous Materials Standard & Guidance Notes

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

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

Appendix F: Methodology

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Methodology

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

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

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

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

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

The presence of asbestos in bulk samples is determined by Polarised Light Microscopy (PLM) with dispersion staining techniques. Where asbestos was found to exist, a risk assessment was conducted on each item and a priority rating applied. This was conducted in accordance with the protocols described in **Appendix D: Risk Assessment**.

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

Appendix G: Statement of Limitations

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Statement of Limitations

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

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

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

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

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

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

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

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

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

Asbestos Containing Materials

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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