Office of Sport

Asbestos and Hazardous Materials Reinspection Assessment

Sydney International Equestrian Centre

Saxony Road

Horsley Park NSW 2175

28/03/2023

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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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Executive Summary

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by Office of Sport to conduct an asbestos and hazardous materials (hazmat) reinspection assessment of Sydney International Equestrian Centre located at Saxony Road, Horsley Park NSW 2175 (the site).

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

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

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

Property	Asbestos Containing Materials		Lead Based Paint	Lead Containing Dust	Synthetic Mineral Fibre	Poly-chlorinated Biphenyls	Ozone Depleting Substances
	Non-Friable	Friable					
Sydney International Equestrian 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 Sydney International Equestrian Centre located at Saxony Road, Horsley Park NSW 2175 (the Site). Phoebe Quessy of Tetra Tech conducted the assessment on the 03/03/2023.

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 Sydney International Equestrian Centre located at Saxony Road, Horsley Park NSW 2175 (the site).

Table 1: Site Information	
Site:	Sydney International Equestrian Centre, Saxony Road, Horsley Park NSW 2175
Age (Circa):	1990
Site Description:	Equestrian Centre

1.2. Objective and Scope of Works

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

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

2. Findings

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

2.1. Assessment Findings

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

The following significant key findings are noted:

2.1.1. Asbestos Containing Materials

Location	Material Description	Risk Rating
External / House / Front of House / Driveway, Pipework	Fibre Cement Sheet	Medium
External / Gardeners Shed / Electrical Box / Switchboard	HRC Fuses	Low
External / House / Perimeter / Eaves	Fibre Cement Sheet	Low
External / House / Perimeter / Meter Box	Bituminous Backing Board	Low
External / House / Perimeter / Meter Box	Mastic Sealant to Meter	Low
External / House / Perimeter / Switchboard	HRC Fuses	Low
External / House / Perimeter / Toilets, Walls and Ceilings	Fibre Cement Sheet	Low
Internal / House / Bathroom / Walls Behind Tiles	Fibre Cement Sheet	Low
Internal / House / Board Room / Ceiling	Fibre Cement Sheet	Low
Internal / House / Board Room / Sub Floor Packers	Fibre Cement Sheet	Low
Internal / Main Arena 1 / Eastern Storage Area / Door to E.05, E.04 and E.03	Fire Door Core	Low
Internal / Main Arena 1 / Western Storage Area / Door to F.06, F.03 and F.05	Fire Door Core	Low
Internal / Venue Office / Office A.05 / Fire Door	Fire Door Core	Low
Internal / Venue Office / Office A.05 / Safe	Internal Insulation	Low

2.1.2. Lead Based Paint

Location	Material Description	Risk Rating
External / House / Perimeter / Gutters	White Paint	Very Low

2.1.3. Lead Containing Dust

Location	Material Description	Risk Rating
Internal / House / Board Room / Ceiling Space	Dust	Low

Internal / Stables / Amenities / EB.05, Floor	Dust	Very Low
Internal / Venue Office / Electrical Comms A.15 / Floor	Dust	Very Low

2.1.4. Synthetic Mineral Fibres

Location	Material Description	Risk Rating
External / House / Perimeter / Hot Water Heater	Insulation Material	Very Low
External / House / Perimeter / South Corner, on Floor	Debris	Very Low
Internal / Indoor Arena / Judges Office / Ceiling Void	Insulation Material	Very Low
Internal / Main Arena 1 West Amenities / C.06 Canteen / Floor Covering	Black Vinyl Sheet	Very Low
Internal / Main Arena 1 West Amenities / Female Toilets / Pipework	Insulation Material	Very Low
Internal / Riders Retreat / Bathrooms / Cleaners Store, Hot Water Heater	Internal Insulation	Very Low
Internal / Riders Retreat / Event Office / Above Sink, Hot Water Boiler	Internal Insulation	Very Low
Internal / Riders Retreat / Kitchen / Hot Water Boiler	Internal Insulation	Very Low
Internal / Riders Retreat / Throughout / Ceiling Space	Sarking Insulation	Very Low
Internal / Riders Retreat / Throughout / Floor Covering	Blue Vinyl Sheet	Very Low
Internal / Stables / Amenities / HWS Cupboards, Pipework	Insulation Material	Very Low
Internal / Venue Office / Cleaners Store A.10 / Hot Water Heater	Internal Insulation	Very Low
Internal / Venue Office / Conference Room / Hot Water Boiler	Internal Insulation	Very Low
Internal / Venue Office / Conference Room / Kitchen Area, Floor Covering	Grey Vinyl Sheet	Very Low
Internal / Venue Office / Kitchen / Above Sink, Boiler	Internal Insulation	Very Low
Internal / Venue Office / Kitchen / Hot Water Heater	Internal Insulation	Very Low
Internal / Venue Office / Throughout / Ceiling	Insulation Batts	Very Low
Internal / Venue Office / Throughout / Ceiling Space	Sarking Insulation	Very Low
Internal / Venue Office / Throughout / Ceiling Space	Air Conditioning Ductwork	Very Low
Internal / Venue Office / Throughout / Walls and Underside of Ceiling	Insulation Batts	Very Low

2.1.5. Polychlorinated Biphenyls

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

2.1.6. Ozone Depleting Substances

Location	Material Description	Risk Rating
External / House / Backyard / AC Unit	Unknown Refrigerant	Very Low
Internal / Gardeners Shed / Lunch Shed / Lunch Room, AC Unit	Unknown Refrigerant	Very Low
Internal / Riders Retreat / Event Office / TECO AC Unit	Unknown Refrigerant	Very Low
Internal / Riders Retreat / First Aid Room / LG AC Unit	Unknown Refrigerant	Very Low
Internal / Security Office / Throughout / TECO AC Unit	Unknown Refrigerant	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
- External, grounds, throughout kiosk substation - live electricity

2.1.9. Limited Access Areas

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

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

3. Recommendations

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

3.1. Asbestos Containing Materials

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

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

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

3.1.1. Asbestos Control Measures

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

- During future demolition works, if any materials that are not referenced in this report and are suspected of containing asbestos are encountered, then works must cease and an asbestos hygienist should be notified to determine whether the material contains asbestos

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

3.2. Lead Based Paint

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

3.3. Lead Containing Dust

- Any work processes involving lead containing dust must be undertaken in a manner to ensure that no worker is exposed to lead at concentrations above the workplace exposure standard (WES) of 0.05mg/m^3 over an eight-hour day.
- Prior to any disturbance of lead containing dust a comprehensive risk assessment is to be conducted.
- Lead containing dust removal works should include the use of high efficiency particulate air (HEPA) filtered vacuum cleaners and wet wiping techniques by a licensed contractor under controlled lead-containing dust conditions in conjunction with air monitoring and clearances by a competent hygienist.

3.4. Synthetic Mineral Fibres

- SMF materials that are likely to be disturbed during any proposed demolition/refurbishment works should be handled in accordance with The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].

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

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

Appendix A: Asbestos and Hazardous Materials Register

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Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Cabins / Throughout / Packers Under House	Fibre Cement Sheet	Asbestos	A24702	No Asbestos Detected	-	10 m²	-	-	-	1
External	Gardeners Shed / Electrical Box / Switchboard	HRC Fuses	Asbestos	754-SYDEN311850 Equestrian Centre168A9	Suspected Asbestos	Friable	3 Units	Low	5 Yearly Reinspection	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.	2
External	Grounds Throughout / East of Arena 2 / Drainage Pipes	Moulded Fibre Cement	Asbestos	A24661.1	No Asbestos Detected	-	20 m	-	-	-	3
External	Grounds Throughout / North Side of Cabins / Drainage Pipes	Moulded Fibre Cement	Asbestos	A24661.2	No Asbestos Detected	-	20 m2	-	-	-	4
External	Grounds Throughout / North Side of Cabins / Small Drainage Pipes	Moulded Fibre Cement	Asbestos	A24703	No Asbestos Detected	-	30 m	-	-	-	5
External	Grounds Throughout / South of Indoor Arena / Drainage Pipes	Moulded Fibre Cement	Asbestos	A24661	No Asbestos Detected	-	40 m	-	-	Under pathways.	6

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Grounds Throughout / South of Indoor Arena / Smaller Drainage Pipe	Moulded Fibre Cement	Asbestos	A24662	No Asbestos Detected	-	20 m	-	-	Under grass.	7
External	House / Backyard / Packers Under Deck	Fibre Cement Sheet	Asbestos	A24671	No Asbestos Detected	-	1 m²	-	-	-	8
External	House / Front of House / Above Garage Door, Infill Panel	Fibre Cement Sheet	Asbestos	A24672	No Asbestos Detected	-	2.5 m²	-	-	-	9
External	House / Front of House / Driveway, Pipework	Moulded Fibre Cement	Asbestos	A24676	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	1 m	Medium	5 Yearly Reinspection	Could extend further under grass. 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.	10
External	House / Perimeter / Damp Proof Course to Brickwork	Waterproof Membrane	Asbestos	A24674	No Asbestos Detected	-	50 m	-	-	-	11
External	House / Perimeter / Eaves	Fibre Cement Sheet	Asbestos	A24668	Chrysotile Asbestos Detected	Non-Friable	40 m	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	12

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	House / Perimeter / Meter Box	Bituminous Backing Board	Asbestos	754-SYDEN311850 Equestrian Centre168A7	Suspected Asbestos	Non-Friable	1 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.	13
External	House / Perimeter / Meter Box	Mastic Sealant to Meter	Asbestos	754-SYDEN311850 Equestrian Centre168A8	Suspected Asbestos	Non-Friable	3 Units	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.	14
External	House / Perimeter / South Corner, on Floor	Debris	Asbestos	A24673	No Asbestos Detected	-	1 m²	-	-	-	15

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	House / Perimeter / Switchboard	HRC Fuses	Asbestos	754-SYDEN311850 Equestrian Centre168A6	Suspected Asbestos	Friable	3 Units	Low	5 Yearly Reinspection	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.	16
External	House / Perimeter / Toilets, Walls and Ceilings	Fibre Cement Sheet	Asbestos	A24670	Chrysotile Asbestos Detected	Non-Friable	35 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	House / Perimeter / Walls, Weatherboard Cladding	Fibre Cement Sheet	Asbestos	A24669	No Asbestos Detected	-	20 m²	-	-	-	18
External	Riders Retreat / First Aid Room / Packers Under Floor	Fibre Cement Sheet	Asbestos	A24708	No Asbestos Detected	-	1 m²	-	-	-	19
External	Venue Office / Throughout / Fascia and Ceiling	Fibre Cement Sheet	Asbestos	A24658	No Asbestos Detected	-	100 m²	-	-	-	20
Internal	Cabins / Bedrooms / Floor Covering Throughout	Beige Vinyl Sheet	Asbestos	A24701	No Asbestos Detected	-	200 m²	-	-	Sampled in cabin 1.	21

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Cabins / North East Side Amenities / Switchroom and Storeroom, Ceiling	Fibre Cement Sheet	Asbestos	A24704	No Asbestos Detected	-	2 m²	-	-	-	22
Internal	Gardeners Shed / Lunch Shed / Floor Covering	Blue Vinyl Sheet	Asbestos	A24675	No Asbestos Detected	-	15 m²	-	-	-	23
Internal	House / Bathroom / Walls Behind Tiles	Fibre Cement Sheet	Asbestos	754-SYDEN311850 Equestrian Centre168A4	Suspected Asbestos	Non-Friable	4 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.	24
Internal	House / Board Room / Ceiling	Fibre Cement Sheet	Asbestos	A24664	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.	25
Internal	House / Board Room / Ceiling Space	Dust	Asbestos	A24666	No Asbestos Detected	-	100 m²	-	-	-	26

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	House / Board Room / Sub Floor	Bituminous Packers	Asbestos	A24667	No Asbestos Detected	-	1 m²	-	-	-	27
Internal	House / Board Room / Sub Floor Packers	Fibre Cement Sheet	Asbestos	754-SYDEN311850 Equestrian Centre168A5	Suspected Asbestos	Non-Friable	1 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.	28
Internal	House / Board Room / Western Wall	Fibre Cement Sheeting	Asbestos	A24665	No Asbestos Detected	-	12 m²	-	-	-	29
Internal	House / Kitchen / Floor Covering	Blue Vinyl Sheet	Asbestos	A24663	No Asbestos Detected	-	6 m²	-	-	-	30
Internal	Indoor Arena / Judges Office / Floor Covering	Grey Vinyl Sheet	Asbestos	A24656	No Asbestos Detected	-	10 m²	-	-	-	31
Internal	Main Arena 1 / Eastern Storage Area / Door to E.05, E.04 and E.03	Fire Door Core	Asbestos	754-SYDEN311850	Suspected Asbestos	Friable	1 Unit	Low	5 Yearly Reinspection	Manufactured by R.E Spence 1999. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions	32

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
				Equestrian Centre168A10						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.	
Internal	Main Arena 1 / Eastern Storage Area / E.03 Floor Covering	Black Vinyl Sheet	Asbestos	A24698	No Asbestos Detected	-	20 m²	-	-	-	33
Internal	Main Arena 1 / Eastern Storage Area / E.03 Floor Covering	Black Vinyl Sheet	Asbestos	A24698.1	No Asbestos Detected	-	20 m²	-	-	-	34
Internal	Main Arena 1 / Eastern Storage Area / E.03 Skirting	Black Vinyl Sheet	Asbestos	A24697	No Asbestos Detected	-	15 m	-	-	-	35
Internal	Main Arena 1 / Western Storage Area / Door to F.06, F.03 and F.05	Fire Door Core	Asbestos	Visual Observation	Suspected Asbestos	Friable	3 Units	Low	5 Yearly Reinspection	Manufactured by R.E Spence 1999. 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.	36
Internal	Main Arena 1 / Western Storage Area / F.03 Floor Covering	Black Vinyl Sheet	Asbestos	A24700	No Asbestos Detected	-	20 m²	-	-	-	37

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Main Arena 1 / Western Storage Area / F.03 Skirting	Black Vinyl Sheet	Asbestos	A24699	No Asbestos Detected	-	15 m	-	-	-	38
Internal	Main Arena 1 West Amenities / C.06 Canteen / Floor Covering	Black Vinyl Sheet	Asbestos	A24696	No Asbestos Detected	-	8 m²	-	-	-	39
Internal	Main Arena 1 West Amenities / C.08 Store / Ceiling	Fibre Cement Sheeting	Asbestos	A24695	No Asbestos Detected	-	1 m²	-	-	-	40
Internal	Main Arena 1 West Amenities / C.09 Distribution Board / Ceiling	Fibre Cement Sheeting	Asbestos	A24695.1	No Asbestos Detected	-	1 m²	-	-	-	41
Internal	Main Arena 1 West Amenities / Female Toilets / Partition Walls	Fibre Cement Sheet	Asbestos	A24694	No Asbestos Detected	-	15 m²	-	-	-	42
Internal	Northern Amenities / Store Room / Ceiling	Fibre Cement Sheet	Asbestos	A24712	No Asbestos Detected	-	2 m²	-	-	-	43
Internal	Riders Retreat / Bathrooms / Cubicle Partition Walls	Fibre Cement Sheet	Asbestos	A24706	No Asbestos Detected	-	20 m²	-	-	-	44

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Riders Retreat / Event Office / Floor Covering	Blue Vinyl Sheet	Asbestos	A24710	No Asbestos Detected	-	20 m²	-	-	-	45
Internal	Riders Retreat / First Aid Room / Floor Covering	Blue Vinyl Sheet	Asbestos	A24707	No Asbestos Detected	-	10 m²	-	-	-	46
Internal	Riders Retreat / Throughout / Floor Covering	Blue Vinyl Sheet	Asbestos	A24705	No Asbestos Detected	-	50 m²	-	-	-	47
Internal	Security Hunts on Road / Throughout / Floor Covering	Grey Vinyl Sheet	Asbestos	A24709	No Asbestos Detected	-	4 m²	-	-	-	48
Internal	Security Office / Throughout / Floor Covering	Grey Vinyl Sheet	Asbestos	A24713	No Asbestos Detected	-	5 m²	-	-	-	49
Internal	Stables / Amenities / Cubicle Partition Walls	Fibre Cement Sheet	Asbestos	A24711	No Asbestos Detected	-	20 m²	-	-	Sampled in eastern male toilets.	50
Internal	Venue Office / Canteen / Floor Covering	Grey Vinyl Sheet	Asbestos	A24657.1	No Asbestos Detected	-	12 m²	-	-	-	51

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Venue Office / Cleaners Store A.10 / Walls	Fibre Cement Sheeting	Asbestos	A24659.1	No Asbestos Detected	-	10 m²	-	-	-	52
Internal	Venue Office / Conference Room / Kitchen Area, Floor Covering	Grey Vinyl Sheet	Asbestos	A24657	No Asbestos Detected	-	3 m²	-	-	-	53
Internal	Venue Office / Kitchen / Floor Covering	Grey Vinyl Sheet	Asbestos	A24656.3	No Asbestos Detected	-	5 m²	-	-	-	54
Internal	Venue Office / Office A.02 / Floor Covering	Grey Vinyl Sheet	Asbestos	A24656.1	No Asbestos Detected	-	5 m²	-	-	-	55
Internal	Venue Office / Office A.05 / Fire Door	Fire Door Core	Asbestos	754-SYDEN311850 Equestrian Centre168A2	Suspected Asbestos	Friable	1 Unit	Low	5 Yearly Reinspection	Metal lined, unable to sample. 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.	56
Internal	Venue Office / Office A.05 / Floor Covering	Grey Vinyl Sheet	Asbestos	A24656.2	No Asbestos Detected	-	5 m²	-	-	-	57

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Venue Office / Office A.05 / Safe	Internal Insulation	Asbestos	754-SYDEN311850 Equestrian Centre168A3	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.	58
Internal	Venue Office / Toilets / Cubicle Walls	Compressed Cement Sheeting	Asbestos	A24660	No Asbestos Detected	-	30 m²	-	-	-	59
Internal	Venue Office / Toilets / Walls	Fibre Cement Sheeting	Asbestos	A24659	No Asbestos Detected	-	50 m²	-	-	-	60
External	Grounds Throughout / Perimeter / North and West Walls	Green Paint	Lead Paint	L16227	Lead Detected (<0.005% w/w)	-	200 m²	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	61
External	House / Backyard / Door to Toilet	Blue Paint	Lead Paint	L16215	Lead Detected (<0.005% w/w)	-	4 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.	62

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	House / Perimeter / Gutters	White Paint	Lead Paint	L16214	Lead Detected (0.12% w/w)	-	50 m	Very Low	-	>0.1% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings. Conduct a risk assessment to determine the level of remediation controls required.	63
External	House / Perimeter / Walls and Old Stairs	Cream Paint	Lead Paint	L16216	Lead Detected (<0.005% 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.	64
External	Indoor Arena / Throughout / Beams	White Paint	Lead Paint	L16211	Lead Detected (<0.005% w/w)	-	100 m	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	65
External	Riders Retreat / First Aid Room / Walls and Handrails	Cream Paint	Lead Paint	L16225	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.	66
Internal	House / Board Room / Ceiling Space	Dust	Lead Dust	L16213	Lead Detected (170 mg/kg)	-	100 m²	Low	-	<1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Manage in-situ, conduct a risk assessment to determine the	67

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										level of remediation controls required prior to any activities including refurbishment or demolition that may disturb the dust.	
Internal	Stables / Amenities / EB.05, Floor	Dust	Lead Dust	L16226	Lead Detected (8 mg/kg)	-	1 m²	Very Low	-	<1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Manage in-situ, conduct a risk assessment to determine the level of remediation controls required prior to any activities including refurbishment or demolition that may disturb the dust.	68
Internal	Venue Office / Electrical Comms A.15 / Floor	Dust	Lead Dust	L16212	Lead Detected (51 mg/kg)	-	2 m²	Very Low	-	<1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Manage in-situ, conduct a risk assessment to determine the level of remediation controls required prior to any activities including refurbishment or demolition that may disturb the dust.	69
External	House / Perimeter / Hot Water Heater	Insulation Material	SMF	754-SYDEN311850 Equestrian Centre168S10	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)].	70
External	House / Perimeter / South Corner, on Floor	Debris	SMF	A24673.1	SMF Detected	-	1 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)].	71

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Indoor Arena / Judges Office / Ceiling Void	Insulation Material	SMF	754-SYDEN311850 Equestrian Centre168S1	Suspected SMF	-	10 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	72
Internal	Main Arena 1 West Amenities / C.06 Canteen / Floor Covering	Black Vinyl Sheet	SMF	A24696.1	SMF Detected	-	8 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	73
Internal	Main Arena 1 West Amenities / Female Toilets / Pipework	Insulation Material	SMF	754-SYDEN311850 Equestrian Centre168S11	Suspected SMF	-	20 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	74
Internal	Riders Retreat / Bathrooms / Cleaners Store, Hot Water Heater	Internal Insulation	SMF	754-SYDEN311850 Equestrian Centre168S14	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)].	75
Internal	Riders Retreat / Event Office / Above Sink, Hot Water Boiler	Internal Insulation	SMF	754-SYDEN311850 Equestrian Centre168S15	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	76

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Riders Retreat / Kitchen / Hot Water Boiler	Internal Insulation	SMF	754-SYDEN311850 Equestrian Centre168S13	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	77
Internal	Riders Retreat / Throughout / Ceiling Space	Sarking Insulation	SMF	754-SYDEN311850 Equestrian Centre168S12	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)].	78
Internal	Riders Retreat / Throughout / Floor Covering	Blue Vinyl Sheet	SMF	A24705.1	SMF Detected	-	50 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)].	79
Internal	Stables / Amenities / HWS Cupboards, Pipework	Insulation Material	SMF	754-SYDEN311850 Equestrian Centre168S16	Suspected SMF	-	10 m	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)].	80
Internal	Venue Office / Cleaners Store A.10 / Hot Water Heater	Internal Insulation	SMF	754-SYDEN311850 Equestrian Centre168S6	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)].	81

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Venue Office / Conference Room / Hot Water Boiler	Internal Insulation	SMF	754-SYDEN311850 Equestrian Centre168S5	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)].	82
Internal	Venue Office / Conference Room / Kitchen Area, Floor Covering	Grey Vinyl Sheet	SMF	A24657.2	SMF Detected	-	3 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)].	83
Internal	Venue Office / Kitchen / Above Sink, Boiler	Internal Insulation	SMF	754-SYDEN311850 Equestrian Centre168S3	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)].	84
Internal	Venue Office / Kitchen / Hot Water Heater	Internal Insulation	SMF	754-SYDEN311850 Equestrian Centre168S4	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)].	85
Internal	Venue Office / Throughout / Ceiling	Insulation Batts	SMF	754-SYDEN311850 Equestrian Centre168S7	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)].	86

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Venue Office / Throughout / Ceiling Space	Sarking Insulation	SMF	754-SYDEN311850 Equestrian Centre168S8	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)].	87
Internal	Venue Office / Throughout / Ceiling Space	Air Conditioning Ductwork	SMF	754-SYDEN311850 Equestrian Centre168S2	Suspected SMF	-	20 m²	Very Low	-	Suspected to be present, no access inside ceiling space. 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)].	88
Internal	Venue Office / Throughout / Walls and Underside of Ceiling	Insulation Batts	SMF	754-SYDEN311850 Equestrian Centre168S9	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)].	89
External	House / Backyard / AC Unit	Unknown Refrigerant	ODS	754-SYDEN311850 Equestrian Centre168O2	Suspected ODS	-	1 Unit	Very Low	-	No data was visible at the time of the assessment. Confirm status of suspected ozone depleting substances identified in the assessment.	90
Internal	Gardeners Shed / Lunch Shed / Lunch Room, AC Unit	Unknown Refrigerant	ODS	754-SYDEN311850 Equestrian Centre168O3	Suspected ODS	-	1 Unit	Very Low	-	No data was visible at the time of the assessment. Confirm status of suspected ozone depleting substances identified in the assessment.	91

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Riders Retreat / Event Office / TECO AC Unit	Unknown Refrigerant	ODS	754-SYDEN311850 Equestrian Centre168O6	Suspected ODS	-	3 Units	Very Low	-	No data was visible at the time of the assessment. Confirm status of suspected ozone depleting substances identified in the assessment.	92
Internal	Riders Retreat / First Aid Room / LG AC Unit	Unknown Refrigerant	ODS	754-SYDEN311850 Equestrian Centre168O4	Suspected ODS	-	1 Unit	Very Low	-	No data was visible at the time of the assessment. Confirm status of suspected ozone depleting substances identified in the assessment.	93
Internal	Riders Retreat / First Aid Room / Wanbao Fridge	R134a Refrigerant	ODS	754-SYDEN311850 Equestrian Centre168O5	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	94
Internal	Security Office / Throughout / TECO AC Unit	Unknown Refrigerant	ODS	754-SYDEN311850 Equestrian Centre168O7	Suspected ODS	-	1 Unit	Very Low	-	No data was visible at the time of the assessment. Confirm status of suspected ozone depleting substances identified in the assessment.	95
Internal	Venue Office / Electrical Comms A.15 / Mitsubishi AC Unit	R407c Refrigerant	ODS	754-SYDEN311850 Equestrian Centre168O1	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	96

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Grounds Throughout / Kiosk Substations Throughout	-	No Access	754-SYDEN311850 Equestrian CentreNA1	-	-	-	-	-	Live electricity. No or limited access potential hazardous materials present within inaccessible areas.	97
Internal	Main Arena 1 Eastern Amenities / Amenities and Horse Wash	-	-	-	-	-	-	-	-	New build, concrete and metal.	98

Appendix B: Laboratory Analysis Certificate

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Bulk Identification Report

Job No: 754-SYDEN311850 Bulk ID Report Office of Sport Sydney International Equestrian Centre 08032023
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: 3 & 8/03/2023
Date Analysed: 09-03-23
Date Authorised: 09-03-23
Sampled By: Steph Hall & Phoebe Quessy
Site: Sydney International Equestrian Centre

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 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 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 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 or another suitably trained asbestos hygienist to sample, assess or re-assess (as the case may be) the material suspected to contain asbestos.

Test Method: **Asbestos in Bulk Samples and Non-homogenous Material**
Tetra Tech Coffey Pty Ltd 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'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 Laboratory, Level 20, Tower B, Citadel Towers 799 Pacific Highway Chatswood NSW 2067

Total Samples: 41

Approved Identifier
Panika Wongchanda

Approved Signatory
Matthew Tang

Sample No.	Location & Description	Sample Size (~)	Results
A24656	Internal, Indoor Arena, Judges Office, Floor Covering, Grey Vinyl Sheet - Black vinyl tile & amber adhesive	30 x 20 x 3 mm	No asbestos fibres detected Organic fibres detected
A24657	Internal, Venue Office, Conference Room, Kitchen Area, Floor Covering, Grey Vinyl Sheet - Black vitreous fibrous vinyl tile & amber adhesive	22 x 17 x 3 mm	No asbestos fibres detected Organic fibres detected Synthetic mineral fibres detected
A24658	External, Venue Office, Throughout, Fascia and Ceiling, Fibre Cement Sheet - Blue painted beige layered fibre cement sheet material	38 x 15 x 3 mm	No asbestos fibres detected Organic fibres detected
A24659	Internal, Venue Office, Toilets, Walls, Fibre Cement Sheeting - White painted beige layered fibre cement sheet material	30 x 23 x 3 mm	No asbestos fibres detected Organic fibres detected
A24660	Internal, Venue Office, Toilets, Cubicle walls, Compressed Cement Sheeting - Blue painted beige layered fibre cement sheet material	28 x 8 x 2 mm	No asbestos fibres detected Organic fibres detected
A24661	External, Grounds Throughout, South of Indoor Arena, Drainage Pipes, Fibre Cement - Beige layered fibre cement sheet material	65 x 20 x 13 mm	No asbestos fibres detected Organic fibres detected
A24662	External, Grounds Throughout, South of Indoor Arena, Smaller Drainage Pipe, Fibre Cement Sheet - Beige layered fibre cement sheet material	37 x 20 x 5 mm	No asbestos fibres detected Organic fibres detected
A24663	Internal, House, Kitchen, Floor Covering, Blue Vinyl Sheet - Blue vinyl tile & amber adhesive	30 x 17 x 3 mm	No asbestos fibres detected Organic fibres detected
A24664	Internal, House, Board Room, Ceiling, Fibre Cement Sheet - White painted peach layered fibre cement sheet material	35 x 12 x 3 mm	**Chrysotile (white asbestos) detected** **Organic fibres detected**
A24665	Internal, House, Board Room, Western Wall, Fibre Cement Sheeting - White painted beige layered fibre cement sheet material	32 x 15 x 3 mm	No asbestos fibres detected Organic fibres detected

Sample No.	Location & Description	Sample Size (~)	Results
A24666	Internal, House, Board Room, Ceiling Space, Dust - Brown non-homogenous fibrous dust & debris	2.7 g	No asbestos detected above the reporting limit of 0.1 g/kg Organic fibres detected No trace (respirable) asbestos detected as per AS 4964 2004
A24667	Internal, House, Board Room, Sub Floor, Bituminous Packers - Black bituminous material	40 x 15 x 3 mm	No asbestos fibres detected Organic fibres detected
A24668	External, House, Perimeter, Eaves, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	30 x 20 x 3 mm	**Chrysotile (white asbestos) detected** **Organic fibres detected**
A24669	External, House, Perimeter, Weatherboard Planks to Walls, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	25 x 20 x 3 mm	No asbestos fibres detected Organic fibres detected
A24670	External, House, Perimeter, Toilets Walls and Ceilings, Fibre Cement Sheet White painted beige layered fibre cement sheet material	20 x 15 x 3 mm	**Chrysotile (white asbestos) detected** **Organic fibres detected**
A24671	External, House, Backyard, Packers Under Deck, Fibre Cement Sheet - Beige layered fibre cement sheet material	30 x 10 x 5 mm	No asbestos fibres detected Organic fibres detected
A24672	External, House, Front of House, Above Garage Door, Fibre Cement Sheet - Beige painted beige layered fibre cement sheet material	25 x 20 x 3 mm	No asbestos fibres detected Organic fibres detected
A24673	External, House, Perimeter, South Corner, on Floor, Debris - Grey layered fibrous cement-like material	58 x 11 x 10 mm	No asbestos fibres detected Synthetic mineral fibres detected
A24674	External, House, Perimeter, Between Bricks, Waterproof Membrane - White painted black bituminous material	20 x 8 x 3 mm	No asbestos fibres detected Organic fibres detected
A24675	Internal, Gardeners Shed, Lunch Shed, Floor Covering, Blue Vinyl Sheet - Grey vinyl tile & amber adhesive	30 x 15 x 3 mm	No asbestos fibres detected Organic fibres detected
A24676	External, House, Front of House, Pipe Work on Driveway, Fibre Cement Sheet - Grey compressed fibre cement sheet material	12 x 8 x 2 mm	**Chrysotile (white asbestos) detected** **Amosite (brown asbestos) detected** **Crocidolite (blue asbestos) detected**
A24694	Internal, Main Arena 1 West Amenities, Female Toilets, Partition Walls, Fibre Cement Sheet - Blue painted beige layered fibre cement sheet material	30 x 16 x 2 mm	No asbestos fibres detected Organic fibres detected
A24695	Internal, Main Arena 1 West Amenities, C.08 Store, Ceiling, Fibre Cement Sheeting - White painted beige layered fibre cement sheet material	17 x 10 x 4 mm	No asbestos fibres detected Organic fibres detected
A24696	Internal, Main Arena 1 West Amenities, C.06 Canteen, Floor Covering, Black Vinyl Sheet - Black vitreous fibrous vinyl tile	35 x 11 x 2 mm	No asbestos fibres detected Synthetic mineral fibres detected
A24697	Internal, Main Arena 1, Eastern Storage Area, E.03 Skirting, Black Vinyl - Black vinyl sheet & amber adhesive	15 x 20 x 2 mm	No asbestos fibres detected Organic fibres detected
A24698	Internal, Main Arena 1, Eastern Storage Area, E.03 Floor Covering, Black Vinyl Sheet - Black vitreous fibrous vinyl tile	15 x 10 x 3 mm	No asbestos fibres detected Synthetic mineral fibres detected
A24699	Internal, Main Arena 1, Western Storage Area, F.03 Skirting, Black Vinyl - Black vinyl sheet & amber adhesive	50 x 17 x 2 mm	No asbestos fibres detected Organic fibres detected
A24700	Internal, Main Arena 1, Western Storage Area, F.03 Floor Covering, Black Vinyl Sheet - Black vitreous fibrous vinyl tile & amber adhesive	30 x 20 x 3 mm	No asbestos fibres detected Organic fibres detected Synthetic mineral fibres detected
A24701	Internal, Cabins, Bedrooms, Floor Covering Throughout, Beige Vinyl Sheet - Beige vinyl tile & amber adhesive	25 x 15 x 3 mm	No asbestos fibres detected Organic fibres detected
A24702	External, Cabins, Throughout, Packers Under House, Fibre Cement Sheet - Beige layered fibre cement sheet material	100 x 40 x 5 mm	No asbestos fibres detected Organic fibres detected
A24703	External, Grounds Throughout, North Side of Cabins, Small Drainage Pipes, Compressed Cement Sheet - Beige layered fibre cement sheet material	20 x 12 x 3 mm	No asbestos fibres detected Organic fibres detected
A24704	Internal, Cabins, North East Side Amenities, Ceiling to Switchroom and Storeroom, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	25 x 16 x 3 mm	No asbestos fibres detected Organic fibres detected
A24705	Internal, Riders Retreat, Throughout, Floor Covering, Blue Vinyl Sheet - Beige vitreous fibrous vinyl sheet & adhesive	20 x 10 x 4 mm	No asbestos fibres detected Organic fibres detected Synthetic mineral fibres detected

Sample No.	Location & Description	Sample Size (~)	Results
A24706	Internal, Riders Retreat, Throughout, Cubicle Partition Walls, Fibre Cement Sheet - Blue painted beige layered fibre cement sheet material	18 x 13 x 3 mm	No asbestos fibres detected Organic fibres detected
A24707	Internal, Riders Retreat, First Aid Room, Floor Covering, Blue Vinyl Sheet - Grey vinyl tile & amber adhesive	28 x 20 x 3 mm	No asbestos fibres detected Organic fibres detected
A24708	External, Riders Retreat, First Aid Room, Packers Under Floor, Fibre Cement Sheet - Beige layered fibre cement sheet material	36 x 18 x 3 mm	No asbestos fibres detected Organic fibres detected
A24709	Internal, Security Hunts on Road, Throughout, Floor Covering, Vinyl Sheet - Grey vinyl tile & amber adhesive	21 x 10 x 3 mm	No asbestos fibres detected Organic fibres detected
A24710	Internal, Riders Retreat, Event Office, Floor Covering, Blue Vinyl Sheet - Grey vinyl tile & amber adhesive	28 x 10 x 3 mm	No asbestos fibres detected Organic fibres detected
A24711	Internal, Stables, Amenities, Cubicle Partition Walls, Fibre Cement Sheet - Blue painted beige layered fibre cement sheet material	26 x 15 x 3 mm	No asbestos fibres detected Organic fibres detected
A24712	Internal, Northern Amenities, Store Room, Ceiling, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	17 x 10 x 3 mm	No asbestos fibres detected Organic fibres detected
A24713	Internal, Security Office, Throughout, Floor Covering, Grey Vinyl Sheet - Beige vinyl sheet material	21 x 18 x 3 mm	No asbestos fibres detected

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CERTIFICATE OF ANALYSIS 318298

Client Details

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

Sample Details

Your Reference	**754-SYDEN311850,OOS, Equestrian Centre**
Number of Samples	6 Paint, 3 Dust
Date samples received	09/03/2023
Date completed instructions received	09/03/2023

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	17/03/2023
Date of Issue	17/03/2023

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Results Approved By
Hannah Nguyen, Metals Supervisor
Loren Bardwell, Development Chemist

Authorised By

Nancy Zhang, Laboratory Manager

Lead in Paint						
Our Reference		318298-1	318298-4	318298-5	318298-7	318298-8
Your Reference	UNITS	L16211	L16216	L16225	L16227	L16214
Date Sampled		03/03/23-08/03/23	03/03/23-08/03/23	03/03/23-08/03/23	03/03/23-08/03/23	03/03/23-08/03/23
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	15/03/2023	15/03/2023	15/03/2023	15/03/2023	15/03/2023
Date analysed	-	15/03/2023	15/03/2023	15/03/2023	15/03/2023	15/03/2023
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005	0.12

Lead in Paint		
Our Reference		318298-9
Your Reference	UNITS	L16215
Date Sampled		03/03/23-08/03/23
Type of sample		Paint
Date prepared	-	15/03/2023
Date analysed	-	15/03/2023
Lead in paint	%w/w	<0.005

Lead (dust)				
Our Reference		318298-2	318298-3	318298-6
Your Reference	UNITS	L16212	L16213	L16226
Date Sampled		03/03/23-08/03/23	03/03/23-08/03/23	03/03/23-08/03/23
Type of sample		Dust	Dust	Dust
Date prepared	-	14/03/2023	14/03/2023	14/03/2023
Date analysed	-	14/03/2023	14/03/2023	14/03/2023
Lead	mg/kg	51	170	8

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

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			15/03/2023	[NT]	[NT]	[NT]	[NT]	15/03/2023	[NT]
Date analysed	-			15/03/2023	[NT]	[NT]	[NT]	[NT]	15/03/2023	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	[NT]	[NT]	[NT]	[NT]	101	[NT]

QUALITY CONTROL: Lead (dust)						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			14/03/2023	[NT]	[NT]	[NT]	[NT]	14/03/2023	[NT]
Date analysed	-			14/03/2023	[NT]	[NT]	[NT]	[NT]	14/03/2023	[NT]
Lead	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	97	[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, Cabins, Throughout, Packers Under House, Fibre Cement Sheet - No Asbestos Detected

Line ID 2: External, Gardeners Shed, Electrical Box, Switchboard, HRC Fuses - Suspected Asbestos

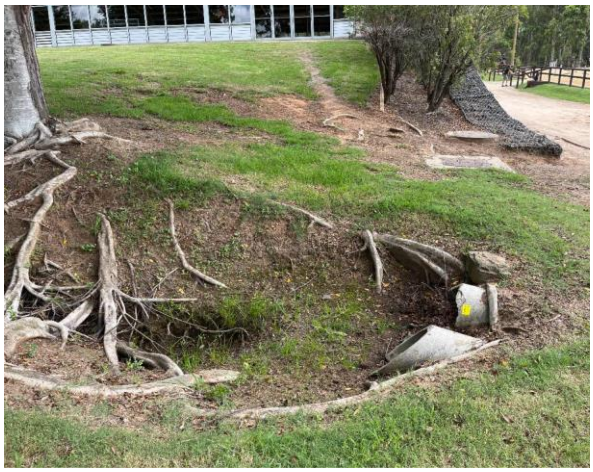
Line ID 3: External, Grounds Throughout, East of Arena 2, Drainage Pipes, Moulded Fibre Cement - No Asbestos Detected

Line ID 3.1: External, Grounds Throughout, East of Arena 2, Drainage Pipes, Moulded Fibre Cement - No Asbestos Detected

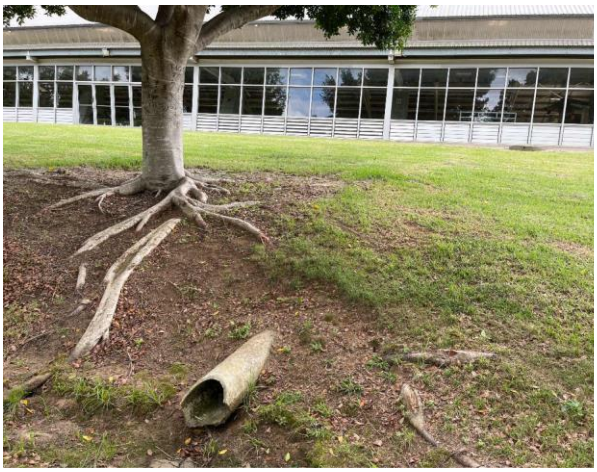
Line ID 4: External, Grounds Throughout, North Side of Cabins, Drainage Pipes, Moulded Fibre Cement - No Asbestos Detected

Line ID 5: External, Grounds Throughout, North Side of Cabins, Small Drainage Pipes, Compressed Cement Sheet - No Asbestos Detected

Line ID 6: External, Grounds Throughout, South of Indoor Arena, Drainage Pipes, Moulded Fibre Cement - No Asbestos Detected



Line ID 6.1: External, Grounds Throughout, South of Indoor Arena, Drainage Pipes, Moulded Fibre Cement - No Asbestos Detected



Line ID 7: External, Grounds Throughout, South of Indoor Arena, Smaller Drainage Pipe, Fibre Cement Sheet - No Asbestos Detected

Line ID 8: External, House, Backyard, Packers Under Deck, Fibre Cement Sheet - No Asbestos Detected

Line ID 9: External, House, Front of House, Above Garage Door, Infill Panel, Fibre Cement Sheet - No Asbestos Detected

Line ID 10: External, House, Front of House, Driveway, Pipework, Fibre Cement Sheet - Chrysotile, Amosite and Crocidolite Asbestos Detected

Line ID 11: External, House, Perimeter, Damp Proof Course to Brickwork, Waterproof Membrane - No Asbestos Detected

Line ID 12: External, House, Perimeter, Eaves, Fibre Cement Sheet - Chrysotile Asbestos Detected

Line ID 13: External, House, Perimeter, Meter Box, Bituminous Backing Board - Suspected Asbestos

Line ID 14: External, House, Perimeter, Meter Box, Mastic Sealant to Meter - Suspected Asbestos

Line ID 16: External, House, Perimeter, Switchboard, HRC Fuses - Suspected Asbestos

Line ID 17: External, House, Perimeter, Toilets, Walls and Ceilings, Fibre Cement Sheet - Chrysotile Asbestos Detected

Line ID 18: External, House, Perimeter, Walls, Weatherboard Cladding, Fibre Cement Sheet - No Asbestos Detected

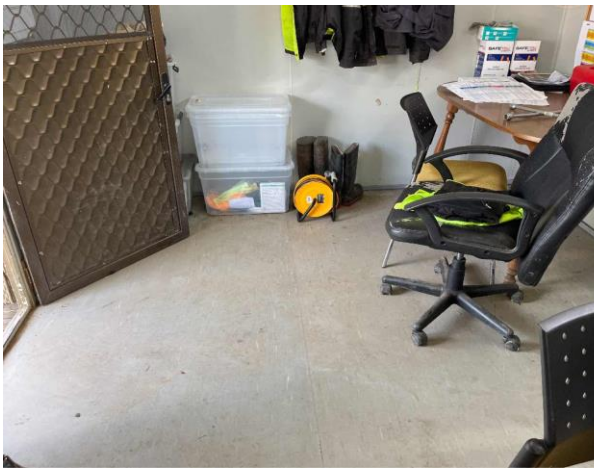
Line ID 18.1: External, House, Perimeter, Walls, Weatherboard Cladding, Fibre Cement Sheet - No Asbestos Detected

Line ID 19: External, Riders Retreat, First Aid Room, Packers Under Floor, Fibre Cement Sheet - No Asbestos Detected

Line ID 19.1: External, Riders Retreat, First Aid Room, Packers Under Floor, Fibre Cement Sheet - No Asbestos Detected

Line ID 20: External, Venue Office, Throughout, Fascia and Ceiling, Fibre Cement Sheet - No Asbestos Detected

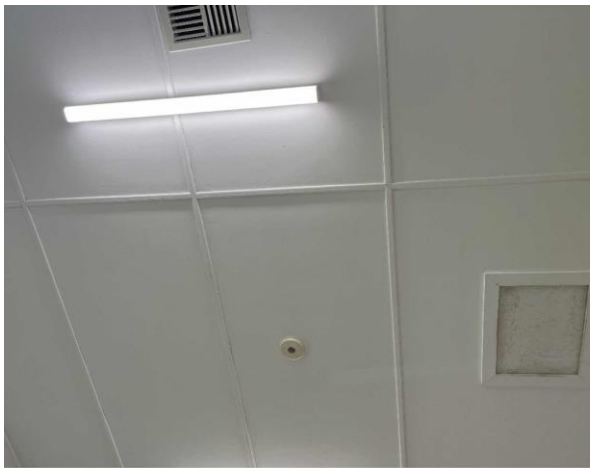
Line ID 21: Internal, Cabins, Bedrooms, Floor Covering Throughout, Beige Vinyl Sheet - No Asbestos Detected



Line ID 23: Internal, Gardeners Shed, Lunch Shed, Floor Covering, Blue Vinyl Sheet - No Asbestos Detected

Line ID 24: Internal, House, Bathroom, Walls Behind Tiles, Fibre Cement Sheet - Suspected Asbestos

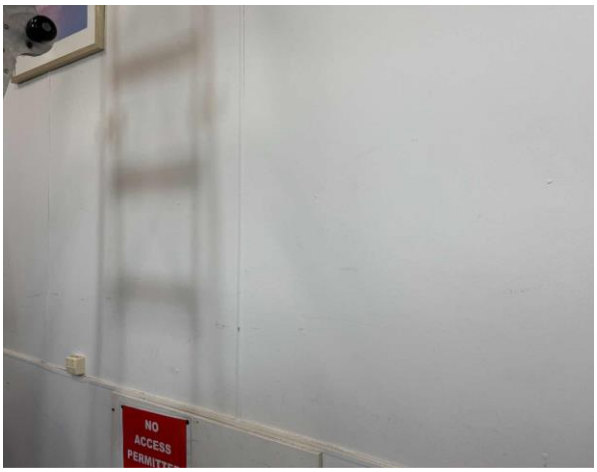
Line ID 24.1: Internal, House, Bathroom, Walls Behind Tiles, Fibre Cement Sheet - Suspected Asbestos



Line ID 25: Internal, House, Board Room, Ceiling, Fibre Cement Sheet - Chrysotile Asbestos Detected

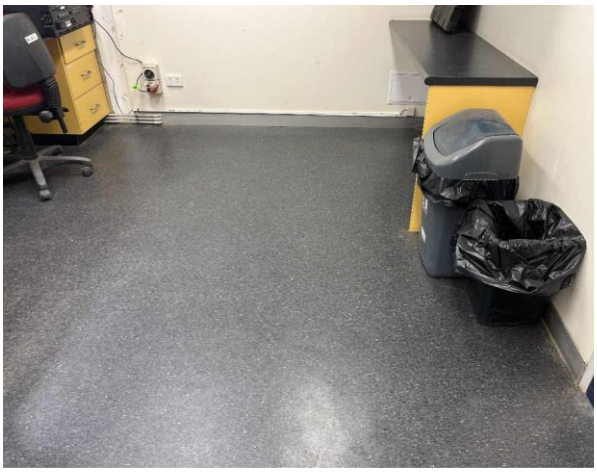
Line ID 27: Internal, House, Board Room, Sub Floor, Bituminous Packers - No Asbestos Detected

Line ID 28: Internal, House, Board Room, Sub Floor Packers, Fibre Cement Sheet - Suspected Asbestos



Line ID 29: Internal, House, Board Room, Western Wall, Fibre Cement Sheeting - No Asbestos Detected

Line ID 30: Internal, House, Kitchen, Floor Covering, Blue Vinyl Sheet - No Asbestos Detected



Line ID 31: Internal, Indoor Arena, Judges Office, Floor Covering, Grey Vinyl Sheet - No Asbestos Detected

Line ID 32: Internal, Main Arena 1, Eastern Storage Area, Door to E.05, E.04 and E.03, Fire Door Core - Suspected Asbestos

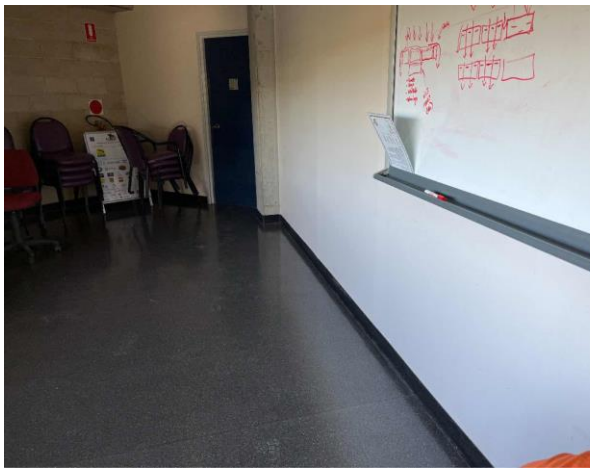
Line ID 32.1: Internal, Main Arena 1, Eastern Storage Area, Door to E.05, E.04 and E.03, Fire Door Core - Suspected Asbestos

Line ID 33: Internal, Main Arena 1, Eastern Storage Area, E.03 Floor Covering, Black Vinyl Sheet - No Asbestos Detected

Line ID 35: Internal, Main Arena 1, Eastern Storage Area, E.03 Skirting, Black Vinyl Sheet - No Asbestos Detected

Line ID 36: Internal, Main Arena 1, Western Storage Area, Door to F.06, F.03 and F.05, Fire Door Core - Suspected Asbestos

Line ID 37: Internal, Main Arena 1, Western Storage Area, F.03 Floor Covering, Black Vinyl Sheet - No Asbestos Detected



Line ID 38: Internal, Main Arena 1, Western Storage Area, F.03 Skirting, Black Vinyl Sheet - No Asbestos Detected

Line ID 39: Internal, Main Arena 1 West Amenities, C.06 Canteen, Floor Covering, Black Vinyl Sheet - No Asbestos Detected

Line ID 40: Internal, Main Arena 1 West Amenities, C.08 Store, Ceiling, Fibre Cement Sheeting - No Asbestos Detected

Line ID 41: Internal, Main Arena 1 West Amenities, C.09 Distribution Board, Ceiling, Fibre Cement Sheeting - No Asbestos Detected

Line ID 42: Internal, Main Arena 1 West Amenities, Female Toilets, Partition Walls, Fibre Cement Sheet - No Asbestos Detected

Line ID 43: Internal, Northern Amenities, Store Room, Ceiling, Fibre Cement Sheet - No Asbestos Detected

Line ID 44: Internal, Riders Retreat, Bathrooms, Cubicle Partition Walls, Fibre Cement Sheet - No Asbestos Detected

Line ID 45: Internal, Riders Retreat, Event Office, Floor Covering, Blue Vinyl Sheet - No Asbestos Detected

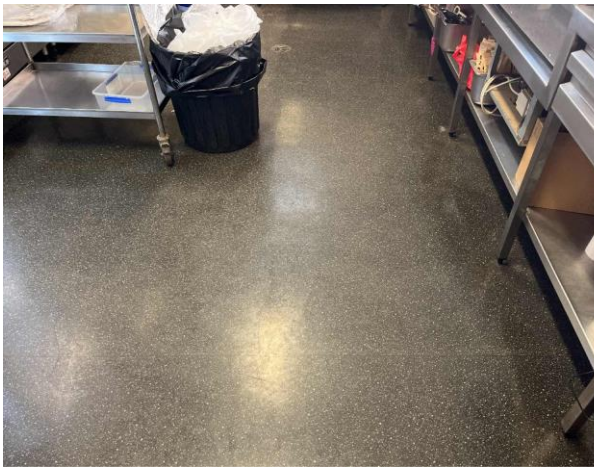
Line ID 46: Internal, Riders Retreat, First Aid Room, Floor Covering, Blue Vinyl Sheet - No Asbestos Detected

Line ID 47: Internal, Riders Retreat, Throughout, Floor Covering, Blue Vinyl Sheet - No Asbestos Detected

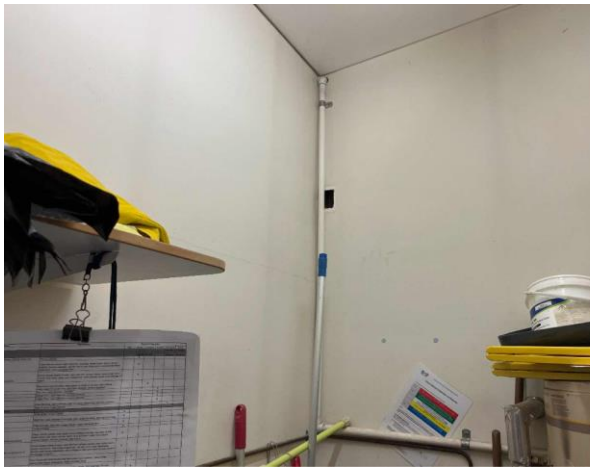
Line ID 48: Internal, Security Hunts on Road, Throughout, Floor Covering, Grey Vinyl Sheet - No Asbestos Detected

Line ID 49: Internal, Security Office, Throughout, Floor Covering, Grey Vinyl Sheet - No Asbestos Detected

Line ID 50: Internal, Stables, Amenities, Cubicle Partition Walls, Fibre Cement Sheet - No Asbestos Detected



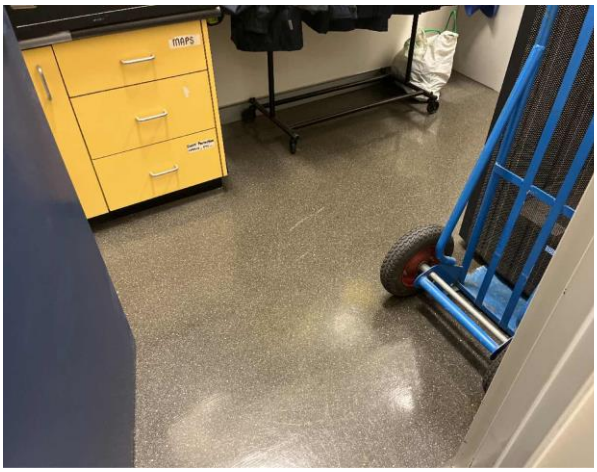
Line ID 51: Internal, Venue Office, Canteen, Floor Covering, Grey Vinyl Sheet - No Asbestos Detected



Line ID 52: Internal, Venue Office, Cleaners Store A.10, Walls, Fibre Cement Sheeting - No Asbestos Detected

Line ID 53: Internal, Venue Office, Conference Room, Kitchen Area, Floor Covering, Grey Vinyl Sheet - No Asbestos Detected

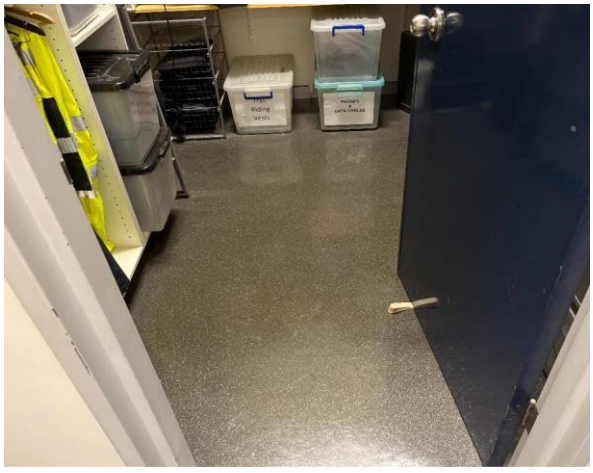
Line ID 54: Internal, Venue Office, Kitchen, Floor Covering, Grey Vinyl Sheet - No Asbestos Detected



Line ID 55: Internal, Venue Office, Office A.02, Floor Covering, Grey Vinyl Sheet - No Asbestos Detected

Line ID 56: Internal, Venue Office, Office A.05, Fire Door, Fire Door Core - Suspected Asbestos

Line ID 56.1: Internal, Venue Office, Office A.05, Fire Door, Fire Door Core - Suspected Asbestos



Line ID 57: Internal, Venue Office, Office A.05, Floor Covering, Grey Vinyl Sheet - No Asbestos Detected

Line ID 58: Internal, Venue Office, Office A.05, Safe, Internal Insulation - Suspected Asbestos

Line ID 59: Internal, Venue Office, Toilets, Cubicle Walls, Compressed Cement Sheeting - No Asbestos Detected

Line ID 60: Internal, Venue Office, Toilets, Walls, Fibre Cement Sheeting - No Asbestos Detected

Line ID 61: External, Grounds Throughout, Perimeter, North and West Walls, Green Paint - Lead Detected (<0.005% w/w)

Line ID 63: External, House, Perimeter, Gutters, White Paint - Lead Detected (0.12% w/w)

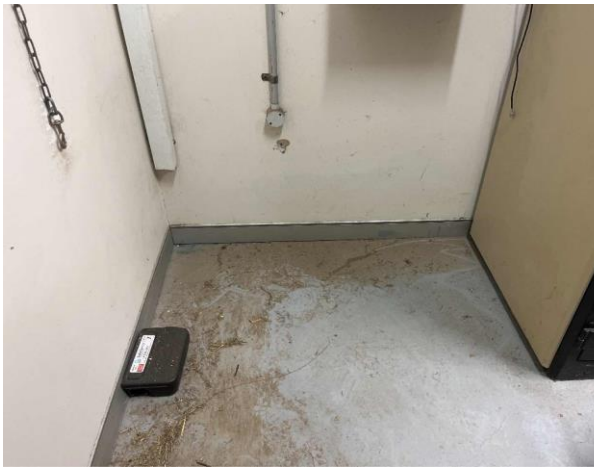
Line ID 64: External, House, Perimeter, Walls and Old Stairs, Cream Paint - Lead Detected (<0.005% w/w)

Line ID 64.1: External, House, Perimeter, Walls and Old Stairs, Cream Paint - Lead Detected (<0.005% w/w)

Line ID 65: External, Indoor Arena, Throughout, Beams, White Paint - Lead Detected (<0.005% w/w)

Line ID 66: External, Riders Retreat, First Aid Room, Walls and Handrails, Cream Paint - Lead Detected (<0.005% w/w)

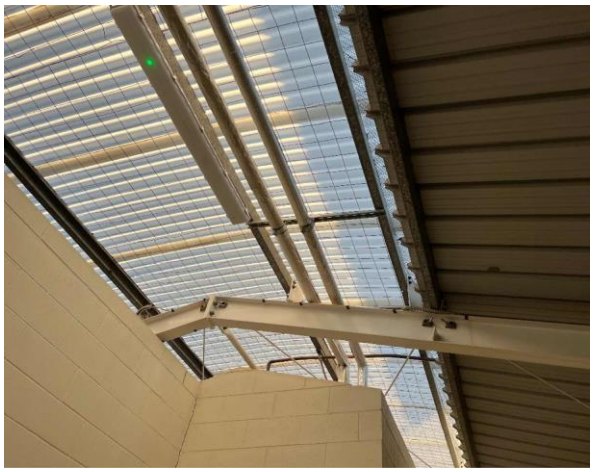
Line ID 68: Internal, Stables, Amenities, EB.05, Floor, Dust - Lead Detected (8 mg/kg)



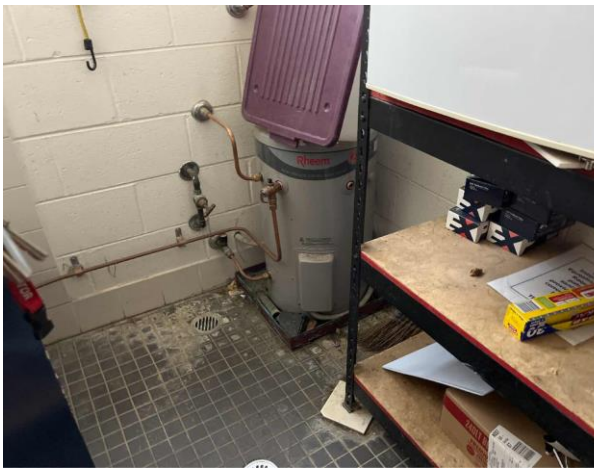
Line ID 69: Internal, Venue Office, Electrical Comms A.15, Floor, Dust - Lead Detected (51 mg/kg)

Line ID 70: External, House, Perimeter, Hot Water Heater, Insulation Material - Suspected SMF

Line ID 72: Internal, Indoor Arena, Judges Office, Ceiling Void, Insulation Material - Suspected SMF



Line ID 74: Internal, Main Arena 1 West Amenities, Female Toilets, Pipework, Insulation Material - Suspected SMF

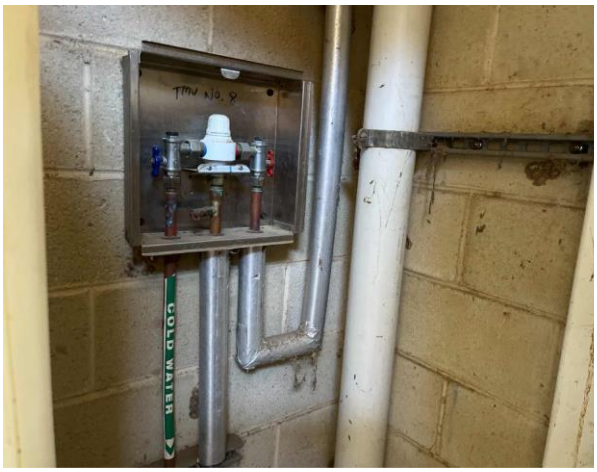


Line ID 75: Internal, Riders Retreat, Bathrooms, Cleaners Store, Hot Water Heater, Internal Insulation - Suspected SMF

Line ID 76: Internal, Riders Retreat, Event Office, Above Sink, Hot Water Boiler, Internal Insulation - Suspected SMF

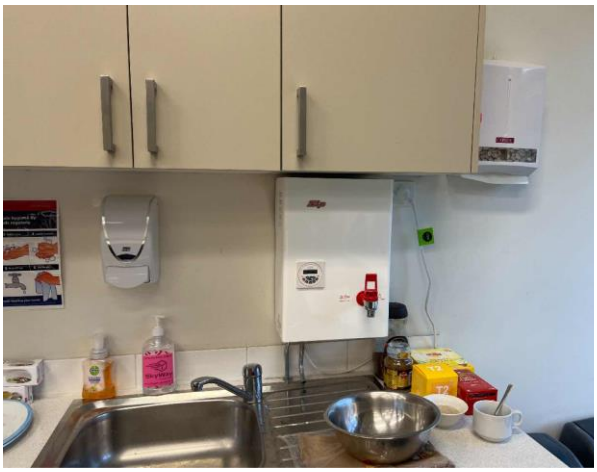
Line ID 77: Internal, Riders Retreat, Kitchen, Hot Water Boiler, Internal Insulation - Suspected SMF

Line ID 78: Internal, Riders Retreat, Throughout, Ceiling Space, Sarking Insulation - Suspected SMF



Line ID 80: Internal, Stables, Amenities, HWS Cupboards, Pipework, Insulation Material - Suspected SMF

Line ID 81: Internal, Venue Office, Cleaners Store A.10, Hot Water Heater, Internal Insulation - Suspected SMF



Line ID 82: Internal, Venue Office, Conference Room, Hot Water Boiler, Internal Insulation - Suspected SMF

Line ID 84: Internal, Venue Office, Kitchen, Above Sink, Boiler, Internal Insulation - Suspected SMF

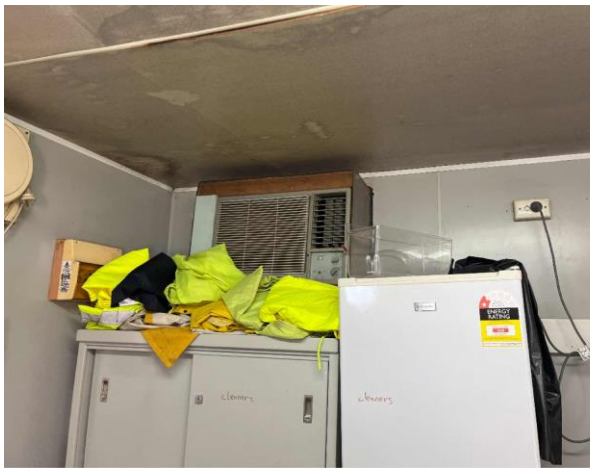
Line ID 85: Internal, Venue Office, Kitchen, Hot Water Heater, Internal Insulation - Suspected SMF

Line ID 86: Internal, Venue Office, Throughout, Ceiling, Insulation Batts - Suspected SMF

Line ID 87: Internal, Venue Office, Throughout, Ceiling Space, Sarking Insulation - Suspected SMF

Line ID 88: Internal, Venue Office, Throughout, Ceiling Space, Air Conditioning Ductwork - Suspected SMF

Line ID 90: External, House, Backyard, AC Unit, Unknown Refrigerant - Suspected ODS



Line ID 91: Internal, Gardeners Shed, Lunch Shed, Lunch Room, AC Unit, Unknown Refrigerant - Suspected ODS

Line ID 92: Internal, Riders Retreat, Event Office, TECO AC Unit, Unknown Refrigerant - Suspected ODS

Line ID 92.1: Internal, Riders Retreat, Event Office, TECO AC Unit, Unknown Refrigerant - Suspected ODS

Line ID 93: Internal, Riders Retreat, First Aid Room, LG AC Unit, Unknown Refrigerant - Suspected ODS

Line ID 94: Internal, Riders Retreat, First Aid Room, Wanbao Fridge, R134a Refrigerant - Non ODS Refrigerant

Line ID 95: Internal, Security Office, Throughout, TECO AC Unit, Unknown Refrigerant - Suspected ODS

Line ID 96: Internal, Venue Office, Electrical Comms A.15, Mitsubishi AC Unit, R407c Refrigerant - Non ODS Refrigerant

Line ID 98: Internal, Main Arena 1 Eastern Amenities, Amenities and Horse Wash

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 Tetra Tech's Work Instructions. Laboratories undertaking analysis are appropriately NATA certified for the analysis conducted. LCD thresholds are adopted from lead in soil thresholds found in the National Environment Protection Assessment of Site Contamination (ASC) Measure (1999) as amended in 2013 (NEPM).

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

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

Appendix G: Statement of Limitations

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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.

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

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

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

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

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

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

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

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

Asbestos Containing Materials

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If any such materials are damaged or likely to be disturbed, due to (but not limited to) maintenance activities or building inspections, a risk assessment and targeted area sampling, with analytical confirmation should be 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.