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Hazardous Materials Pre-Demolition Survey and Register
30-32 Redmyre Road, Strathfield NSW 2135

JOB NUMBER:	JN04340
ISSUED DATE:	9 June 2023
PREPARED FOR:	Carmichael Tompkins Property Group
CLIENT ADDRESS:	Suite 9.03, Level 9, Aurora Place, 88 Phillip Street, Sydney NSW 2000
INSPECTED BY:	Lee Hands Senior Hazmat Consultant
REPORT BY:	Lee Hands Senior Hazmat Consultant
APPROVED BY:	Alex Clark Hazmat Team Leader
ISSUE NUMBER:	Rev_0

30-32 Redmyre Road, Strathfield NSW 2135

Executive Summary

A Hazardous materials (Hazmat) survey was carried for Robin Merrick out on behalf of Carmichael Tompkins Property Group at 30-32 Redmyre Road, Strathfield NSW 2135. The scope of services for this investigation was to as far as reasonably practicable locate and record the location, extent and product type of any presumed or known hazardous materials and to provide the client with a workable register. The survey was conducted by Lee Hands Senior Hazmat Consultant on 15 May 2023.

Representative samples were collected from materials as specified.

- asbestos containing materials (ACM)
- asbestos containing dust (ACD)
- asbestos in soil (AIS)
- naturally occurring asbestos (NOA)
- Lead containing paint
- Lead containing dust (LCD).

Visual identification of:

- Synthetic mineral fibres
- Poly-chlorinated biphenyl (PCB)-containing capacitors in fluorescent light and fan fittings
- Ozone Depleting Substances (ODS).

All data generated from the survey was used to create an Asbestos register (Table *3*). A summary of the survey findings is shown in Table *1*and a summary of inaccessible areas is shown in Table *2*.

Table 1 – Summary of High to Medium findings

Hazardous material	General Location	Risk	Summary Recommendation
Lead Dust	Ceiling Cavity	High	Restrict access to competent persons with appropriate PPE including P2 respirator, coveralls, and gloves. Demolish building with controlled dust suppression techniques.
Brown Lead Paint	Exterior - Private Units - Balconies - Railings	Medium	Seal paint before demolition and remove railings with a localised dust control plan by competent contractors.

Table 2 – Summary of inaccessible areas

Location	Reason for inaccessibility
NA	NA

Contents

Abbreviations/Definition

AM	Amosite asbestos (brown asbestos)
AC	Asbestos cement (asbestos-containing fibrous cement material)
ACD	Asbestos Containing Dust
ACM	Asbestos-containing material
AIS	Asbestos In Soil
AS 1216	Standards Association of Australia, Classification and Class Labels for Dangerous Goods
AS 1319	Standards Association of Australia, Rules for the Design and Use of Safety Signs for the Occupational Environment
AS 1715	Standards Association of Australia, Selection, Use and Maintenance of Respiratory Protective Devices
AS 1716	Standards Association of Australia, Respiratory Protective Devices
ASCC	Australian Safety & Compensation Council
CR	Crocidolite asbestos (blue asbestos)
CH	Chrysotile asbestos (white asbestos)
DECC	Department of Environment and Climate Change (now NSW EPA)
EPA	Environment Protection Authority
FC	Fibre cement (usually sheeting)
NAD	No asbestos detected
NATA	National Association of Testing Authorities, Australia
NOA	Naturally Occurring Asbestos
NOHSC	National Occupational Health and Safety Commission
P	Presumed asbestos material
PPE	Personal protective equipment
SMF	Synthetic Mineral Fibre
SP	Strongly Presumed
RPE	Respiratory protective equipment
WH&S	Workplace health and safety

1. Introduction

A hazardous materials pre demolition survey was carried out for Robin Merrick on behalf of Carmichael Tompkins Property Group (client), at 30-32 Redmyre Road, Strathfield NSW 2135 by Lee Hands Senior Hazmat Consultant on 15 May 2023. The site is a two-storey brick and concrete unit block with seven units and garages.

The inspection was limited to the building structures on the site. Hazardous materials that were located on or within the ground surfaces were not included and have been investigated by others.

The aim of survey was to identify accessible or presumed hazardous materials as far as reasonably practicable and to prepare a material register, provide a qualitative risk assessment and provide recommendation and procedures to allow the client to manage their risk at their premises.

2. Procedure

2.1 Survey methodology

The adopted survey undertaken was in line with the Health and Safety Executive (HSE) document The Survey Guide (HSG 264).

Hazardous materials Demolition & Refurbishment Survey, full access sampling and identification survey (pre-demolition/major refurbishment surveys) involves some destructive techniques and is designed to locate and describe all Asbestos Containing Materials (ACMs) and other Hazardous Materials (Hazmats) within the building as far as reasonably practicable. Not all structures such as concrete flooring, brick wall cavities, underground drainage systems; etc can be accessed in the survey. Special access arrangements should be provided by the client if investigations of such areas are required. A survey of this nature is normally required prior to major refurbishment or demolition works, with all services isolated and the areas un-occupied at the time inspection.

2.1.1 Asbestos

Asbestos analysis on the samples collected were conducted by a laboratory accredited under the National Association of Testing Authorities (NATA) to ISO/IEC 17025. The methodology adopted is polarised light microscopy (PLM) under dispersion staining.

Where visually identical suspect materials are identified at different locations, they may be referenced to previously sampled materials and considered to contain asbestos. However, where it is not possible to sample, materials that can be reasonably anticipated to contain asbestos are **presumed** as such. Furthermore, where materials are considered to be most likely asbestos, samples may not be taken and the material is **strongly presumed** to contain asbestos.

2.1.2 Lead dust and paint

Representative samples had been taken and forwarded to a NATA laboratory for analysis. Laboratory analysis of lead based paints is used to achieve a reportable weight by weight percentage of lead throughout the paint layers and is reported against the Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017] in which the lead content (calculated as lead metal) is in excess of 0.1 % by weight of the dry film as determined by laboratory testing.

In the absence of current up to date action levels, clearance levels from AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) has been adopted as lead dust loadings permissible. These levels are compared against the following maximum levels:

- Bare and carpeted floors and surfaces: 1 mg/m^2
- Interior window sills: 5 mg/m^2
- Exterior surfaces: 8 mg/m^2
- Ceiling and wall voids which may be exposed: 4 mg/m^2

Note, for demolition purposes, the action level for lead dust in ceiling cavity has been reduced by 50% of the recommended maximum levels of external lead in dust in accordance with occupational hygiene best practice.

If dust sampling could not be conducted in accordance with the in-house survey guide and the AS/NZS 4361.2:2017, the NEPC National Environmental Protection (Assessment of Site Contamination) Measure Schedule B1: Guideline on the Investigation Levels for Soil and Groundwater - 1999, amended 2013 are adopted and the results are compared to recommended levels. Laboratory analysis of the level of lead within paint coatings is reported as a per cent (w/w) of the dried film. Analysis of Debris/Soil is reported as mg/kg Please refer to Appendix B for the Certificate of Analysis. EPA defines a soil lead hazard as bare soil on residential real property or on the property of a child-occupied facility that contains total lead equal to or exceeding 400 parts per million (ppm) in a play area, or an average of 1,200 parts per million of bare soil in the rest of the yard based on soil samples.

2.1.3 Synthetic mineral fibres (SMF) materials

Most SMF is identified using visual indicator and surveyor experience. SMF can also be identified by laboratory using Polarised Light Microscopy supplemented with Dispersion Staining techniques.

2.1.4 Polychlorinated biphenyls (PCBs)

Capacitors to most light fittings and fans are presumed to be PCB containing based on visual indicators and the age of the building and light fittings. Where safe access to capacitors is possible, the details of the brand, model of each capacitor and capacity were recorded and checked against the ANZECC database of known PCB capacitors and PCB free capacitors.

2.1.5 Ozone Depleting Substances (ODSs)

A visual inspection of any refrigerant gas labels on the representative refrigeration units and plants was documented. In the absence of labels the assessment of ODS is based on the age and condition of the plant and comments are made based on the equipment and the likelihood of ODS presence.

No Sampling of ODS has taken place as part of this audit and only structural items are recorded, such as air conditioning units.

2.2 Survey accessibility

Access was made only where it was safe to do so, such as by solid floors, decking, walkways, protected catwalks or ladders was available. Minimal to no disturbance of any equipment was undertaken as part of the survey as all plant, electrical installations, pipe-work and associated equipment that were considered live at the time of the survey.

Access through the buildings and structures on the site was made by systematic walkthrough, with the order of the items listed in the asbestos register reflective of the order of the survey.

Access is often restricted to structures such as:

- Support columns, enclosed within cladding or concealed within the fabric of the building; sealed voids (under solid floor, wall or ceiling).
- Under suspected Asbestos, i.e., nothing that would disturb possible asbestos materials and give rise to airborne fibres.
- Within live electrical fuse or switch boxes; conduits and all other live plant items, lift machinery and fire doors at the time of the survey.
- Within building voids, internal partition walls, fitted flooring, beneath ceramic tiles non-asbestos tiling and carpets
- Above 3 metres in height, or roof where safe access is not provided
- Within confined spaces

2.3 Risk Assessment

The risk assessment methodology adopted for this survey is predominantly a qualitative one and it relies on the competence and training of the surveyor and their interpretation of the risk matrix. To utilise the Asbestos risk matrix found within (Appendix A – Qualitative Risk Matrix) of this report, the following factors must be considered:

- Condition of the material. This is described as being either
  - good (not been damaged or have not deteriorated)
  - medium (minor deterioration or damage) or
  - poor (materials which have been extensively damaged or their condition has deteriorated over time);
- Proximity of air plenums and direct air stream
- Friability of the material (ease with which the material can be crumbled) listed as either friable or non-friable (If Applicable)
- Requirement for access for building or maintenance operations and accessibility (low, medium or high)
- Likelihood of disturbance of the material
- Exposed surface areas and;
- Environmental conditions.

These aspects are in turn judged upon;

a) potential for fibre generation (Friability) and,
b) the potential for exposure.

3. Asbestos Limitation

3.1 Hazmat Register

This Hazmat Register ("**the Register**") will be prepared in accordance with the details set out in this contract between the Client and EHO Consulting Pty Ltd ACN 620 205 192 ("**EHOC**").

3.2 Scope of Services

The Scope of Services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints and these factors will be set out in the Register provided by EHOC to the Client.

3.3 Reliance on data

In preparing this report, EHOC has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and associated individuals and organisations which are referred to in this report ("**the Data**").

Unless otherwise stated in the report, EHOC has not verified the accuracy or completeness of the Data to the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("**Conclusions**") are based on the whole or part of the Data so supplied by the Client then the Conclusions set out in this report are contingent upon the accuracy and completeness of the Data.

In addition to the information provided by the Client to EHOC, EHOC will not be liable in the future in any way in relation to incorrect Conclusions should any Data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to EHOC by the Client.

3.4 Report for the benefit of Client

The report has been prepared for the benefit of the Client and no other party. EHOC assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or Conclusions expressed in the Report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the Report (including without limitation matters arising from any negligent act or omission of EHOC or for any loss or damage suffered by any other party in relying upon the matters dealt with or Conclusions expressed in the Report). Other parties should not rely upon the report or the accuracy or completeness of any Conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

3.5 Other limitations

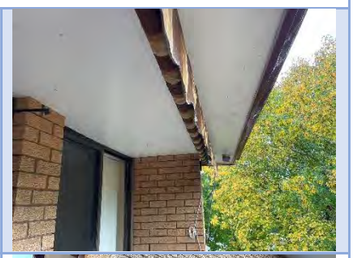
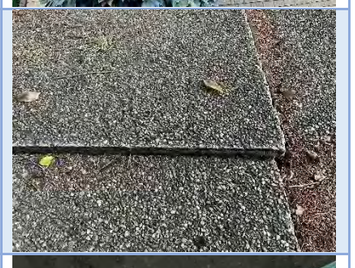
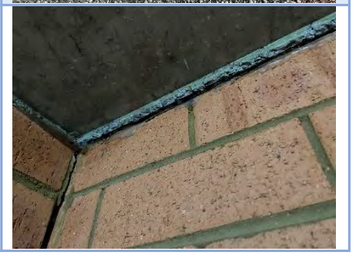
EHOC will not be liable to update or revise the report to take into account any events, emergent circumstances or facts occurring or becoming apparent after the date of the Report.

The Scope of Services did not include any assessment of the title to nor ownership of the properties, buildings and structures referred to in the report, nor the application or interpretation of laws in the jurisdiction in which those properties, buildings and structures are located.

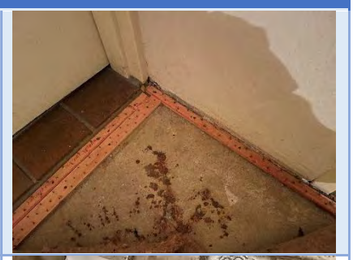
The Scope of Services encompasses the totality of the work that will be completed by EHOC.

4. Survey findings

Table 3 – Hazardous Materials Register

Material Identification			Risk Assessment				Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Building Description: Two storey brick and concrete unit block with 7 units and garages								
Exterior - Common property and private Units - Eaves and balcony awnings - Soffit boards - Throughout	Asbestos Cement Board	ASB04	CH	25sqm	NF	Low	Remove by a licenced Class A or Class B asbestos removalist prior to demolition.	
Exterior - Common property - Southern side - East and west ends - Fluorescent lights	Capacitor	SP1	Strongly presumed to contain PCB capacitors	2 light fittings	NA	Low	Isolate electricity and identify capacitor and dispose of safely as per guidance in Identification of PCB containing capacitors ANZEEC 1997	
Exterior - Southern side - Common property - Driveway - Concrete slab joints	Bitumen	ASB11	NAD	-	NA	-	-	
Interior - Private Units - Garages - Top of walls - between brick walls and concrete slab of floor above	Bitumen	ASB10	NAD	-	NA	-	-	

Key: CH=Chrysotile, AM=Amosite, CR=Crocidolite, UMF=Unknown mineral fibre. SMF=Synthetic Mineral Fibres, NAI=No Asbestos Identified, NHD=No Hazmat Detected, NAD=No Asbestos Detected, NHI=No Hazmat Identified, F=Friable Asbestos within soft matrix, NF=Non-Friable Asbestos (i.e. Bonded) Asbestos within solid matrix, TH=Throughout, P=Presumed, SP=Strongly Presumed, R=Referenced sample, TH=Throughout, UK=Unknown, Lm=Linear Metre

Material Identification		Risk Assessment					Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Interior - Common property - Hallway - below carpet	Concrete	-	NHI	-	NA	-	-	
Interior - Common property - Toilet and electrical rooms - Floor - Woven webbing below floor tiles	Woven material	ASB12	NAD	-	NA	-	-	
Interior - Common property – Toilet – False ceiling space	Ho hazardous materials	-	NHI	-	NA	-	-	
Interior - Common property - Electrical meter room - Electrical meter backing boards	Bituminous electrical board	SP2	Strongly presumed to contain Asbestos	2 boards	NF	Low	Remove by a licenced Class A or Class B asbestos removalist prior to demolition.	
Interior - Common property - Electrical meter room - Electrical meter backing boards	Low voltage HRC fuses	SP3	Strongly presumed to contain Asbestos	7 units	F	Low	Remove by a licenced Class A asbestos removalist prior to demolition.	

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Material Identification			Risk Assessment				Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Interior - Common property - Walls - Throughout	Cream Paint	PB07	<0.01% lead content	-	NA	-	Lead content below lead paint guideline value of 0.1%	
Interior - Common property - Door frames - Throughout	Cream Paint	PB08	0.11% Lead in Paint	TH	NA	Low	Maintain material in good condition and dispose of appropriately prior to demolition.	
Ceiling Cavity – Upper ceiling surface - Insulation	Insulation Batts	SP4	Strongly Presumed to contain SMF	TH	NA	Negligible	Remove under controlled conditions by a competent person. PPE is to include coveralls, gloves and eye protection.	
Ceiling Cavity – Upper surfaces	Dust	SP5	Strongly Presumed to contain lead above 4 mg/m^2	TH	NA	High	Restrict access to competent persons with appropriate PPE including P2 respirator, coveralls, and gloves. Demolish building with controlled dust suppression techniques.	
Interior - Common property and private units - Windows - Sliding windows - Throughout - Sliding windows - Sealant between frame and glass	Gasket like material	ASB01	NAD	-	NA	-	-	

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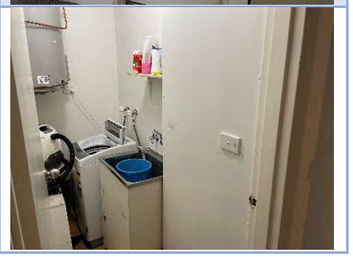
Material Identification			Risk Assessment				Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Exterior - Private Units - Balconies - Walls	Cream Paint	PB03	0.02% lead content	-	NA	-	Lead content below lead paint guideline value of 0.1%	
Exterior - Private Units - Balconies - Railings	Brown Paint	PB04	0.11% Lead in Paint	4sqm per balcony	NA	Medium	Seal paint before demolition and remove railings with a localised dust control plan by competent contractors.	
Interior - Private units - Walls	Cream Paint	PB05	<0.01% lead content	-	NA	-	Lead content below lead paint guideline value of 0.1%	
Interior - Private units - Doors and door frames	Cream paint	PB06	0.15% Lead in Paint	TH	NA	Low	Maintain material in good condition and dispose of appropriately prior to demolition.	
Interior - Unit 1 - Laundry - Riser	Not Determined	-	NHI	-	NA	-	No access to riser due to live electrical socket. Access riser and inspect for hazardous materials prior to demolition. Based on observations in all other units, it is considered unlikely to encounter hazardous building materials in this riser.	

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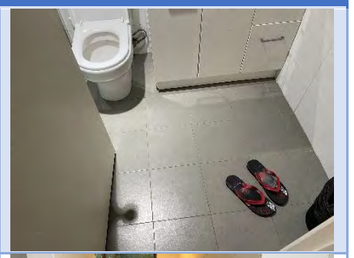
Material Identification			Risk Assessment				Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Interior - Unit 1 - Bathroom - Walls and floor behind tiles	Not Determined	-	NHI	-	NA	-	No access behind tiles due to tenanted unit. Inspect behind tiles for hazardous materials prior to demolition. Based on observations in all other units, it is considered unlikely to encounter hazardous building materials in the bathroom.	
Interior - Unit 1 - Kitchen - Floor	Ceramic tiles	-	NHI	-	NA	-	Tiled floor throughout the unit. Unlikely that vinyl tiles would be below ceramic tiles.	
Unit 1 - Kitchen - Under draining board - Damper pad	Rubber	-	NHI	-	NA	-	-	
Interior - Unit 2 - Laundry - Riser	No hazardous materials	-	NHI	-	NA	-	-	
Interior - Unit 2 - Bathroom, Laundry and Kitchen - Floor	Ceramic tiles with concrete below	-	NHI	-	NA	-	-	

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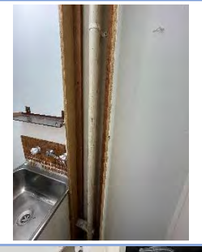
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Interior - Unit 2 - Living and bedrooms - Floor - Under carpet	Concrete	-	NHI	-	NA	-	-	
Interior - Unit 2 - Kitchen - Under draining board - No damper pad present	-	-	NHI	-	NA	-	-	-
Interior - Unit 3 - Laundry - Riser	No asbestos materials	-	NHI	-	NA	-	-	
Interior - Unit 3 - Bathroom, Laundry and Kitchen - Floor	Ceramic tiles with concrete below	-	NHI	-	NA	-	-	
Interior - Unit 3 - Living and bedrooms - Floor - Under carpet	Concrete	-	NHI	-	NA	-	-	

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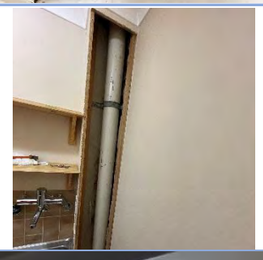
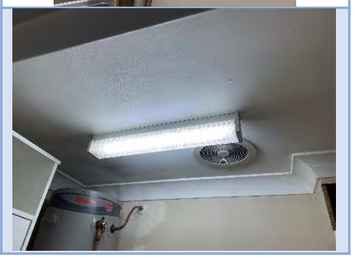
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Interior - Unit 3 - Kitchen - Under draining board - Damper	Sprayed bitumen	ASB05/R1	NAD	-	NA	-	-	
Interior - Unit 3 - Kitchen - Floor - Vinyl sheeting	Seamless Vinyl	SP6	Strongly presumed to contain SMF	6sqm	NA	Low	Remove under controlled conditions by a competent person. PPE is to include coveralls, gloves and eye protection.	
Interior - Unit 3 - Kitchen - Floor - Vinyl tiles under vinyl sheeting	Vinyl Tiles	ASB09	NAD	-	NA	-	-	
Interior - Unit 4 - Laundry - Riser	No hazardous materials	-	NHI	-	NA	-	-	
Interior - Unit 4 - Laundry - Fluorescent light	Capacitor	SP7	Strongly presumed to contain PCB capacitors	1 light fitting	NA	Low	Isolate electricity and identify capacitor and dispose of safely as per guidance in Identification of PCB containing capacitors ANZEEC 1997	

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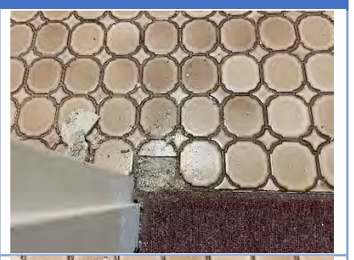
Interior - Unit 4 - Bathroom, Laundry and Kitchen - Floor	Ceramic tiles with concrete below	-	NHI	-	NA	-	-	
Interior - Unit 4 - Living and bedrooms - Floor - Under carpet	Concrete	-	NHI	-	NA	-	-	
Interior - Unit 4 - Kitchen - Under draining board - Damper	Bitumen	ASB08	NAD	-	NA	-	-	
Interior - Unit 4 - Kitchen - Floor - Vinyl tiles under timber floorboard panels	Vinyl Tiles	ASB07/R1	NAD	-	NA	-	-	
Exterior - Unit 4 balcony - Airconditioning unit	Refrigerant	ODS1	NHI	-	NA	-	Refrigerant R410a - Non ozone depleting substance	

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Material Identification		Risk Assessment					Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Interior - Unit 5 - Bathroom, Laundry and Kitchen - Floor	Ceramic tiles with concrete below	-	NHI	-	NA	-	-	
Interior - Unit 5 - Living and bedrooms - Floor - Under carpet	Concrete	-	NHI	-	NA	-	-	
Interior - Unit 5 - Kitchen - Under draining board - Damper	Sprayed bitumen	ASB05	NAD	-	NA	-	-	
Interior - Unit 5 - Kitchen - Floor - Vinyl sheeting	Seamless Vinyl	SP8	Strongly presumed to contain SMF	12sqm	NA	Low	Remove under controlled conditions by a competent person. PPE is to include coveralls, gloves and eye protection.	
Interior - Unit 5 - Kitchen - Floor - Vinyl tiles under vinyl sheeting	Vinyl Tiles	ASB06	NAD	-	NA	-	-	

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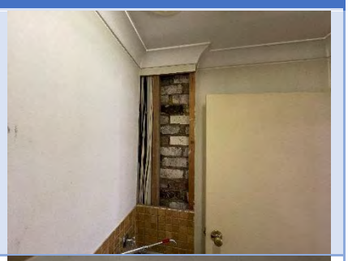
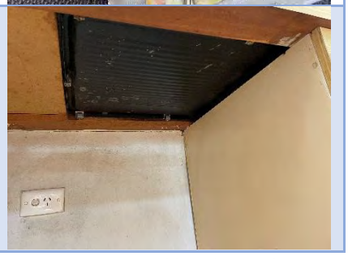
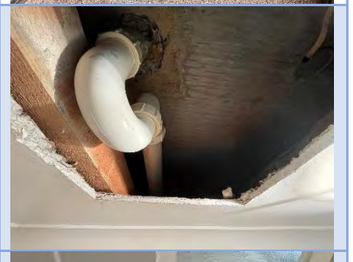
Material Identification			Risk Assessment				Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Interior - Unit 6 - Laundry - Riser	No hazardous materials	-	NHI	-	NA	-	-	
Interior - Unit 6 - Laundry - Fluorescent light	Capacitor	SP9	Strongly presumed to contain PCB capacitors	1 light fitting	NA	Low	Isolate electricity and identify capacitor and dispose of safely as per guidance in Identification of PCB containing capacitors ANZEEC 1997	
Interior - Unit 6 - Bathroom, Laundry and Kitchen - Floor	Ceramic tiles with concrete below	-	NHI	-	NA	-	-	
Interior - Unit 6 - Living and bedrooms - Floor - Under carpet	Concrete	-	NHI	-	NA	-	-	
Interior - Unit 6 - Kitchen - Under draining board - Damper	Sprayed bitumen	ASB03	NAD	-	NA	-	-	

Key: CH=Chrysotile, AM=Amosite, CR=Crocidolite, UMF=Unknown mineral fibre. SMF=Synthetic Mineral Fibres, NAI=No Asbestos Identified, NHD=No Hazmat Detected, NAD=No Asbestos Detected, NHI=No Hazmat Identified, F=Friable Asbestos within soft matrix, NF=Non-Friable Asbestos (i.e. Bonded) Asbestos within solid matrix, TH=Throughout, P=Presumed, SP=Strongly Presumed, R=Referenced sample, TH=Throughout, UK=Unknown, Lm=Linear Metre

Material Identification			Risk Assessment				Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Interior - Unit 6 - Kitchen - Floor - Vinyl sheeting	Seamless Vinyl	SP10	Strongly presumed to contain SMF	10sqm	NA	Low	Remove under controlled conditions by a competent person. PPE is to include coveralls, gloves and eye protection.	
Interior - Unit 6 - Kitchen - Floor - Vinyl tiles under vinyl sheeting	Vinyl Tiles	ASB07	NAD	-	NA	-	-	
Exterior - Unit 6 Balcony - Air conditioner Unit - Email Air	Refrigerant	ODS2	R22	1.69kg	NA	Low	Handle and dispose of in accordance with Australia and New Zealand Refrigerant Handling Code of Practice 2007 - Part 1	
Interior - Unit 7 - Laundry - False ceiling cavity	No asbestos materials	-	NHI	-	NA	-	-	
Interior - Unit 7 - Bathroom and Laundry - Floor	Ceramic tiles with concrete below	-	NHI	-	NA	-	-	

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Material Identification		Risk Assessment					Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Interior - Unit 7 - Living and bedrooms - Floor - Under carpet	Concrete	-	NHI	-	NA	-	-	
Interior - Unit 7 - Kitchen - Under draining board - Damper	Bitumen	ASB02	NAD	-	NA	-	-	
Interior - Unit 7 - Walls	Cream Paint	PB01	<0.01% lead content	-	NA	-	Lead content below lead paint guideline value of 0.1%	
Interior - Unit 7 - Doors, door frames and skirting boards	Cream Paint	PB02	0.11% Lead in Paint	TH	NA	Low	Maintain material in good condition and dispose of appropriately prior to demolition.	

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Appendix A – Qualitative Risk Matrix

Table 4 – Condition and Disturbance Assessment

Condition		
1	GOOD	NO OBVIOUS DETERIORATION, SECURED IN PLACE, SEALED AND ENCAPSULATED.
2	LOW DAMAGE	SCRAPES AND SCTARCHES, ENCAPSULATED
3	FAIR	MINOR DAMAGE OR DETERIORATION, NOT SEALED OR ENCAPSULATED
4	MODERATE	MAJOR DAMAGE THROUGHOUT, NO DEBRIS OR DUST, NOT BE SEALED / ENCAPSULATED
5	POOR	OBVIOUS DAMAGED OR DETERIORATION, EXTENSIVE DUST AND CONTAMINATION
Accessibility		
1	INACCESSIBLE	NOT ACCESSIBLE BUT VISIBLE
2	UNLIKELY	DISTURBANCE UNLIKELY DURING TYPICAL OCCUPATION OF THE BUILDING
3	POSSIBLE	DISTURBANCE UNLIKELY DURING TYPICAL OCCUPANCY OF THE BUILDING HOWEVER MAY OCCUR DURING MAINTENANCE WORKS
4	LIKELY	DISTURBANCE MAY OCCUR DURING TYPICAL OCCUPANCY OF THE BUILDING AND IS LIKELY DURING MAINTENANCE WORKS
5	CERTAIN	VERY LIKELY TO OCCUR DUE HIGHT AND TRASIT ROUT

Table 5 – Risk Assessment Chart

Material Condition		Probability of Disturbance				
		Inaccessible	Unlikely	Possible	Likely	Certain
		1	2	3	4	5
Good	1	2	3	4	5	6
Low	2	3	4	5	6	7
Fair	3	4	5	6	7	8
Moderate	4	5	6	7	8	9
Poor	5	6	7	8	9	10

LEGEND: 1-3 NEGLIGIBLE 4-5 LOW RISK 6-7 MEDIUM RISK 8-10 HIGH RISK

Appendix B – Legislative Requirements

Table 6 – Australian legislative requirements

STATE Primary Asbestos Legislation	Asbestos Survey Requirements	Asbestos Documentation Review Requirements	Reporting Requirements	Supporting Documentation
COMMONWEALTH **Work Health & Safety Act 2011** **Work Health & Safety Regulations 2011** ***Chapter 8 – Asbestos*** https://www.safeworkaustralia.gov.au/safety-topic/hazards/asbestos/resources	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. An asbestos register is not required if building was constructed after 31 December 2003.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020. Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020 AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
AUSTRALIAN CAPITAL TERRITORY **Work Health & Safety Act 2011** **Work Health & Safety Regulations 2011** ***Chapter 8 – Asbestos*** https://www.worksafe.act.gov.au/laws-and-compliance/codes-of-practice	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. An asbestos register is not required if building was constructed after 31 December 2003.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020. Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
NEW SOUTH WALES **Work Health & Safety Act 2011** **Work Health & Safety Regulations 2017** ***Chapter 8 – Asbestos*** https://www.safework.nsw.gov.au/hazards-a-z/asbestos	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. An asbestos register is not required if building was constructed after 31 December 2003.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020. NSW Government Code of Practice – How to Manage and Control Asbestos in the Workplace 2022. How to Safely Remove Asbestos: Code of Practice 2022. Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
NORTHERN TERRITORY **Work Health & Safety (National Uniform Legislation) Act 2011** **Work Health & Safety (National Uniform Legislation) Regulations 2011**	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020. Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)]

STATE Primary Asbestos Legislation	Asbestos Survey Requirements	Asbestos Documentation Review Requirements	Reporting Requirements	Supporting Documentation
Chapter 8 – Asbestos https://asbestos.nt.gov.au/general-information/legislation-and-codes-of-practice	A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.		Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. An asbestos register is not required if building was constructed after 31 December 2003.	Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
QUEENSLAND **Work Health & Safety Act 2011** **Work Health & Safety Regulations 2011** ***Chapter 8 – Asbestos*** https://www.asbestos.qld.gov.au/general-information/legislation-and-codes-practice	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. An asbestos register is not required if building was constructed after 31 December 2003.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020. WHSQ How to manage and control asbestos in the workplace Code of Practice 2021 WHSQ How to Safely Remove Asbestos Code of Practice 2021 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
SOUTH AUSTRALIA **Work Health & Safety Act 2012** **Work Health & Safety Regulations 2012** ***Chapter 8 – Asbestos*** https://www.safework.sa.gov.au/workplaces/codes-of-practice#COPs	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. An asbestos register is not required if building was constructed after 31 December 2003.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020. Gov. of South Australia - How to Safely Remove Asbestos Code of Practice 2020 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
TASMANIA **Work Health & Safety Act 2012** **Work Health & Safety Regulations 2012** ***Chapter 8 – Asbestos*** https://worksafe.tas.gov.au/asbestos	Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. Should be reviewed at least once every 5 years.	AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified.	Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2018. Safe Work Australia Code of Practice – How to Safely Remove Asbestos 2018 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021

STATE Primary Asbestos Legislation	Asbestos Survey Requirements	Asbestos Documentation Review Requirements	Reporting Requirements	Supporting Documentation
			An asbestos register is not required if building was constructed after 31 December 2003.	Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
VICTORIA **Occupational Health & Safety Act 2004** **Occupational Health and Safety Regulations 2017 – *Part 4.4 - Asbestos*** https://www.worksafe.vic.gov.au/asbestos	Person who manages or controls a workplace must ensure, so far is reasonably practicable, identify all asbestos present that is under their management or control. Must determine the location, type, friability condition and likelihood of ACM sustaining damage or deterioration. Division 6 requires that prior to any demolition or refurbishment works, the person who manages or controls the workplace must review the asbestos register and revise if it is inadequate in regard to the planned works.	Undertake review and revision of risk assessment when condition of asbestos changes, remedial work has been carried out or the assessment is no longer valid. At least once every 5 years.	Reports must include the type, location, friability & condition of asbestos, Identification of inaccessible areas and risk assessment including dates.	Work Safe Victoria Compliance Code – Managing Asbestos in Workplaces 2019 Work Safe Victoria Compliance Code – Removing Asbestos in Workplaces 2019 AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
WESTERN AUSTRALIA **Occupational Safety and Health Act 1984** **Occupational Health and Safety Regulations 1996** ***Division 4 - Further requirements in relation to certain hazardous substances. Subdivision 1 – Asbestos. Regulation 5.43*** https://www.commerce.wa.gov.au/worksafe/occupational-safety-and-health-act-and-regulations	Employer, main contractor, self-employed person or person having control of the workplace to ensure that presence and location of asbestos at the workplace is identified. The process of identification and assessment of risks arising from asbestos hazards are to be conducted in accordance with the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)].	Annual review of register and management plan under NOHSC: 2018(2005). A visual inspection of ACM should be undertaken as part of any review.	Under NOHSC:2018(2005): Maintain a register on the premises which includes date of assessment, location & types of asbestos, analysis, risk assessments, control measures, and details of competent person who undertook the assessment. Details of presumptions made and likely asbestos in inaccessible areas to be included	Health (Asbestos) Regulations 1992 Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)] Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018 (2005)] Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.

Appendix C – Analysis certificates

EHO Consulting Pty Ltd
16/380 Pennant Hills Rd
Pennant Hills, NSW 2120

ABN 49 620 205 192
www.ehoc.com.au
info@ehoc.com.au

Job Number: JN04340
Lab Number: LN07197
Client: Carmichael Tompkins Property Group
Contact: Robin Merrick - Robin.Merrick@ctpg.com.au
Client Address: Suite 14.04 Level 14 Suite 4 88 Phillip StSYDNEY 2000

Requested by: Carmichael Tompkins Property Group
Sample Date: Monday 15 May 2023
Sampled By: Lee Hands
Date Received: Thursday 18 May 2023
Date Analysed: Tuesday 23 May 2023

Asbestos Certificate of Analysis
AS4964 (2004) Method for the Qualitative Identification of Asbestos in Bulk Samples

Site address: 30-32 Redmyre Rd, Strathfield NSW, Australia 2135

Asbestos samples have been examined at EHO Consulting (EHOC) Sydney Laboratory, 16/380 Pennant Hills Rd, Pennant Hills, NSW 2120. Analysis undertaken is a qualitative identification of asbestos fibres in bulk and soil samples by polarised light microscopy, including dispersion staining, in accordance with AS4964 (2004) Method for the qualitative identification of asbestos in bulk samples and EHOC's Asbestos Bulk Soil ID Standard Operating Procedure (CD38) and NATA Accreditation **No# 20381**, . Trace analysis carried out on all non-homogenous samples. Accredited for compliance with ISO/IEC: 17025-Testing. NATA is a signatory to the ILAC Mutual Recognition Arrangement for the mutual recognition of the equivalence of testing, medical testing, calibration, inspection, proficiency testing scheme providers and reference materials producers reports and certificates

LAB ID NUMBER	SAMPLE NUMBER	DESCRIPTION	LOCATION	SAMPLE DIMENSIONS	RESULT	COMMENTS
LIN01	JN04340-ASB01	Gasket	Sliding Windows - Sealant between frame and glass	1g	NAD, OF	NA
LIN02	JN04340-ASB02	Bitumen	Unit 7 - Sink dampener pad	2g	NAD, OF	NA
LIN03	JN04340-ASB03	Bitumen	Unit 6 - Sink draining board dampener pad	1g	NAD, OF	NA
LIN04	JN04340-ASB04	Cement	Exterior - Eaves - Soffit boards	2g	CH, OF	NA
LIN05	JN04340-ASB05	Bitumen	Unit 5 - Sink draining board dampener pad	1g	NAD, OF	NA
LIN06	JN04340-ASB06	Thermoplastic tiles	Unit 5 - Kitchen - Floor tiles	92g	NAD, OF	Sample consists of beige, patterned vinyl tile with clear adhesive. All NAD, OF
LIN07	JN04340-ASB07	Thermoplastic tiles	Unit 6 - Kitchen - Floor tiles	60g	NAD, OF	Sample consists of yellow vinyl with clear adhesive. All NAD, OF
LIN08	JN04340-ASB08	Bitumen	Unit 4 - Sink draining board dampener pad	4g	NAD, OF	NA
LIN09	JN04340-ASB09	Thermoplastic tiles	Unit 3 - Kitchen - Floor tiles	11g	NAD, OF	Sample consists of yellow vinyl with pink backing.
LIN10	JN04340-ASB10	Bitumen	Garages - Lining between brick walls and first floor concrete slab	2g	NAD, OF	NA

LAB ID NUMBER	SAMPLE NUMBER	DESCRIPTION	LOCATION	SAMPLE DIMENSIONS	RESULT	COMMENTS
LIN11	JN04340-ASB11	Bitumen	Driveway - Sealant between concrete slabs	10g	NAD, OF NA	
LIN12	JN04340-ASB12	Rope	Common Property - Toilet floor - Woven material below tiles	5g	NAD, OF NA	

Key:

NAD - No Asbestos Detected, CH - Chrysotile Asbestos Detected, AM - Amosite Asbestos Detected, CR - Crocidolite Asbestos Detected, UMF - Unknown Mineral Fibres Detected, SMF - Synthetic Mineral Fibres Detected, OF - Organic Fibres Detected, Trace - Trace Asbestos Detected, * - No trace asbestos detected at the reporting limit of 0.1 g/kg

Limitations

The results contained in this report relate only to the sample/s submitted for testing. The laboratory accepts no responsibility for location, sampling date, sample ID, sampler and client details provided. Results indicating "No asbestos detected" indicates a reporting limit specified in AS4964 -2004 which is 0.1g/ Kg (0.01%). Any amounts detected at assumed lower level than that would be reported, however those assumed lower levels may be treated as "No Asbestos Detected" as specified and recommended by A4964-2004. Loose asbestos fibres/ fibre bundles are detected and reported as handpicked fibres/ fibre bundles, and they do not represent respirable fibres. All non-homogenous samples such as dust and soils are subject to trace analysis, unless impractical to do so due to nature or size of the sample.

^Dust samples taken using a tape as sample collection method (Dust on Tape) are outside of NATA sample requirements and are not accredited under EHO's scope of accreditation.

If no asbestos is detected in vinyl tiles, mastics, sealants, epoxy resins and ore samples then confirmation by another independent analytical technique is advised due to the nature of the samples. EHO Group accepts no responsibility for the initial collection, packaging or transportation of samples submitted by a non EHO consultant / employee. This document may not be reproduced except in full.

Approved Analyst : **Mathew Sutton**

Date: 29-05-2023

Approved Signatory: **Mathew Sutton**

Date: 29-05-2023

SYDNEY
ANALYTICAL
LABORATORIES

Office:
PO BOX 48
ERMINGTON NSW 2115

Laboratory:
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SEVEN HILLS NSW 2147
Telephone: (02) 9838 8903
Fax: (02) 9838 8919
A.C.N. 003 614 695
A.B.N. 81 829 182 852
NATA No: 1884

ANALYTICAL REPORT for:

EHO CONSULTING

16/380 PENNANT HILLS RD
PENNANT HILLS 2020

ATTN: FAZ JALALI

JOB NO: SAL28516M

CLIENT ORDER: JN04340

DATE RECEIVED: 18/05/23

DATE COMPLETED: 22/05/23

TYPE OF SAMPLES: PAINTS

NO OF SAMPLES: 8

NATA Accredited for compliance with ISO/IEC 17025 Testing

.....
Issued on 22/05/23
Lance Smith
(Chief Chemist)

ANALYTICAL REPORT

JOB NO: SAL28516M
CLIENT ORDER: JN04340

	SAMPLES	Pb %
1	PB01	<0.01
2	PB02	0.04
3	PB03	0.02
4	PB04	0.24
5	PB05	<0.01
6	PB06	0.15
7	PB07	<0.01
8	PB08	0.11

MDL	0.01
Method Code	A8
Preparation	P1

DATE OF COLLECTION: 15/05/23
SITE: RIBBON PUMP HOUSE

ANALYTICAL REPORT

JOB NO: SAL28516M
CLIENT ORDER: JN04340

METHODS OF PREPARATION AND ANALYSIS

The tests contained in this report have been carried out on the samples as received by the laboratory. In the case where an analyte or group of analytes are received outside of recommended holding times, the analysis will proceed and the report annotated. Analysis is carried out within analyte holding times where possible.

P1	Analysis performed on sample as received
A8	Total Lead in Paint/Dust - In House Method A8 Determined by APHA 3111B (Flame AAS)

CHAIN OF CUSTODY

TO: Sydney Analytical Laboratories Pty Ltd Address:PO Box 591, Seven Hills, NSW 2147 Tel: 02 98388903 Fax: 02 98388919 E-mail: watertest@bigpond.com Contact: Lance Smith	FROM: EHOC Site Address: Ribbon Pump House Job number: JN04340 TAT: Standard TAT E-mail: lhands@ehoc.com.au Contact: Lee Hands

SYDNEY ANALYTICAL LABORATORIES

SAMPLE INFORMATION		MATRIX			ANALYSES																			
Samples	Date	Soil	Water	Other	Lead in Soil	Lead in Dust	Lead in Air	Lead in Paint																
JN04340-PB01	15-May			X				X																
JN04340-PB02	15-May			X				X																
JN04340-PB03	15-May			X				X																
JN04340-PB04	15-May			X				X																
JN04340-PB05	15-May			X				X																
JN04340-PB06	15-May			X				X																
JN04340-PB07	15-May			X				X																
JN04340-PB08	15-May			X				X																

Relinquished By: Lee Hands Date: 17/05/23 Received By: Date:

Job No.: SAL28516M
Received By: A.S
Date: 18/5/23
Temp: Warm Ambient Cool
Date Due: 22/5/23