



REMEDY
ENVIRO SERVICES

Hazardous Materials Survey

7A Racecourse Road, West Gosford NSW



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www.remedyenviro.com.au

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Contact Information

Remedy Enviro Services

(AML Enviro Services Pty Ltd T/A)

Asbestos • Mould • Lead

📄 PO Box 255 Medowie NSW 2318

🌐 www.remedyenviro.com.au

✉️ saul@remedyenviro.com.au

☎️ 0457 147 943

Document Information

Hazardous Materials Survey

7A Racecourse Road, West Gosford NSW

Prepared for: Ben Hur

Busways Group

Report No. A1292_HMS_140524

Version No. 1

Date: 17 May 2024

We confirm that the following report has been produced for Busways Group, based on the described methods and conditions within.

For and on behalf of Remedy Enviro Services.

Prepared by:



Saul Pickett

Managing Director

Licenced Asbestos Assessor

SafeWork NSW Licence No. LAA000141

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Ben Hur	Busways Group	benhur@busways.com.au

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1 INTRODUCTION

Remedy Enviro Services was contracted by Ben Hur of Busways Group to prepare a Hazardous Materials Survey and Register for the residence and associated structures located at 7A Racecourse Road, West Gosford NSW. This report documents the exterior and interior areas of the residence, garage, stables and associated structures accessible at the time of the inspection.

For the objective of this report, hazardous materials include asbestos containing materials (ACM), synthetic mineral fibres (SMF), lead based paint and polychlorinated biphenyls (PCBs).

The inspection determined the potential impact of these materials and risk of *in situ* hazardous materials for those accessing the building and structures or on any proposed demolition works.

Australian Standard *AS2601-2001 The Demolition of Structures* in conjunction with the *SafeWork NSW Code of Practice: Demolition* identifies the requirement for a hazardous substance audit to be carried out prior to demolition or refurbishment works. The purpose of the inspection was to meet these obligations and to identify and confirm the presence and location of any hazardous containing materials present at the Site. The inspection determined the potential impact of these materials and risk of *in situ* asbestos containing materials on those accessing the building or on any proposed demolition or refurbishment works.

Furthermore, hazardous materials are to be identified and managed in accordance with the *NSW Work Health and Safety Regulation 2017*.

This report documents the results of the hazardous materials inspection conducted on the 14th of May 2024 by Remedy Enviro Services' Saul Pickett, Licenced Asbestos Assessor (SafeWork NSW Licence No. LAA000141) Photographic records of hazardous materials were collected during the inspection and an asbestos risk assessment is contained in **Appendix A**.

The following areas were inaccessible at the time of the inspection:

- Wall cavities of the residence; and
- Sub-surface concrete and soil layers of the Site.

2 SITE IDENTIFICATION

The Site is identified as 7A Racecourse Road, West Gosford NSW.

The property located at the site consists of a residence, garage, southern stable, north-eastern shed, northern horse exercise ring and northern stable.

Residence

The residence consists of a two-storey brick and timber framed building with asbestos cement sheet cladding, aluminium windows and ceramic roof tiles to the exterior.

The interior of the residence comprises of plaster walls and ceiling linings throughout, with fibre cement sheet wall and ceiling linings to wet areas. The flooring throughout is timber to the first floor with compressed asbestos cement sheet flooring to the wet areas, and concrete to the ground floor.

Garage

The garage is situated adjacent to the residence on its southern aspect. The garage is a large brick structure with ceramic tiled roof to the exterior, and exposed brick walls and concrete slab floor to the interior.

Southern Stables

The southern stables consist of a brick and steel framed building with moulded asbestos cement sheet cladding and corrugated asbestos cement sheet roofing to the exterior.

The interior consists of brick and metal constructed stables, composite timber lined office and amenities, timber mezzanine and concrete slab floor throughout.

North-Eastern Shed

The north-eastern shed is a single storey brick and timber framed structure with brick walls and a corrugated asbestos cement roof to the exterior.

The interior consists of exposed brick walls on a concrete slab floor.

Northern Horse Exercise Ring

The exercise ring is a steel and timber framed structure with a corrugated metal roof upon bare earthen floor.

Northern Stables

The northern stables consist of a brick and steel framed structure with corrugated asbestos cement sheet cladding and corrugated asbestos cement sheet roofing to the exterior.

The interior consists of brick and metal constructed stables and concrete slab floor throughout.

The Site is shown in Figures below.



Figure 1: Aerial View of Site, situated on Racecourse Road, Faunce and Young Street, West Gosford as inspected on 14th May 2024

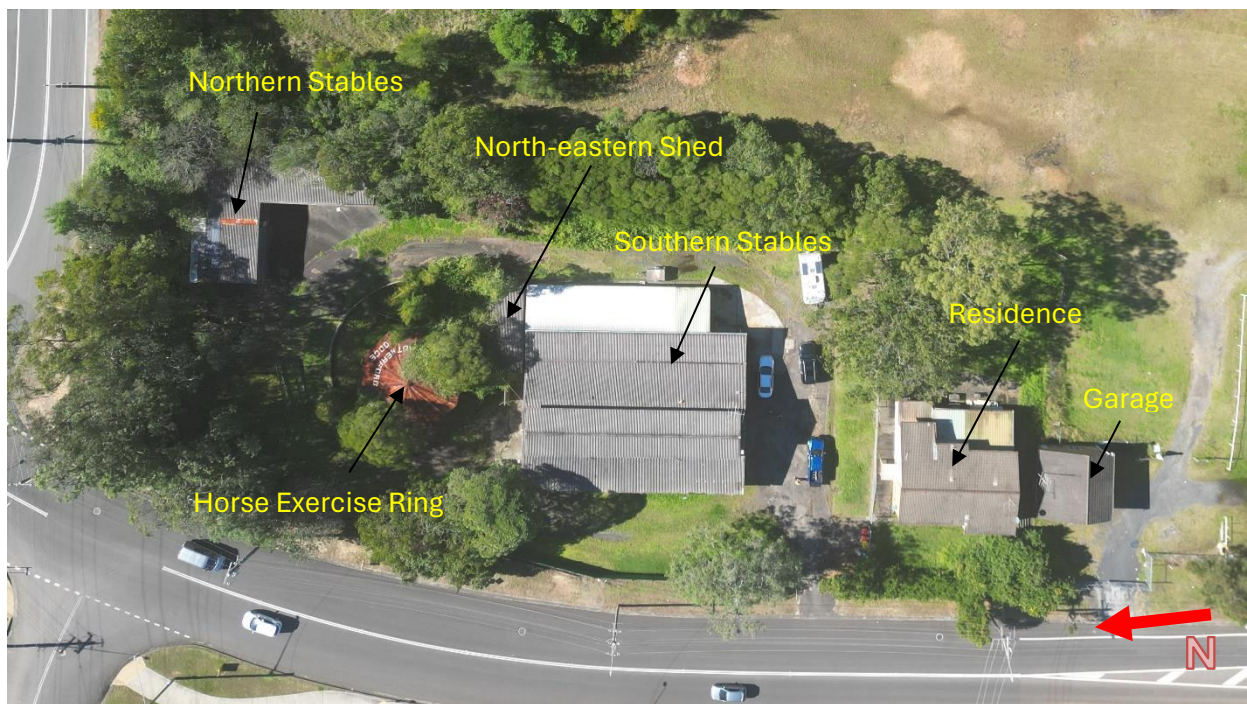


Figure 2: Aerial View of 7A Racecourse Road, West Gosford as inspected on 14th May 2024



Figure 3: Residence viewed from the western aspect as inspected on 14th May 2024



Figure 4: Garage viewed from the southwestern aspect as inspected on 14th May 2024



Figure 5: Southern Stables viewed from the southwestern aspect as inspected on 14th May 2024



Figure 6: Northeastern Shed viewed from the eastern aspect as inspected on 14th May 2024



Figure 7: Horse Exercise Ring viewed from the western aspect as inspected on 14th May 2024



Figure 8: Northern Stables viewed from the southwestern aspect as inspected on 14th May 2024

3 SCOPE OF SURVEY

Remedy Enviro Services were requested to inspect the site for hazardous materials. The inspection was undertaken by non-destructive inspection.

Due to the nature of buildings construction and access constraints, it is often the case that not all hazardous materials are accessible at the time of inspection. This can be due to a range of factors such as height restrictions, vegetation cover, confined spaces or potential refurbishment/renovation of older structures which can conceal some building materials.

Live switchboards are only visually inspected, and accordingly any ACM identification is presumed to until conclusively proven otherwise.

The survey was limited to the accessible areas of the Site during the time of the inspection. The residence was occupied at the time of the inspection.

As this is not an intrusive, demolition or refurbishment style survey, conclusions should not be considered as entirely definitive. A demolition style survey is to be conducted prior to such works commencing, as described in AS2601 (2001) *The Demolition of Structures* and outlined in state *Code of Practice: Demolition Work* (2019).

3.1 Asbestos Containing Materials (ACM)

Asbestos containing materials were sighted by visual inspection of representative construction materials suspected of containing asbestos with limited sampling and analysis of materials undertaken. Materials were not sampled from all areas due to the uniformity of materials used throughout the building. Samples were collected in a non-destructive manner from suspected ACM where possible and submitted to a NATA accredited laboratory for confirmatory analysis.

The samples were analysed using a stereo microscope and selected fibres were further analysed using polarised light microscopy (PLM) in conjunction with the dispersal staining method (AS4964 – 2004 *Method for the qualitative identification of asbestos in bulk samples*).

NATA endorsed analytical reports can be found in **Appendix B** at the rear of this report.

3.2 Synthetic Mineral Fibre (SMF)

Synthetic Mineral Fibre (SMF) materials were identified by visual means or as a result of the asbestos identification analysis with reference to *NOHSC:2006 (1990) National Code of Practice for the Safe Use of Synthetic Mineral Fibres*.

3.3 Lead-Containing Paint

Small representative samples were collected from paint suspected of containing lead. Paint flake samples were removed from non-intrusive areas to minimise disturbance.

Within the same building, wherever a paint coating had a similar surface texture, colour etc. to a paint coating that had already been sampled because of its suspected lead content, it was presumed that these paint coatings were identical.

Paint samples were submitted to a NATA accredited laboratory for confirmatory analysis by Inductively Coupled Plasma - Mass Spectroscopy (ICP-MS).

Lead paint assessment was conducted in accordance with Appendix A – Standard Practice for Identification of Lead Paint taken from *AS/NZS 4361.2:2017 Guide to hazardous paint management Part 2: Lead paint in residential, public and commercial buildings*.

Lead paint is defined as a paint or component coat of a paint system containing lead or lead compounds, in which the lead content is in excess of 0.1% by mass in dry film. Results are expressed in percent weight per weight (%w/w).

3.4 Polychlorinated Biphenyls (PCBs)

Fluorescent light fittings were inspected where present and accessible to assess the presence of capacitors that may contain PCB's. The identification details printed on the capacitor were recorded and later compared to the Australian and New Zealand Environment and Conservation Council (ANZECC) *Identification of PCB-Containing Capacitors register* to determine whether the capacitor contained PCB.

4 SAMPLING AND ANALYSIS RESULTS

4.1 Asbestos Analysis

A total of four samples were submitted for asbestos identification analysis to Eurofins, a NATA accredited laboratory following the inspection.

Results are provided in **Table 1** below. The NATA endorsed analytical reports are attached to the rear of this report in **Appendix B**.

Table 1: Asbestos Analytical Results - 1072188-AID: 14th May 2024

Sample ID	Description of Sample	Asbestos Results
Sample 1 24-My0039206	Residence – External Cladding	Chrysotile asbestos
Sample 2 24-My0039207	Residence – Central Laundry Walls	No asbestos detected
Sample 3 24-My0039208	Stables – Roof	Chrysotile and Amosite asbestos
Sample 4 24-My0039209	North Stables – Cladding	Chrysotile and Amosite asbestos

Note: Chrysotile is a fibrous silicate mineral commonly known as white asbestos.
Amosite is a fibrous silicate mineral commonly known as brown asbestos.

A total of eleven samples were submitted for asbestos identification analysis to Australian Safer Environment & Technology, a NATA accredited laboratory following the inspection from the previous investigation undertaken by GTEX on the 12th of December 2019.

Results are provided in **Table 2** below. The NATA endorsed analytical reports are attached to the rear of this report in **Appendix B**.

Table 2: Asbestos Analytical Results - ASET78814/81994/1-11: 12th December 2019

Sample ID	Description of Sample	Asbestos Results
11222.07/AS04	Northern Stable – Exterior – Western wing – western all – adjacent ground surfaces – below drip line of roof – soil	Chrysotile[^] asbestos and Amosite[^] asbestos Trace Chrysotile asbestos
11222.07/AS06	North-Western Shed – Exterior – Southern side of building – ground surfaces – fascia panel debris – asbestos cement sheeting debris	Chrysotile asbestos and Amosite asbestos
11222.07/AS09	Southern Stable – Exterior – North-west corner – concrete floor below gutter drain point – leaves and detritus	Chrysotile[^] asbestos and Amosite[^] asbestos
11222.07/AS10	Southern Stable – Exterior – South-west corner – grassed surfaces below gutter drain point – soil	Chrysotile[^] asbestos and Amosite[^] asbestos
11222.07/AS11	House – Interior – Ground Floor – Eastern toilet and laundry – walls – fibre cement sheeting	No asbestos detected
11222.07/AS12	House – Interior – Ground Floor – North-east Laundry walls and ceiling – fibre cement sheeting	No asbestos detected

Sample ID	Description of Sample	Asbestos Results
11222.07/AS13	House – Interior – First Floor – Bathroom – Floor – Sheeting under tiles – asbestos cement sheeting	Chrysotile asbestos
11222.07/AS14	House – Exterior – Eaves and awnings – Soffit boards – asbestos cement sheeting	Chrysotile asbestos
11222.07/AS15	Garage – Exterior – Roof – Gable ends (x2) – Between outer roof tile and fascia – cement sheeting lining – asbestos cement sheeting	Chrysotile asbestos
11222.07/AS16	Garage – Exterior – Eaves – Soffit boards – asbestos cement sheeting	Chrysotile asbestos
11222.07/AS17	House – Exterior – Roof – Gable ends (2) – Between outer roof tile and fascia – cement sheeting lining – fibre cement sheeting	No asbestos detected

^ denotes loose fibres of relevant asbestos types detected in soil/dust.

* denotes asbestos detected in ACM in bonded form.

denotes friable asbestos as soft fibro plaster and/or highly weathered ACM that will easily crumble.

Source: GTEX Report No. 11222.07.ASSR 21 January 2020

4.2 Synthetic Mineral Fibres

Synthetic mineral fibre was identified in four locations during the inspection.

4.3 Lead Paint Sampling

A total of five samples of paint were submitted for lead-containing analysis to Eurofins, a NATA accredited laboratory following the inspection.

The results of the laboratory analysis are presented as percent weight per weight (%w/w) in **Table 3** below.

Table 3: Lead Sample Analytical Results - 1097025-S

Sample ID	Location of Sample	%w/w	Lead ≥ 0.1%
Pb1	Residence - cream paint - exterior	0.01	No
Pb2	Southern Stables - cream paint - exterior	0.46	Yes
Pb3	Southern Stables – pale blue paint - exterior	3.9	Yes
Pb4	Southern Stables - cream paint - interior	1.4	Yes
PB5	Horse Ring – cream paint	0.25	Yes

4.4 Polychlorinated Biphenyls

Light fixtures were observed throughout the structures at the site. Each fixture was identified where accessible and disassembled to ensure that ballasts and capacitors do not contain PCBs.

For safety reasons, energised fluorescent light fixtures were not disassembled to examine ballasts and capacitors.

No PCB containing fluorescent light fittings were sighted at the time of the inspection.

4.5 Risk Assessment Methodology

4.5.1 Asbestos Containing Materials

There are several factors which can affect the potential health risks posed by ACM within construction materials including:

- The friability of the material (the tendency to chip, crumble or break following compression)
- The condition of the material
- Location of the ACM and accessibility of the material – potential exposure to occupants or site users
- Risk of fibre release from the material
- Activities which may affect the condition of the material

The hazard levels for this assessment have been determined according to the criteria described in **Table 4**.

Table 4: Asbestos Risk Assessment – Hazard Levels

Risk Factor Description			Hazard Level
Asbestos Classification	Bonded or Non-Friable	Materials containing asbestos in a bonded or cemented matrix using any mix of applicable resins or binding agents, which cannot be crushed by hand strength when dry.	2
	Friable	ACM which, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure.	5
Condition	Good	No damage or degradation.	1
	Moderate	Slightly damaged or degraded.	2
	Poor	Highly damaged or degraded.	3
Accessibility	Low	Material is totally enclosed or encapsulated and not likely to be disturbed during day to day activities.	1
	Moderate	Partially protected by encapsulation or enclosure.	2
	High	No encapsulation or enclosure.	4
Fibre Release Potential	Low	Material with a low risk of fibre release (e.g. floor tiles, resins).	1
	Moderate	Material with a moderate risk of fibre release (e.g. cement products).	2
	High	Material with a high risk of fibre release (e.g. spray coating).	3
Location / Activities*	Low	Regular activities undertaken in the area are not likely to disturb, damage or cause further deterioration of ACM.	1
	Moderate	Regular activities undertaken in the area could potentially result in further damage or degradation of the ACM.	2
	High	Activities undertaken within the area are highly likely to result in additional damage or degradation of the ACM.	3

* The risk assessment contained in this report was and made based on the nature of activities observed at the time the survey inspection was undertaken.

To calculate risk using the methodology in the risk assessment table, the hazard level for each criterion is multiplied and the final value compared to the risk/action rating provided in the **Table 5** and **Table 6** below.

ACM Classification x Condition x Accessibility x Fibre Release Potential x Activities = Hazard Level

Table 5: Asbestos Risk Assessment – Overall Hazard Level Rating

Overall Hazard Level	Risk Status
0 – 3	Minimal
4 – 19	Low
20 – 49	Moderate
> 50	High

Table 6: Asbestos Risk Assessment – Recommended Health Risk/ Action Rating

Rating	Definition
Health Risk Minimal Hazard Level 0 – 3 Action Rating R4	Products or Bonded ACM that pose negligible health risk to Site users, such as painted ACM cement sheeting, laminated vinyl floor tiles etc. They consist of materials that currently are in a good condition within a low accessibility. The ACM poses a minimal health risk unless disturbed by destructive work such as drilling, cutting, or use of abrasives. Identified ACM should be clearly labelled. Material should be periodically inspected and re-assessed, especially in circumstances where refurbishment or repair works have been undertaken within the area.
Health Risk Low Hazard Level 4 – 19 Action Rating R3	Products or materials that pose a minimal health risk to Site users. Applicable material is ACM in a non-friable, stable matrix (either in boned material or encapsulated). ACM material should be appropriately labelled and high visibility signage should be used to identify the risk to any persons who may come into contact with the ACM. ACM in this category does not present an immediate health risk to occupants unless it is disturbed by destructive work such as drilling, cutting, or use of abrasives or if the ACM is damaged.
Health Risk Moderate Hazard Level 20 – 49 Action Rating R2	Products or materials that are degraded and in a poor state that pose a risk to site users. They consist of materials that are mild to moderately damaged, at least partially friable and accessible to site users. These materials should be removed by a licensed asbestos removalist or encapsulated and regularly inspected for changes that may affect the sealing coat on the surface of the materials.
Health Risk High Hazard Level > 50 Action Priority R1	Products or materials that highly damaged or degraded and pose a high risk to site users. They consist of materials that are readily accessible, in poor or friable condition. These materials require immediate action and should be removed by a licensed asbestos removalist. In the event that the material cannot be removed, an alternative strategy can be employed such as encapsulation with a sealant (e.g. Paint)

5 CONCLUSIONS AND RECOMMENDATIONS

The Hazardous materials inspection conducted on the 14th May 2024 at 7A Racecourse Road, West Gosford NSW has found asbestos containing materials, synthetic mineral fibre and lead based paint present on the Site.

A Hazardous Materials Register has been included in the rear of this report in **Appendix A**.

These recommendations are made with the view that the residential building and structures are to be demolished.

5.1 Asbestos-Containing Materials

A total of four samples were submitted for asbestos identification purposes. Three samples returned a positive detection for asbestos.

ACM may be present in areas that were inaccessible during the time of the inspection including wall cavities, ceiling cavities, sub-floor voids and sub-surface soil layers.

Due to the sampling process not all surfaces and building materials suspected of containing ACM were sampled due to lack of accessibility, prohibitive cost or the possibility of causing contamination.

Where materials based on their appearance, age, building application or condition or materials that appear identical to those sampled and confirmed by laboratory analysis to contain asbestos, the term “assumed asbestos” will be used in this report, indicating the likelihood of the material containing asbestos is high and should be considered as such unless confirmed otherwise.

Removal of asbestos containing materials during maintenance/renovation works should be carried out in conjunction with relevant legislative requirements provided by the NSW Government and Safe Work Australia. The following documents provide information on the handling, removal and disposal of ACM within NSW and Australia:

- *NSW Work Health and Safety Act 2011;*
- *NSW Work Health and Safety Regulation 2017;*
- *Code of Practice: How to Manage and Control Asbestos in the Workplace 2022;*
- *Code of Practice: How to Safely Remove Asbestos 2022;*
- *Code of Practice: Demolition Work 2020; and*
- *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC: 3003 (2005)].*

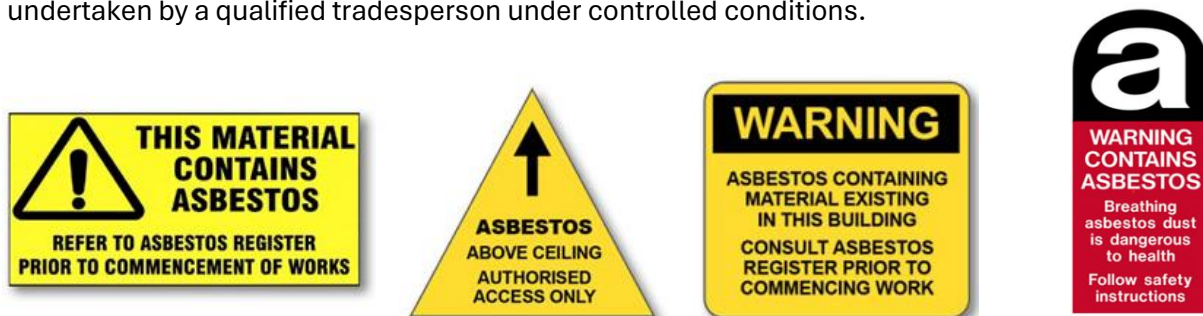
All asbestos related work should be carried out by licensed asbestos removalist under controlled conditions. Should bulk asbestos removal works be required (greater than 10 m²), an Asbestos Removal Control Plan (ARCP) should be developed in conjunction with NSW legislative requirements and air monitoring should be undertaken during asbestos removal work.

The NSW Work Health and Safety Regulation 2017 states that “A person conducting a business or undertaking who commissions asbestos removal work requiring a Class A asbestos removal licence at a workplace must ensure that an independent licensed asbestos assessor undertakes air monitoring of the asbestos removal area at the workplace.”.

In the case of Class A asbestos removal works, the *NSW Work Health and Safety Regulation 2017* states that the licensed asbestos removalist must ensure that, when the licensed asbestos removal work is completed, a clearance inspection of the asbestos removal area at the workplace is carried out by a SafeWork NSW approved Licensed Asbestos Assessor.

All asbestos waste must be disposed of at an appropriately licensed waste facility. Records of disposal should be kept demonstrating that any ACM removed was disposed of at a suitable waste facility.

All ACM remaining in-situ should be labelled appropriately to warn site users of their presence. Any ACM that is in a poor or degraded state should be encapsulated with a sealant, or alternatively removed and replaced with a non-ACM material. ACM should be periodically inspected to ensure it is managed appropriately. Any disturbance of ACM should be undertaken by a qualified tradesperson under controlled conditions.



5.2 Synthetic Mineral Fibre

Synthetic mineral fibre was identified in four locations during the inspection.

SMF should be removed if degraded or damaged or in the instance they may be disturbed by refurbishment or demolition works. The standards and guidelines used in NSW for the management of SMF are specified in the following documents:

- Safe Work Australia exposure level for airborne SMF is 0.5 fibres/mL as an 8-hour TWA.
- *Guidance Note on the Membrane Filter Method for the Estimation of Airborne Synthetic Mineral Fibres [NOHSC: 3006(1989)].*

5.3 Lead-Containing Paint

A total of five samples of paint were tested for the presence of lead during the inspection. The presence of lead was detected in four of the tested painted surfaces.

If materials coated with lead containing paints are to be handled then the standards and guidelines used in NSW for the management of lead based paints are specified in the following documents:

- *NSW Work Health and Safety Regulation 2017;*
- *Safe Work Australia exposure standard for airborne lead is 0.05 mg/m³ as an 8-hour TWA;*
- *Australian Standard AS/NZS 4361.1:2017 Guide to hazardous paint management Part 1 Lead and other hazardous metallic pigments in industrial applications;*
- *Australian Standard AS/NZS 4361.2:2017 Guide to hazardous paint management Part2 Lead paint in residential, public and commercial buildings;*
- *NSW EPA Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes; and*
- *Managing Lead Contamination in Home Maintenance, Renovation and Demolition Practices – A Guide for Council's May 2003, published by NSW EPA and PlanningNSW.*

Lead containing paint should be managed to prevent deterioration and becoming a health hazard.

If the lead containing paint is not directly accessible or where it is overpainted with layers of lead-free paint in good condition and not disturbed, the paint can remain *in situ* provided it is regularly inspected for deterioration.

Stabilisation of lead containing paint involves overpaint using lead-free paint or covering it with an encapsulant. Stabilising the lead containing paint can provide an interim or long-term solution to a lead paint hazard. Materials used to stabilise existing paint surfaces need to be durable and non-toxic. The integrity of the existing painted surface will determine the effectiveness of stabilisation and thorough surface preparation will be needed to address issues such as chalking, poor adhesion, cracking, flaking, peeling or blistering.

Prior to demolition works, lead-containing paint may be disposed of attached to the substrates as long as they are in good condition. If the lead-containing paint is chalking or delaminating, the paint residues should be removed from the substrates in accordance with AS/NZS 4361.2:2017 and the waste must be disposed of as a lead-containing material in accordance with the NSW Environmental Protection Authority (EPA) requirements.

5.4 Polychlorinated Biphenyl's

There were no fluorescent light fittings, likely to contain PCB capacitors sighted at the time of the inspection.

Where PCB containing capacitors are identified, they should be handled in accordance with the *PCB Chemical Control Order In Relation to Materials and Wastes Containing Polychlorinated Biphenyl*, 1997, issued by the NSW EPA and the PCB Management Plan issued by ANZECC.

6 LEGESLATIVE REQUIREMENTS

In accordance with the *NSW WHS Regulation 2017*, the following outlines requirements for Asbestos Registers in the workplace.

6.1 Asbestos Register Access

The asbestos register must be easily accessible at the workplace, at all times and is readily available for any person who needs to know the location of asbestos and ACM in a building, structure or plant, including:

- Workers
- Any health and safety representatives, and
- Any PCBUs who have carried out or intend to carry out work at the workplace (e.g. owners, commercial tenants, licensed asbestos removalists, contractors, self-employed builders and tradespersons).

6.2 Asbestos Management Plan

An Asbestos Management Plan must be prepared for your workplace if asbestos and ACM has been identified or is assumed to be present.

6.3 Signage and Labels

Clear and visible signage and labels are important to effectively communicate the presence of asbestos and ACM in the workplace. Labels are placed at the location where material has been identified or is assumed to be asbestos or ACM, whenever possible.

Signs can be used to indicate the presence of asbestos and ACM if labels are not reasonably practicable. You may also use signs to provide instructions about how to access the asbestos register.

6.4 Asbestos Register Review

The asbestos register must be reviewed and updated at least once every 5 years or when:

- The Asbestos Management Plan is reviewed for your workplace
- Additional asbestos or ACM is identified at your workplace
- Previously identified asbestos or ACM is removed, disturbed, sealed or enclosed at your workplace
- Refurbishment or demolition work is planned
- The plan is no longer adequate for managing asbestos or ACM at the workplace, or
- A health and safety representative, PCBU or worker requests a review.

This should include a visual inspection of the asbestos and ACM by a competent person* (e.g. Licensed Asbestos Assessor).

* as defined by SafeWork Australia.

7 LIMITATIONS

Remedy Enviro Services have performed investigation and consulting services for this project in general accordance with current professional and industry standards.

This assessment is based on property inspection conducted by Remedy Enviro Services personnel, sampling and analyses described in the report, and information provided by the Client or other people with knowledge of the property conditions. All conclusions and recommendations made in the report are the professional opinions of the Remedy Enviro Services personnel involved with the project and, while normal checking of the accuracy of data has been conducted, Remedy Enviro Services assumes no responsibility or liability for errors in data obtained from such sources, regulatory agencies or any other external sources, nor from occurrences outside the scope of this project.

The extent of testing was limited to discrete test locations. A suitably qualified consultant should be engaged to provide inspections during any refurbishment/demolition/construction to confirm assumed conditions in this assessment. Some areas of the site were inaccessible at the time of inspection such as sub-surface soil layers, wall cavities and other obstructed areas. If conditions encountered during demolition/construction differ from those given in this report, further advice should be sought without delay.

Remedy Enviro Services makes no warranty concerning the suitability of the property for any purpose or the possibility of any use, development or re-development of the property. Except as otherwise stated, Remedy Enviro Services' assessment is limited strictly to identifying specified environmental conditions associated with the subject property and does not evaluate structural conditions of any buildings. Lack of identification in the report of any hazardous or toxic materials at the property should not be interpreted as a guarantee that such materials do not exist at the property.

Remedy Enviro Services, or any other reputable consultant, cannot provide unqualified warranties nor does it assume any liability for the site conditions not observed or accessible during the investigations. Site conditions may also change subsequent to the investigations and assessment due to ongoing use.

This report and associated documentation was prepared for the specific purpose as described and should not be relied on for other purposes. The information is provided solely for the use by Busways Group, any reliance assumed by other parties on the information shall be at such parties own risk.



APPENDIX A




HAZARDOUS MATERIALS REGISTER


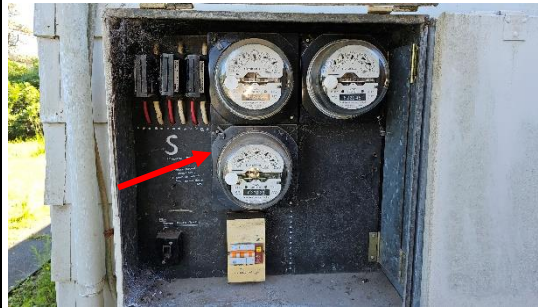

THIS SUMMARY SHOULD BE READ IN CONJUNCTION WITH ALL SECTIONS OF THIS REPORT.



HAZARDOUS MATERIALS REGISTER


Survey Information	Surveyed By
Client: Busways Group Site Address: 7A Racecourse Road, West Gosford NSW Survey Date: 14 May 2024	Saul Pickett, Remedy Enviro Services Pty Ltd Licensed Asbestos Assessor Safe Work License No. LAA000141 0457 147 943 www.remedyenviron.com.au saul@remedyenviron.com.au


BUILDING		Residence					
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence – Exterior – eave linings – all aspects – asbestos cement sheet		Chrysotile (non-friable)	Good No damage	~24 m ²	11222.07/AS14	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Minimal Risk R4	The material is in good condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence – Exterior– cladding – all aspects – asbestos cement sheet		Chrysotile (non-friable)	Fair Weathered, some minor damage	~ 155 m ²	24-My0039206	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Low Risk R3	The material is in fair condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works			




Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence - Exterior – entry awning – western aspect – ceiling lining – asbestos cement sheet		Chrysotile Asbestos (non-friable)	Good No damage	~3 m ²	Same as 11222.07/AS14	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Minimal Risk R4	The material is in good condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works commencing			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence - Exterior – entry ceiling (above entrance door) – western aspect – ceiling lining – asbestos cement sheet		Chrysotile Asbestos (non-friable)	Good No damage	~0.25 m ²	Same as 11222.07/AS14	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Minimal Risk R4	The material is in good condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works commencing			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence - Exterior – ceiling (above rear entrance door) – eastern aspect – ceiling lining – asbestos cement sheet		Chrysotile Asbestos (non-friable)	Good No damage	~2 m ²	Same as 11222.07/AS14	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Minimal Risk R4	The material is in good condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works commencing			




Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence - Exterior – tile verge – northern and southern aspects – fibre cement sheet		No asbestos detected	Good No damage	-	11222.07/AS17	N/A	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. This material does not pose a health risk to Site users.			-			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence - Exterior – southern aspect – electrical distribution backing board – timber		No asbestos detected	Good No damage	~1 m²	-	Yes	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. This material does not pose a health risk to Site users. Labelled incorrectly as containing asbestos.			Remove asbestos warning label			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence - Exterior – southern aspect – electrical distribution backing board – timber		No asbestos detected	Good No damage	~1 m²	-	Yes	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. This material does not pose a health risk to Site users. Labelled incorrectly as containing asbestos.			Remove asbestos warning label			




Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence - Exterior – southern aspect – hot water system – metal encased synthetic mineral fibre insulation		Synthetic Mineral Fibre	Good No damage	-	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove prior to renovation or demolition works commencing			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence - Exterior – all aspects – cream paint		Paint (Lead Free <0.1%)	Fair Flaking and heavily worn on southern aspect	-	Pb1	N/A	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The paint is in fair condition. This material does not pose a health risk to Site users.			-			




Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence - Interior – first floor – bathroom – compressed asbestos cement sheet flooring		Chrysotile Asbestos (non-friable)	Good No damage Underside exposed	~ 9 m ²	11222.07/AS13	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Low Risk R3	The material is in fair condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works			




Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence – Interior – ground floor – central hallways – pitch based asbestos-containing electrical distribution backing board		Assumed Asbestos (non-friable)	Good No damage	~0.25 m ²	-	Yes	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Low Risk R3	The material is in fair condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works			




Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence – Interior – ground floor – storage room – exposed exterior wall linings		Chrysotile and Amosite Asbestos (non-friable)	Fair Unsealed and exposed	~4 m ²	Same as 24-My0039206	Yes	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Low Risk R3	The material is in fair condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence – Interior – first floor – bathroom – wall linings – fibre cement sheet		No asbestos detected	Good No damage	-	Same as 11222.07/AS12	N/A	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. This material does not pose a health risk to Site users.			-			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Laundry – Interior – ground floor – north-east laundry – wall linings – fibre cement sheet		No asbestos detected	Good No damage	-	11222.07/AS12	N/A	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. This material does not pose a health risk to Site users.			-			




Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence - Interior – ground floor – storage room – ceiling – fibre cement sheet		No asbestos detected	Good No damage	-	Same as 11222.07/AS12	N/A	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. This material does not pose a health risk to Site users.			-			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Laundry – Interior – ground floor –eastern laundry – wall linings – fibre cement sheet		No asbestos detected	Good No damage	-	11222.07/AS11	N/A	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. This material does not pose a health risk to Site users.			-			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence – Interior – ground floor – bathroom – wall linings – fibre cement sheet		No asbestos detected	Good No damage	-	Same as 11222.07/AS12	N/A	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. This material does not pose a health risk to Site users.			-			




Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence – Interior – ground floor – central laundry – wall linings – fibre cement sheet		No asbestos detected	Good No damage	-	24-My0039207	N/A	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. This material does not pose a health risk to Site users.			-			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence - Interior – ground floor – hot water system – metal encased synthetic mineral fibre insulation		Synthetic Mineral Fibre	Good No damage	-	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove prior to renovation or demolition works commencing			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Residence - Interior – ground floor – hot water system – metal encased synthetic mineral fibre insulation		Synthetic Mineral Fibre	Good No damage	-	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove prior to renovation or demolition works commencing			


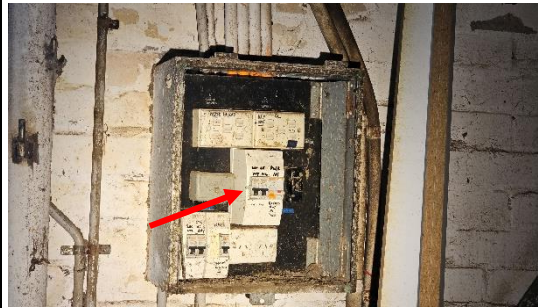
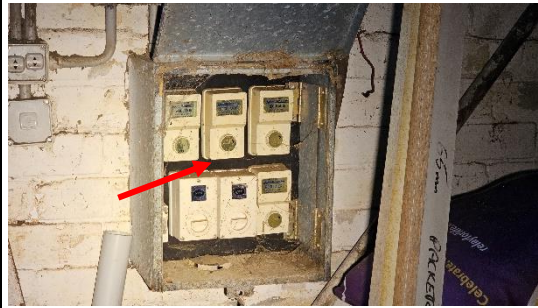
BUILDING		Garage					
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Garage – Exterior – eave linings – all aspects – asbestos cement sheet		Chrysotile (non-friable)	Fair Weathered and damaged	~12 m ²	11222.07/AS16	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Low Risk R3	The material is in fair condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Garage – Exterior – tile verge – eastern and western aspects – asbestos cement sheet		Chrysotile (non-friable)	Fair Weathered	~ 14 lineal metres	11222.07/AS15	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Low Risk R3	The material is in fair condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Garage – Exterior – ground surface – southern aspect – asbestos cement sheet debris		Chrysotile (non-friable)	Fair Weathered and damaged	~1 m ²	Same as 11222.07/AS16	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in fair condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			



BUILDING		Southern Stable					
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Exterior – barge capping – southern and northern aspects – molded asbestos cement sheet		Assumed (non-friable)	Poor Heavily weathered	~80 lineal metres	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Exterior – cladding – southern and northern aspects – molded asbestos cement sheet		Assumed (non-friable)	Good No damage	~ 60 m²	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Minimal Risk R4	The material is in good condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Exterior – roofing – corrugated asbestos cement sheet		Chrysotile & Amosite Asbestos (non-friable)	Poor Heavily weathered	~350 m²	24-My0039208	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			




Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Exterior – guttering – western aspect – molded asbestos cement guttering		Assumed (non-friable)	Poor Heavily weathered	~25 lineal metres	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Exterior – downpipe – southwestern aspect – molded asbestos cement conduit		Assumed (non-friable)	Poor Heavily weathered	~2.5 lineal metres	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Exterior – ground surface – southwestern aspect – loose asbestos fibre in soil		Chrysotile & Amosite Asbestos (friable)	Poor Exposed	~ 16 m²	11222.07/AS10	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
High Risk R1	The material is in friable condition. In its current state this material does pose an immediate health risk to Site users.			Remove by Class A Licensed Asbestos Removalist as soon as practicable			



Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Exterior – downpipe – northwestern aspect – molded asbestos cement conduit		Assumed Asbestos (non-friable)	Poor Heavily weathered	~2.5 lineal metres	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Exterior – ground surface – northwestern aspect – loose asbestos fibre in soil		Chrysotile & Amosite Asbestos (non-friable)	Poor Exposed	~16 m²	11222.07/AS09	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
High Risk R1	The material is in friable condition. In its current state this material does pose an immediate health risk to Site users.			Remove by Class A Licensed Asbestos Removalist as soon as practicable			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Exterior – southern aspect – asbestos electrical distribution backing board		Assumed (non-friable)	Fair	~1 m²	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Low Risk R3	The material is in fair condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works			


Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Exterior– awning – eastern aspect – corrugated asbestos cement sheeting		Chrysotile & Amosite Asbestos (non-friable)	Fair Weathered, Unsealed	~ 150 m²	24-My0039208	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables - Exterior – all aspects – pale blue paint		Lead Paint 3.9%	Fair Flaking and heavily worn on southern aspect	-	Pb3	N/A	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The paint is in poor condition with severe flaking and weathering.			Material should be handled with care and paint encapsulated or removed according to guidelines			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables - Exterior – all aspects – cream paint		Lead Paint 0.46%	Good No flaking	-	Pb2	N/A	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The paint is in good condition with no flaking or weathering.			Material should be handled with care and paint encapsulated or removed according to guidelines			




Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Interior – roofing – corrugated asbestos cement sheet		Chrysotile & Amosite Asbestos (non-friable)	Exposed and unsealed	~350 m²	Same as 24-My0039208	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Interior – southern wall – asbestos electrical distribution backing board		Assumed (non-friable)	Fair	~<0.25 m²	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Low Risk R3	The material is in fair condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables – Interior – southern wall – asbestos electrical distribution backing board		Assumed (non-friable)	Fair	~<0.25 m²	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Low Risk R3	The material is in fair condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works			




Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables - Interior – throughout – cream paint		Lead Paint 1.4%	Good Minor flaking	-	Pb4	N/A	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The paint is in good condition with minor flaking and weathering.			Material should be handled with care and paint encapsulated or removed according to guidelines			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Stables - Interior – Washroom – hot water system – metal encased synthetic mineral fibre insulation		Synthetic Mineral Fibre	Good No damage	-	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The material is in good condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove prior to renovation or demolition works commencing			


BUILDING		North-Eastern Shed					
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Northeastern Shed – Exterior – roofing – corrugated asbestos cement sheet		Chrysotile & Amosite Asbestos (non-friable)	Heavily weathered exposed and unsealed	~ 40 m²	Same as 24-My0039208	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Northeastern Shed – Exterior – guttering – eastern aspect – molded asbestos cement guttering		Assumed (non-friable)	Poor, damaged and exposed	~ 2 lineal metres	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Northeastern Shed – Exterior – ground surface – eastern aspect – loose asbestos fibre in soil		Assumed (Friable)	Poor Heavily weathered	~8 m²	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
High Risk R1	The material is in friable condition. In its current state this material does pose an immediate health risk to Site users.			Remove by Class A Licensed Asbestos Removalist as soon as practicable			

Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Northeastern Shed – Exterior – infill panels – southern aspect - asbestos cement sheeting		Chrysotile & Amosite Asbestos (non-friable)	Good No damage	~15 m ²	Same as 11222.07/AS06	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Minimal Risk R4	The material is in good condition. In its current state this material does not pose an immediate health risk to Site users unless disturbed.			Remove by Class B Licensed Asbestos Removalist prior to renovation or demolition works			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Northeastern Shed – Exterior – ground surface – southern aspect - asbestos cement sheet debris		Assumed (non-friable)	Poor Heavily weathered	~2 m ²	11222.07/AS06	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			

BUILDING		Northern Horse Exercise Ring					
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
Northern Horse Exercise Ring – Exterior – all aspects – cream paint		Lead Based Paint (0.25%)	Heavily weathered and flaking	-	PB5	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
N/A	The paint is in poor condition with flaking or weathering.			Material should be handled with care and paint encapsulated or removed according to guidelines			

BUILDING		Northern Stable					
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
North Stables – Exterior – barge capping – all aspects – molded asbestos cement sheet		Assumed (non-friable)	Poor Heavily weathered	~20 lineal metres	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
North Stables – Exterior – cladding – all aspects – corrugated asbestos cement sheet		Chrysotile & Amosite Asbestos (non-friable)	Poor Heavily weathered	~ 20 m²	24-My0039209	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
North Stables – Exterior – roofing – corrugated asbestos cement sheet		Chrysotile & Amosite Asbestos (non-friable)	Poor Heavily weathered	~160 m²	24-My0039208	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			

Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
North Stables – Exterior – cladding – southern aspect –asbestos cement sheeting		Assumed (non-friable)	Poor Heavily weathered	~8 m ²	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
North Stables – Exterior – ground surface – southern aspect –asbestos cement sheet debris		Assumed (non-friable)	Poor Heavily weathered	~2 m ²	-	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			
Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
North Stables – Exterior – ground surface – northern aspect –asbestos cement sheet debris		Chrysotile & Amosite Asbestos (non-friable)	Poor Exposed	~ <1 m ²	Same as 24-My0039209	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
Moderate Risk R2	The material is in poor condition. In its current state this material does pose an immediate health risk to Site users if disturbed.			Remove by Class B Licensed Asbestos Removalist before further disturbance			

Location - Description		Hazardous Material	Condition	Quantity	Sample ID	Labelled / Signage	Photo(s)
North Stables – Exterior – ground surface – western aspect – loose asbestos fibre in soil		Chrysotile & Amosite Asbestos (friable)	Poor Exposed	~20 m²	11222.07/AS04	No	
Asbestos Health Risk / Action Rating	Hazard Management Recommendations			Remediation Action (where applicable)			
High Risk R1	The material is in friable condition. In its current state this material does pose an immediate health risk to Site users.			Remove by Class A Licensed Asbestos Removalist as soon as practicable			

APPENDIX B

LABORATORY RESULTS

AML Enviro Services Pty Ltd
17 South St,
Medowie
NSW 2318



NATA Accredited
Accreditation Number 1261
Site Number 25079 & 25289

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.

Attention: Saul Pickett
Report 1097025-AID
Project Name **BUSWAYS - 7A RACECOURSE ROAD GOSFORD**
Project ID **A1292**
Received Date May 15, 2024
Date Reported May 16, 2024

Methodology:

Asbestos Fibre
 Identification

Conducted in accordance with the Australian Standard AS 4964 – 2004: Method for the Qualitative Identification of Asbestos in Bulk Samples and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques.

NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.

Unknown Mineral
 Fibres

Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity.

NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, AS4964 requires that these are reported as UMF unless confirmed by an independent technique.

Subsampling Soil
 Samples

The whole sample submitted is first dried and then passed through a 10mm sieve followed by a 2mm sieve. All fibrous matter greater than 10mm, greater than 2mm as well as the material passing through the 2mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 to 60g then a sub-sampling routine based on ISO 3082:2009(E) is employed.

NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be sub-sampled for trace analysis, in accordance with AS 4964-2004.

Bonded asbestos-
 containing material
 (ACM)

The material is first examined and any fibres isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination. The resultant material is then further examined in accordance with AS 4964 - 2004.

NOTE: Even after disintegration it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos-containing sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.

Limit of Reporting

The performance limitation of the AS 4964 (2004) method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w).

The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory Limit of Reporting (LOR), per se. Examination of a large sample size (e.g. 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 4964 and hence NATA Accreditation does not cover the performance of this service (non-NATA results shown with an asterisk).

NOTE: NATA News March 2014, p.7, states in relation to AS 4964: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos". This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.

Project Name BUSWAYS - 7A RACECOURSE ROAD GOSFORD
Project ID A1292
Date Sampled May 14, 2024
Report 1097025-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
RESIDENCE - EXTERNAL CLADDING	24-My0039206	May 14, 2024	Approximate Sample 3g / 40 x 10 x 4mm Sample consisted of: Fibre cement fragments	Chrysotile asbestos detected.
RESIDENCE - CENTRAL LAUNDRY WALLS	24-My0039207	May 14, 2024	Approximate Sample <1g / 10 x 10 x 4mm Sample consisted of: Fibre cement fragments	No asbestos detected. Organic fibre detected. No trace asbestos detected.
STABLES - ROOF	24-My0039208	May 14, 2024	Approximate Sample <1g / 24 x 4 x 4mm Sample consisted of: Fibre cement fragments	Chrysotile and amosite asbestos detected.
NORTH STABLES - CLADDING	24-My0039209	May 14, 2024	Approximate Sample 56g / 130 x 45 x 5mm Sample consisted of: Fibre cement material	Chrysotile and amosite asbestos detected.

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Newcastle	May 15, 2024	Indefinite



web: www.eurofins.com.au
email: EnviroSales@eurofins.com

ABN: 50 005 085 521

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	1/21 Smallwood Place Murarrie QLD 4172 T: +61 7 3902 4600 NATA# 1261 Site# 20794	1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289

ABN: 91 05 0159 898

Perth
46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370

ABN: 47 009 120 549

Perth ProMicro
46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2561 Site# 2554

NZBN: 9429046024954

Auckland	Auckland (Focus)	Christchurch	Tauranga
35 O'Rorke Road Penrose, Auckland 1061 +64 9 526 4551 IANZ# 1327	Unit C1/4 Pacific Rise, Mount Wellington, Auckland 1061 +64 9 525 0568 IANZ# 1308	43 Detroit Drive Rolleston, Christchurch 7675 +64 3 343 5201 IANZ# 1290	1277 Cameron Road, Gate Pa, Tauranga 3112 +64 9 525 0568 IANZ# 1402

Company Name:

Address:

Project Name:

Project ID:

AML Enviro Services Pty Ltd

17 South St,
Medowie
NSW 2318

BUSWAYS - 7A RACECOURSE ROAD GOSFORD

A1292

Order No.:

Report #:

Phone:

Fax:

1097025

0457 147 943

Received:

Due:

Priority:

Contact Name:

May 15, 2024 9:30 AM

May 16, 2024

1 Day

Saul Pickett

Eurofins Analytical Services Manager : Irem Haskara

Sample Detail						Asbestos Absence / Presence	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217							X
Mayfield West Laboratory - NATA # 1261 Site # 25079 & 25289						X	
External Laboratory							
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID		
1	RESIDENCE - EXTERNAL CLADDING	May 14, 2024		Building Materials	N24-My0039206	X	
2	RESIDENCE - CENTRAL LAUNDRY WALLS	May 14, 2024		Building Materials	N24-My0039207	X	
3	STABLES - ROOF	May 14, 2024		Building Materials	N24-My0039208	X	
4	NORTH STABLES - CLADDING	May 14, 2024		Building Materials	N24-My0039209	X	
5	RESIDENCE - CREAM PAINT EXTERIOR	May 14, 2024		Paint	N24-My0039210		X

Date Reported: May 16, 2024

Eurofins Environment Testing 1/2 Frost Drive, Mayfield West, NSW, 2304
ABN : 50 005 085 521 Telephone: +61 2 4968 8448

Page 4 of 7
Report Number: 1097025-AID
1096



web: www.eurofins.com.au
email: EnviroSales@eurofins.com

Eurofins Environment Testing Australia Pty Ltd

ABN: 50 005 085 521

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	1/21 Smallwood Place Murarrie QLD 4172 T: +61 7 3902 4600 NATA# 1261 Site# 20794	1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289

Eurofins ARL Pty Ltd

ABN: 91 05 0159 898

Perth
46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370

Eurofins ProMicro Pty Ltd

ABN: 47 009 120 549

Perth ProMicro
46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2561 Site# 2554

Eurofins Environment Testing NZ Ltd

NZBN: 9429046024954

Auckland	Auckland (Focus)	Christchurch	Tauranga
35 O'Rorke Road Penrose, Auckland 1061 +64 9 526 4551 IANZ# 1327	Unit C1/4 Pacific Rise, Mount Wellington, Auckland 1061 +64 9 525 0568 IANZ# 1308	43 Detroit Drive Rolleston, Christchurch 7675 +64 3 343 5201 IANZ# 1290	1277 Cameron Road, Gate Pa, Tauranga 3112 +64 9 525 0568 IANZ# 1402

Company Name:

Address:

Project Name:

Project ID:

AML Enviro Services Pty Ltd
17 South St,
Medowie
NSW 2318

BUSWAYS - 7A RACECOURSE ROAD GOSFORD
A1292

Order No.:

Report #:

Phone:

Fax:

1097025
0457 147 943

Received:

Due:

Priority:

Contact Name:

May 15, 2024 9:30 AM
May 16, 2024
1 Day
Saul Pickett

Eurofins Analytical Services Manager : Irem Haskara

Sample Detail						Asbestos Absence / Presence	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217							X
Mayfield West Laboratory - NATA # 1261 Site # 25079 & 25289						X	
6	STABLES - CREAM PAINT EXTERIOR	May 14, 2024		Paint	N24-My0039211		X
7	STABLES - PALE BLUE PAINT EXTERIOR	May 14, 2024		Paint	N24-My0039212		X
8	STABLES - CREAM PAINT INTERIOR	May 14, 2024		Paint	N24-My0039213		X
9	HORSE RING - CREAM PAINT	May 14, 2024		Paint	N24-My0039214		X
Test Counts						4	5

Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report with the colour blue indicates data provided by customer that may have an impact on the results.
5. This report replaces any interim results previously issued.

Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001).

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported. Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (% w/w)
F/fld	Airborne fibre filter loading as Fibres (N) per Fields counted (n)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (C)
g, kg	Mass, e.g. of whole sample (M) or asbestos-containing find within the sample (m)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM (V = r x t)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (r)
min	Time (t), e.g. of air sample collection period

Calculations

Airborne Fibre Concentration: $C = \left(\frac{A}{a}\right) \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right) \times \left(\frac{1}{t}\right) = K \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right)$

Asbestos Content (as asbestos): $\% w/w = \frac{(m \times P_A)}{M}$

Weighted Average (of asbestos): $\%_{WA} = \frac{\sum (m \times P_A) \times x}{x}$

Terms

%asbestos	Estimated percentage of asbestos in a given matrix may be derived from knowledge or experience of the material, informed by HSG264 <i>Appendix 2</i> , else assumed to be 15% in accordance with WA DOH <i>Appendix 2</i> (P _A). This estimate is not NATA-accredited.
ACM	Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded (non-friable) condition. For the purposes of the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to "non-bonded / friable".
AFM	Airborne Fibre Monitoring, e.g., by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total %w/w asbestos content in asbestos-containing finds in a soil sample (% w/w).
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 4964-2004.
COC	Chain of Custody.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 4964-2004.
Dry	Sample is dried by heating prior to analysis.
DS	Dispersion Staining. Technique required for Unequivocal Identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material that was previously non-friable and in a severely degraded condition. For the purposes of the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to visibly distinguish and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess degree of friability.
HSG248	UK HSE HSG248, <i>Asbestos: The Analysts Guide</i> , 2nd Edition (2021).
HSG264	UK HSE HSG264, <i>Asbestos: The Survey Guide</i> (2012).
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (K) as derived from the effective filter area of the given AFM membrane used for collecting the sample (A) and the projected eyepiece graticule area of the specific microscope used for the analysis (a).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, <i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres</i> , 2nd Edition [NOHSC:3003(2005)].
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified in accordance with AS 4964-2004.
PCM	Phase Contrast Microscopy. As used for Fibre Counting according to the MFM.
PLM	Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 4964-2004.
Sampling	Unless otherwise stated Eurofins are not responsible for sampling equipment or the sampling process.
SMF	Synthetic Mineral Fibre Detected. SMF may also refer to Man Made Vitreous Fibres. Identified in accordance with AS 4964-2004.
SRA	Sample Receipt Advice.
Trace Analysis	Analytical procedure used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
UMF	Unidentified Mineral Fibre Detected. Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according to the AS 4964-2004. May include (but not limited to) Actinolite, Anthophyllite or Tremolite asbestos.
WA DOH	Reference document for the NEPM. Government of Western Australia, <i>Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia</i> (updated 2021), including Appendix Four: <i>Laboratory analysis</i>
Weighted Average	Combined average %w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (% _{WA}).

Comments

Sample Integrity

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

Asbestos Counter/Identifier:

Anita Weinberg Senior Analyst-Asbestos

Authorised by:

Bryce Keegan Senior Analyst-Asbestos



Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please [click here](#).

Eurofins shall not be liable for loss, cost, damages or expenses incurred by the client, or any other person or company, resulting from the use of any information or interpretation given in this report. In no case shall Eurofins be liable for consequential damages including, but not limited to, lost profits, damages for failure to meet deadlines and lost production arising from this report. This document shall not be reproduced except in full and relates only to the items tested. Unless indicated otherwise, the tests were performed on the samples as received.



AUSTRALIAN SAFER ENVIRONMENT & TECHNOLOGY PTY LTD

ABN 36 088 095 112

Our ref : ASET78814 / 81994 / 1 - 11

Your ref : 11222

NATA Accreditation No: 14484

16 January 2020

Getex Pty Ltd
2.02 Building, 2, 35, Waterloo Road
North Ryde NSW 2113



Attn: Mr Lee Hands

Dear Lee

Accredited for compliance with ISO/IEC 17025 - Testing.

Asbestos Identification

This report presents the results of eleven samples, forwarded by Getex Pty Ltd on 13 January 2020, for analysis for asbestos.

1.Introduction: Eleven samples forwarded were examined and analysed for the presence of asbestos.

2. Methods : The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining method (**Australian Standard AS 4964 - 2004 and Safer Environment Method 1 as the supplementary work instruction**) (**Qualitative Analysis only**).

3. Results : **Sample No. 1. ASET78814 / 81994 / 1. 11222.07/AS04.**
Approx dimensions 6.0 cm x 5.0 cm x 1.0 cm
The sample consisted of a mixture of sandy soil, fibres^ (Approx. estimated Weight = 0.198g), stones, fragments of sandstone, paint flakes, char, plaster, wood chips, fibre cement*(Approx. estimated dimensions = 1.5cm x 1.0cm x 0.3cm) and plant matter.
Chrysotile^ asbestos and Amosite^ asbestos detected.
Trace Chrysotile asbestos detected.

Sample No. 2. ASET78814 / 81994 / 2. 11222.07/AS06.
Approx dimensions 3.0 cm x 1.5 cm x 0.45 cm
The sample consisted of a fragment of a fibre cement material.
Chrysotile asbestos and Amosite asbestos detected.

Sample No. 3. ASET78814 / 81994 / 3. 11222.07/AS09.
Approx dimensions 4.0 cm x 4.0 cm x 1.0 cm
The sample consisted of a mixture of sandy soil, fibres^ (Approximate estimated weight = 0.0216g) stones, fragments of sandstone, corroded metal, plaster, char, wood chips and plant matter.
Chrysotile^ asbestos and Amosite^ asbestos detected.

Sample No. 4. ASET78814 / 81994 / 4. 11222.07/AS10.
Approx dimensions 8.0 cm x 6.0 cm x 1.5 cm
The sample consisted of a mixture of sandy soil, fibres^ (Approximate estimated weight = 0.0009g) stones, fragments of sandstone, corroded metal, plaster, char and plant matter.
Chrysotile^ asbestos and Amosite^ asbestos detected.

SUITE 710 / 90 GEORGE STREET, HORNSBY NSW 2077 – P.O. BOX 1644 HORNSBY WESTFIELD NSW 1635
PHONE: (02) 99872183 FAX: (02) 99872151 EMAIL: info@ausset.com.au WEBSITE: www.Ausset.com.au

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Page 1 of 3



Sample No. 5. ASET78814 / 81994 / 5. 11222.07/AS11.

Approx dimensions 1.0 cm x 1.0 cm x 0.3 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 6. ASET78814 / 81994 / 6. 11222.07/AS12.

Approx dimensions 1.0 cm x 1.0 cm x 0.3 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

No asbestos detected.

Sample No. 7. ASET78814 / 81994 / 7. 11222.07/AS13.

Approx dimensions 1.5 cm x 1.0 cm x 0.3 cm

The sample consisted of a fragment of a fibre cement material.

Chrysotile asbestos detected.

Sample No. 8. ASET78814 / 81994 / 8. 11222.07/AS14.

Approx dimensions 1.0 cm x 0.6 cm x 0.3 cm

The sample consisted of a fragment of a fibro plaster material containing organic fibres.

Chrysotile asbestos detected.

Sample No. 9. ASET78814 / 81994 / 9. 11222.07/AS15.

Approx dimensions 1.0 cm x 1.0 cm x 0.45 cm

The sample consisted of a fragment of a fibre cement material.

Chrysotile asbestos detected.

Sample No. 10. ASET78814 / 81994 / 10. 11222.07/AS16.

Approx dimensions 2.0 cm x 1.0 cm x 0.45 cm

The sample consisted of a fragment of a fibre cement material.

Chrysotile asbestos detected.

Sample No. 11. ASET78814 / 81994 / 11. 11222.07/AS17.

Approx dimensions 1.0 cm x 1.0 cm x 0.35 cm

The sample consisted of a fragment of a plaster cement material.

No asbestos detected.

Reported by,

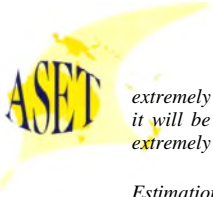
**Mahen De Silva. BSc, MSc, Grad Dip (Occ Hyg)
Occupational Hygienist / Approved Identifier.
Approved Signatory**



Accredited for compliance with ISO/IEC 17025 - Testing

The results contained in this report relate only to the sample/s submitted for testing. Australian Safer Environment & Technology accepts no responsibility for whether or not the submitted sample/s is/are representative. 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. Trace / respirable level asbestos will be reported only when detected and trace analysis have been performed on each sample as required by AS4964-2004. When loose asbestos fibres/fibre bundles are detected and reported that means they are larger handpicked fibres/fibre bundles, and they do not represent respirable fibres. Dust/soil samples are always subjected to trace analysis except where the amounts involved are

Page 2 of 3



extremely minute and trace analysis is not possible to be carried out. When trace analysis is not performed on dust samples it will be indicated in the report that trace analysis has not been carried out due to the volume of the sample being extremely minute.

Estimation of asbestos weights involves the use of following assumptions;

Volume of each kind of Asbestos present in broken edges have been visually estimated and it has been assumed that volumes remain similar throughout the binding matrix and those volumes are only approximate and not exact. Material densities have been assumed to be similar to commonly found similar materials and may not be exact.

The approx weights given above can be used only as a guide. They do not represent absolute weights of each kind of asbestos, as it is impossible to extract all loose fibres from soil and other asbestos containing building material samples using this method. However above figures may be used as closest approximations to the exact values in each case. Estimation and/ or reporting of asbestos fibre weights in asbestos containing materials and soil is out of the Scope of the NATA Accreditation. NATA Accreditation only covers the qualitative part of the results reported. This weight disclaimer also covers weight / weight percentages given.

^ denotes loose fibres of relevant asbestos types detected in soil/dust.

**** denotes asbestos detected in ACM in bonded form.***

denotes friable asbestos as soft fibro plaster and/or highly weathered ACM that will easily crumble.

AML Enviro Services Pty Ltd
17 South St,
Medowie
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Accreditation Number 1261
Site Number 18217

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 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.

Attention: **Saul Pickett**

Report **1097025-S**
Project name **BUSWAYS - 7A RACECOURSE ROAD GOSFORD**
Project ID **A1292**
Received Date **May 15, 2024**

Client Sample ID			RESIDENCE - CREAM PAINT EXTERIOR	STABLES - CREAM PAINT EXTERIOR	STABLES - PALE BLUE PAINT EXTERIOR	STABLES - CREAM PAINT INTERIOR
Sample Matrix			Paint	Paint	Paint	Paint
Eurofins Sample No.			N24- My0039210	N24- My0039211	N24- My0039212	N24- My0039213
Date Sampled			May 14, 2024	May 14, 2024	May 14, 2024	May 14, 2024
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	0.01	0.46	3.9	1.4

Client Sample ID			HORSE RING - CREAM PAINT
Sample Matrix			Paint
Eurofins Sample No.			N24- My0039214
Date Sampled			May 14, 2024
Test/Reference	LOR	Unit	
Lead (% w/w)	0.01	%	0.25

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description

Lead (% w/w)

Testing Site

Sydney

Extracted

May 16, 2024

Holding Time

6 Months

- Method: LTM-MET-3040 Metals in Waters Soils & Sediments by ICP-MS



web: www.eurofins.com.au
email: EnviroSales@eurofins.com

ABN: 50 005 085 521

Melbourne 6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	Brisbane 1/21 Smallwood Place Murarrie QLD 4172 T: +61 7 3902 4600 NATA# 1261 Site# 20794	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289
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ABN: 91 05 0159 898

Perth 46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370

ABN: 47 009 120 549

Perth ProMicro 46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2561 Site# 2554
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NZBN: 9429046024954

Auckland 35 O'Rorke Road Penrose, Auckland 1061 +64 9 526 4551 IANZ# 1327	Auckland (Focus) Unit C1/4 Pacific Rise, Mount Wellington, Auckland 1061 +64 9 525 0568 IANZ# 1308	Christchurch 43 Detroit Drive Rolleston, Christchurch 7675 +64 3 343 5201 IANZ# 1290	Tauranga 1277 Cameron Road, Gate Pa, Tauranga 3112 +64 9 525 0568 IANZ# 1402
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Company Name:

Address:

Project Name:

Project ID:

AML Enviro Services Pty Ltd
17 South St,
Meadowie
NSW 2318

BUSWAYS - 7A RACECOURSE ROAD GOSFORD
A1292

Order No.:

Report #:

Phone:

Fax:

1097025

0457 147 943

Received:

Due:

Priority:

Contact Name:

May 15, 2024 9:30 AM

May 16, 2024

1 Day

Saul Pickett

Eurofins Analytical Services Manager : Irem Haskara

Sample Detail						Asbestos Absence / Presence	Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217							X
Mayfield West Laboratory - NATA # 1261 Site # 25079 & 25289						X	
External Laboratory							
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID		
1	RESIDENCE - EXTERNAL CLADDING	May 14, 2024		Building Materials	N24-My0039206	X	
2	RESIDENCE - CENTRAL LAUNDRY WALLS	May 14, 2024		Building Materials	N24-My0039207	X	
3	STABLES - ROOF	May 14, 2024		Building Materials	N24-My0039208	X	
4	NORTH STABLES - CLADDING	May 14, 2024		Building Materials	N24-My0039209	X	
5	RESIDENCE - CREAM PAINT EXTERIOR	May 14, 2024		Paint	N24-My0039210		X



web: www.eurofins.com.au
email: EnviroSales@eurofins.com

ABN: 50 005 085 521

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	1/21 Smallwood Place Murarrie QLD 4172 T: +61 7 3902 4600 NATA# 1261 Site# 20794	1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079 & 25289

ABN: 91 05 0159 898

Perth
46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370

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Perth ProMicro
46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2561 Site# 2554

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Sydney Laboratory - NATA # 1261 Site # 18217							X
Mayfield West Laboratory - NATA # 1261 Site # 25079 & 25289						X	
6	STABLES - CREAM PAINT EXTERIOR	May 14, 2024		Paint	N24-My0039211		X
7	STABLES - PALE BLUE PAINT EXTERIOR	May 14, 2024		Paint	N24-My0039212		X
8	STABLES - CREAM PAINT INTERIOR	May 14, 2024		Paint	N24-My0039213		X
9	HORSE RING - CREAM PAINT	May 14, 2024		Paint	N24-My0039214		X
Test Counts						4	5

Eurofins Environment Testing 179 Magowar Road, Girraween NSW, Australia, 2145
ABN : 50 005 085 521 Telephone: +61 2 9900 8400

Page 4 of 7

Date Reported: May 16, 2024

1106

Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follow guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013. They are included in this QC report where applicable. Additional QC data may be available on request.
2. Unless otherwise stated, all soil/sediment/solid results are reported on a dry weight basis.
3. Unless otherwise stated, all biota/food results are reported on a wet weight basis on the edible portion.
4. For CEC results where the sample's origin is unknown or environmentally contaminated, the results should be used advisedly.
5. Actual LORs are matrix dependent. Quoted LORs may be raised where sample extracts are diluted due to interferences.
6. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds where annotated.
7. SVOC analysis on waters is performed on homogenised, unfiltered samples unless noted otherwise.
8. Samples were analysed on an 'as received' basis.
9. Information identified in this report with **blue** colour indicates data provided by customers that may have an impact on the results.
10. This report replaces any interim results previously issued.

Holding Times

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

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours before sample receipt deadlines as stated on the SRA.

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

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

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether, the holding time is seven days; however, for all other VOCs, such as BTEX or C6-10 TRH, the holding time is 14 days.

Units

mg/kg: milligrams per kilogram	mg/L: milligrams per litre	ppm: parts per million
µg/L: micrograms per litre	ppb: parts per billion	%: Percentage
org/100 mL: Organisms per 100 millilitres	NTU: Nephelometric Turbidity Units	MPN/100 mL: Most Probable Number of organisms per 100 millilitres
CFU: Colony Forming Unit	Colour: Pt-Co Units (CU)	

Terms

APHA	American Public Health Association
CEC	Cation Exchange Capacity
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where moisture has been determined on a solid sample, the result is expressed on a dry weight basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples, these are performed on laboratory-certified clean sands and in the case of water samples, these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC represents the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a similar compound to the analyte target is reported as percentage recovery. See below for acceptance criteria.
TBTO	Tributyltin oxide (<i>bis</i> -tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment; however, free tributyltin was measured, and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 6.0
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

The acceptance criteria should only be used as a guide and may be different when site-specific Sampling Analysis and Quality Plan (SAQP) have been implemented.

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

Results <10 times the LOR:	No Limit
Results between 10-20 times the LOR:	RPD must lie between 0-50%
Results >20 times the LOR:	RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range, not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS. SVOCs recoveries 20 – 150%, VOC recoveries 50 – 150%

PFAS field samples containing surrogate recoveries above the QC limit designated in QSM 6.0, where no positive PFAS results have been reported or reviewed, and no data was affected.

QC Data General Comments

1. Where a result is reported as less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown are not data from your samples.
3. pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
4. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery, the term "INT" appears against that analyte.
5. For Matrix Spikes and LCS results, a dash "-" in the report means that the specific analyte was not added to the QC sample.
6. Duplicate RPDs are calculated from raw analytical data; thus, it is possible to have two sets of data.

Quality Control Results

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank							
Lead (% w/w)	%	< 0.01			0.01	Pass	

Comments

Sample Integrity

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

Authorised by:

Nileshni Goundar
Mickael Ros

Analytical Services Manager
Senior Analyst-Metal



Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please [click here](#).

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