TETRA TECH COFFEY

ADCO

Hazardous Chemicals Assessment

Blakebrook Public School

3 August 2023

Project Ref: 754-SYDGE319200-1

HAZARDOUS CHEMICALS ASSESSMENT

Prepared for
ADCO

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EXECUTIVE SUMMARY

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by ADCO (the client) to conduct a Hazardous Chemicals Assessment (assessment) of Blakebrook Public School, located at 417 Rosehill Road, Blakebrook NSW 2480 (the site). Phoebe Quessy conducted the assessment on 5th July 2023.

Assessment Findings

Summary of Hazardous Chemicals Identified on Site

The following table presents a summary of the approximate total volumes of hazardous chemicals stored on site by hazard class. It also details whether placarding and/or manifests are required for any hazardous chemicals stored in bulk at the site. Refer to **Appendix B** for full hazardous chemicals register.

Hazard Class	Approximate Quantity Stored on Site (kg / L)	Placarding Required	Manifest Required
Class 2.1 – Flammable gases	8.5kg	-	-
Class 2.1 – Aerosols	1.03kg	-	-
Class 2.2 – Non-flammable, non-toxic gases	11.65kg	-	-
Class 3 – Flammable liquids	22.125L	-	-
Class 3 (Category 4) – Combustible liquids	-	-	-
Class 4.1 – Flammable Solids	-	-	-
Class 5.1 – Oxidising substances	-	-	-
Class 5.2 – Organic peroxides	-	-	-
Class 6.1 – Toxic substances	-	-	-
Class 8 – Corrosive substances	5L 1 battery	-	-
Class 9 – Miscellaneous	4kg	-	-
Unknown and/or Unclassified	1.15kg 153.5L 400 wipes	-	-

Observations

The following observations were made at the time of the assessment (refer to **Appendix A** for a photographic supplement):

- Quantities of hazardous chemicals stored on site did not exceed the threshold level for placarding or manifest requirements.
- Class 2.1 Flammable Gases and Class 3 Flammable Liquids were stored within proximity within the Building E Maintenance shed.
- Inspected hazardous chemicals observed on site appeared to be stored in sealed containers, however the majority of hazardous chemicals were not provided with adequate secondary containment.
- Inspected hazardous chemical containers appeared to be appropriately labelled at the time of the assessment, however a chemical container within the Building D Mower Shed had a worn label that was not legible.
- Spill kits were not available in any hazardous chemical storage areas.
- An emergency eye wash station was not available within close proximity to the Class 8 Corrosive Substances stored in the Southwestern Storeroom of Building F.
- A dry chemical fire extinguisher was available within the Building H Maintenance Shed and Building D Mower Shed (tested in May 2023), however a fire extinguisher was not available within Building F.
- The majority of hazardous chemical storage areas were secured from unauthorised access (e.g. within locked rooms), however the storage area in Building F was open at the time of the inspection.
- Safety Data Sheets (SDSs) were not available for any of the hazardous chemicals stored on site at the time of the assessment.

Recommendations

The following recommended actions (and the associated indicative recommended timeframes) are provided based on the findings and observations presented above:

High Priority (action within 1 month)

No high priority actions are required.

Medium Priority (action within 3 months)

- Ensure that the Class 2.1 aerosols/flammable gases and Class 3 flammable liquids within the Building D Mower Shed are segregated by at least 5m.

Low Priority (action within 6 months)

- Ensure all hazardous chemicals stored on site are provided with appropriate secondary containment or bunding.
- Provide appropriate spill kits in close proximity to the hazardous chemicals stored in the Building H Maintenance Shed and the Building D Mower Shed.
- Ensure appropriate fire extinguishers are installed adjacent to chemical storage areas within Building F.
- Ensure that the Building F chemical storage area is appropriately secured from unauthorized access.
- Ensure that all chemicals are labelled, or alternatively removed from site.
- Ensure that printed SDS copies are available and readily accessible for all hazardous chemicals in each relevant storage area, as well as within a central storage hub.
- Require as a condition of service contract, that all contractors engaged at the site provide a register of the chemicals they intend to use/store on site as well as a current SDS.

- Ensure all staff and contractors working within chemical storage areas at the site are provided with appropriate information, instruction and training to ensure they are able to work safely in these areas. It is recommended that this be managed within the site induction.
- Implement a periodic (e.g. annual) hazardous chemicals assessment at the site to ensure the requirements are being maintained and the register remains current.
- A copy of this report and register should be made available to any staff and contractors working within the relevant areas at the site.

1. INTRODUCTION

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by ADCO (the client) to conduct a Hazardous Chemicals Assessment (assessment) of Blakebrook Public School, located at 417 Rosehill Road, Blakebrook NSW 2480 (the site). Phoebe Quessy conducted the assessment on 5th July 2023.

1.1 Site Description

The site consisted of a number of separate buildings spread over a large area with large open spaces between the buildings. The site was not occupied at the time of the assessment. Key chemical storage areas included the Mower Shed, Maintenance Shed, Building F and Building I.

1.2 Assessment Objectives

The objectives of this assessment were as follows:

- Conduct a visual inspection of all common areas (tenanted areas were not included) at the site.
- Liaise with relevant site personnel and collect data on the location, type, quantities, use and function of the hazardous chemicals stores on site.
- Assess the risks associated with the storage of hazardous chemicals on site.
- Evaluate the effectiveness of risk control measures implemented at the site to manage hazardous chemical storage.
- Provide recommended actions to rectify any identified non-conformances and minimise the identified risks.
- Prepare an up-to-date hazardous chemicals register for the site.

2. METHODOLOGY

The assessment consisted of an on-site visual inspection to identify and assess, so far as reasonably practicable, the presence, location and condition of hazardous chemicals at, on, and associated with the site. Areas were visually inspected for containers and storage vessels that may contain any potentially hazardous chemicals. Visual assessment of the type of all hazardous chemicals identified was conducted with product details recorded including estimated volumes, and whether the contents were labelled or indicated through signage. All chemical storage areas were accessed, where reasonably practicable, and where no access was available, locations were recorded within Section 2.1 of this report. The assessment was carried out methodically, systematically and diligently to make sure all relevant areas of the premises were inspected.

Hazardous properties of each hazardous chemical stored on site were collated from the Safety Data Sheets (SDS). Where the SDS was unavailable, generic hazardous properties for the class of hazardous chemicals were used. For each hazardous property identified, an assessment was made to determine whether this hazardous property resulted in a risk to occupants of the chemical storage area or any adjacent areas.

Data collected during the assessment was compared to the legislative documents and standards listed in Section 7.

2.1 Inaccessible Areas

The following areas were not accessible at the time of the assessment. The presence/absence of hazardous chemicals in these areas cannot be confirmed until further investigation can confirm or refute the presence.

- Areas not specified as chemical storage areas.

3. DUTIES OF THE PCBU

A Person Conducting a Business or Undertaking (PCBU) of a premises where hazardous chemicals are stored and handled has a duty to identify the hazards associated with the hazardous chemicals and control the risks arising from their storage and handling. The following duties must also be carried out by the site PCBU:

- Provide appropriate consultation, training, induction and supervision to all workers who are required to work within hazardous chemical storage areas.
- Prepare a register of all hazardous chemicals stored or used at the site.
- Obtain current SDSs for all hazardous chemicals stored or used on site.
- Prepare a manifest of any hazardous chemicals stored in bulk quantities above the relevant threshold limits.
- Display appropriate placards for hazardous chemicals stored in bulk quantities above the relevant threshold limits.
- Ensure hazardous chemical storage areas are appropriately ventilated.
- Ensure hazardous chemical containers and pipework are protected from damage.
- Ensure all hazardous chemical containers and pipework are appropriately labelled.
- Ensure that incompatible hazardous chemicals are appropriately segregated.
- Ensure appropriate spill containment provisions are provided for all hazardous chemicals.
- Ensure suitable fire safety measures are available and appropriately maintained.
- Provide health monitoring to workers who may be exposed to hazardous chemicals in levels exceeding the relevant exposure standards.

Note: The above duties are specified in Part 7.1 of the *Work Health and Safety Regulation 2017 (NSW)*. The PCBU of this site is considered to be the Site Manager.

4. BACKGROUND INFORMATION

4.1 Definitions

Definitions of key terms used in this assessment report and within the hazardous chemicals register are provided below:

- Hazard Class – The nature of a physical, health or environmental hazard under the Globally Harmonised System of Classification and Labelling of Chemicals (GHS). Refer to Section 4.2 for further details.
- Hazard Category – A division of criteria within a hazard class in the GHS. Refer to Section 4.3 for further details.
- Hazardous Chemical – A substance, mixture or article that satisfies the criteria for a hazard class in the GHS, as defined in the *Work Health and Safety Regulation 2017 (NSW)*.
- Manifest – A summary of the key information about specific dangerous goods stored at a site, intended to be provided to emergency services in the event of an emergency. Only required for hazardous chemicals stored in large quantities over the threshold limits detailed in the *Work Health and Safety Regulation 2017 (NSW)*.
- Placard – Signage intended to provide a clear visual warning to emergency services that hazardous chemicals are stored at the site. They include outer warning placards, to be installed at the vehicle entrances to the site, and location placards, to be installed on or adjacent to each

container or storage area. Only required for hazardous chemicals stored in large quantities over the threshold limits detailed in the *Work Health and Safety Regulation 2017 (NSW)*.

4.2 Hazard Classes

Classes of relevant dangerous goods are listed below:

- Class 2 – Gases.
  - Division 2.1 – Flammable gases.
  - Division 2.2 – Non-flammable, non-toxic gases.
  - Division 2.3 – Toxic gases.
- Class 3 – Flammable liquids.
- Class 5 – Oxidising substances and organic peroxides.
  - Division 5.1 – Oxidizing substances.
  - Division 5.2 – Organic peroxides.
- Class 6 – Acute Toxicity.
  - Division 6.1 – Acute Toxicity.
- Class 8 – Corrosive substances.

Note: It is possible for substances to display more than one characteristic, therefore these substances may fall under more than one hazard class. In such circumstances the substance will have a primary hazard class and a subsidiary class. Subsidiary classes are displayed in brackets in the Hazard Class column of the Hazardous Chemicals Register.

4.3 Hazard Category

To further assist with the identification of hazardous chemicals and their particular hazards, hazard classes are assigned with a hazard category. This represents the level of danger to persons exposed to the hazardous chemical. Hazard categories include the following:

- 1 – Great danger.
- 2 – Medium danger.
- 3 – Minor danger.

5. ASSESSMENT FINDINGS

The assessment findings are detailed in the following sections. Refer to **Appendix A** for a photographic supplement and **Appendix B** for the full Hazardous Chemicals Register.

5.1 Summary of Hazardous Chemicals Identified on Site

The following table presents a summary of the approximate total volumes of hazardous chemicals stored on site by hazard class. It also details whether placarding and/or manifests are required for any hazardous chemicals stored in bulk at the site. Refer to **Appendix B** for full hazardous chemicals register.

Hazard Class	Approximate Quantity Stored on Site (kg / L)	Placarding Required	Manifest Required
Class 2.1 – Flammable gases	8.5kg	-	-
Class 2.1 – Aerosols	1.03kg	-	-

Hazard Class	Approximate Quantity Stored on Site (kg / L)	Placarding Required	Manifest Required
Class 2.2 – Non-flammable, non-toxic gases	11.65kg	-	-
Class 3 – Flammable liquids	22.125L	-	-
Class 3 (Category 4) – Combustible liquids	-	-	-
Class 4.1 – Flammable Solids	-	-	-
Class 5.1 – Oxidising substances	-	-	-
Class 5.2 – Organic peroxides	-	-	-
Class 6.1 – Toxic substances	-	-	-
Class 8 – Corrosive substances	5L 1 battery	-	-
Class 9 – Miscellaneous	4kg	-	-
Unknown and/or Unclassified	1.15kg 153.5L 400 wipes	-	-

5.2 Observations

The following observations were made at the time of the assessment (refer to **Appendix A** for a photographic supplement):

- Quantities of hazardous chemicals stored on site did not exceed the threshold level for placarding or manifest requirements.
- Class 2.1 Flammable Gases and Class 3 Flammable Liquids were stored within proximity within the Building E Maintenance shed.
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- Inspected hazardous chemical containers appeared to be appropriately labelled at the time of the assessment, however a chemical container within the Building D Mower Shed had a worn label that was not legible.
- Spill kits were not available in any hazardous chemical storage areas.
- An emergency eye wash station was not available within close proximity to the Class 8 Corrosive Substances stored in the Southwestern Storeroom of Building F.
- A dry chemical fire extinguisher was available within the Building H Maintenance Shed and Building D Mower Shed (tested in May 2023), however a fire extinguisher was not available within Building F.

- The majority of hazardous chemical storage areas were secured from unauthorised access (e.g. within locked rooms), however the storage area in Building F was open at the time of the inspection.
- Safety Data Sheets (SDSs) were not available for any of the hazardous chemicals stored on site at the time of the assessment.

6. RECOMMENDED ACTIONS

The following recommended actions (and the associated indicative recommended timeframes) are provided based on the findings and observations presented above:

6.1 High Priority (action within 1 month)

No high priority actions are required.

6.2 Medium Priority (action within 3 months)

- Ensure that the Class 2.1 aerosols/flammable gases and Class 3 flammable liquids within the Building D Mower Shed are segregated by at least 5m.

6.3 Low Priority (action within 6 months)

- Ensure all hazardous chemicals stored on site are provided with appropriate secondary containment or bunding.
- Provide appropriate spill kits in close proximity to the hazardous chemicals stored in the Building H Maintenance Shed and the Building D Mower Shed.
- Ensure appropriate fire extinguishers are installed adjacent to chemical storage areas within Building F.
- Ensure that the Building F chemical storage area is appropriately secured from unauthorized access.
- Ensure that all chemicals are labelled, or alternatively removed from site.
- Ensure that printed SDS copies are available and readily accessible for all hazardous chemicals in each relevant storage area, as well as within a central storage hub.
- Require as a condition of service contract, that all contractors engaged at the site provide a register of the chemicals they intend to use/store on site as well as a current SDS.
- Ensure all staff and contractors working within chemical storage areas at the site are provided with appropriate information, instruction and training to ensure they are able to work safely in these areas. It is recommended that this be managed within the site induction.
- Implement a periodic (e.g. annual) hazardous chemicals assessment at the site to ensure the requirements are being maintained and the register remains current.
- A copy of this report and register should be made available to any staff and contractors working within the relevant areas at the site.

7. REFERENCES

- Work Health and Safety Act 2011 (NSW).
- Work Health and Safety Regulation 2017 (NSW).
- Code of Practice: Managing Risks of Hazardous Chemicals in the Workplace, 2019 (NSW).
- Australian Standard 1940:2017 ‘The Storage and Handling of Flammable and Combustible Liquids’.
- Australian Standard 1596:2014 ‘The Storage and Handling of LP Gas’.

- Australian Standard 3833:2007 'The Storage and Handling of Mixed Classes of Dangerous Goods in Packages and Intermediate Bulk Containers'.

8. LIMITATIONS

This report and the associated services performed by Tetra Tech are in accordance with the scope of services set out in the contract between Tetra Tech and the Client. The scope of services was defined by the requests of the Client, by the time and budgetary constraints imposed by the Client, and by the availability of access to the site.

Tetra Tech derived the data in this report primarily from visual inspections, examination of available records, and interviews with individuals with relevant information about the site. In preparing this report, Tetra Tech has relied upon, and presumed accurate, certain information (or absence thereof) provided by government authorities, the Client and others identified herein. Except as otherwise stated in the report, Tetra Tech has not attempted to verify the accuracy or completeness of any such information.

No warranty, undertaking, or guarantee, whether expressed or implied, is made with respect to the data reported or to the findings, observations, and recommendations expressed in this report. Furthermore, such data, findings, observations, and recommendations are based solely upon existence at the time of the assessment. The passage of time, manifestation of latent conditions or impacts of future events (e.g. changes in legislation, scientific knowledge, land uses, etc.) may require further investigation at the site with subsequent data analysis and re-evaluation of the findings, observations, and recommendations expressed in this report.

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the provisions of the agreement between Tetra Tech and the Client. Tetra Tech accepts no liability or responsibility whatsoever and expressly disclaims any responsibility for or in respect of any use of or reliance upon this report by any third party or parties. It is the responsibility of the Client to accept if the Client so chooses any recommendations contained within and implement them in an appropriate, suitable and timely manner.

APPENDIX A: PHOTOGRAPHS

Photo 01. Chemicals stored within Building H, Maintenance Shed.

Photo 02. Class 2.1 Flammable Gases and Class 3 Flammable Liquids stored together in the Building D Mower Shed.

Photo 03. Class 2.1 Flammable Gases and Class 3 Flammable Liquids stored together in the Building D Mower Shed.

Photo 04. Fire Extinguisher adjacent chemical storage in the Building D Mower shed.

APPENDIX B: HAZARDOUS CHEMICALS REGISTER

HAZARDOUS CHEMICALS REGISTER

Instructions

Complete, keep and maintain this *Hazardous Chemicals Register* for all existing and new chemicals used by staff. This register should be readily accessible by all staff and contractors who use or who may be affected or exposed to any of the hazardous chemicals listed herein.

All hazardous chemicals must have a current safety data sheet (SDS) and an accompanying risk assessment that is no more than five years old. The SDS must state whether the product is hazardous and, in case of dangerous goods, provide the proper shipping name, class label, subsidiary risk, and packing group details. Copies of the SDSs must be attached to this register.

Site		Blakebrook Public School		
Date of Register		03/08/2023. Inspected on 06/7/2023		
Assessor	**Name**	Phoebe Quessy	**Position Title**	WHS Consultant
	Company	Tetra Tech Coffey	**Client Contact Name**	Timothy Rassmussen

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Building F									
British Paints 4 in 1	Paint	East Verandah	2L x 1	2L	Yes	3	3	**Not Available**	Source current SDS and store within SDS folder.
R22	Refrigerant	Southern Side Fujitsu AC unit	2.85kg x 1	2.85kg	Yes	2.2	N/A	**Not Available**	Source current SDS and store within SDS folder.
Cleera Tea Tree Hand Wash	Cleaner	Southwestern Storeroom	5L x 1	5L	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.
Diversey Taski Glance	Cleaner	Southwestern Storeroom	5L x 1	5L	No	-	-	**Not Available**	Source current SDS and store within SDS folder.

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Diversey Taski Strip Eze	Cleaner	Southwestern Storeroom	5L x 1	5L	Yes	8	3	**Not Available**	Source current SDS and store within SDS folder.
Regal White Lotion Hand Soap	Cleaner	Southwestern Storeroom	5L x 1	5L	No	-	-	**Not Available**	Source current SDS and store within SDS folder.
Glason Quality Wonderbond	Cleaner	Southwestern Storeroom	15L x 1	15L	Unknown	Unknown	Unknown	**Not Available**	Source current SDS and store within SDS folder.
Kleenex Everyday Use Hand Cleanser 6631	Cleaner	Southwestern Storeroom	1L x 2	2L	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.
Diversey Deep Gloss	Cleaner	Southwestern Storeroom	750mL x 1	0.75L	No	-	-	**Not Available**	Source current SDS and store within SDS folder.
Jasol Mountain Breeze tablets	Cleaner	Southwestern Storeroom	4kg x 1	4kg	Yes	9	3	**Not Available**	Source current SDS and store within SDS folder.
Building I									
R410a	Refrigerant	Western Side Mitsubishi AC Units	2.2kg x 2	4.4kg	Yes	2.2	N/A	**Not Available**	Source current SDS and store within SDS folder.
R410a	Refrigerant	Eastern Side Mitsubishi AC Units	2.2kg x 2	4.4kg	Yes	2.2	N/A	**Not Available**	Source current SDS and store within SDS folder.
Building H, Maintenance Shed									
Vanish Hand Shampoo	Cleaner	Shelving	450mL x 1	0.45L	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.
Diversey Taski View Quick	Cleaner	Shelving	5L x 2	10L	No	-	-	**Not Available**	Source current SDS and store within SDS folder.

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Diversey Go Getter W4a	Cleaner	Shelving	5L x 1	5L	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.
Diversey Taskforce	Cleaner	Shelving	5L x 4	20L	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.
Diversey Taski Glance	Cleaner	Shelving	5L x 2	10L	No	-	-	**Not Available**	Source current SDS and store within SDS folder.
Diversey R7	Cleaner	Shelving	500mL x 4	2L	No	-	-	**Not Available**	Source current SDS and store within SDS folder.
Jasol Hygiene First Liquid toilet Soap	Cleaner	Shelving	~15L x 1	15L	No	-	-	**Not Available**	Source current SDS and store within SDS folder.
Kleenex Everyday Use Hand Cleanser	Cleaner	Shelving	1L x 14	14L	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.
Dry Power Battery 12SB20C 12V 20Ah	Battery	Charging Station	1 Battery	1 Battery	Yes	8	N/A	**Not Available**	Source current SDS and store within SDS folder.
Medizar Wipes	Cleaner	Shelving	100 wipes x 4	400 wipes	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.
Building D, Mower Shed									
Hovex Multi Insect Killer	Pesticide	Shelving	350g x 1	0.35kg	Yes	2.1	N/A	**Not Available**	Source current SDS and store within SDS folder.
Rich Gro Ant Killer	Pesticide	Shelving	1kg x 1	1kg	No	-	-	**Not Available**	Source current SDS and store within SDS folder.
Protec N PVC Cement for Non Pressure Pipes	Maintenance	Shelving	125mL x 1	0.125L	Yes	3	2	**Not Available**	Source current SDS and store within SDS folder.

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
OCP Slasher Organic Weed Killer	Herbicide	Shelving	1L x 1	1L	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.
Glitz Sugar Soap	Cleaner	Shelving	750mL x 1	0.75L	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.
Ultra Color Survey Spray Paint	Aerosol Paint	Shelving	350g x 1	0.35kg	Yes	2.1	N/A	**Not Available**	Source current SDS and store within SDS folder.
WD40	Aerosol	Shelving	325g x 1	0.325kg	Yes	2.1	N/A	**Not Available**	Source current SDS and store within SDS folder.
Monarch Mini Silicone	Silicone	Shelving	150g x 1	0.15kg	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.
British Paints 4 Season	Paint	Shelving	2L x 1	2L	No	-	-	**Not Available**	Source current SDS and store within SDS folder.
British Paints 4 in 1	Paint	Shelving	2L x 1	2L	Yes	3	3	**Not Available**	Source current SDS and store within SDS folder.
White Knight Ultra Pave	Paint	Shelving	1L x 1	1L	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.
Briggs and Stratton 4 Stroke Engine Oil SAE 30	Oil	Shelving	4L x 1	4L	No	-	-	**Not Available**	Source current SDS and store within SDS folder.
2 Stroke Oil	Oil	Shelving	5L x 1	5L	Unknown	Unknown	Unknown	**Not Available**	Source current SDS and store within SDS folder.
Unlabelled	Unknown	Shelving	5L x 1	5L	Unknown	Unknown	Unknown	**Not Available**	Source current SDS and store within SDS folder.
Various Sample Pots	Paint	Shelving	~250mL x 6	~1.5L	Unknown	Unknown	Unknown	**Not Available**	Source current SDS and store within SDS

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
									folder.
LPG	Gas	Under BBQ	8.5kg x 1	8.5kg	Yes	2.1	N/A	**Not Available**	Source current SDS and store within SDS folder.
Unleaded Petrol	Fuel	Adjacent BBQ	20L x 1	20L	Yes	3	2	**Not Available**	Source current SDS and store within SDS folder.
Berger Paints Everlast Low Sheen	Paint	On Floor	10L x 2	20L	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.
Berger Paints Water Based Gloss enamel, Ceiling White Ultra Flat	Paint	On Floor	4L x 1 15L x 1	19L	Yes	-	-	**Not Available**	Source current SDS and store within SDS folder.

ADCO

Asbestos and Hazardous Materials Pre-Demolition Assessment

Blakebrook Public School

417 Rosehill Road

Blakebrook NSW 2480

3 August 2023

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Asbestos and Hazardous Materials Pre-Demolition Assessment

Prepared for.

ADCO

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Executive Summary

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by ADCO to conduct an asbestos and hazardous materials (hazmat) pre-demolition assessment of Blakebrook Public School located at 417 Rosehill Road, Blakebrook NSW 2480 (the site).

The purpose of the hazmat pre-demolition assessment was to identify and assess the health risk posed by hazmat, including asbestos containing materials (ACM) which may be encountered during future demolition/refurbishment works of the building. This is in order to meet the requirements of the relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.

State/Territory legislation and industry guidance requires that information in this report is supplied on the understanding that the area surveyed is scheduled for demolition/refurbishment works, and that identified asbestos and other hazmat will be removed prior to, or as part of these works. Asbestos or other hazmat remaining in situ will need to be detailed in the asbestos and hazmat register and site-specific asbestos management plan designed to control the risks of exposure to hazardous materials.

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

Property	Asbestos Containing Materials		Lead Based Paint	Lead Containing Dust	Synthetic Mineral Fibre	Poly-chlorinated Biphenyls	Ozone Depleting Substances
	Non-Friable	Friable					
Blakebrook Public School	✓	✓	✓	✓	✓	-	✓

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

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

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

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

1. Introduction

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by ADCO to conduct an asbestos and hazardous materials (hazmat) pre-demolition assessment of Blakebrook Public School located at 417 Rosehill Road, Blakebrook NSW 2480 (the Site). Phoebe Quessy of Tetra Tech conducted the assessment on the 06/07/2023.

1.1. Site Information

The asbestos and hazardous materials pre-demolition assessment was undertaken of Blakebrook Public School located at 417 Rosehill Road, Blakebrook NSW 2480 (the site).

Table 1: Site Information	
Site:	Blakebrook Public School, 417 Rosehill Road, Blakebrook NSW 2480
Age (Circa):	1890-2010
Site Description:	Public School

1.2. Objective and Scope of Works

The objectives/scope of the hazmat assessment was to:

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

2. Findings

The results of the asbestos and hazardous materials pre-demolition assessment are provided in a register format which is designed to provide readily available information about the presence of hazmat prior to demolition or refurbishment.

2.1. Assessment Findings

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

The following significant key findings are noted:

2.1.1. Asbestos Containing Materials

Location	Material Description	Risk Rating
External / Building E / Eastern Verandah / Ceiling	Fibre Cement Sheet	Low
External / Building E / Northern Side / Aluminium Framed Windows	Mastic	Low
External / Building F / East and West Verandah / Ceiling	Fibre Cement Sheet	Low
Internal / Building A / Throughout / Switchboard	HRC Fuses	Low
Internal / Building E / Adjacent Entrance / Switchboard	HRC Fuses	Low
Internal / Building E / Throughout / Walls	Fibre Cement Sheet	Low
Internal / Building F / North West Room / Switchboard	HRC Fuses	Low

2.1.2. Lead Based Paint

Location	Material Description	Risk Rating
External / Building D / Throughout / Window Frame and Wooden Frame Work	Beige Paint	Low
External / Building A / Throughout / Walls	Beige Paint	Very Low
External / Building A / Throughout / Window and Door Frames	White Paint	Very Low
External / Building F / Throughout / Handrails, Posts and Doors	Blue (Dark) Paint	Very Low
External / Building G / Throughout / Walls	Green Paint	Very Low
Internal / Building A / Throughout / Panel Behind Switchboard	Light Blue Paint	Very Low
Internal / Building A / Throughout / To Rafters	White Paint	Very Low

2.1.3. Lead Containing Dust

Location	Material Description	Risk Rating
Internal / Building E / Throughout / Ceiling Void	Dust	Medium

2.1.4. Synthetic Mineral Fibres

Location	Material Description	Risk Rating
Internal / Building A / Throughout / Ceiling	Sarking Insulation	Very Low
Internal / Building A / Throughout / Walls	Sarking Insulation	Very Low
Internal / Building E / Throughout / Ceiling Void	Insulation Batts	Very Low
Internal / Building H / Throughout / Ceiling	Sarking Insulation	Very Low
Internal / Building I / Throughout / Debris to Ceiling	Insulation Batts	Very Low
Internal / Building I / Throughout / Walls and Ceiling	Sarking Insulation	Very Low
Internal / Building J / Throughout / Ceiling Void	Insulation Batts	Very Low
Internal / Building J / Throughout / Ceiling Void	Sarking	Very Low
Internal / Building J / Throughout / Flexible Ductwork	Internal Insulation	Very Low

2.1.5. Polychlorinated Biphenyls

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

2.1.6. Ozone Depleting Substances

Location	Material Description	Risk Rating
External / Building F / South Side / Fujitsu Air Conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	Very Low

2.2. Access Restrictions

Where no access or limited access areas have been identified it should be presumed that hazmat are present in these areas until further investigation can confirm or refute their presence.

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

2.2.1. No Access Areas

The following areas were not accessible at the time of the assessment:

- Within live electrics, plant and ductwork throughout;
- Areas outside the scope of assessment;
- Heights above 3m;
- Within electrical equipment;
- Roof areas to all buildings;
- Building F ceiling void;
- Subfloor spaces throughout all buildings; and
- Demountable: OS600 12072; OS840 15290; OS841 16090; OS030 17063; OS500 18125.

2.2.2. Limited Access Areas

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

- Building J (Amenities Block);
- Ceiling voids;
- Wall voids;
- Below floors;
- Behind ceramic wall tiles;
- Beneath floor coverings;
- Subfloor spaces;
- Risers;
- Formwork to concrete slabs; and
- Roof.

3. Recommendations

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

3.1. Asbestos Containing Materials

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

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

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

3.1.1. Asbestos Control Measures

- If the ACM is friable, in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions should be applied, and removal is required as soon as practicable using a licensed contractor.

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

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

3.2. Lead Based Paint

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

3.3. Lead Containing Dust

- Any work processes involving lead containing dust must be undertaken in a manner to ensure that no worker is exposed to lead at concentrations above the workplace exposure standard (WES) of 0.05mg/m^3 over an eight-hour day.

- Prior to any disturbance of lead containing dust a comprehensive risk assessment is to be conducted.
- Lead containing dust removal works should include the use of high efficiency particulate air (HEPA) filtered vacuum cleaners and wet wiping techniques by a licensed contractor under controlled lead-containing dust conditions in conjunction with air monitoring and clearances by a competent hygienist.

3.4. Synthetic Mineral Fibres

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

3.5. Ozone Depleting Substances

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

3.6. Training

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

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

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

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

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

Appendix A: Asbestos and Hazardous Materials Register

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Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Building A / Throughout / Walls	Beige Paint	Asbestos	A25829	No Asbestos Detected	-	200 m²	-	-	-	-	1
External	Building A / Throughout / Wooden Framed Windows	Window Caulking	Asbestos	A25827	No Asbestos Detected	-	25 m	-	-	-	-	2
External	Building D / Eastern Wall / Wooden Framed Window	Window Caulking	Asbestos	A25821	No Asbestos Detected	-	1 m	-	-	-	-	3
External	Building E / Eastern Verandah / Ceiling	Fibre Cement Sheet	Asbestos	A25831	Chrysotile Asbestos Detected	Non-Friable	12 m²	Stable	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	4
External	Building E / Northern Side / Aluminium Framed Windows	Mastic	Asbestos	A25830	Chrysotile Asbestos Detected	Non-Friable	20 m	Stable	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove windows whole without direct disturbance to caulking under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. If scraping out of caulking is undertaken as the removal method (i.e. material is being crumbled, pulverized, rendered to a powder), this should be done under friable asbestos removal conditions by a Class A (friable) licensed asbestos removal contractor.	5

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Building E / Throughout / Walls	Beige Paint	Asbestos	A25833	No Asbestos Detected	-	100 m²	-	-	-	-	6
External	Building E / Throughout / Wooden Windows	Window Caulking	Asbestos	A25832	No Asbestos Detected	-	30 m	-	-	-	-	7
External	Building F / East and West Verandah / Ceiling	Fibre Cement Sheet	Asbestos	A25839	Chrysotile Asbestos Detected	Non-Friable	30 m²	Stable	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	8
External	Building F / South Side / Window Frame	Window Caulking	Asbestos	A25840	No Asbestos Detected	-	8 m	-	-	-	-	9
External	Building F / Throughout / Walls	Cream Paint	Asbestos	A25834	No Asbestos Detected	-	200 m²	-	-	-	-	10
External	Building G / Throughout / Wall	Fibre Cement Sheet	Asbestos	A25819	No Asbestos Detected	-	6 m²	-	-	-	-	11

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Building I / Southern Side / Flooring	Compressed Cement Sheet	Asbestos	A25825	No Asbestos Detected	-	40 m²	-	-	-	-	12
External	Building I / Throughout / Debris	Compressed Cement Sheet	Asbestos	A25826	No Asbestos Detected	-	10 m²	-	-	-	-	13
External	Building I / Throughout / Eaves	Fibre Cement Sheet	Asbestos	A25824	No Asbestos Detected	-	60 m²	-	-	-	-	14
External	Building I / Throughout / Walls	Compressed Cement Sheet	Asbestos	A25826.1	No Asbestos Detected	-	60 m²	-	-	-	-	15
External	Building J / Throughout / Eaves	Fibre Cement Sheeting	Asbestos	A25823	No Asbestos Detected	-	20 m²	-	-	-	-	16
Internal	Building A / Throughout / Ceiling	Fibre Cement Sheet	Asbestos	Previously Sampled Greencap 25 May 2022	Chrysotile Asbestos Detected	Non-Friable	16 m2	-	-	-	Could not locate at the time of the inspection. No clearance certificate available.	17

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Building A / Throughout / Switchboard	HRC Fuses	Asbestos	754-SYDGE319200 168A4	Suspected Asbestos	Friable	5 Units	Stable	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	18
Internal	Building C / Throughout / Floor	Vinyl Sheet	Asbestos	A25820	No Asbestos Detected	-	10 m²	-	-	-	-	19
Internal	Building D / Throughout / Floor	Vinyl Tiles	Asbestos	Previously Sampled Greencap 25 May 2022	Chrysotile Asbestos Detected	Non-Friable	1 m²	-	-	-	Could not locate at the time of the inspection. No clearance certificate available.	20
Internal	Building D / Throughout / Walls	Fibre Cement Sheet	Asbestos	Previously Sampled Greencap 25 May 2022	Chrysotile and Amosite Asbestos Detected	Non-Friable	30 m²	-	-	-	Could not located at the time of the inspection. No clearance certificate available.	21
Internal	Building E / Adjacent Entrance / Switchboard	HRC Fuses	Asbestos	754-SYDGE319200 168A3	Suspected Asbestos	Friable	5 Units	Stable	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in	22

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
											accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Building E / Throughout / Walls	Fibre Cement Sheet	Asbestos	A25828	Chrysotile Asbestos Detected	Non-Friable	100 m²	Stable	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	23
Internal	Building E / Western Room / Walls	Beige Paint	Asbestos	A25833.1	No Asbestos Detected	-	10 m²	-	-	-	-	24
Internal	Building F / North West Room / Switchboard	HRC Fuses	Asbestos	754-SYDGE319200168A1	Suspected Asbestos	Friable	5 Units	Stable	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	25
Internal	Building F / Southwest Storeroom / Floor	Blue Vinyl Sheet	Asbestos	A25836	No Asbestos Detected	-	2 m²	-	-	-	-	26

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Building F / Southwest Storeroom / Floor, Below Blue Vinyl Sheet	Fibre Cement Sheet	Asbestos	A25835	No Asbestos Detected	-	2 m²	-	-	-	-	27
Internal	Building F / Southwest Storeroom / Walls	Compressed Cement Sheet	Asbestos	A25837	No Asbestos Detected	-	12 m²	-	-	-	-	28
Internal	Building F / Throughout / Lower 1/3 of Walls	Fibre Cement Sheet	Asbestos	A25838	No Asbestos Detected	-	30 m2	-	-	-	-	29
Internal	Building F / Throughout / Walls	Fibre Cement Sheet	Asbestos	Previously Sampled Greencap 25 May 2022	Chrysotile Asbestos Detected	Non-Friable	60 m2	-	-	-	Could not locate at the time of the inspection. No clearance certificate available.	30
Internal	Building J / Boys Toilet / Man Hole Cover	Fibre Cement Sheet	Asbestos	A25822	No Asbestos Detected	-	0.5 m²	-	-	-	-	31
External	Building A / Throughout / Walls	Beige Paint	Lead Paint	L16194	Lead Detected (0.13% w/w)	-	200 m²	Fair	Very Low	-	>0.1% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition	32

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
											works. Conduct a risk assessment to determine the level of remediation controls required.	
External	Building A / Throughout / Window and Door Frames	White Paint	Lead Paint	L16193	Lead Detected (2.8% w/w)	-	50 m	Fair	Low	-	>0.1% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition works. Conduct a risk assessment to determine the level of remediation controls required.	33
External	Building D / Throughout / Window Frame and Wooden Frame Work	Beige Paint	Lead Paint	L16187	Lead Detected (0.15% w/w)	-	5 m²	Poor	Low	-	>0.1% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition works. Conduct a risk assessment to determine the level of remediation controls required.	34
External	Building D / Western Wall / Double Doors	Red (Dark) Paint	Lead Paint	L16188.1	Lead Detected (0.054% w/w)	-	4 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	35

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Building E / Throughout / Posts, Railings and Doors	Blue (Dark) Paint	Lead Paint	L16600	Lead Detected (0.009% w/w)	-	40 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	36
External	Building E / Throughout / Walls	Beige Paint	Lead Paint	L16602	Lead Detected (0.04% w/w)	-	100 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	37
External	Building E / Throughout / Windows and Door Frames	White Paint	Lead Paint	L16601	Lead Detected (0.03% w/w)	-	50 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	38
External	Building F / East and West Verandah / Ceiling	White Paint	Lead Paint	L16606.1	Lead Detected (<0.005% w/w)	-	30 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	39
External	Building F / Throughout / Handrails, Posts and Doors	Blue (Dark) Paint	Lead Paint	L16605	Lead Detected (0.11% w/w)	-	50 m²	Stable	Very Low	-	>0.1% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition works. Conduct a risk assessment to determine the level of remediation controls required.	40

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Building F / Throughout / Walls	Beige Paint	Lead Paint	L16607	Lead Detected (0.065% w/w)	-	100 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	41
External	Building F / Throughout / Window Frames	White Paint	Lead Paint	L16606	Lead Detected (<0.005% w/w)	-	50 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	42
External	Building G / Throughout / Walls	Green Paint	Lead Paint	L16185	Lead Detected (0.21% w/w)	-	30 m²	Stable	Low	-	>0.1% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition works. Conduct a risk assessment to determine the level of remediation controls required.	43
External	Building I / Throughout / Walls	Beige Paint	Lead Paint	L16190	Lead Detected (<0.005% w/w)	-	200 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	44
External	Walkways / Throughout / Timber to Cover	Blue (Dark) Paint	Lead Paint	L16195	Lead Detected	-	100 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	45

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
					(<0.005% w/w)							
Internal	Building A / Throughout / Panel Behind Switchboard	Light Blue Paint	Lead Paint	L16192	Lead Detected (6.4% w/w)	-	1 m²	Poor	Low	-	>0.1% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition works. Conduct a risk assessment to determine the level of remediation controls required.	46
Internal	Building A / Southern Side / To Rafters	White Paint	Lead Paint	L16191	Lead Detected (0.80% w/w)	-	10 m²	Fair	Very Low	-	>0.1% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition works. Conduct a risk assessment to determine the level of remediation controls required.	47
Internal	Building C / Throughout / Walls	Blue Paint	Lead Paint	L16186	Lead Detected (<0.005% w/w)	-	20 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	48

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Building D / Western Wall / Double Doors	Red (Dark) Paint	Lead Paint	L16188	Lead Detected (0.054% w/w)	-	4 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	49
Internal	Building E / South Eastern Storeroom / Suspected Below Purple Paint on Western Walls	Beige Paint	Lead Paint	L16602.2	Lead Detected (0.04% w/w)	-	5 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	50
Internal	Building E / South Eastern Storeroom / Walls and Ceiling	Purple Paint	Lead Paint	L16196	Lead Detected (0.02% w/w)	-	20 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	51
Internal	Building E / Throughout / Walls	Blue (Light) Paint	Lead Paint	L16198	Lead Detected (0.086% w/w)	-	100 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	52
Internal	Building E / Throughout / Window Frames	Blue Paint	Lead Paint	L16199	Lead Detected (0.089% w/w)	-	15 m	-	-	-	Good Condition <0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	53
Internal	Building E / Western Room / Eastern Wall	Beige Paint	Lead Paint	L16602.1	Lead Detected (0.04% w/w)	-	10 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	54

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Building F / North West Room / Walls	Blue (Dark) Paint	Lead Paint	L16603	Lead Detected (<0.005% w/w)	-	10 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	55
Internal	Building F / Northern Room / Walls	Blue (Dark) Paint	Lead Paint	L16603.1	Lead Detected (<0.005% w/w)	-	10 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	56
Internal	Building F / Southwest Storeroom / Walls	Blue (Dark) Paint	Lead Paint	L16603.2	Lead Detected (<0.005% w/w)	-	12 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	57
Internal	Building F / Throughout / Walls	Light Blue Paint	Lead Paint	L16604	Lead Detected (0.082% w/w)	-	100 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	58
Internal	Building J / Throughout / Walls and Ceiling	White Paint	Lead Paint	L16189	Lead Detected (<0.005% w/w)	-	150 m²	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	59

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Building E / Throughout / Ceiling Void	Dust	Lead Dust	L16197	Lead Detected (2,600 mg/kg)	-	80 m²	Poor	Medium	-	>1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Implement intermediate control measures. Conduct a risk assessment to determine the level of remediation controls required prior to any activities including refurbishment or demolition that may disturb the dust.	60
Internal	Building A / Throughout / Ceiling	Sarking Insulation	SMF	754-SYDGE319200168S2	Suspected SMF	-	50 m²	-	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	61
Internal	Building A / Throughout / Walls	Sarking Insulation	SMF	754-SYDGE319200168S5	Suspected SMF	-	50 m²	-	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	62
Internal	Building E / Throughout / Ceiling Void	Insulation Batts	SMF	754-SYDGE319200168S1	Suspected SMF	-	80 m²	-	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	63
Internal	Building H / Throughout / Ceiling	Sarking Insulation	SMF	754-SYDGE319200168S6	Suspected SMF	-	30 m²	-	Very Low	Prior to refurbishment or demolition	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	64

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Building I / Throughout / Debris to Ceiling	Insulation Batts	SMF	754-SYDGE319200168S4	Suspected SMF	-	1 m²	-	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	65
Internal	Building I / Throughout / Walls and Ceiling	Sarking Insulation	SMF	754-SYDGE319200168S3	Suspected SMF	-	200 m²	-	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	66
Internal	Building J / Throughout / Ceiling Void	Insulation Batts	SMF	754-SYDGE319200168S8	Suspected SMF	-	40 m²	-	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	67
Internal	Building J / Throughout / Ceiling Void	Sarking	SMF	754-SYDGE319200168S7	Suspected SMF	-	40 m²	-	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	68
Internal	Building J / Throughout / Flexible Ductwork	Internal Insulation	SMF	754-SYDGE319200168S9	Suspected SMF	-	10 m²	-	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	69
External	Building F / East and West Verandah / Lights	Capacitor(s)	PCB	754-SYDGE319200168P1	Non PCB Material	-	2 Units	-	-	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	70

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Building E / Western Side / Daikin Air Conditioning unit	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDGE319200168O2	Non ODS Refrigerant	-	1 Unit	-	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	71
External	Building F / South Side / Fujitsu Air Conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDGE319200168O1	ODS Refrigerant	-	1 Unit	-	Very Low	-	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	72
External	Building I / Eastern and Western Sides / Mitsubishi Air Conditioning Units	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDGE319200168O3	Non ODS Refrigerant	-	4 Units	-	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	73
External	Building F / Subfloor	-	No Access	754-SYDGE319200NA2	-	-	-	-	-	-	No access, potential hazardous materials present within inaccessible areas.	74
Internal	All Buildings Subfloor	-	No Access	754-SYDGE319200NA3	-	-	-	-	-	-	No access, potential hazardous materials present within inaccessible areas.	75

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Building F / Ceiling Void	-	No Access	754-SYDGE319200NA1	-	-	-	-	-	-	No access, potential hazardous materials present within inaccessible areas.	76
Internal	Demountable OS030 17063	-	No Access	754-SYDGE319200NA6	-	-	-	-	-	-	No access, potential hazardous materials present within inaccessible areas.	77
Internal	Demountable OS500 18125	-	No Access	754-SYDGE319200NA7	-	-	-	-	-	-	No access, potential hazardous materials present within inaccessible areas.	78
Internal	Demountable OS600 12072	-	No Access	754-SYDGE319200NA4	-	-	-	-	-	-	No access, potential hazardous materials present within inaccessible areas.	79
Internal	Demountable OS606 19801	-	No Access	754-SYDGE319200NA8	-	-	-	-	-	-	No access, potential hazardous materials present within inaccessible areas.	80
Internal	Demountable OS606 19802	-	No Access	754-SYDGE319200NA9	-	-	-	-	-	-	No access, potential hazardous materials present within inaccessible areas.	81

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Condition	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Demountable OS606 19890	-	No Access	754-SYDGE319200 NA10	-	-	-	-	-	-	No access, potential hazardous materials present within inaccessible areas.	82
Internal	Demountable OS841 16090	-	No Access	754-SYDGE319200 NA5	-	-	-	-	-	-	No access, potential hazardous materials present within inaccessible areas.	83

Appendix B: Laboratory Analysis Certificate

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Bulk Identification Report

Job No: 754-SYDGE319200 Bulk ID Report Blakebrook Public School 07072023
Client: ADCO
Client Address: N/A

Contact: Timothy Rassmussen
E-mail: TRassmussen@adcoconstruct.com.au
Date Sampled: 06-07-23
Date Analysed: 12-07-23
Date Authorised: 14-07-23
Sampled By: Nick Kuerzinger, Phoebe Quessy
Site: 417 Rosehill Road, Blakebrook, NSW 2480

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

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

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

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

Total Samples: 21

Approved Identifier
Panika Wongchanda

Approved Signatory
Matthew Tang

Sample No.	Location & Description	Sample Size (~)	Results
A25819	External, Building G, Throughout, Wall, Fibre Cement Sheet - Beige layered fibre cement sheet material	31 x 15 x 4 mm	No asbestos fibres detected Organic fibres detected
A25820	Internal, Building C, Throughout, Floor, Vinyl Sheet - Beige vinyl tile & amber adhesive	55 x 42 x 3 mm	No asbestos fibres detected Organic fibres detected
A25821	External, Building D, Eastern Wall, Wooden Framed Window, Window Caulking - Beige hardened mastic material	22 x 4 x 2 mm	No asbestos fibres detected Organic fibres detected
A25822	Internal, Building J, Boys Toilet, Man Hole Cover, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	35 x 20 x 3 mm	No asbestos fibres detected Organic fibres detected
A25823	External, Building J, Throughout, Eaves, Fibre Cement Sheeting - White painted beige layered fibre sheet cement material	17 x 15 x 4 mm	No asbestos fibres detected Organic fibres detected
A25824	External, Building I, Throughout, Eaves, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	23 x 15 x 5 mm	No asbestos fibres detected Organic fibres detected
A25825	External, Building I, Southern Side, Flooring, Compressed Cement Sheet - Beige layered fibre cement sheet material & black adhesive	75 x 50 x 8 mm	No asbestos fibres detected Organic fibres detected
A25826	External, Building I, Throughout, Debris, Compressed Cement Sheet - Beige layered fibre cement sheet material	83 x 40 x 10 mm	No asbestos fibres detected Organic fibres detected
A25827	External, Building A, Throughout, Wooden Framed Windows, Window Caulking - Beige hardened mastic material	18 x 10 x 5 mm	No asbestos fibres detected Organic fibres detected
A25828	Internal, Building E, Throughout, Walls, Fibre Cement Sheet - Blue painted beige layered fibre cement sheet material	25 x 15 x 5 mm	**Chrysotile (white asbestos) detected** **Organic fibres detected**

Sample No.	Location & Description	Sample Size (~)	Results
A25829	External, Building A, Throughout, Walls, Beige Paint - Beige paint -like coating material	60 x 30 x 2 mm	No asbestos fibres detected
A25830	External, Building E, Northern Side, Aluminium Framed Windows, Mastic - Beige soft mastic material	30 x 4 x 2 mm	**Chrysotile (white asbestos) detected** **Organic fibres detected**
A25831	External, Building E, Eastern Veranda, Ceiling, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	30 x 10 x 2 mm	**Chrysotile (white asbestos) detected** **Organic fibres detected**
A25832	External, Building E, Throughout, Wooden Windows, Window Caulking - Beige hardened mastic material	27 x 18 x 4 mm	No asbestos fibres detected Organic fibres detected
A25833	External, Building E, Throughout, Walls, Beige Paint - Beige/green paint-like coating material	50 x 15 x 2 mm	No asbestos fibres detected
A25834	External, Building F, Throughout, Walls, Cream Paint - Green/beige paint-like coating material with attached fibrous organic material	45 x 10 x 2 mm	No asbestos fibres detected Organic fibres detected
A25835	Internal, Building F, Southwest Storeroom, Floor, Below Blue Vinyl Sheet, Fibre Cement Sheet - Beige layered fibre sheeting cement material	90 x 25 x 6 mm	No asbestos fibres detected Organic fibres detected
A25836	Internal, Building F, Southwest Storeroom, Floor, Blue Vinyl Sheet - Blue vinyl tile & amber adhesive	73 x 50 x 3 mm	No asbestos fibres detected Organic fibres detected
A25837	Internal, Building F, Southwest Storeroom, Walls, Compressed Cement Sheet - White plaster & fibrous organic sheet	23 x 13 x 4 mm	No asbestos fibres detected Organic fibres detected
A25838	Internal, Building F, Throughout, Lower 1/3 of Walls, Fibre Cement Sheet - Beige layered fibre cement sheet material	25 x 20 x 4 mm	No asbestos fibres detected Organic fibres detected
A25839	External, Building F, East and West Veranda, Ceiling, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	16 x 11 x 3 mm	**Chrysotile (white asbestos) detected** **Organic fibres detected**
A25840	External, Building F, South Side, Window Frame, Window Caulking - Beige hardened mastic material	27 x 10 x 6 mm	No asbestos fibres detected Organic fibres detected

Envirolab Services Pty Ltd
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12 Ashley St Chatswood NSW 2067
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CERTIFICATE OF ANALYSIS 327442

Client Details

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

Sample Details

Your Reference	**754-SYDGE319200, Blakebrook PS**
Number of Samples	22 Paint, 1 Dust
Date samples received	07/07/2023
Date completed instructions received	07/07/2023

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Please refer to the last page of this report for any comments relating to the results.

Report Details

Date results requested by	14/07/2023
Date of Issue	14/07/2023

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Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***

Results Approved By
Loren Bardwell, Development Chemist

Authorised By
Nancy Zhang, Laboratory Manager

Lead in Paint						
Our Reference		327442-1	327442-2	327442-3	327442-4	327442-5
Your Reference	UNITS	L16600	L16601	L16602	L16603	L16604
Date Sampled		06/07/2023	06/07/2023	06/07/2023	06/07/2023	06/07/2023
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	10/07/2023	10/07/2023	10/07/2023	10/07/2023	10/07/2023
Date analysed	-	10/07/2023	10/07/2023	10/07/2023	10/07/2023	10/07/2023
Lead in paint	%w/w	0.009	0.03	0.04	<0.005	0.082

Lead in Paint						
Our Reference		327442-6	327442-7	327442-8	327442-9	327442-10
Your Reference	UNITS	L16605	L16606	L16607	L16185	L16186
Date Sampled		06/07/2023	06/07/2023	06/07/2023	06/07/2023	06/07/2023
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	10/07/2023	10/07/2023	10/07/2023	10/07/2023	10/07/2023
Date analysed	-	10/07/2023	10/07/2023	10/07/2023	10/07/2023	10/07/2023
Lead in paint	%w/w	0.11	<0.005	0.065	0.21	<0.005

Lead in Paint						
Our Reference		327442-11	327442-12	327442-13	327442-14	327442-15
Your Reference	UNITS	L16187	L16188	L16189	L16190	L16191
Date Sampled		06/07/2023	06/07/2023	06/07/2023	06/07/2023	06/07/2023
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	10/07/2023	10/07/2023	10/07/2023	10/07/2023	10/07/2023
Date analysed	-	10/07/2023	10/07/2023	10/07/2023	10/07/2023	10/07/2023
Lead in paint	%w/w	0.15	0.054	<0.005	<0.005	0.80

Lead in Paint						
Our Reference		327442-16	327442-17	327442-18	327442-19	327442-20
Your Reference	UNITS	L16192	L16193	L16194	L16195	L16196
Date Sampled		06/07/2023	06/07/2023	06/07/2023	06/07/2023	06/07/2023
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	10/07/2023	10/07/2023	10/07/2023	10/07/2023	10/07/2023
Date analysed	-	10/07/2023	10/07/2023	10/07/2023	10/07/2023	10/07/2023
Lead in paint	%w/w	6.4	2.8	0.13	<0.005	0.02

Lead in Paint			
Our Reference		327442-22	327442-23
Your Reference	UNITS	L16198	L16199
Date Sampled		06/07/2023	06/07/2023
Type of sample		Paint	Paint
Date prepared	-	10/07/2023	10/07/2023
Date analysed	-	10/07/2023	10/07/2023
Lead in paint	%w/w	0.086	0.089

Lead (dust)		
Our Reference		327442-21
Your Reference	UNITS	L16197
Date Sampled		06/07/2023
Type of sample		Dust
Date prepared	-	10/07/2023
Date analysed	-	10/07/2023
Lead	mg/kg	2,600

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

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			10/07/2023	5	10/07/2023	10/07/2023		10/07/2023	[NT]
Date analysed	-			10/07/2023	5	10/07/2023	10/07/2023		10/07/2023	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	5	0.082	3.8	192	102	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	[NT]
Date prepared	-			[NT]	16	10/07/2023	10/07/2023		10/07/2023	[NT]
Date analysed	-			[NT]	16	10/07/2023	10/07/2023		10/07/2023	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	16	6.4	8.3	26	109	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	22	10/07/2023	10/07/2023		[NT]	[NT]
Date analysed	-			[NT]	22	10/07/2023	10/07/2023		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	22	0.086	0.04	73	[NT]	[NT]

QUALITY CONTROL: Lead (dust)						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			10/07/2023	[NT]	[NT]	[NT]	[NT]	10/07/2023	[NT]
Date analysed	-			10/07/2023	[NT]	[NT]	[NT]	[NT]	10/07/2023	[NT]
Lead	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	107	[NT]

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

The recommended maximums for analytes in urine are taken from “2018 TLVs and BEIs”, as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.

Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

Report Comments

Lead in Paint:
- The RPD for duplicate results is accepted due to the inhomogeneous nature of the sample/s.
- Repeat analysis was not possible due to the limited amount of sample/s available for testing.

Appendix C: Photographs

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Line ID 1: External, Building A, Throughout, Walls, Beige Paint - No Asbestos Detected

Line ID 2: External, Building A, Throughout, Wooden Framed Windows, Window Caulking - No Asbestos Detected

Line ID 3: External, Building D, Eastern Wall, Wooden Framed Window, Window Caulking - No Asbestos Detected

Line ID 4: External, Building E, Eastern Verandah, Ceiling, Fibre Cement Sheet - Chrysotile Asbestos Detected

Line ID 5: External, Building E, Northern Side, Aluminium Framed Windows, Mastic - Chrysotile Asbestos Detected

Line ID 6: External, Building E, Throughout, Walls, Beige Paint - No Asbestos Detected

Line ID 7: External, Building E, Throughout, Wooden Windows, Window Caulking - No Asbestos Detected

Line ID 8: External, Building F, East and West Verandah, Ceiling, Fibre Cement Sheet - Chrysotile Asbestos Detected

Line ID 9: External, Building F, South Side, Window Frame, Window Caulking - No Asbestos Detected

Line ID 10: External, Building F, Throughout, Walls, Cream Paint - No Asbestos Detected

Line ID 11: External, Building G, Throughout, Wall, Fibre Cement Sheet - No Asbestos Detected

Line ID 12: External, Building I, Southern Side, Flooring, Compressed Cement Sheet - No Asbestos Detected

Line ID 13: External, Building I, Throughout, Debris, Compressed Cement Sheet - No Asbestos Detected

Line ID 14: External, Building I, Throughout, Eaves, Fibre Cement Sheet - No Asbestos Detected

Line ID 15: External, Building I, Throughout, Walls, Compressed Cement Sheet - No Asbestos Detected

Line ID 16: External, Building J, Throughout, Eaves, Fibre Cement Sheeting - No Asbestos Detected

Line ID 18: Internal, Building A, Throughout, Switchboard, HRC Fuses - Suspected Asbestos

Line ID 19: Internal, Building C, Throughout, Floor, Vinyl Sheet - No Asbestos Detected

Line ID 22: Internal, Building E, Adjacent Entrance, Switchboard, HRC Fuses - Suspected Asbestos

Line ID 23: Internal, Building E, Throughout, Walls, Fibre Cement Sheet - Chrysotile Asbestos Detected

Line ID 24: Internal, Building E, Western Room, Walls, Beige Paint - No Asbestos Detected

Line ID 25: Internal, Building F, North West Room, Switchboard, HRC Fuses - Suspected Asbestos

Line ID 26: Internal, Building F, Southwest Storeroom, Floor, Blue Vinyl Sheet - No Asbestos Detected

Line ID 27: Internal, Building F, Southwest Storeroom, Floor, Below Blue Vinyl Sheet, Fibre Cement Sheet - No Asbestos Detected

Line ID 28: Internal, Building F, Southwest Storeroom, Walls, Compressed Cement Sheet - No Asbestos Detected

Line ID 29: Internal, Building F, Throughout, Lower 1/3 of Walls, Fibre Cement Sheet - No Asbestos Detected

Line ID 31: Internal, Building J, Boys Toilet, Man Hole Cover, Fibre Cement Sheet - No Asbestos Detected

Line ID 32: External, Building A, Throughout, Walls, Beige Paint - Lead Detected (0.13% w/w)

Line ID 33: External, Building A, Throughout, Window and Door Frames, White Paint - Lead Detected (2.8% w/w)

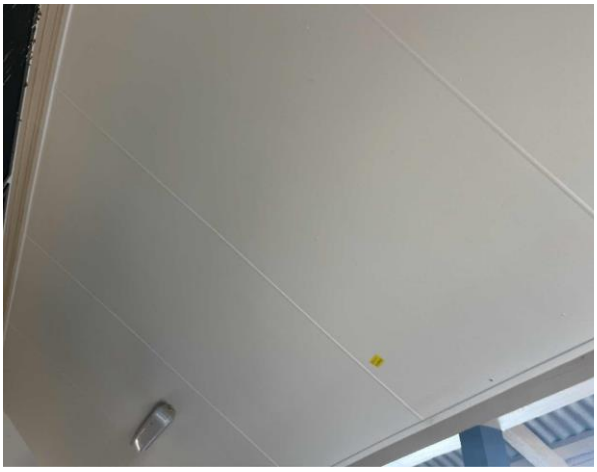
Line ID 34: External, Building D, Throughout, Window Frame and Wooden Frame Work, Beige Paint - Lead Detected (0.15% w/w)

Line ID 35: External, Building D, Western Wall, Double Doors, Red (Dark) Paint - Lead Detected (0.054% w/w)

Line ID 36: External, Building E, Throughout, Posts, Railings and Doors, Blue (Dark) Paint - Lead Detected (0.009% w/w)

Line ID 37: External, Building E, Throughout, Walls, Beige Paint - Lead Detected (0.04% w/w)

Line ID 38: External, Building E, Throughout, Windows and Door Frames, White Paint - Lead Detected (0.03% w/w)

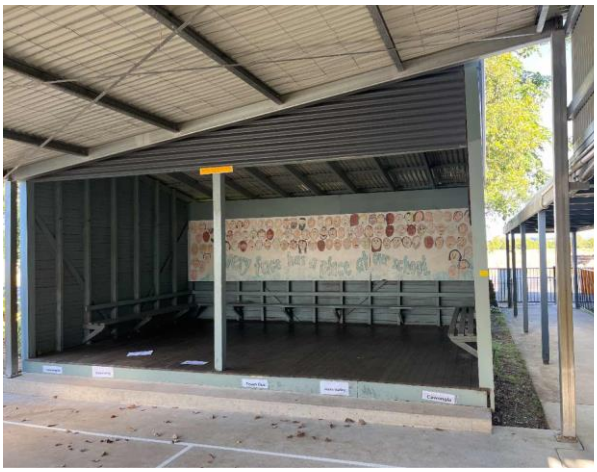


Line ID 39: External, Building F, East and West Verandah, Ceiling, White Paint - Lead Detected (<0.005% w/w)

Line ID 40: External, Building F, Throughout, Handrails, Posts and Doors, Blue (Dark) Paint - Lead Detected (0.11% w/w)

Line ID 41: External, Building F, Throughout, Walls, Beige Paint - Lead Detected (0.065% w/w)

Line ID 42: External, Building F, Throughout, Window Frames, White Paint - Lead Detected (<0.005% w/w)



Line ID 43: External, Building G, Throughout, Walls, Green Paint - Lead Detected (0.21% w/w)

Line ID 44: External, Building I, Throughout, Walls, Beige Paint - Lead Detected (<0.005% w/w)

Line ID 45: External, Walkways, Throughout, Timber to Cover, Blue (Dark) Paint - Lead Detected (<0.005% w/w)

Line ID 46: Internal, Building A, Throughout, Panel Behind Switchboard, Light Blue Paint - Lead Detected (6.4% w/w)

Line ID 47: Internal, Building A, Throughout, To Rafters, White Paint - Lead Detected (0.80% w/w)

Line ID 48: Internal, Building C, Throughout, Walls, Blue Paint - Lead Detected (<0.005% w/w)

Line ID 49: Internal, Building D, Western Wall, Double Doors, Red (Dark) Paint - Lead Detected (0.054% w/w)

Line ID 51: Internal, Building E, South Eastern Storeroom, Walls and Ceiling, Purple Paint - Lead Detected (0.02% w/w)

Line ID 52: Internal, Building E, Throughout, Walls, Blue (Light) Paint - Lead Detected (0.086% w/w)

Line ID 53: Internal, Building E, Throughout, Window Frames, Blue Paint - Lead Detected (0.089% w/w)

Line ID 54: Internal, Building E, Western Room, Eastern Wall, Beige Paint - Lead Detected (0.04% w/w)

Line ID 55: Internal, Building F, North West Room, Walls, Blue (Dark) Paint - Lead Detected (<0.005% w/w)

Line ID 56: Internal, Building F, Northern Room, Walls, Blue (Dark) Paint - Lead Detected (<0.005% w/w)

Line ID 57: Internal, Building F, Southwest Storeroom, Walls, Blue (Dark) Paint - Lead Detected (<0.005% w/w)

Line ID 58: Internal, Building F, Throughout, Walls, Light Blue Paint - Lead Detected (0.082% w/w)

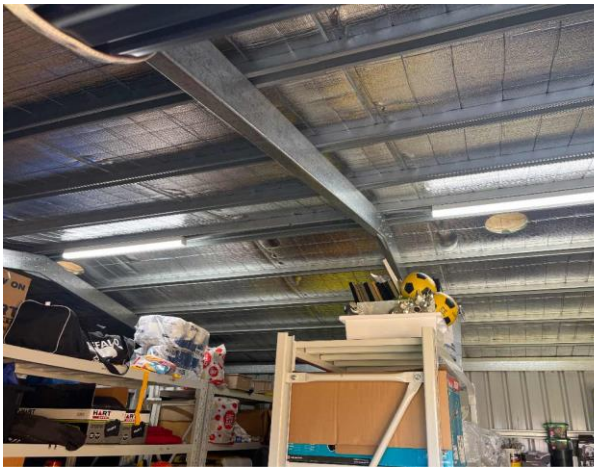
Line ID 59: Internal, Building J, Throughout, Walls and Ceiling, White Paint - Lead Detected (<0.005% w/w)

Line ID 60: Internal, Building E, Throughout, Ceiling Void, Dust - Lead Detected (2,600 mg/kg)

Line ID 61: Internal, Building A, Throughout, Ceiling, Sarking Insulation - Suspected SMF

Line ID 62: Internal, Building A, Throughout, Walls, Sarking Insulation - Suspected SMF

Line ID 63: Internal, Building E, Throughout, Ceiling Void, Insulation Batts - Suspected SMF



Line ID 64: Internal, Building H, Throughout, Ceiling, Sarking Insulation - Suspected SMF

Line ID 65: Internal, Building I, Throughout, Debris to Ceiling, Insulation Batts - Suspected SMF

Line ID 66: Internal, Building I, Throughout, Walls and Ceiling, Sarking Insulation - Suspected SMF

Line ID 67: Internal, Building J, Throughout, Ceiling Void, Insulation Batts - Suspected SMF

Line ID 68: Internal, Building J, Throughout, Ceiling Void, Sarking - Suspected SMF

Line ID 69: Internal, Building J, Throughout, Flexible Ductwork, Internal Insulation - Suspected SMF

Line ID 70: External, Building F, East and West Verandah, Lights, Capacitor(s) - Non PCB Material

Line ID 71: External, Building E, Western Side, Daikin Air Conditioning unit, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 72: External, Building F, South Side, Fujitsu Air Conditioning unit, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant

Line ID 73: External, Building I, Eastern and Western Sides, Mitsubishi Air Conditioning Units, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 74: External, Building F, Subfloor – No Access

Line ID 76: Internal, Building F, Ceiling Void – No Access

Appendix D: Risk Assessment

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Risk Assessment

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

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

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

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

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

Table 2 - Risk Scores

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

Table 3 – Product Type (or debris)

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

Table 4 – Extent of Damage or Deterioration

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

Table 5 – Surface type and treatment

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

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

Appendix E: Legislative Requirements

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Legislative Requirements

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

State/Territories Relevant Legislation

States & Territories	Acts	Legislation
Australian Capital Territory (ACT)	ACT Work Health & Safety Act 2011	ACT Work Health & Safety Regulation 2011
New South Wales (NSW)	NSW Work Health & Safety Act 2011	NSW Work Health & Safety Regulation 2017
Northern Territory (NT)	NT Work Health & Safety Act 2011	NT Work Health & Safety Regulation 2017
Queensland (QLD)	QLD Work Health & Safety Act 2011	QLD Work Health & Safety Regulation 2011
South Australia (SA)	SA Work Health & Safety Act 2012	SA Work Health & Safety Regulation 2012
Tasmania (TAS)	Tasmanian Work Health & Safety Act 2012	Tasmanian Work Health & Safety Regulation 2012
Victoria (VIC)	Victorian Occupational Health and Safety Act 2004	Victorian Occupational Health and Safety Regulation 2017
Western Australia (WA)	Work Health and Safety Act 2020	WA Work Health & Safety Regulation s 2022

States/Territories Code of Practices & Compliance Codes

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

Western Australia (WA)	Code of Practice for Management and Control of Asbestos in Workplaces.	Code of Practice for the Safe Removal of Asbestos.

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

Hazardous Materials Standard & Guidance Notes

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

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

Appendix F: Methodology

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Methodology

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

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

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

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

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

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

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

Appendix G: Statement of Limitations

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Statement of Limitations

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

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

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

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

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

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

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

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

Asbestos Containing Materials

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

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

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

Notably, with some asbestos containing bulk material it can be very difficult, or impossible to detect the presence of asbestos using the polarised light microscopy analytical method, even after ashing or disintegration of samples. This is due to the low grade or small length or diameter of asbestos fibres

present in the material, or attributed to the fact that, very fine fibres have been distributed individually throughout the materials.

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

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

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

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

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

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

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

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

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

Materials including (but not limited to) e.g. fire retardants, vermiculite, sprayed coatings and insulations cannot be feasibly sampled in their entirety due to the heterogeneous nature of such materials. Sample results provided are only representative of the material sampled, and in that particular sample location. If any such materials are damaged or likely to be disturbed, due to (but not limited to) maintenance activities or building inspections, a risk assessment and targeted area sampling, with analytical

confirmation should be undertake in conjunction with the processes outlined in the Asbestos Management Plan (AMP) for the site.

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