
Hazardous Building Materials (HAZMAT) Report

Former Shoalhaven Anglican School

17 Croobyar Milton NSW

**Prepared for School Infrastructure NSW
(SINSW)**

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings and test results have been checked and reviewed for errors, omissions and inaccuracies.

Signature

Date

Author		10 November 2025
Reviewer	 for P. Gorman	10 November 2025

Executive Summary

Douglas Partners Pty Ltd (Douglas) was engaged by School Infrastructure NSW (SINSW) (the 'client') to conduct a Hazardous Building Materials (HAZMAT) survey of nominated buildings at Shoalhaven Anglican School, 17 Croobyar Road, Milton NSW (the Site).

The purpose of the HAZMAT survey, which comprised a visual inspection and limited program of testing and analysis, was to help identify relevant HAZMAT prior to modification (i.e., refurbishment or demolition) of nominated buildings. For the purposes of this assessment HAZMAT comprise:

- Asbestos containing material (ACM);
- Lead paint;
- Lead dust in ceiling cavities;
- Synthetic mineral fibre (SMF) insulation;
- Polychlorinated biphenyls (PCB) in fluorescent light fittings;
- Ozone depleting substances (ODS); and
- Bulk chemical storage.

HAZMAT were identified or suspected present in the nominated buildings at the Site as indicated in Table 1 below.

Table 1: Hazardous building materials (HAZMAT) risk profile

Building	Asbestos	Lead paint	Lead dust	SMF	PCB	ODS	Bulk chemical storage
B00A	x	x	✓	✓	x	x	x
B00B	x	x	✓	✓	x	x	x
B00C	x	x	✓	✓	x	x	x
B00D	x	x	✓	✓	x	x	x
B00E	x	x	x	✓	x	✓	x
B00F	x	x	x	x	x	x	x
B00H	x	x	x	✓	x	x	x
B00I	x	x	x	✓	x	x	x
B00P	x	x	✓	✓	x	✓	x
B00Q	x	x	✓	✓	x	x	x

Building	Asbestos	Lead paint	Lead dust	SMF	PCB	ODS	Bulk chemical storage
B00R	✗	✗	✓	✓	✗	✗	✗
B00S	✗	✗	✓	✓	✗	✓	✗
B00T	✗	✗	✓	✓	✗	✗	✗
B00U	✗	✗	✓	✓	✗	✓	✗
B00V	✗	✗	✗	✓	✗	✗	✗
B00W	✗	✗	✓	✓	✗	✓	✗

SMF = synthetic mineral fibre, PCB = polychlorinated biphenyls, ✓ = identified or suspected present, ✗ = not identified and / or not suspected present. Refer to the Register(s) in Appendix B for details / clarification.

Limited or no access was available to certain areas of the site at the time of inspection, as discussed in Section 7 of the report.

Key recommendations on the HAZMAT assessment are as follows:

- Inaccessible areas should be assumed to potentially contain HAZMAT unless assessment of these areas by a Competent Person confirms otherwise.
- HAZMAT should be managed in accordance with the requirements of the NSW Work Health and Safety (WHS) Act 2011 (WHS Act), NSW WHS Regulation 2017 (WHS Regulation) and relevant Codes of Practice, Australian Standards and Guidelines.
- HAZMAT should be removed prior to any significant disturbance including from maintenance, refurbishment and demolition work.

Limitations apply to this HAZMAT assessment and report as outlined in Section 9.

This report should be read in its entirety and may not be reproduced other than in full, except with the prior written approval of Douglas.

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Hazardous Building Materials (HAZMAT) Report

Former Shoalhaven Anglican School

17 Croobyar Road, Milton NSW

1. Introduction

Douglas Partners Pty Ltd (Douglas) was engaged by School Infrastructure NSW (SINSW) (the 'client') to conduct a Hazardous Building Materials (HAZMAT) survey of nominated buildings at Shoalhaven Anglican School, 17 Croobyar Road, Milton NSW (the Site). This report provides relevant background information, outlines the scope of work conducted, the methods used and results obtained, and provides general management recommendations.

2. Scope of work

The purpose of the non-destructive HAZMAT survey, which comprised a visual inspection and limited program of testing and analysis, was to help identify relevant HAZMAT prior to modification (i.e., refurbishment or demolition) of nominated buildings. For the purposes of this assessment HAZMAT comprise:

- Asbestos containing material (ACM);
- Lead paint;
- Lead dust in ceiling cavities;
- Synthetic mineral fibre (SMF) insulation;
- Polychlorinated biphenyls (PCB) in fluorescent light fittings;
- Ozone depleting substances (ODS); and
- Bulk chemical storage.

The overall results of the assessment are indicated by the HAZMAT Risk Profile in Table 1 of the Executive Summary.

The results of the assessment, including details of the HAZMAT identified, the results of ACM risk assessments and associated photographs, are provided in the HAZMAT Register (the Register) in Appendices B to Q.

Laboratory certificate(s) of analysis are provided in Appendix R.

Limited or no access was available to certain areas as outlined in the Register and Section 7 of this report (including Table 4).

3. Site description

The Site is located at 17 Croobyar Road, Milton NSW (refer Figure 1) and covers an area of approximately 7.3 ha. For the purpose of this HAZMAT survey the following buildings were

nominated for inspection and assessment (refer to the site and building layout plans in Appendix A):

- B00A – General Learning;
- B00B - General Learning;
- B00C - Science;
- B00D – Technological & Applied Science;
- B00E - Art;
- B00F – Agricultural Science;
- B00H – Technological & Applied Science;
- B00I - Physical Education;
- B00P – General Learning;
- B00Q - General Learning;
- B00R – General Learning;
- B00S - General Learning;
- B00T – Pupil Facilities;
- B00U – Pupil Facilities;
- B00V – Library; and
- B00W - Administration.

Detailed plans confirming the nature and extent of proposed building modification work were not provided to Douglas prior to our inspection, or reviewed as part of this assessment.



Figure 1: Site location (red outline)

Source: SIX Maps

4. Regulatory framework

In NSW, occupational health and safety is regulated under the *NSW Work Health and Safety Act 2017* (WHS Act) and the *NSW Work Health and Safety Regulation 2017* (WHS Regulation). The WHS Act and WHS Regulation place a broad range of responsibilities on key stakeholders to promote and secure the safety and health of persons in the workplace. The WHS Regulation also outlines specific requirements pertaining to the identification, assessment and control of asbestos and other hazardous materials in the workplace.

In addition to the WHS Act and WHS Regulation there are a range of Codes of Practice, Guidance Notes, Australian Standards and other guidelines relating to the management of HAZMAT in the workplace including their removal and disposal. These include (as updated / replaced from time to time):

- SafeWork NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace*;
- SafeWork NSW *Code of Practice: How to Safely Remove Asbestos*;
- National Occupational Health and Safety Commission (NOHSC) *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition* [NOHSC:3003(2005)];
- AS/NZS 4361.1, *Guide to hazardous paint management, Part 1 – Lead and other hazardous metallic pigments in industrial applications*;
- AS/NZS 4361.2, *Guide to hazardous paint management, Part 2 – Lead paint in residential, public and commercial buildings*;
- NOHSC *Guidance Note on the Membrane Filter Method for the Estimation of Airborne Synthetic Mineral Fibres* [NOHSC:3006(1989)];
- SafeWork NSW (pre-WHS legislation) *Code of Practice for the Safe Use of Synthetic Mineral Fibres*;
- SafeWork NSW *Safe management of synthetic mineral fibres (SMF) – glasswool and rockwool* (information guide);
- Safe Work Australia *Guide to Handling Refractory Ceramic Fibres*;
- NSW EPA *Polychlorinated Biphenyl (PCB) Chemical Control Order*, 1997;
- Environment Protection and Heritage Council *Polychlorinated Biphenyls Management Plan, Revised Edition*, April 2003;
- NSW Protection of the Environment Operations (POEO) Act and subordinate POEO Regulations;
- NSW Environment Protection Authority (EPA) Waste Classification Guidelines including:
 - o Part 1: Classifying Waste, November 2014 (EPA, 2014).
- Ozone Protection and Synthetic Greenhouse Gas Management (OPSCG) Act and Regulations (Cth);

- Australia and New Zealand *Refrigerant Handling Code of Practice: Part 1 Self-contained low charge systems*¹; and
- Australia and New Zealand *Refrigerant Handling Code of Practice: Part 2 Systems other than self-contained low charge systems*.

5. Method

The survey conducted by Douglas comprised a non-destructive, non-intrusive, walkthrough visual inspection supplemented by a limited program of testing and sample analysis. The testing and sample analysis regimes comprise a screening assessment only and are not designed to delineate the extent of HAZMAT or hazard areas.

Samples of suspected ACM were collected by Douglas using hand tools (e.g., knife or pliers) and analysed for asbestos by a National Association of Testing Authorities (NATA) accredited laboratory. Sample size and locations are typically limited to minimise disturbance of the material and potential functional or aesthetic impacts. The samples were analysed by polarised light microscopy (PLM) with dispersion staining in accordance with AS 4964-2004 *Method for the qualitative identification of asbestos in bulk samples*.

Paints were screened for lead using 3M™ LeadCheck™ colourimetric swabs which provide an indication of the presence of lead. Bulk samples of paint were also analysed for lead (% w / w) by a NATA accredited laboratory. Analysis was by Inductively Coupled Plasma - Atomic Emission Spectrometry / Mass Spectrometry (ICP-AES / MS) and / or Cold Vapour / Atomic Absorption Spectrometry (CV / AAS). Analysis results typically reflect the average lead content of the overall paint system at the location sampled.

Ceiling cavity dust was sampled by Douglas using surface wipes or bulk sampling techniques. Samples were generally collected from a surface area of 100 or 900 cm² and analysed for lead (total, µg) by a NATA accredited laboratory. Analysis results were then used to determine the lead loading (mg / m²).

SMF insulation was identified primarily by visual inspection or incidentally as a result of laboratory analysis for asbestos.

Fluorescent light fittings were visually inspected, and an assessment of PCB content made based on apparent age and / or start type (i.e. resonant vs. instant start). Light fittings were not dismantled to confirm capacitor or ballast details.

Air conditioning units and refrigeration equipment were visually inspected for compliance plates and other markings to assess the presence of ODS.

¹ Applies to scheduled refrigerants per Schedule 1 of the OPSGG Act 1989 (Cth).

Chemical storage was assessed by visual inspection. The aim was to identify storage that exceeds normal household quantities, is commercial / industrial in nature, or that meets the criteria for bulk (hazardous) chemical storage as defined in the WHS Regulation (i.e. containers > 500 litres or 500 kg).

Limitations apply to the method(s) adopted and, as such, Douglas cannot guarantee that all HAZMAT or issues of concern have been identified.

6. Asbestos risk assessment

ACM poses a health risk if asbestos fibres are released to the atmosphere and inhaled. There is also a risk of environmental contamination whenever asbestos is disturbed. The degree of risk associated with any given ACM depends on a range of factors such as the friability, extent, condition, and location / accessibility of the material, the asbestos mineral type(s) present, the nature of site activities and ventilation.

The asbestos risk assessment method employed by Douglas considers several key factors that influence risk, and a numerical score is assigned to each (refer Table 2 below). These scores are then added together to determine an overall risk rating for the ACM (refer Table 3 below). A degree of professional judgement may be applied when determining the final risk scores and rating since, for example, it is not practicable to include in Table 2 all risk factors that may be relevant to a given situation.

Risk assessments for ACM should be reviewed on a regular basis including when:

- The Asbestos Management Plan is reviewed;
- Further asbestos or ACM is identified at the workplace;
- Asbestos is removed, disturbed, sealed, enclosed or undergoes any other change in condition;
- There is evidence that the risk assessment is no longer valid;
- There is evidence that control methods are not effective; or
- A significant change is proposed for the workplace or for work practices or procedures relevant to the risk assessment.

An asbestos risk assessment review is to be conducted at least every five (5) years. The review is to be performed by a Competent Person.

Table 2: Key risk factors

Risk factor	Score	Description
Friability	0	Non-friable (fibre reinforced vinyls, bituminous materials, adhesives).
	1	Non-Friable (fibre reinforced cement products such as wall and roof sheeting).
	2	Semi-Friable (low density insulation board, millboard, ropes, paper, textiles, gaskets or highly weathered asbestos cement).
	3	Friable (thermal insulation to pipes/boilers, sprayed insulation, loose fill insulation).
Condition	0	Very Good. Very little or no visible indication of damage. Structurally sound. No significant repairs required. Material performs as intended.
	1	Good – Minor damage in small, localised areas. Structurally sound. Minor preventative action may be required as a precaution and / or to prolong material life. Material generally performs as intended.
	2	Fair. Localised damage in various areas. Material is generally structurally sound however local removal and replacement of damaged sections may be required. Material performance may be somewhat impaired in areas.
	3	Poor. Material exhibits significant damage throughout. Overall structural stability may be compromised. Material performance is significantly impaired.
Treatment	0	Fully enclosed, encapsulated or sealed. ACM is entirely contained, and the enclosure/encapsulation/sealing material is in good condition.
	1	Generally enclosed, encapsulated or sealed. ACM is generally contained however enclosure/encapsulation/sealing material may not be completely continuous or exhibits minor damage/penetrations.
	2	Partially enclosed, encapsulated or sealed. ACM is contained in area(s) however enclosure/encapsulation/sealing material is not present, significantly damaged or ineffective in area(s).
	3	Enclosure/encapsulation/sealing material is significantly damaged and / or generally ineffective or there is no treatment.
Accessibility	0	The ACM is not directly accessible to occupants. Contact is highly unlikely unless a significant, dedicated effort is made. Substantial demolition, dismantling and / or special access equipment would be required.
	1	The ACM is generally not accessible to occupants. Contact is unlikely but could be made with special tools or equipment (e.g. elevating work platform) or minor demolition/dismantling.
	2	Some portion(s) of ACM are accessible to occupants. Direct contact may occur periodically but often requires basic tools/equipment (e.g., step ladder).
	3	The majority of the ACM is accessible to occupants. Direct contact is a common occurrence and may be made with minimal effort or unintentionally.
Activity	0	Area generally not occupied. Normally very little or no activity. Activities may be highly restricted, or the area secured. Examples may include subfloor voids, ceiling cavities, confined spaces and other inaccessible areas.
	1	Low level occupancy. Some activity in parts or area only occupied periodically. Examples may include plant rooms and storerooms.
	2	Moderate level occupancy. Activity normally present throughout area. May include offices, laboratories, classrooms, workshops, and warehouses.
	3	High level occupancy. Generally high levels of activity. Activities may be wide-ranging and / or largely unrestricted. Examples may include production/manufacturing areas, construction sites and public areas/thoroughfares.
Ventilation	0	Exterior area where natural ventilation and associated dilution is largely unlimited. Significant retention and / or build-up of airborne contaminants is unlikely.
	1	Interior area. Natural ventilation and dilution are limited but area is not particularly confined. Limited retention and / or build-up of airborne contaminants is possible.
	2	Confined areas where ventilation and associated dilution is significantly limited. Significant retention and / or build-up of airborne contaminants is possible or likely.
	3	Asbestos material subject to direct ventilation (e.g., inside an AC system or near a fan or air exhaust) which may result in disturbance and / or elevated fibre concentrations in air.

Table 3: Risk rating

Overall score	Risk rating	Description
15-18	High (H)	The ACM poses an elevated and typically unacceptable risk of exposure and /or environmental contamination. Controls should generally be implemented as soon as possible to address the risk. Removal of the whole or part of the ACM is typically required. Other controls such as enclosure, encapsulation and /or sealing may also be necessary if portion(s) of ACM are to remain in place. As an interim measure, access to the area should be appropriately restricted. Air monitoring is often recommended to confirm airborne asbestos concentrations and provide a written record for future reference.
10-14	Moderate (M)	The ACM poses a moderate risk of exposure and /or environmental contamination. Often there has been minor damage or there is potential for disturbance /degradation in the foreseeable future. Consideration should be given to implementing appropriate controls in the short to medium term to address the risk(s) and /or prolong the lifespan of the material. Relevant controls typically include enclosure, encapsulation and /or sealing. Extensive removal is generally not required, and the material can generally be managed on site if desired and serving a useful purpose.
0-9	Low (L)	The risk of exposure and environmental contamination is generally low while the material remains undisturbed and in its present condition. The material may generally remain in place without the requirement for significant, material-specific control measures such as removal, enclosure, encapsulation or sealing.

Note: If the ACM is likely to be disturbed (e.g., by maintenance, refurbishment, or demolition work) and / or is no longer serving a useful purpose then the ACM should generally be removed. All ACM should be clearly identified with a label / signage where reasonably practicable.

7. Results

7.1 General

The overall results of the assessment are summarised in Table 1 in the Executive Summary of this report. Further details of the HAZMAT identified at the site, including the results of asbestos risk assessments, are provided in the Registers in Appendices B to Q. These results are indicative only due to the non-destructive / non-intrusive nature of the investigation.

Limited or no access was available to certain areas as outlined below (including Table 4) and in the Registers in Appendices B to Q.

Table 4: Access limitations*

Location / area	Access type	Reason(s)
Areas / materials at height	Limited	Access limited to safely accessible areas and use of 1.8 m ladder. Works at height and use of specialised access equipment were not included in the scope of this assessment.
Confined spaces (e.g. interior of pits) and crawl spaces	Nil	Access to confined spaces was outside the scope of this assessment.
Ceiling cavities	Limited	Access generally limited by the number, location and height of access point(s), degree of clearance within the cavities, the location / extent of building structure and services, and occupation etc.
Subfloor voids	Limited	Generally inaccessible due to buildings constructed slab-on-ground or lack of designated entry points and limited clearance within voids. Access to crawl spaces was outside the scope of this assessment.
Below ceramic tiled surfaces (e.g., walls and floors in wet areas)	Nil	Access requires destructive / intrusive inspection methods. Access below ceramic tiled surfaces was outside the scope of this assessment.
Enclosed building cavities and voids (e.g. wall voids, lift shaft) and internals of building plant	Nil	Access requires destructive / intrusive inspection methods. Access to enclosed building cavities and voids, and internals of building plant, was outside the scope of this assessment.
Fluorescent light fittings, internal components	Nil	Access was precluded due to electrical hazard and/or height etc. Light fittings were not dismantled.
Other potentially energised plant, equipment and services (e.g. electrical panels, lift motor, ducts).	Nil	Access was outside the scope of this assessment. and requires certified isolation, de-energisation and lock-out confirmed on-site by a qualified / licensed technician or similar.
Subsurface areas including building footings and contamination in soil / fill and mulch	Nil	Not included in the scope of this assessment.
Below exposed floor coverings (e.g. carpets, vinyl sheeting)	Limited	Access limited due to the non-destructive and non-intrusive nature of the investigation conducted..

* Refer also to the Register (Appendices B to Q).

8. Recommendations

A summary note and / or recommendation for each HAZMAT identified or suspected present in the buildings at the Site is provided in the Registers (Appendices B to Q). The general recommendations in Section 8.1 onwards are provided for informative purposes and should be considered where the relevant HAZMAT has been identified or suspected present by Douglas or is subsequently suspected present based on reasonable grounds.

Any inaccessible buildings / areas should generally be suspected to contain HAZMAT until confirmed otherwise by a Competent Person.

The presence of identified and suspected HAZMAT in the buildings at the site, and the potential presence of any as-yet undetected HAZMAT, should be considered during the risk assessment for any proposed work at the Site or Site use. In particular, where HAZMAT are identified / suspected present in one particular area of a building they may also be present in other similar areas of the same building.

A destructive / intrusive HAZMAT survey of all rooms and areas in all buildings is warranted and recommended prior to substantive demolition, refurbishment, maintenance, and similar work but can normally only be undertaken following vacant possession.

8.1 General

HAZMAT should be:

- Managed in accordance with the requirements of the WHS Act, WHS Regulation and subordinate Codes of Practice, Australian Standards, and Guidelines;
- Visually inspected on a regular basis. Any change to the condition of the material or relevant site conditions should be reported to the relevant duty holder(s); and
- Removed prior to any significant disturbance such as maintenance, refurbishment, and demolition work.

A HAZMAT management plan, and scope of work specification for any planned abatement, should be developed to aid compliance with the requirements of the WHS Act and Regulation including those that relate to the identification of hazards and control of associated risks.

HAZMAT abatement work should be appropriately monitored and / or audited to help ensure quality and compliance.

An appropriate level of stakeholder consultation and communication should be undertaken at all times to help ensure that all relevant operational and project risks associated with HAZMAT are adequately controlled.

The scope, fees, and terms / conditions applicable to any HAZMAT work, including abatement, should be carefully assessed by a suitably qualified, experienced, and competent person to help ensure that associated costs remain within reasonable limits. Such assessment should include consideration of the fees that may apply to the management and control of any unexpected or additional finds.

Prior to any work involving HAZMAT a risk assessment should be conducted and Safe Work Method Statement (SWMS) developed. The SWMS should outline the controls necessary to ensure that the risks of exposure and environmental contamination are adequately controlled.

HAZMAT remediation and removal work should be undertaken in controlled conditions.

Waste should be assessed and classified for disposal in accordance with relevant legislation and EPA (2014).

At the completion of HAZMAT abatement and / or removal work a clearance inspection should be conducted by a Competent Person, or in the case of friable asbestos, by a Licensed Asbestos Assessor.

8.2 Asbestos-containing material (ACM)

Asbestos and ACM must be managed in accordance with the WHS Regulation, the SafeWork NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace* and the SafeWork NSW *Code of Practice: How to Safely Remove Asbestos*.

Exposure to airborne asbestos in the workplace must be eliminated to the extent reasonably practicable. If it is not reasonably practicable to eliminate exposure, it must be minimised to the extent reasonably practicable.

An Asbestos Management Plan must be developed to enable compliance with the WHS Regulation (Clause 429).

The presence and location of asbestos or ACM identified at a workplace must be clearly indicated by a label if it is reasonably practicable to do so.

Warning labels and signs should be consistent with the examples provided in the SafeWork NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace* and comply with AS 1319 *Safety Signs for the Occupational Environment*.

Non-friable ACM that are structurally intact and in good to fair condition may typically remain in place provided that they are not significantly disturbed.

Tools and equipment that generate dust must generally not be used on asbestos or ACM. These include high-speed abrasive power and pneumatic tools (e.g. angle grinders, sanders, saws and high-speed drills, brooms, and brushes).

Tools and equipment that cause the release of asbestos, including power tools and brooms, may only be used on asbestos if the equipment is enclosed and / or designed to capture or suppress asbestos fibres and / or the equipment is used in a way that is designed to capture or suppress asbestos fibres safely. In such a case, other controls including PPE may also be required based upon the results of a pre-work risk assessment and the SWMS adopted.

The use of high-pressure water spray and compressed air on asbestos or ACM is specifically prohibited under the WHS Regulation.

If ACM become damaged, they should be repaired or removed and replaced with an alternative, non-asbestos building product as soon as possible.

The scope of asbestos removal work should be outlined in a technical specification (i.e. Scope of Work Report) developed by a Competent Person (in the case of non-friable asbestos) or a Licensed Asbestos Assessor (in the case of friable asbestos).

Removal of friable asbestos must only be undertaken by a Class A licensed asbestos removalist. Removal of 10 m² or more of non-friable asbestos must only be undertaken by a Class A or Class B licensed asbestos removalist.

Air monitoring, including background, control, and clearance monitoring, is a mandatory requirement during removal of friable asbestos. Air monitoring should also be considered during removal of non-friable asbestos particularly where sensitive receptors exist such as at schools, hospitals, in public areas and at similar sites.

Air monitoring must be undertaken in accordance with the National Occupational Health and Safety Commission (NOHSC) *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition* [NOHSC:3003(2005)].

All air monitoring samples must be analysed by a NATA accredited laboratory that holds accreditation for the required analysis.

At the completion of licensed asbestos removal work, a clearance inspection must be conducted by a Competent Person (for non-friable asbestos removal) or a Licensed Asbestos Assessor (for friable asbestos removal).

Air monitoring and clearance inspections must be performed by person/s independent of the licensed asbestos removalist.

All waste should be classified for disposal in accordance with relevant legislation and EPA (2014). Asbestos waste is preclassified as Special Waste under EPA (2014).

Asbestos transporters and facilities receiving asbestos waste must report the movement of asbestos waste to the EPA. Entities involved with the transport or disposal of asbestos waste in NSW, or arranging the transport of asbestos waste in NSW, must use the EPA's applicable online tool (i.e. Integrated Waste Tracking Solution).

All asbestos waste must be disposed at a waste collection facility licensed to receive asbestos waste. All disposal receipts should be retained.

A person who relinquishes management or control of the workplace must ensure that the asbestos register is given to the person, if any, assuming management or control of the workplace.

8.3 Lead paint

The potential presence of lead paint(s) should be considered during the risk assessment for any proposed works. Additionally, targeted sampling and analysis for lead paints should also be considered prior to any work that may result in significant disturbance of paint system(s).

Lead paints should be managed in accordance with the WHS Regulation (including Chapter 7, Part 7.2 Lead) and:

- AS/NZS 4361.1, *Guide to hazardous paint management, Part 1 - Lead and other hazardous metallic pigments in industrial applications*; and
- AS/NZS 4361.2, *Guide to hazardous paint management, Part 2 - Lead paint in residential, public and commercial buildings*.

Generally, when one or more tests from a building or portion of a building indicate that lead is present, the paint should be treated as lead paint. Further, a project should not be classified as free of lead unless all samples within the relevant area / building are proven to be free of lead and the sampling is comprehensive.

Lead paint that is in sound condition, not directly accessible (e.g. over-painted with lead-free paint) and unlikely to be disturbed may not require any immediate action.

Area(s) of lead paint that are in poor condition (e.g. flaking, delaminating) should generally be removed along with any lead paint debris and associated dust.

Exposed area(s) of lead paint that are intact may be stabilised by over-painting with a lead-free paint, or by covering with a suitable encapsulant. Stabilisation can provide an interim to long-term solution to a lead paint hazard.

The lead paint removal method and control measures adopted should be determined by risk assessment and with a detailed knowledge of the workplace and proposed use / activities.

Exposure to airborne lead must be maintained below the relevant SWA exposure standards pertaining to lead. The SWA 8-hour Time Weighted Average (TWA) exposure standard for lead (inorganic dusts and fumes) is 0.05 mg/m³. Other exposure standards apply for substances such as lead chromate.

Air monitoring for lead may be required during lead paint remediation works based on risk assessment and the requirement to comply with the abovementioned exposure standards.

At the completion of lead paint removal, a clearance inspection should be conducted by a Competent Person. The Competent Person should determine the requirements for clearance including any air monitoring or sample analysis that may be required.

Lead paint waste should be assessed and classified for disposal in accordance with relevant legislation and EPA (2014).

Based on previous correspondence with the NSW EPA, Douglas understands that EPA (2014) does not consider AS/NZS 4361.1 or AS/NZS 4361.2, including the definition of lead paint therein, for waste classification assessment. As such:

- These standards have no bearing on how waste is classified in NSW; and
- Waste classification should be carefully considered and an appropriate degree of liaison with the NSW EPA may be required to help ensure correct waste classification.

All disposal receipts should be retained.

8.4 Lead dust

Laboratory analysis results for lead in dust should be taken as an approximate indication of conditions only since sampling is limited and the concentration of lead in dust may vary considerably between locations within the same general area.

No recognised Australian guidelines have been identified by Douglas for the direct assessment of lead concentrations in ceiling cavity dust. Notwithstanding this, the United States Environmental Protection Authority (US EPA) Rule, *Reconsideration of the Dust-Lead Hazard Standards and Dust Lead Post-Abatement Clearance Levels* (89 FR 89416) published 11 December 2024, outlines the following proposed Dust-Lead Clearance Levels (DLCL) for assessment of post-abatement dust-lead levels²:

- Floors: 5 µg / ft² (~0.05 mg / m²) lead;
- Interior window sills: 40 µg/ft² (~0.43 mg / m²) lead; and
- Window troughs: 100 µg / ft² (~1.1 mg / m²) lead.

The above acceptance limits may be used as a guide when assessing lead concentrations in settled dust unless other recognised and reliable criteria apply in the relevant jurisdiction. As a precaution the abovementioned US EPA DLCL are often used by Douglas to identify potentially hazardous conditions that may require control.

Where the concentration of lead in dust exceeds the most relevant US EPA DLCL appropriate control and / or remedial measures may need to be identified via risk assessment and with a detailed knowledge of the workplace and proposed use / activities.

Where ceiling spaces and similar cavities are effectively enclosed and provide very limited or no opportunity for lead containing dust to enter occupied areas, the dust may typically remain in place. In such a case, access to the cavities should be suitably restricted and all entrances signposted with appropriate warning signs.

Any personnel required to enter building cavities or other areas containing lead in dust should undertake an appropriate risk assessment and develop a SWMS for the work. The SWMS must identify controls that ensure the risk of exposure to lead and environmental contamination remains at an acceptable level for the personnel entering the area and for occupants of the building and surrounds.

Consideration should be given to removal of lead containing dust including when:

- There is a significant risk of the lead entering occupied areas;
- Substantive disturbance is likely due to maintenance, refurbishment, demolition, or other reason; or
- Removal is a reasonably practicable means of eliminating the hazard.

² National Archives, Federal Register, The Daily Journal of the United State Government, accessed at: <https://www.federalregister.gov/documents/2024/11/12/2024-25070/reconsideration-of-the-dust-lead-hazard-standards-and-dust-lead-post-abatement-clearance-levels> accessed on: 10 February 2024.

Removal of lead dust should be undertaken by a suitably qualified and experienced removalist.

The lead dust removal method and control measures adopted should be determined by risk assessment and with a detailed knowledge of the workplace and proposed use / activities.

Exposure to airborne lead must be maintained below the relevant SWA exposure standards pertaining to lead. The SWA 8-hour TWA exposure standard for lead (inorganic dusts and fumes) is 0.05 mg/m³.

Air monitoring for lead may be required based on the results of risk assessment and the requirement to comply with the abovementioned exposure standard(s).

At the completion of lead dust removal, a clearance inspection should be conducted by a Competent Person. The Competent Person should determine the requirements for clearance including any air monitoring or sample analysis that may be required.

Lead waste should be assessed and classified for disposal in accordance with relevant legislation and EPA (2014). All disposal receipts should be retained.

8.5 Synthetic mineral fibre (SMF)

SMF insulation materials may generally remain in place providing that they are in good condition and unlikely to be disturbed.

To reduce the potential for disturbance, exposure, and environmental contamination SMF insulation materials may be isolated, enclosed or encapsulated. Higher risk materials, such as loose fill insulation, may also be removed and replaced if necessary.

SMF work is to be undertaken in accordance with the requirements of the WHS Regulation and subordinate Codes of Practice, Guidance Notes, and other documents. These include:

- SafeWork NSW *Safe management of synthetic mineral fibres (SMF) - glasswool and rockwool* (information guide);
- Safe Work Australia *Guide to Handling Refractory Ceramic Fibres*, December 2013;
- SafeWork NSW (formerly WorkCover) *Code of Practice for the Safe Use of Synthetic Mineral Fibres*, April 1993;
- *Guidance Note on the Membrane Filter Method for the Estimation of Airborne Synthetic Mineral Fibres* [NOHSC:3006(1989)].

Reference should also be made to the Australian Institute of Occupational Hygienists (AIOH) *Synthetic Mineral Fibres (SMF) And Occupational Health Issues, Position Paper* for guidance and information.

Where reasonable concern exists over possible respirable fibre concentrations in any application, the first step is often to confirm that the work practices, as recommended for the particular product, are being followed. Air monitoring may not be required when it has been clearly established that appropriate work practices are being carried out.

Notwithstanding the above, exposures to airborne SMF should not exceed the relevant Safe Work Australia (SWA) exposure standards outlined in Table 5 below.

Table 5: SWA exposure standards for SMF

Standard name	Time weighted average (TWA) exposure standard
Glass wool, rock (stone) wool, slag wool and continuous glass filament and low biopersistence Man Made Vitreous Fibres (MMVF)	2 mg/m ³ (inhalable dust)
Refractory ceramic fibres (RCF), special purpose glass fibres and high biopersistence MMVF	0.5 f/mL (respirable) 2 mg/m ³ (inhalable dust)

SMF waste should be disposed at a licensed waste collection facility. Note that synthetic fibre waste (from materials such as fibreglass, polyesters, and other plastics) packaged securely to prevent dust emissions is pre-classified as General Solid Waste (non-putrescible) under EPA (2014).

All disposal receipts should be retained.

8.6 Polychlorinated biphenyls (PCBs)

Prior to any significant disturbance, such as demolition, refurbishment or maintenance works, fluorescent light fittings should be electrically isolated and inspected in detail for components (e.g. metal canister-type capacitors and ballasts etc.) that may contain PCB's. Any components containing, or suspected to contain, PCB should be removed by a Competent Person.

Where PCB containing components have been identified / suspected present in a building they may also be present in other similar areas of the same building or in buildings of similar age / construction.

PCB-containing components should be managed in accordance with the general requirements of the WHS Regulation and relevant environmental laws and guidelines including:

- NSW Protection of the Environment Operations (POEO) Act 1997 and subordinate Polychlorinated Biphenyl (PCB) Chemical Control Order 1997; and
- Polychlorinated Biphenyls Management Plan, Revised Edition, April 2003, issued by the Environment Protection and Heritage Council (EPHC).

Any PCB-containing components that exhibit leakage should be removed and replaced by a Competent Person as soon as possible. Access to areas containing leaking components should be suitably restricted.

The conveyance and disposal of PCB material and PCB waste must be undertaken in accordance with the requirements outlined in the *Polychlorinated Biphenyl (PCB) Chemical Control Order 1997*. All disposal receipts should be retained.

8.7 Ozone depleting substances (ODS)

Refrigerants (including ODS) and associated refrigeration systems must be managed in accordance with relevant regulatory requirements including those identified in Section 4.

Refrigerant systems should be:

- Clearly labelled to identify the type and quantity of refrigerant(s) present, and other relevant details;
- Maintained in good condition, in accordance with the instructions of the designer, manufacturer and supplier;
- Inspected, assessed, monitored and / or tested regularly to ensure that:
 - o The risk of refrigerant leakage is adequately controlled; and
 - o Any refrigerant leakage is detected and rectified in a safe and timely manner.

Installation of leak detection systems should be considered to help prevent the accidental release of refrigerant and to comply with regulatory requirements (refer Section 4).

Any malfunctioning refrigerant system should be rectified immediately.

ODS-containing systems should be replaced with environmentally friendly alternatives where reasonably practicable to do so, and as part of a compliant phase-down / phase-out strategy.

All personnel involved in the handling, recovery, and disposal of refrigerants must be competent to conduct the work, and must hold the appropriate accreditations, authorisations and licenses. For example:

- Any person undertaking work that involves handling a scheduled refrigerant must be appropriately licensed under the OPSGG Regulations 1995 (Cth); and
- Appropriate authorisation is required to acquire, possess or dispose of bulk scheduled refrigerant.

Proper recovery of refrigerants during maintenance and decommissioning is essential noting that scheduled refrigerant:

- Must not be discharged to atmosphere; and
- Must be recovered and either recycled, reclaimed or sent / held for disposal / destruction in an approved manner.

All refrigerants should be disposed of through appropriately licensed facilities in line with legislative requirements. Unwanted scheduled refrigerant must be recovered and recycled or sent to an appropriately licensed facility for reclamation and disposal.

Accurate records of all refrigerant usage and disposal should be maintained.

8.8 Bulk chemical storage

In order to mitigate health, safety and environmental risks, potentially hazardous chemicals should be properly identified, assessed, removed and disposed, in compliance with relevant

regulatory requirements, prior to any uncontrolled disturbance. Key steps in this process are outlined below. Note that:

- The NSW WHS Regulation (Schedule 10) prohibits or restricts the use, storage and handling of certain hazardous chemicals in certain situations; and
- Major Hazard Facilities are subject to additional requirements including as outlined in Chapter 9 of the NSW WHS Regulation.

8.8.1 Gather information

Product labels, and any accompanying instruction and specification sheets, should initially be consulted for guidance. A compliant Safety Data Sheet (SDS) should also be obtained from the supplier as they contain important information about product ingredients, physical and chemical properties, hazards, exposure standards, first aid measures and requirements for storage, handling, transport and disposal etc.

The SWA Hazardous Chemical Information System (HCIS) should also be consulted for information. The HCIS identifies hazard categories, hazard statement codes, pictograms, signal words, cut-off concentrations (generic and specific) and multiplying factors (M factors) for various hazardous chemicals, as well as information on exposure standards.

A search of site records (e.g., goods manifests, chemical registers, shipping records, inventory logs, purchase orders, incident records and risk assessments etc.) may also aid hazard identification, risk assessment and general product management.

Information on certain chemicals and chemical products may also be obtained from relevant authorities including:

- Australian Industrial Chemicals Introduction Scheme (AICIS);
- US Agency for Toxic Substances and Disease Registry (ATSDR);
- US National Institute of Occupational Safety and Health (NIOSH);
- US Occupational Health and Safety Administration (OHSA);
- European Chemicals Agency (ECHA);
- World Health Organisation (WHO) Internationally Peer Reviewed Chemical Safety Information (INCHEM) database; and
- US National Library of Medicine (NLM) PubChem database.

8.8.2 Assess the Risk

A documented risk assessment undertaken by competent person(s) is often the best way to determine what measures should be implemented to control risk. Risk assessments should follow a formal, structured approach that considers both health and physical risks as outlined in the SWA *Code of Practice: Managing the risks of hazardous chemicals in the workplace* (or relevant jurisdiction-based equivalent).

Health risk considerations should include:

- Routes of entry;

- Physical form and concentration;
- Chemical and physical properties;
- Potential receptors;
- Exposure frequency and duration;
- Estimate exposure level; and
- Compliance with exposure standards.

Physical hazard considerations should include:

- Fire and explosion;
- Corrosion, oxidation and pressure;
- Oxygen displacement / consumption;
- Foreseeable failures of plant, equipment and structures; and
- Off-site risks (e.g. occupants and activities at adjacent and nearby premises).

8.8.3 Implement controls

Controls should be identified and selected in accordance with the hierarchy of control. In the case of proposed site redevelopment, elimination is often the preferred option and, in any case, must be adopted where reasonably practicable to do so. Any remaining risks must also be minimised to the extent reasonably practicable. The hierarchy of control typically comprises:

- Elimination (e.g. removing the hazard or hazardous activity from the workplace);
- Substitution (e.g. replacing a hazardous substance with a less-hazardous substance);
- Isolation (e.g. physically separating workers from the hazard, or segregating incompatible chemicals from each other, with distance);
- Engineering controls (e.g. product / area containment, natural, mechanical and / or local exhaust ventilation, temperature and humidity control, fire suppression systems and fire-fighting equipment, specialized material handling tools and spill / leak containment such as bunding, spill trays, drains and drain covers;
- Administration controls – policies and procedures, labels and signage, emergency protocols, training and supervision, monitoring, regulator notifications, maximum storage quantities and job rotation; and
- PPE – respirators, gloves, goggles, face-shields, aprons, coveralls, enclosed safety boots etc.

8.8.4 Waste classification

Where disposal is required the waste generator must ensure that they classify their waste correctly so that it is taken to, and accepted at, a waste facility that is lawfully authorised to receive, re-use and / or dispose of the waste. In NSW, waste classification must be undertaken in accordance with the POEO Act, POEO (Waste) Regulation and the NSW EPA *Waste Classification Guidelines*. All waste assessment and classification work must be thoroughly documented. Note that certain chemicals may require specific disposal methods, such as incineration, neutralization, or controlled landfill disposal.

8.8.5 Removal and decommissioning work

Task specific risk assessments and SWMS should be developed for the removal of stored chemicals for off-site disposal, and for decommissioning of any associated storage areas, plant and equipment. The SWMS should outline the controls required to ensure risks are maintained at an acceptable level. If a significant quantity of hazardous chemicals require removal, only suitably licensed and experienced waste contractors who are trained and equipped to handle the material should be used.

Following the removal of chemical product(s) designated storage areas, including tanks, must be decommissioned if they are not intended to be used again. Decommissioning typically includes:

- Assessment and cleaning / decontamination of the storage area;
- Removal or 'make safe' of applicable storage structures, plant and equipment; and
- Confirmatory validation activities.

Decommissioning must be undertaken by competent, duly qualified and experienced personnel. Licenses may be required for certain types of work undertaken during decommissioning (e.g. demolition, electrical, plumbing and gas-fitting work).

8.8.6 Transport, tracking and disposal

Waste transporters, generators and receivers are required to comply with the POEO (Waste) Regulation to ensure waste is appropriately transported to a place that can lawfully receive the waste. Under Clause 70 of POEO (Waste) Regulation:

- Waste that is transported by a motor vehicle or trailer, is to be transported in a manner that avoids the waste spilling, leaking or otherwise escaping;
- Waste is to be covered during transportation unless the waste consists solely of waste tyres or scrap metal; and
- Motor vehicles or trailers used to transport the waste must be constructed and maintained to avoid the waste spilling, leaking or otherwise escaping from the motor vehicle or trailer.

Certain types of waste, including dangerous goods and wastes from use of certain chemical products, must be tracked during transport and disposal as outlined in Part 4 and Schedule 1 of the POEO (Waste) Regulation. Waste (≥10 tonnes) generated in the Metropolitan Levy Area (MLA) and transported out of NSW must also be tracked in accordance with Part 5 of the POEO (Waste) Regulation. Waste tracking typically involves:

- Obtaining approval from the EPA for the hazardous waste to be transported;
- Completing required documentation; and
- Ensuring all parties are authorised to transport and receive the waste.

The waste producer, their authorised agent if appropriate, transporter and receiving facility manager are all responsible for ensuring that the waste is properly tracked. A waste producer and an authorised agent are collectively known as a 'waste consignor'.

In NSW a waste tracking exemption applies to household problem waste (e.g. used oil, paint, batteries, domestic gas cylinders, fluorescent lamps, smoke detectors etc.) being transported to a community recycling centre, though certain conditions apply³.

All chemical removal and disposal actions must be thoroughly documented. This includes obtaining waste disposal certificates from licensed contractors and maintaining a record of the quantity and type of chemicals removed, the disposal methods used, and the final disposal locations. Such documentation should demonstrate compliance with regulatory requirements and help mitigate potential future liabilities.

9. Limitations

Douglas has prepared this HAZMAT report for SINSW as described herein in accordance with Douglas' proposal reference 89390.08.P.001.Rev0 of 31 January 2025.

This report is provided for the exclusive use of SINSW for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and / or their agents.

The results provided in the report are indicative of the conditions on the Site only at the specific inspection, sampling and testing locations, and then only to the extent practicable and safely accessible at the time the work was carried out. Site conditions may change after Douglas' field inspection, sampling and testing has been completed.

Douglas' advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in site conditions across the Site between and beyond the inspection, sampling and / or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

³ NSW EPA, 2025, *Waste tracking exemptions*, accessed at: <https://www.epa.nsw.gov.au/your-environment/waste/tracking-transporting-hazardous-waste/waste-tracking-exemptions>, on 25 February 2025.

Although the inspection, sampling and testing plan adopted for this investigation is considered appropriate to achieve the stated project objectives, there are necessarily parts of the Site that have not been inspected, sampled and / or tested. This is either due to undetected variations in conditions or to budget constraints, or to parts of the Site being inaccessible or unavailable, or to occupants, furnishings or stored items preventing access. It is therefore considered possible that HAZMAT, including asbestos, may be present in unobserved or untested parts of the Site, between and beyond the inspection, sampling and testing locations, and hence no warranty can be given that all HAZMAT have been identified.

Inspections are limited to areas that are safely accessible at the time of the inspection without undue damage to building finishes or disturbance of occupants. Inspections exclude hidden and inaccessible locations such as within building cavities, voids and enclosed sections of risers / shafts as well as materials encased within the building structure or located below the exposed ground surface (e.g. pipes, drains and formwork). In addition, residual asbestos materials (e.g. asbestos lagging to pipes and vessels) may remain undiscovered below newer, asbestos-free materials (e.g. preformed SMF insulation). Such residual asbestos materials may not be identified without extensive intrusive investigation and / or dismantling / demolition work if at all.

Any disturbance of building materials, such as during refurbishment, maintenance or demolition work, may reveal additional HAZMAT.

Limitations apply to the laboratory analytical methods used. For example, it can be very difficult or impossible to detect the presence of asbestos in some bulk materials (e.g. vinyl tiles) using the polarised light microscopy analytical method, even after ashing or disintegration of samples. This is due to the small length or diameter of asbestos fibres present in the material or attributed to the fact that very fine fibres have been dispersed individually throughout the material.

While work is undertaken in a professional manner the nature of HAZMAT and the limitations of the method(s) used mean that we cannot guarantee that all HAZMAT or issues of concern have been identified. This report should therefore not be considered a definitive account of all HAZMAT that may be present at the Site.

Douglas personnel are not experienced, licenced or accredited quantity surveyors. Any quantities quoted in this report are initial, unmeasured estimates provided for rudimentary guidance only and should not be relied upon. The services of a licenced quantity surveyor should be engaged in order to determine reliable quantities.

The recommendations and conclusions contained in this report shall not abrogate a person of their responsibility to work in accordance with statutory requirements, codes of practice, standards, guidelines, safety data sheets, work instructions or industry best practice.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

Appendix A

About this Report

Site and Building Layout Plans

Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at

the time of construction as are indicated in the report; and

- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

continued next page

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

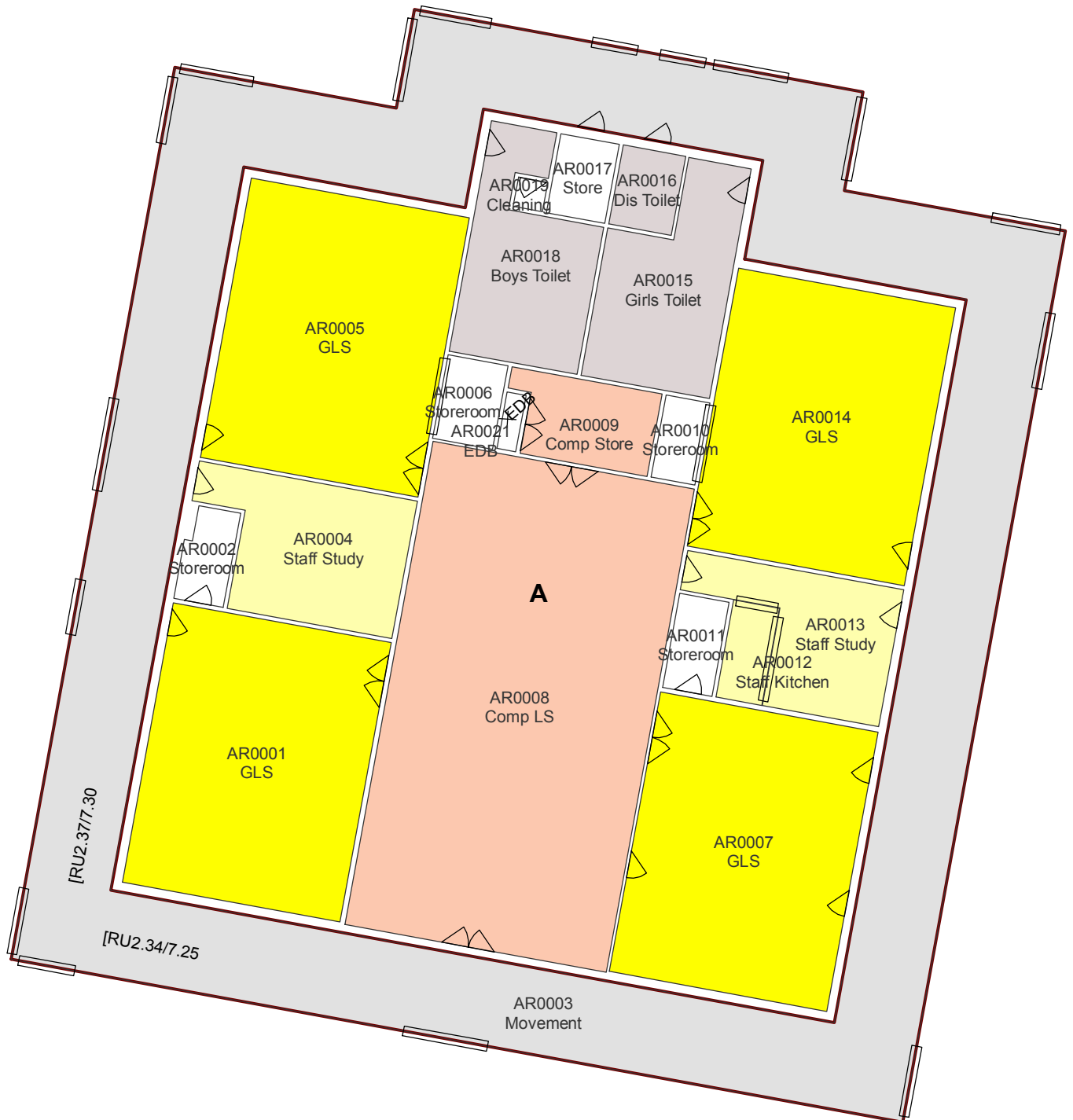
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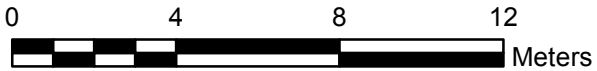
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Site Plan (15717)

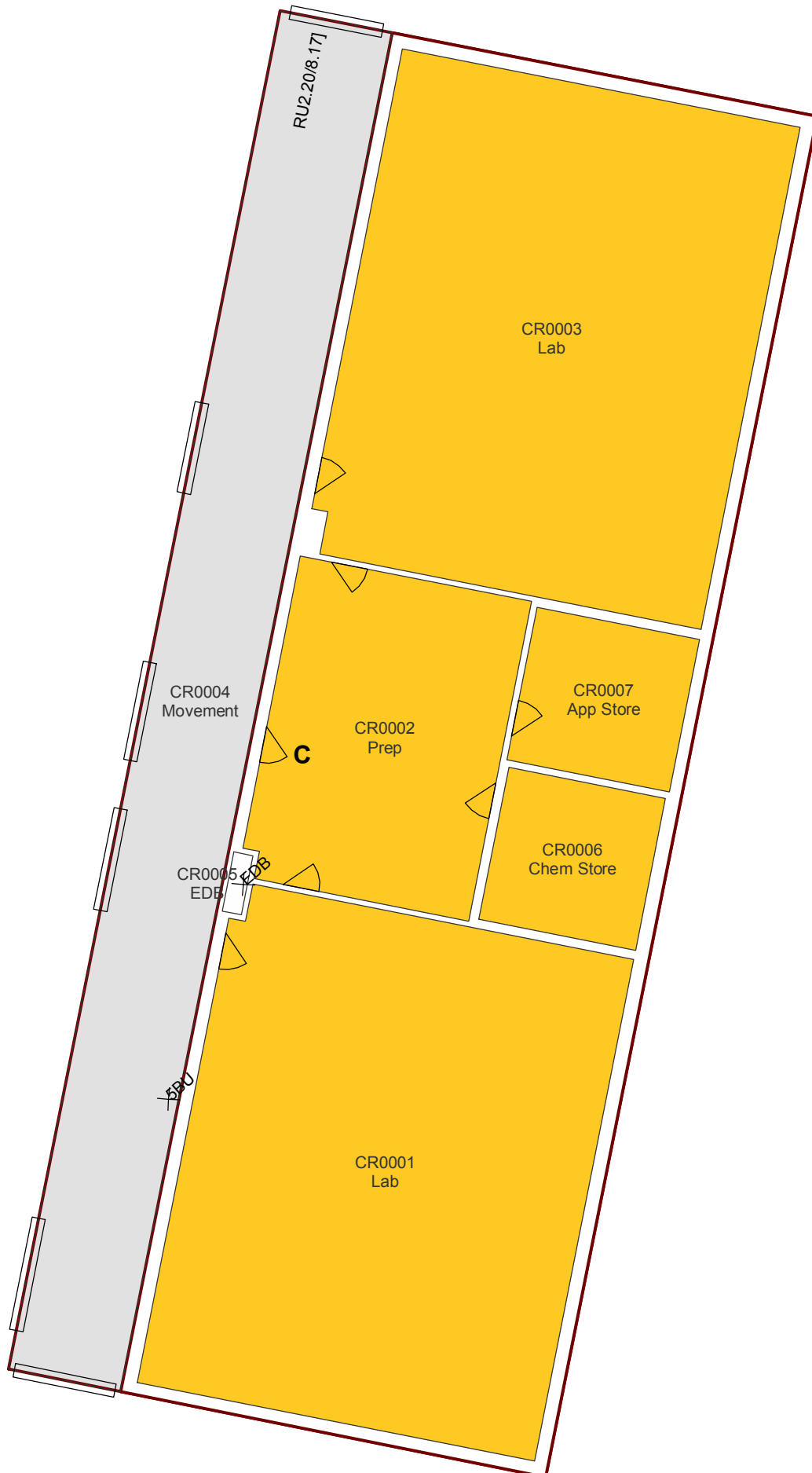


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General Learning (B00A) - Ground Floor (Room Function)



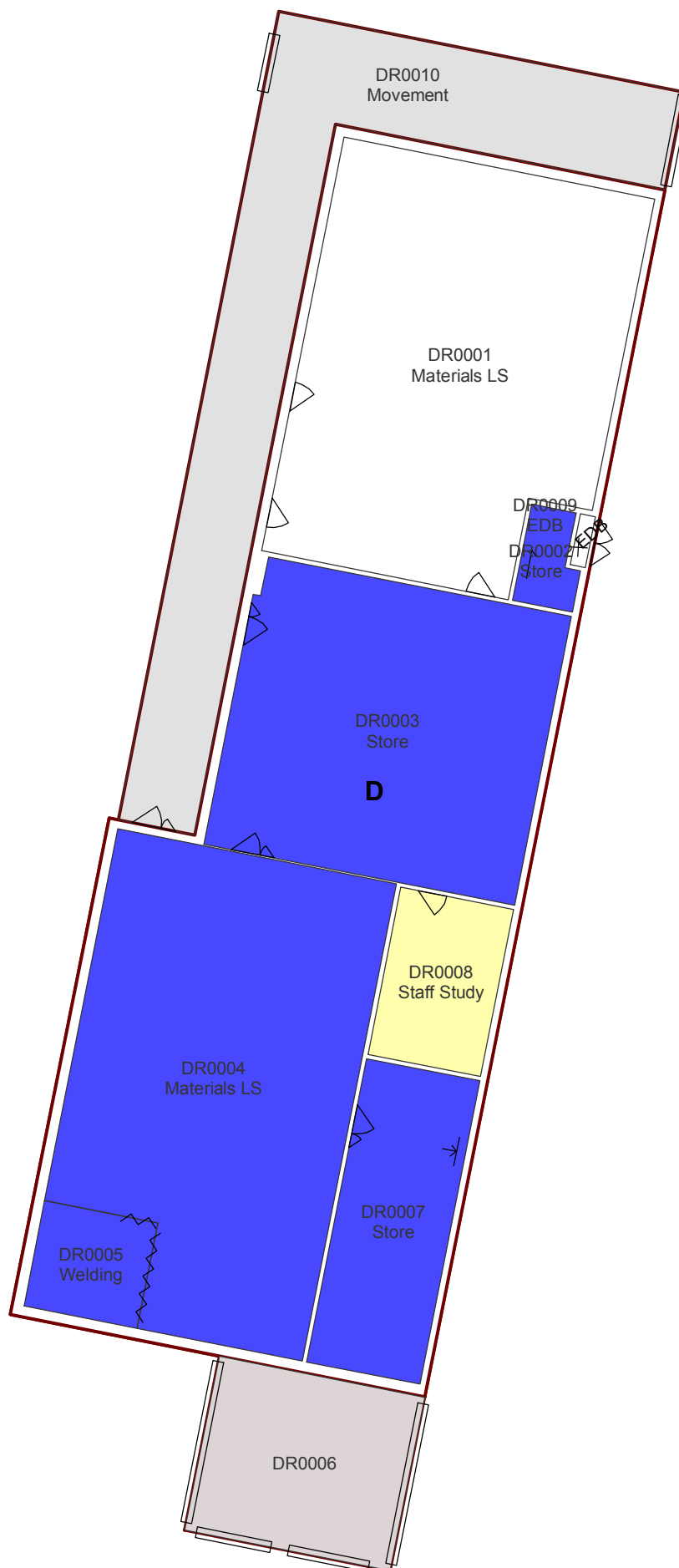


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Science (B00C) - Ground Floor (Room Function)



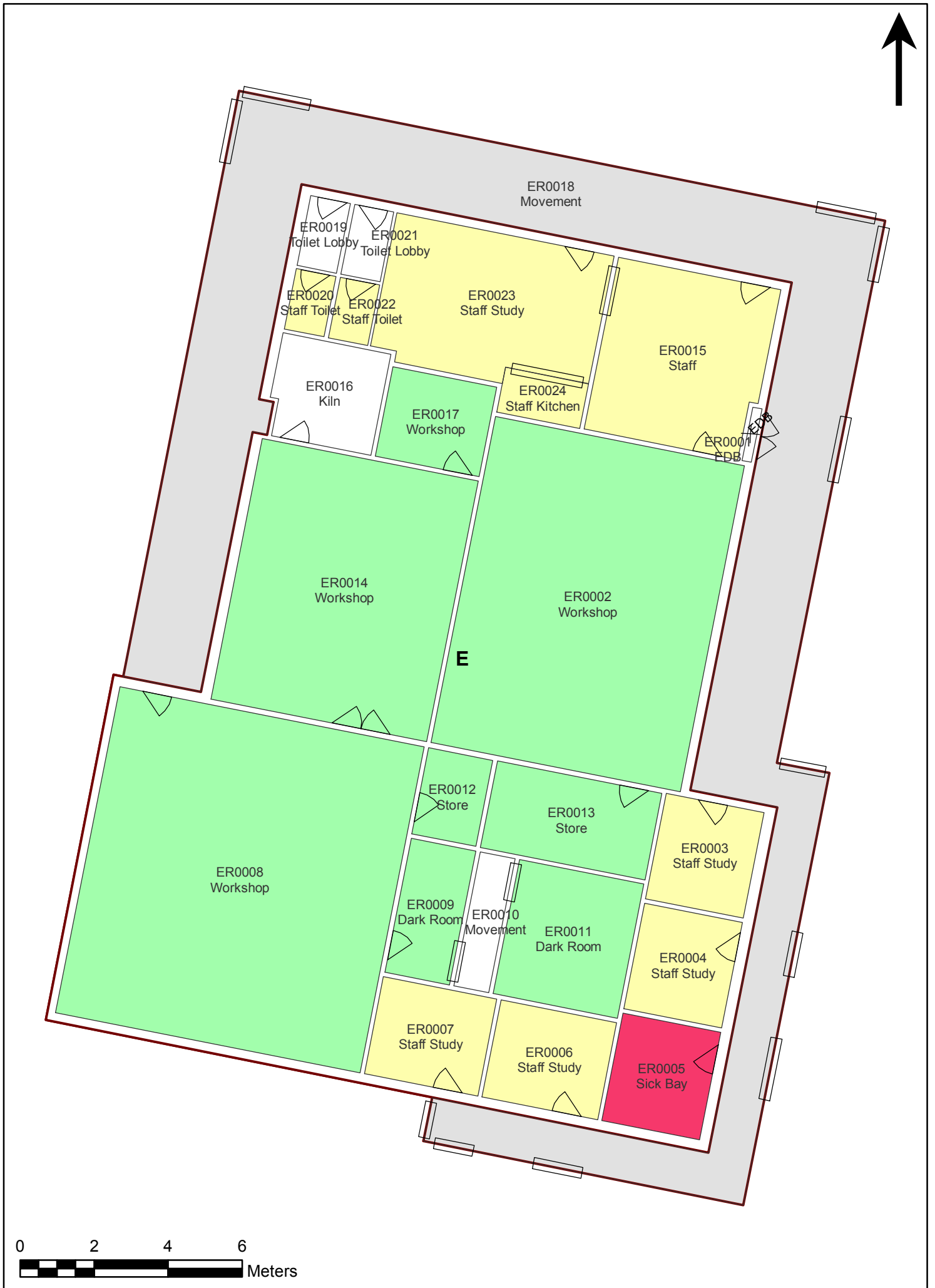
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0554 - Shoalhaven School (Former Anglican School)
Technological & Applied Studies (B00D) - Ground Floor (Room Function)

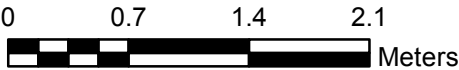
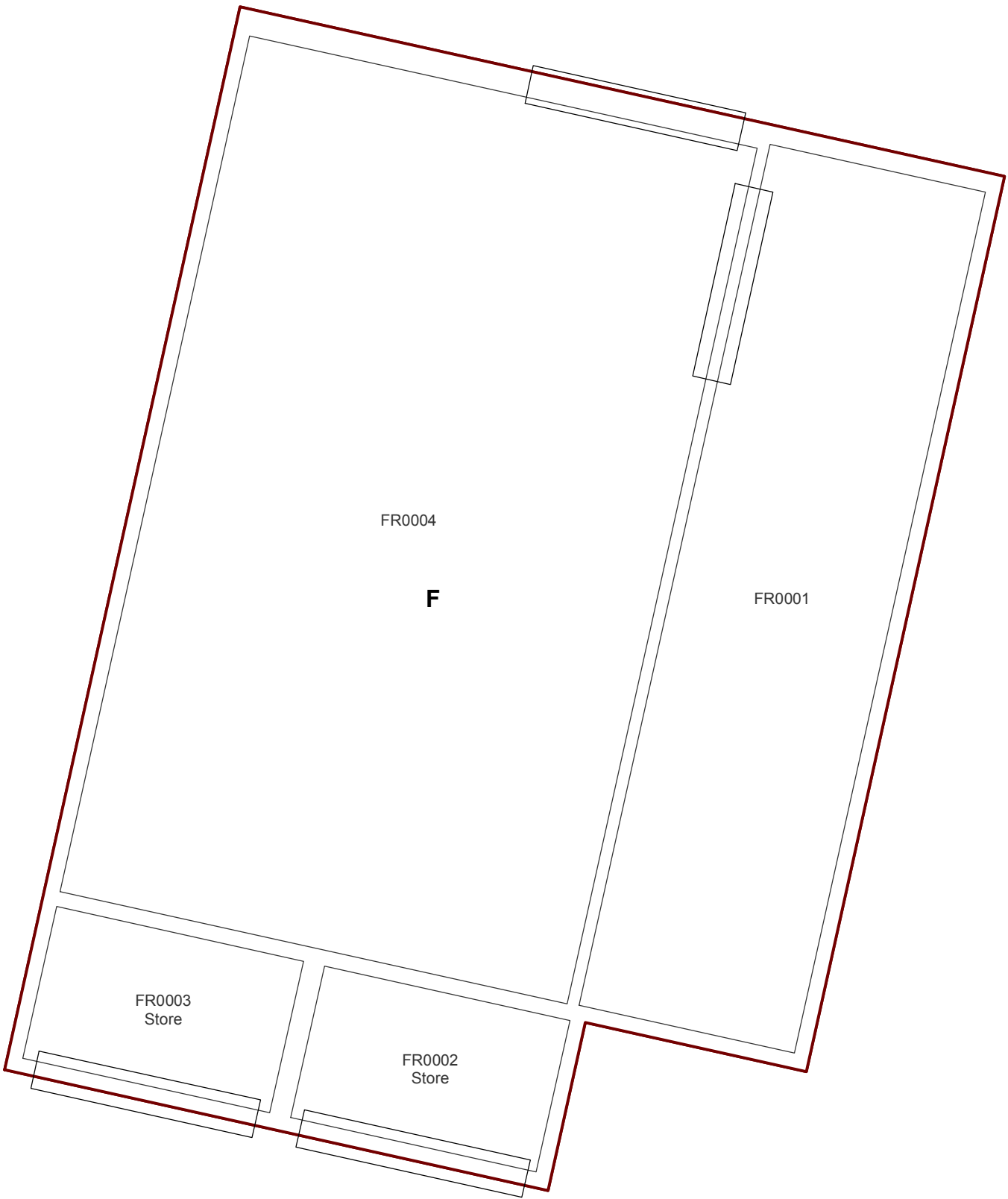


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Meters

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Art (B00E) - Ground Floor (Room Function)



0554 - Shoalhaven School (Former Anglican School)
Agricultural Science (B00F) - Ground Floor (Room Function)

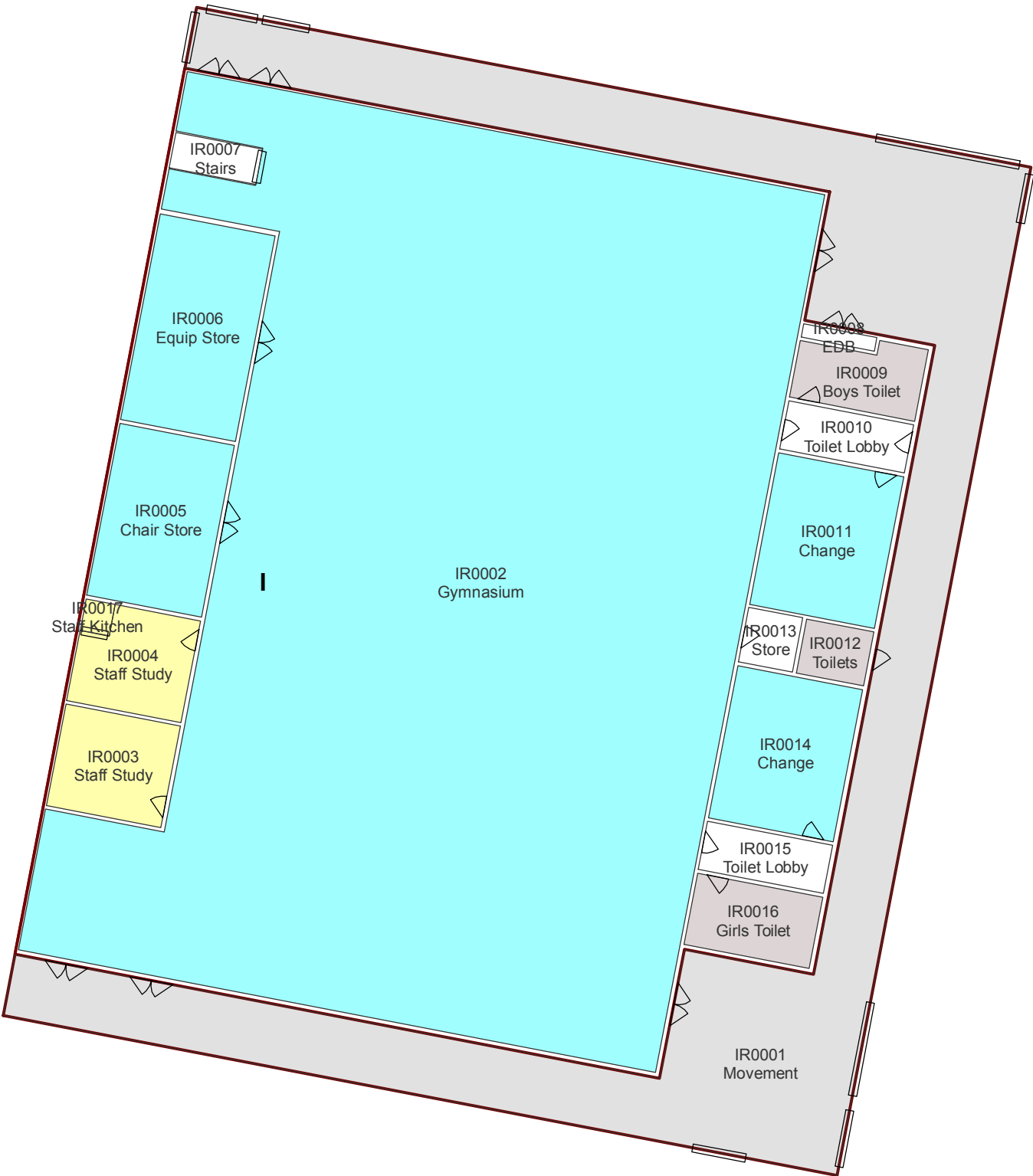


0554 - Shoalhaven School (Former Anglican School)
Technological & Applied Studies (B00H) - Ground Floor (Room Function)

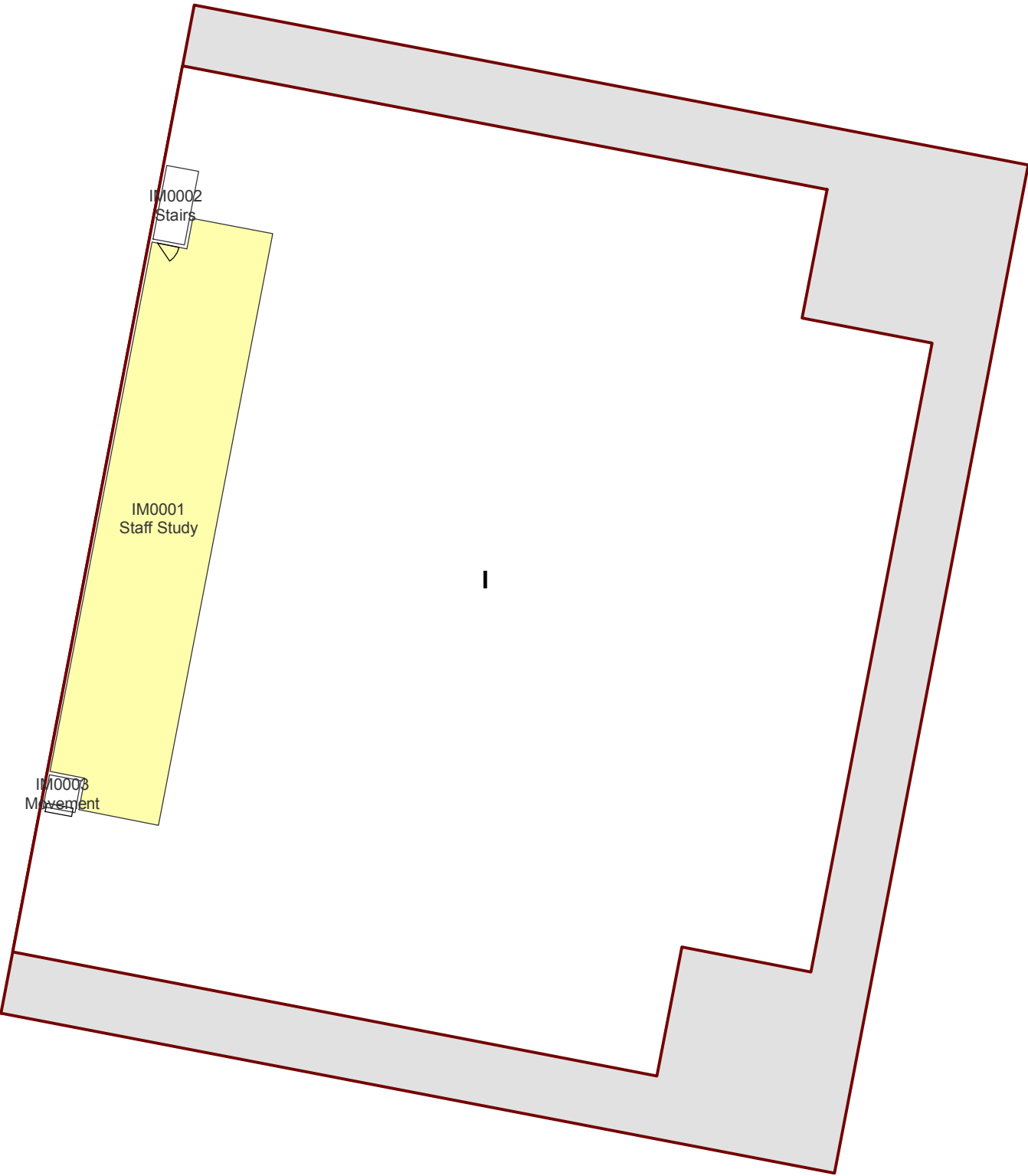


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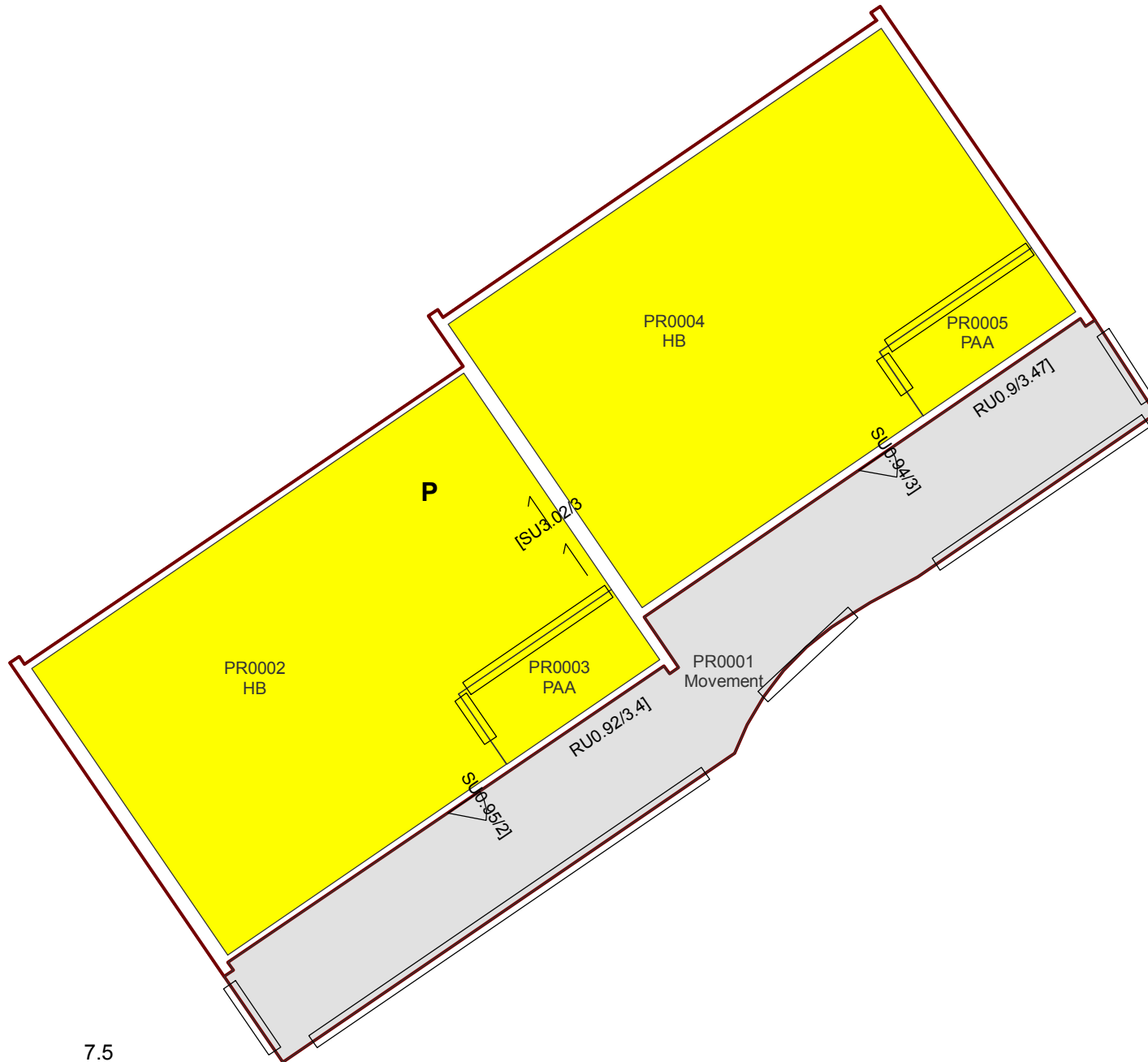
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Physical Education (B00I) - Ground Floor (Room Function)



0554 - Shoalhaven School (Former Anglican School)
Physical Education (B00I) - Ground Floor Mezzanine (Room Function)

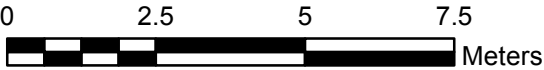


0554 - Shoalhaven School (Former Anglican School)
General Learning (B00P) - Ground Floor (Room Function)



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Meters

0554 - Shoalhaven School (Former Anglican School)
General Learning (B00Q) - Ground Floor (Room Function)



0554 - Shoalhaven School (Former Anglican School)
General Learning (B00R) - Ground Floor (Room Function)



0 1.5 3 4.5
Meters

0554 - Shoalhaven School (Former Anglican School)
General Learning (B00S) - Ground Floor (Room Function)



ISD1.66/1

SR0001
Movement

S

SR0002
HB

SR0003
HB Store

0 1.5 3 4.5
Meters

0554 - Shoalhaven School (Former Anglican School)
Pupil Facilities (B00T) - Ground Floor (Room Function)



0554 - Shoalhaven School (Former Anglican School)
Pupil Facilities (B00U) - Ground Floor (Room Function)

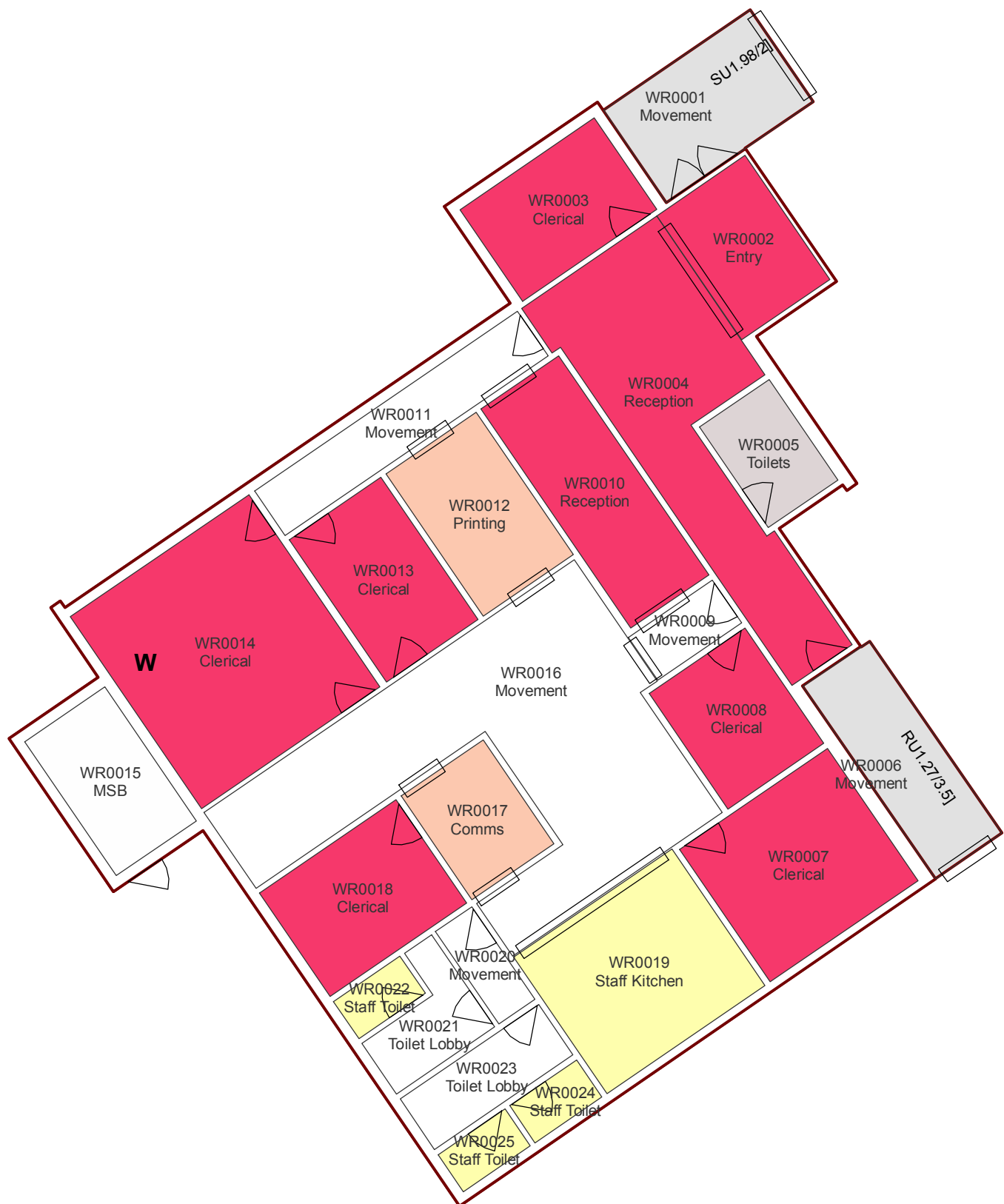


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Meters

0554 - Shoalhaven School (Former Anglican School)
Library (B00V) - Ground Floor (Room Function)



0 2 4 6
Meters



Appendix B

Building A - HAZMAT Register and Photo Plates

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00A	exterior, upper level	wall and gables generally	weatherboard linings	similar to B00B-E-A01, and A02	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1, 2	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00A	exterior, lower level	walls generally	weatherboard linings	similar to B00B-E-A01, and A02	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00A	exterior, lower level	north façade, wall	weatherboard linings	B00A-E-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
B00A	exterior, lower level	south façade, wall	weatherboard linings	B00A-E-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
B00A	AR0008	upper ceiling	suspected plaster product	N/A	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00A	AR0015	ceiling	fibre cement sheeting	AR0015-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
B00A	AR0015	wall, infill	fibre cement sheeting	similar to AR0018-A01	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	similar 5	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00A	AR0017	ceiling	fibre cement sheeting	AR0017-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
B00A	AR0018 / 19	ceiling	fibre cement sheeting	similar to AR0015-A01 and AR0017-A01	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00A	AR0018 / 19	wall, infill	fibre cement sheeting	AR0018-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	No asbestos identified.
B00A	AR0021	interior of electrical panel(s)	materials in general	N/A	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00A	exterior	south façade, wall	cream paint	B00A-EXT-LP1	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00A	AR0008	door frame	cream paint	AR0008-LP1	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00A	AR0014	brick wall	white paint	AR0014-LP1	N/A	lead	<0.005	7	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00A	exterior	north façade, timberwork	cream paint	spot test 1	negative	N/A	N/A	8	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00A	exterior	north façade, timberwork	green paint	spot test 2	negative	N/A	N/A	8	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00A	all levels	rooms / areas in general	materials in general	paints	N/A	N/A	N/A	N/A	Lead paint not identified by spot testing and/or sample analysis. Based on these results, and the apparent age of the building, lead paints are generally not suspected to be present.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00A	AR0005	ceiling cavity	settled dust / debris	AR0005-CC-LD1	0.8	elevated lead concentration detected	similar 9	Elevated lead concentration detected. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Consider removing lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).
B00A	AR0014	ceiling cavity	settled dust / debris	AR0014-CC-LD1	1.2	elevated lead concentration detected	similar 9	Elevated lead concentration detected. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Consider removing lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00A	rooms and areas in general	ceiling and similar building cavities in general	settled dust / debris	refer AR0005-CC-LD1 and AR0014-CC-LD1	N/A	elevated lead concentration suspected	N/A	Elevated lead concentration suspected. Undertake confirmatory sampling and analysis for lead prior to disturbance. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Remove lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building work (e.g. maintenance, refurbishment and demolition).

DP Project No: 89390.08

HAZMAT Survey

17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00A	AR0018	Dux hot water unit (circa 1998)	insulation	N/A	SMF (suspected)	10	SMF suspected. Conduct further investigation(s) as required to confirm the status of the material prior to any disturbance. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B00A	rooms and areas in general	ceiling cavity, top of ceiling	insulation	N/A	SMF identified visually	9	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00A	rooms and areas in general	ceiling cavity, underside of roof	insulation	N/A	SMF identified visually	N/A	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.

DP Project No: 89390.08

HAZMAT Survey

17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00A	AR0008	damaged fluorescent light fitting	plastic capacitor	N/A	nil PCB identified	11	nil PCB identified.
B00A	rooms and areas in general	fluorescent light fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	12	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00A	rooms and areas in general	ceiling fans	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	12	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00A	exterior, roof	air-conditioning unit(s)	unidentified	unidentified	inaccessible	13	Inaccessible area / material. Take appropriate steps to identify the refrigerant(s) used. Maintain plant / equipment in good condition to avoid refrigerant leakage. Phase-out ODS in accordance with the Montreal Protocol and Ozone Protection and Synthetic Greenhouse Gas Management legislation Recover ODS during maintenance and decommissioning. Do not vent ODS to atmosphere.

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00A	AR0017	throughout	Various empty chemical product containers present in room and consistent with general cleaning / maintenance activities. Residual chemical products included Methylated Spirits, Urine Digester and Ant Dust.	Less than bulk storage (<500 L or 500 kg)	14 to 16	Ensure chemical storage is secure and compliant. Recover chemical products for controlled re-use, if required, and where appropriate. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.



Photograph 1: B00A, exterior, upper level, wall and gables generally, weatherboard linings, suspected non-asbestos.



Photograph 2: B00A, exterior, upper level, wall and gables generally, weatherboard linings, suspected non-asbestos.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

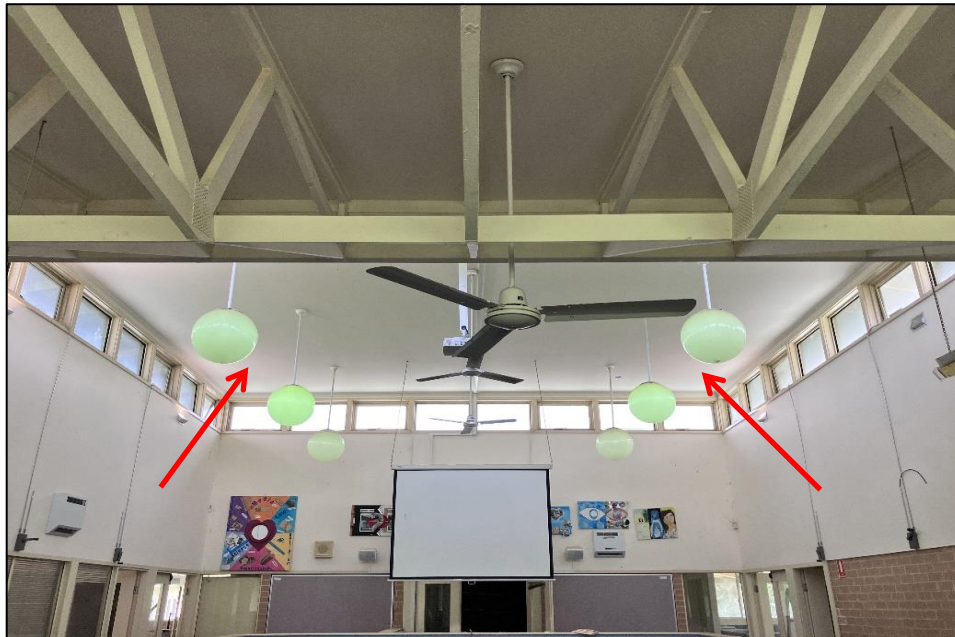
PLATE No: 1

REV: A

DATE: Mar-25



Photograph 3: B00A, exterior, lower level, walls generally, weatherboard linings, suspected non-asbestos.



Photograph 4: B00A, AR0008, upper ceiling, suspected plaster product, suspected non-asbestos.



GROUND
ED
EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SIN SW

PROJECT: 89390.08

PLATE No: 2

REV: A

DATE: Mar-25



Photograph 5: B00A, AR0018 / 19, wall infill and ceiling linings, fibre cement sheeting, no asbestos suspected and/or detected by analysis.



Photograph 6: B00A, AR0021, interior of electrical panel(s), materials in general, suspected non-asbestos.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 3

REV: A

DATE: Mar-25



Photograph 7: B00A, AR0014, brick wall, white paint.



Photograph 8: B00A, exterior, north façade, timberwork, cream and green paints.

 GROUND ED EXPERTISE	Site Photographs		PROJECT:	89390.08
	HAZMAT Survey		PLATE No:	4
	Former Shoalhaven Anglican School		REV:	A
	CLIENT: SINSW		DATE:	Mar-25



Photograph 9: B00A, ceiling cavity, settled dust / debris (elevated lead concentration detected) and insulation to top of ceiling (SMF).



Photograph 10: B00A, AR0018, Dux hot water unit (circa 1998), insulation, SMF (suspected).



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

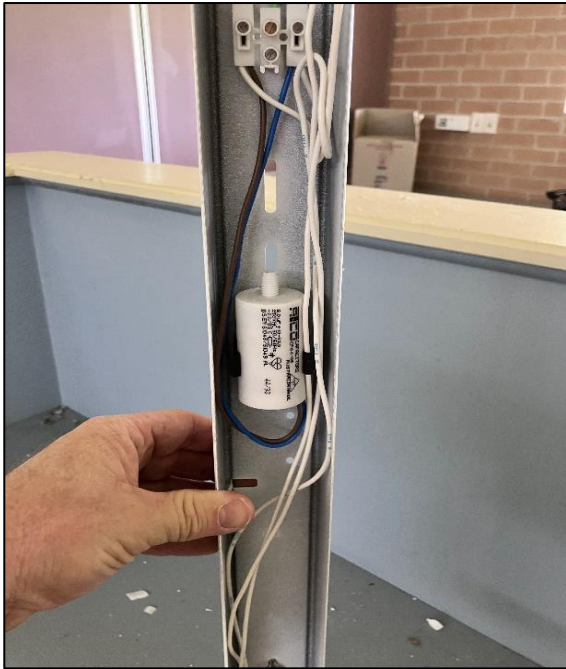
CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 5

REV: A

DATE: Mar-25



Photograph 11: B00A, AR0008, damaged fluorescent light fittings, plastic capacitor, nil PCB identified.



Photograph 12: B00A, rooms and areas in general, fluorescent light and fan fittings, internal components, nil PCB (suspected).

 GROUND ED EXPERTISE	Site Photographs	PROJECT: 89390.08
	HAZMAT Survey	PLATE No: 6
	Former Shoalhaven Anglican School	REV: A
	CLIENT: SINSW	DATE: Mar-25



Photograph 13: B00A, exterior, roof, airconditioning unit(s), unidentified, inaccessible.



Photograph 14: B00A, AR0017, throughout, residual chemical products (e.g. methylated spirits, urine digester and ant dust).

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs	PROJECT: 89390.08
	HAZMAT Survey	PLATE No: 7
	Former Shoalhaven Anglican School	REV: A
	CLIENT: SINSW	DATE: Mar-25



Photograph 15: B00A, AR0017, throughout, various empty chemical containers.



Photograph 16: B00A, AR0017, throughout, various empty chemical containers.

Appendix C

Building B - HAZMAT Register and Photo Plates



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00B	exterior, upper level	walls	weatherboard linings	similar to B00B-E-A01, A02 and A07	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00B	exterior, lower level	walls generally	weatherboard linings	similar to B00B-E-A01, A02 and A07	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00B	exterior, lower level	eastern facade	weatherboard linings	B00B-E-A07	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	similar 2	No asbestos identified.
B00B	exterior, lower level	western façade	weatherboard linings	B00B-E-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	similar 2	No asbestos identified.
B00B	exterior, lower level	northern façade	weatherboard linings	B00B-E-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	similar 2	No asbestos identified.
B00B	BR0003	floor, below carpet/underlay	adhesive	BR0003-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	No asbestos identified.
B00B	BR0009	floor, below carpet/underlay	adhesive	BR0009-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	No asbestos identified.
B00B	BR0009	upper ceiling	suspected plaster product	N/A	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
						Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00B	BR0015	interior of electrical panel(s)	materials in general	N/A	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00B	exterior, ground level	west façade, timberwork	green paint	B-E-LP1	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00B	exterior, ground level	east façade, timber post	green paint	B-E-LP2	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00B	exterior, ground level	eastern facade	grey paint	B-E-LP3	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00B	BR0009	brick wall	white paint	BR0009-LP1	N/A	lead	<0.005	7	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00B	BR0009	doorframe	cream paint	BR0009-LP2	N/A	lead	<0.005	7	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00B	BR0007	ceiling cavity	settled dust / debris	BR0007-CC-LD1	1.6	elevated lead concentration detected	similar 8	Elevated lead concentration detected. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Consider removing lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).
B00B	BR0010	ceiling cavity	settled dust / debris	B00B-CC-LD1	2.2	elevated lead concentration detected	similar 8	Elevated lead concentration detected. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Consider removing lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00B	rooms and areas in general	eastern facade	settled dust / debris	refer BR0007-CC- LD1 and B00B-CC- LD1	N/A	elevated lead concentration suspected	N/A	Elevated lead concentration suspected. Undertake confirmatory sampling and analysis for lead prior to disturbance. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Remove lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building work (e.g. maintenance, refurbishment and demolition).



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00B	rooms and areas in general	ceiling cavity, top of ceiling	insulation	N/A	SMF identified visually	N/A	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B00B	rooms and areas in general	ceiling cavity, underside of roof	insulation	N/A	SMF identified visually	9	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00B	rooms and areas in general	fluorescent light fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	10	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00B	rooms and areas in general	ceiling fans	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	10	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00B	exterior, roof	air-conditioning unit(s)	unidentified	unidentified	inaccessible	11	Inaccessible area / material. Take appropriate steps to identify the refrigerant(s) used. Maintain plant / equipment in good condition to avoid refrigerant leakage. Phase-out ODS in accordance with the Montreal Protocol and Ozone Protection and Synthetic Greenhouse Gas Management legislation Recover ODS during maintenance and decommissioning. Do not vent ODS to atmosphere.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00B	rooms and areas in general	throughout	bulk chemical storage not identified	N/A	N/A	bulk chemical storage not identified.



Photograph 1: B00B, exterior, upper level, walls, weatherboard linings, suspected non-asbestos.



Photograph 2: B00B, exterior, lower level, walls generally, weatherboard linings, suspected non-asbestos.

 GROUND ED EXPERTISE	Site Photographs		PROJECT:	89390.08
	HAZMAT Survey		PLATE No:	1
	Former Shoalhaven Anglican School		REV:	A
	CLIENT: SINSW		DATE:	Mar-25



Photograph 3: B00B, BR0003, floor, below carpet/underlay, adhesive, no asbestos detected by analysis.



Photograph 4: B00B, BR0009, floor, below carpet/underlay, adhesive, no asbestos detected by analysis.

 Douglas PARTNERS	Site Photographs		PROJECT: 89390.08
	HAZMAT Survey		PLATE No: 2
	Former Shoalhaven Anglican School		REV: A
	CLIENT: SINSW		DATE: Mar-25



Photograph 5: B00B, BR0009, upper ceiling, suspected plaster product, suspected non-asbestos.



Photograph 6: B00B, BR0015, interior of electrical panel(s), materials in general, suspected non-asbestos.

 Douglas PARTNERS	GROUNDED EXPERTISE	Site Photographs		PROJECT:	89390.08
		HAZMAT Survey		PLATE No:	3
		Former Shoalhaven Anglican School		REV:	A
		CLIENT: SINSW		DATE:	Mar-25



Photograph 7: B00B, BR0009, brick wall (white paint) and door frame (cream paint).



Photograph 8: B00B, ceiling cavity, settled dust / debris, elevated lead concentration detected.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SIN SW

PROJECT: 89390.08

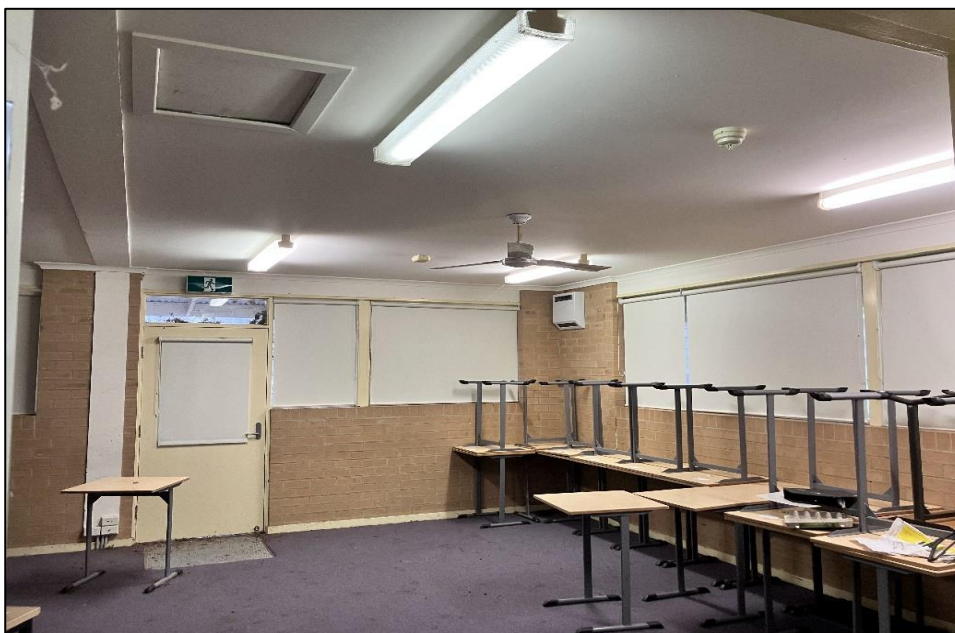
PLATE No: 4

REV: A

DATE: Mar-25



Photograph 9: B00B, rooms and areas in general, ceiling cavity, underside of roof, insulation, SMF identified visually.



Photograph 10: B00B, rooms and areas in general, fluorescent light and fan fittings, internal components, nil PCB (suspected).



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 5

REV: A

DATE: Mar-25



Photograph 11: B00B, exterior, roof, air-conditioning unit(s), unidentified, inaccessible.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SIN SW

PROJECT: 89390.08

PLATE No: 6

REV: A

DATE: Mar-25

Appendix D

Building C - HAZMAT Register and Photo Plates



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00C	exterior	building air conditioning and refrigeration plant	weatherboard linings	similar C-E-A01	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00C	exterior	walls in general	weatherboard linings	C-E-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	No asbestos identified.
B00C	CR0003	selected heat insulation pads	fibre cement product	CR0003-A01 and A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	similar 3, 4, 5	No asbestos identified.
B00C	interior generally	heat insulation pads generally	fibre cement product	similar CR0003-A01 and A02	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	similar 3, 4, 5	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00C	CR0005	electrical cupboard, interior	materials in general	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00C	exterior, ground level	building air conditioning and refrigeration plant	cream paint	B00C-EXT-LP03	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00C	exterior, ground level	western façade, door	grey paint	B00C-EXT-LP04	N/A	lead	<0.005	similar 6	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00C	interior	typical door frame	cream paint	B00C-INT-LP01	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00C	exterior, ground level	timberwork	cream paint	C-E-LP1	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00C	interior	building air conditioning and refrigeration plant	settled dust / debris	B00C-CC-LD1	1.1	elevated lead concentration detected	7	Elevated lead concentration detected. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Consider removing lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).
B00C	rooms and areas in general	ceiling and similar building cavities in general	settled dust / debris	refer B00C-CC-LD1	N/A	elevated lead concentration suspected	N/A	Elevated lead concentration suspected. Undertake confirmatory sampling and analysis for lead prior to disturbance. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Remove lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building work (e.g. maintenance, refurbishment and demolition).



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00C	rooms and areas in general	building air conditioning and refrigeration plant	insulation	N/A	SMF identified visually	8	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B00C	rooms and areas in general	ceiling cavity, underside of roof	insulation	N/A	SMF identified visually	9	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00C	rooms and areas in general	building air conditioning and refrigeration plant	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	10	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00C	rooms and areas in general	ceiling fans	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	10	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00C	rooms and areas in general	base-building air conditioning and refrigeration plant	N/A	N/A	nil ODS identified	N/A	nil ODS identified.

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00C	CR0002	benchtop(s)	unidentified powder and liquid residues.	Less than bulk storage (<500 L or 500 kg)	11	Ensure area is appropriately secured. Conduct a suitable risk assessment to determine the controls to be adopted during residue removal / decontamination. Remove relevant materials and decontaminate area as soon as reasonably practicable. Ensure waste materials are classified and disposed off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.
B00C	CR0002	various locations	General laboratory / craft supplies such as PVA glue, various paints (including spray paints), plaster, laboratory and dishwashing detergents, bleach and spray adhesives etc. Various empty containers.	Less than bulk storage (<500 L or 500 kg)	12, 13, 14	Ensure chemical storage is secure and compliant. Recover chemical products for controlled re-use, if required, and where appropriate. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.
B00C	CR0002	yellow biohazard bucket	Presumed sharps and clinical waste	Less than bulk storage (<500 L or 500 kg)	15	Ensure chemical storage is secure and compliant. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.
B00C	CR0002	yellow biohazard bucket	Labelled as containing broken glass	Less than bulk storage (<500 L or 500 kg)	16	Ensure chemical storage is secure and compliant. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00C	CR0002	cabinetry, buckets	suspected diatomaceous earth / Perlite or similar	Less than bulk storage (<500 L or 500 kg)	17	Ensure chemical storage is secure and compliant. Recover chemical products for controlled re-use, if required, and where appropriate. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.
B00C	CR0007	various locations	General laboratory / craft supplies such as paints, diatomaceous earth (or similar) and sawdust.	Less than bulk storage (<500 L or 500 kg)	18 to 20	Ensure chemical storage is secure and compliant. Recover chemical products for controlled re-use, if required, and where appropriate. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.
B00C	CR0006	various locations	General laboratory supplies including detergent, over cleaner, Perlite, concrete, fertiliser, flocculant, aerosol lubricant along with general household products.	Less than bulk storage (<500 L or 500 kg)	21 to 25	Ensure chemical storage is secure and compliant. Recover chemical products for controlled re-use, if required, and where appropriate. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00C	CR0001	various locations inc. base of fume cupboard	General laboratory supplies including floor sealer and floor polish remover, plus various empty storage containers	Less than bulk storage (<500 L or 500 kg)	26, 27	Ensure chemical storage is secure and compliant. Recover chemical products for controlled re-use, if required, and where appropriate. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.



Photograph 1: B00C, exterior, gables, weatherboard linings, inaccessible.



Photograph 2: B00C, exterior, walls in general, weatherboard linings, no asbestos detected by analysis.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

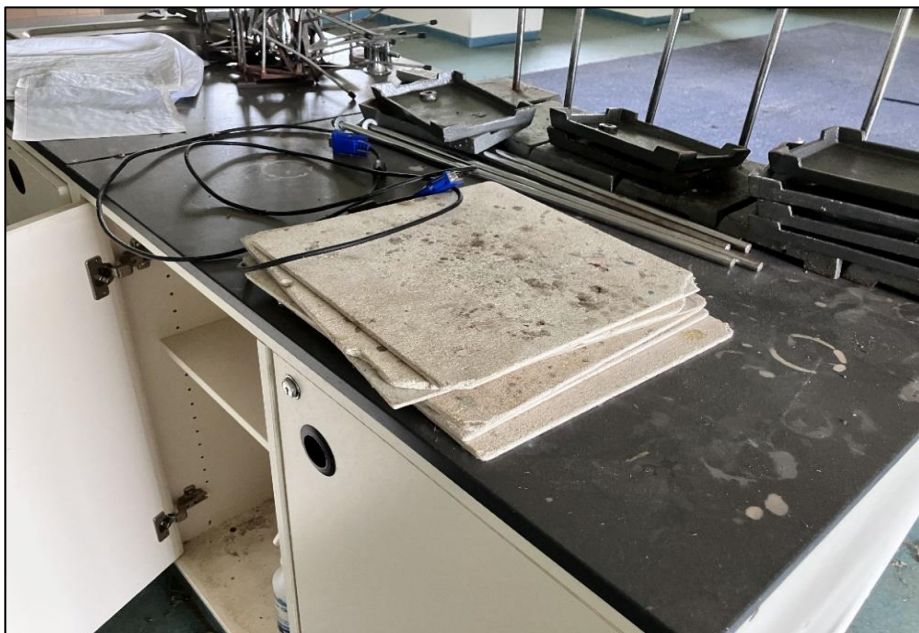
PLATE No: 1

REV: A

DATE: Mar-25



Photograph 3: B00C, CR0003, selected heat insulation pads, fibre cement product, no asbestos detected by analysis.



Photograph 4: B00C, interior generally, heat insulation pads generally, fibre cement product, suspected non-asbestos.

 Douglas PARTNERS GROUND ED EXPERTISE	Site Photographs		PROJECT: 89390.08
	HAZMAT Survey		PLATE No: 2
	Former Shoalhaven Anglican School		REV: A
	CLIENT: SINSW		DATE: Mar-25



Photograph 5: B00C, interior generally, heat insulation pads generally, fibre cement product, suspected non-asbestos.



Photograph 6: B00C, exterior, ground level, western façade, door, grey paint.



GROUND
ED
EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 3

REV: A

DATE: Mar-25



Photograph 7: B00C, interior, ceiling cavity, settled dust / debris, elevated lead concentration detected.



Photograph 8: B00C, rooms and areas in general, ceiling cavity, top of ceiling, insulation, SMF identified visually.

 GROUND ED EXPERTISE	Site Photographs		PROJECT:	89390.08
	HAZMAT Survey		PLATE No:	4
	Former Shoalhaven Anglican School		REV:	A
	CLIENT: SINSW		DATE:	Mar-25



Photograph 9: B00C, rooms and areas in general, ceiling cavity, underside of roof, insulation, SMF identified visually.



Photograph 10: B00C, rooms and areas in general, fluorescent light fittings and ceiling fans, internal components, nil PCB (suspected).



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SIN SW

PROJECT: 89390.08

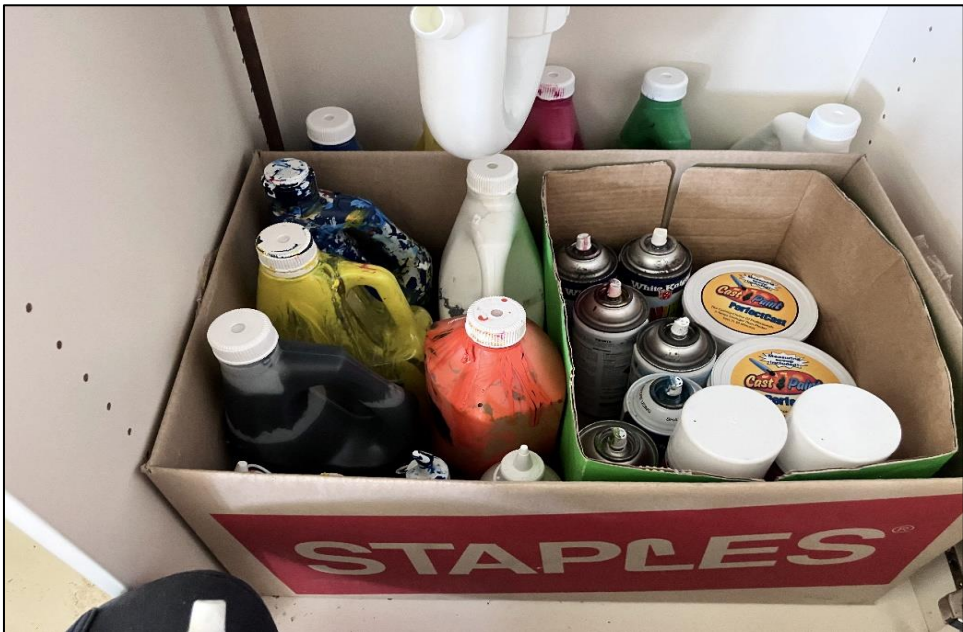
PLATE No: 5

REV: A

DATE: Mar-25



Photograph 11: B00C, CR0002, benchtops, unidentified powder and liquid residues.



Photograph 12: B00C, CR0002, various locations, general laboratory / craft supplies.

 Douglas PARTNERS GROUND EXPERTISE	Site Photographs		PROJECT:	89390.08
	HAZMAT Survey		PLATE No:	6
	Former Shoalhaven Anglican School		REV:	A
	CLIENT: SINSW		DATE:	Mar-25

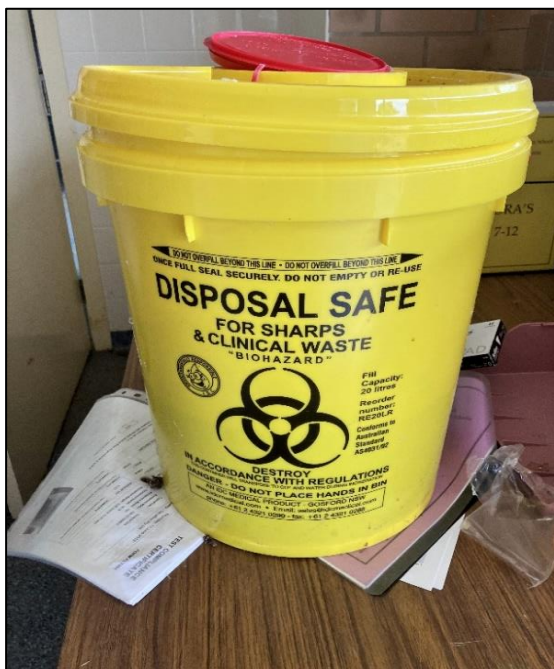


Photograph 13: B00C, CR0002, various locations, general laboratory / craft supplies.



Photograph 14: B00C, CR0002, various locations, detergents.

 Douglas PARTNERS	Site Photographs		PROJECT: 89390.08
	HAZMAT Survey		PLATE No: 7
	Former Shoalhaven Anglican School		REV: A
	CLIENT: SINSW		DATE: Mar-25



Photograph 15: B00C, CR0002, yellow biohazard bucket, presumed sharps and clinical waste.



Photograph 16: B00C, CR0002, yellow biohazard bucket, Labelled as containing broken glass.

 Douglas PARTNERS	GROUNDED EXPERTISE	Site Photographs		PROJECT:	89390.08
		HAZMAT Survey		PLATE No:	8
		Former Shoalhaven Anglican School		REV:	A
		CLIENT: SINSW		DATE:	Mar-25



Photograph 17: B00C, CR0002, cabinetry, buckets, suspected diatomaceous earth / Perlite or similar.



Photograph 18: B00C, CR0007, general laboratory / craft supplies (e.g. paints, diatomaceous earth (or similar) and sawdust).



GROUND
ED EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

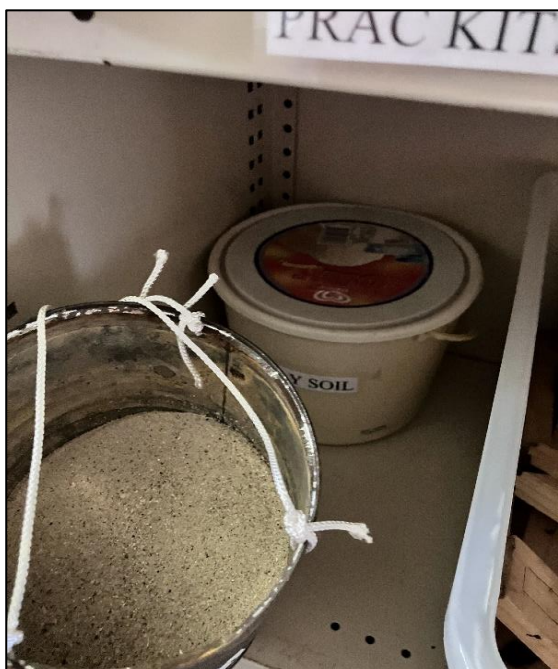
CLIENT: SIN SW

PROJECT: 89390.08

PLATE No: 9

REV: A

DATE: Mar-25



Photograph 19: B00C, CR0007, general laboratory / craft supplies (e.g. paints, diatomaceous earth (or similar) and sawdust).



Photograph 20: B00C, CR0007, general laboratory / craft supplies (e.g. paints, diatomaceous earth (or similar) and sawdust).



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SIN SW

PROJECT: 89390.08

PLATE No: 10

REV: A

DATE: Mar-25



Photograph 21: B00C, CR0006, general laboratory supplies including detergent, over cleaner, Perlite, concrete, fertiliser, flocculant, aerosols etc.



Photograph 22: B00C, CR0006, general laboratory supplies including detergent, over cleaner, Perlite, concrete, fertiliser, flocculant, aerosols etc.



GROUND
ED
EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 11

REV: A

DATE: Mar-25



Photograph 23: B00C, CR0006, general laboratory supplies including detergent, over cleaner, Perlite, concrete, fertiliser, flocculant, aerosols etc.



Photograph 24: B00C, CR0006, general laboratory supplies including detergent, over cleaner, Perlite, concrete, fertiliser, flocculant, aerosols etc.

 Douglas PARTNERS GROUND EXPERTISE	Site Photographs		PROJECT: 89390.08
	HAZMAT Survey		PLATE No: 12
	Former Shoalhaven Anglican School		REV: A
	CLIENT: SINSW		DATE: Mar-25



Photograph 25: B00C, CR0006, general laboratory supplies including detergent, over cleaner, Perlite, concrete, fertiliser, flocculant, aerosols etc.



Photograph 26: B00C, CR0001, general laboratory supplies including floor sealer and floor polish remover, plus various empty storage containers.

 Douglas PARTNERS	GROUNDED EXPERTISE	Site Photographs		PROJECT:	89390.08
		HAZMAT Survey		PLATE No:	13
		Former Shoalhaven Anglican School		REV:	A
		CLIENT: SINSW		DATE:	Mar-25



Photograph 27: B00C, CR0001, general laboratory supplies including various empty storage containers.



GROUND
EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 14

REV: A

DATE: Mar-25

Appendix E

Building D - HAZMAT Register and Photo Plates



DP Project No: 89390.08

HAZMAT Survey

17 Croobyar Road, Milton

RESULTS - ASBESTOS

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DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00D	exterior	north façade, infill	cream paint	D-E-LP1	negative	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00D	exterior	north façade, timberwork	green paint	D-E-LP2	negative	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00D	interior	DR0001, window frame	white paint	N/A	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00D	interior	DR0001, wall	white paint	N/A	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00D	interior	DR0001, door	white paint	N/A	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00D	rooms and areas in general	ceiling cavity	settled dust / debris	N/A	N/A	elevated lead concentration suspected	N/A	Ceiling cavity inaccessible at time of inspection. Elevated lead concentration suspected based on results obtained other buildings assessed at the site. Undertake confirmatory sampling and analysis for lead prior to disturbance. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Remove lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building work (e.g. maintenance, refurbishment and demolition).

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00D	rooms and areas in general	walls	insulation	N/A	SMF identified visually	6	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B00D	inaccessible ceiling cavity generally	to top of ceiling and underside of roof	insulation	N/A	SMF (suspected)	N/A	SMF suspected. Conduct further investigation(s) as required to confirm the status of the material prior to any disturbance. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00D	rooms and areas in general	fluorescent light fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	7	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00D	rooms and areas in general	ceiling fans	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	8	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00D	rooms and areas in general	base-building air conditioning and refrigeration plant	N/A	N/A	nil ODS identified	N/A	nil ODS identified

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00D	DR0007	throughout	Various chemical products consistent with general cleaning / maintenance / groundskeeping activities. This includes fuels, oils, herbicides, paints and various other products.	Less than bulk storage (<500 L or 500 kg)	9 to 16	Ensure chemical storage is secure and compliant. Recover chemical products for controlled re-use, if required, and where appropriate. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.



Photograph 1: B00D, exterior, north and south façade, gables, weatherboard linings, suspected non-asbestos.



Photograph 2: B00D, exterior, north façade, infill, fibre cement sheeting, no asbestos detected by analysis.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 1

REV: A

DATE: Mar-25



Photograph 3: B00D, exterior, framing around DR007 entrance, fibre cement sheeting, no asbestos detected by analysis.



Photograph 4: B00D, exterior, DR0010, west façade, waste materials, fibre cement sheeting, no asbestos detected by analysis.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 2

REV: A

DATE: Mar-25



Photograph 5: B00D, exterior , west façade, fire hose recess wall, fibre cement sheeting, no asbestos detected by analysis.



Photograph 6: B00D, rooms and areas in general, walls, insulation, SMF identified visually.

 DOUGLAS PARTNERS GROUND EXPERTISE	Site Photographs	PROJECT: 89390.08
	HAZMAT Survey	PLATE No: 3
	Former Shoalhaven Anglican School	REV: A
	CLIENT: SINSW	DATE: Mar-25



Photograph 7: B00D, rooms and areas in general, fluorescent light fittings, internal components, nil PCB (suspected).



Photograph 8: B00D, rooms and areas in general, ceiling fans, internal components, nil PCB (suspected).



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 4

REV: A

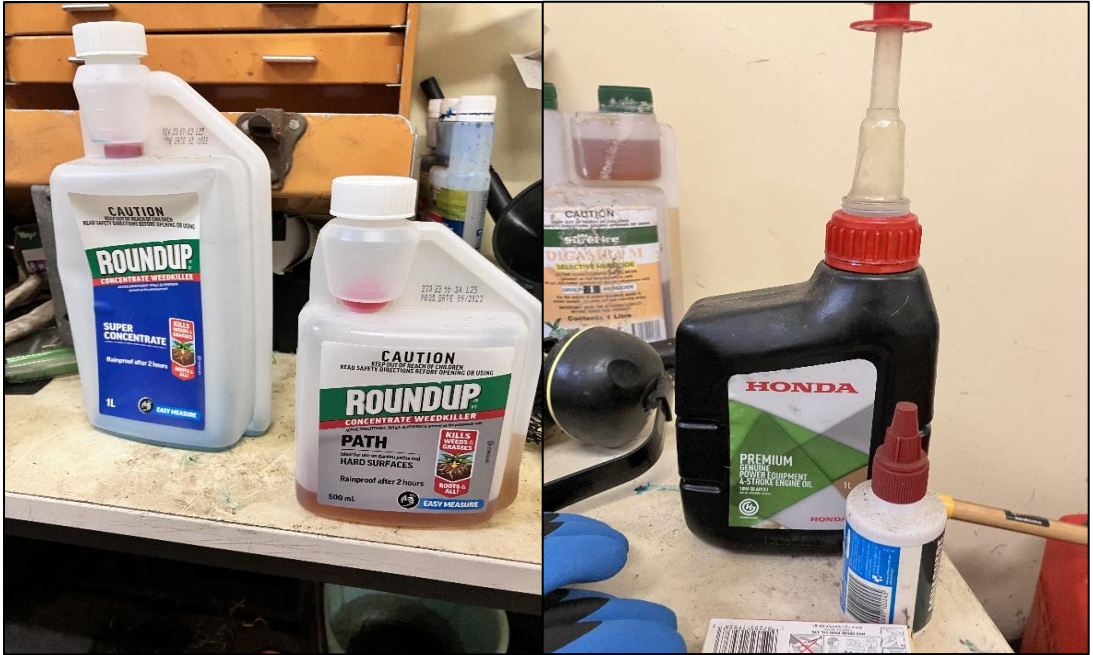
DATE: Mar-25



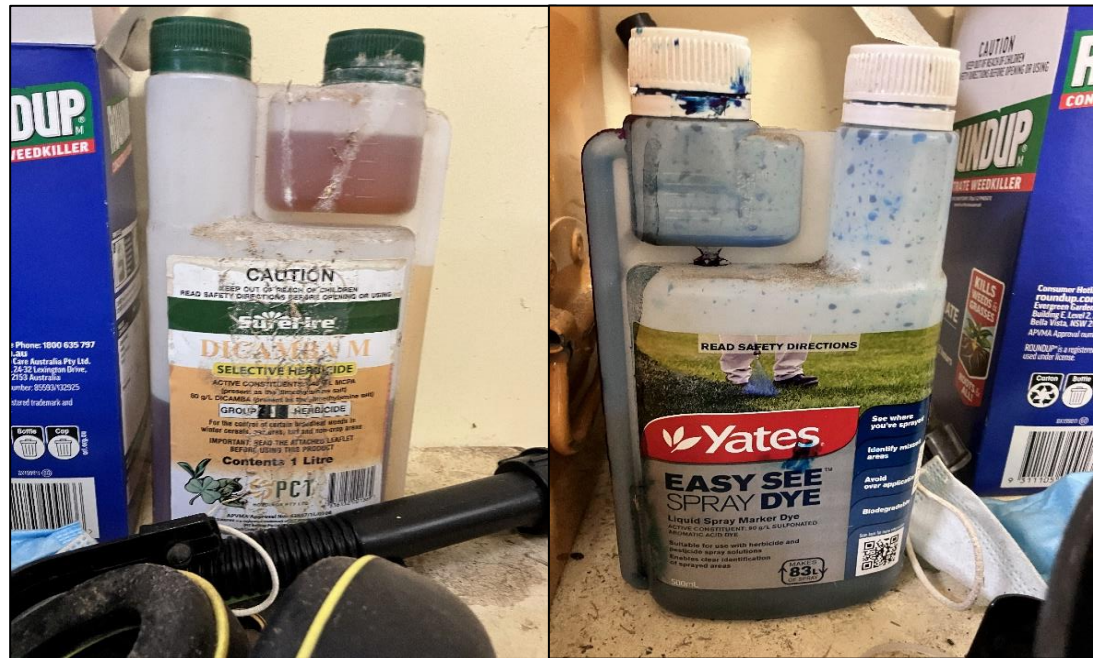
Photograph 9: B00D, DR0007, throughout, various chemical products including fuels, oils, herbicides, paints and various other products.



Photograph 10: B00D, DR0007, throughout, various chemical products including fuels, oils, herbicides, paints and various other products.



Photograph 11: B00D, DR0007, throughout, various chemical products including fuels, oils, herbicides, paints and various other products.



Photograph 12: B00D, DR0007, throughout, various chemical products including fuels, oils, herbicides, paints and various other products.

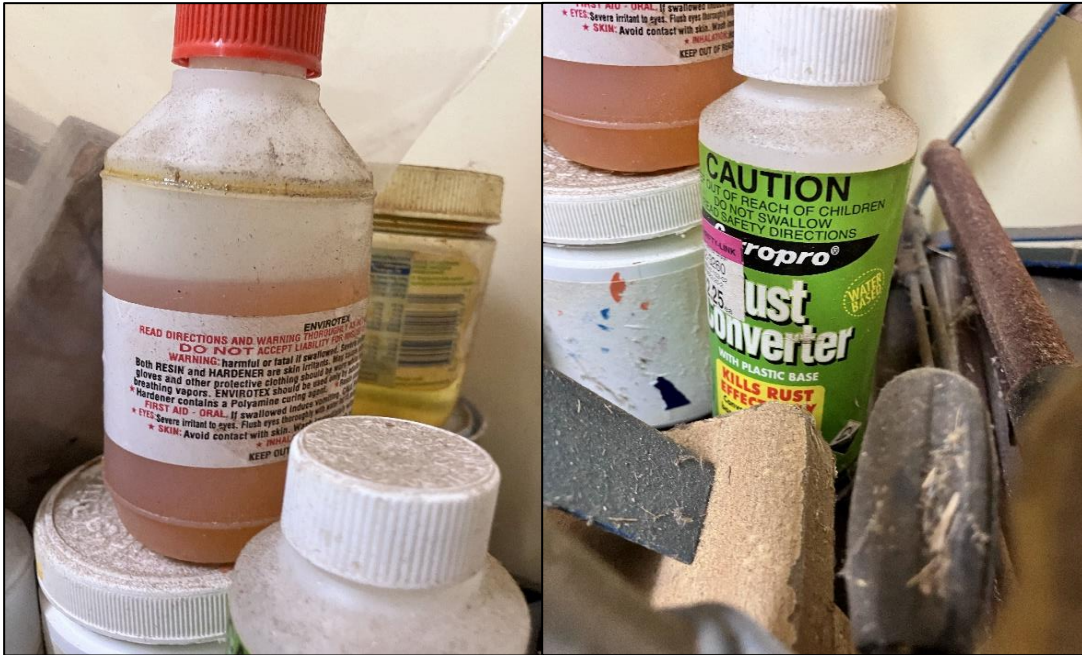
 Douglas PARTNERS GROUND EXPERTISE	Site Photographs		PROJECT: 89390.08
	HAZMAT Survey		PLATE No: 6
	Former Shoalhaven Anglican School		REV: A
	CLIENT: SINSW	DATE: Mar-25	



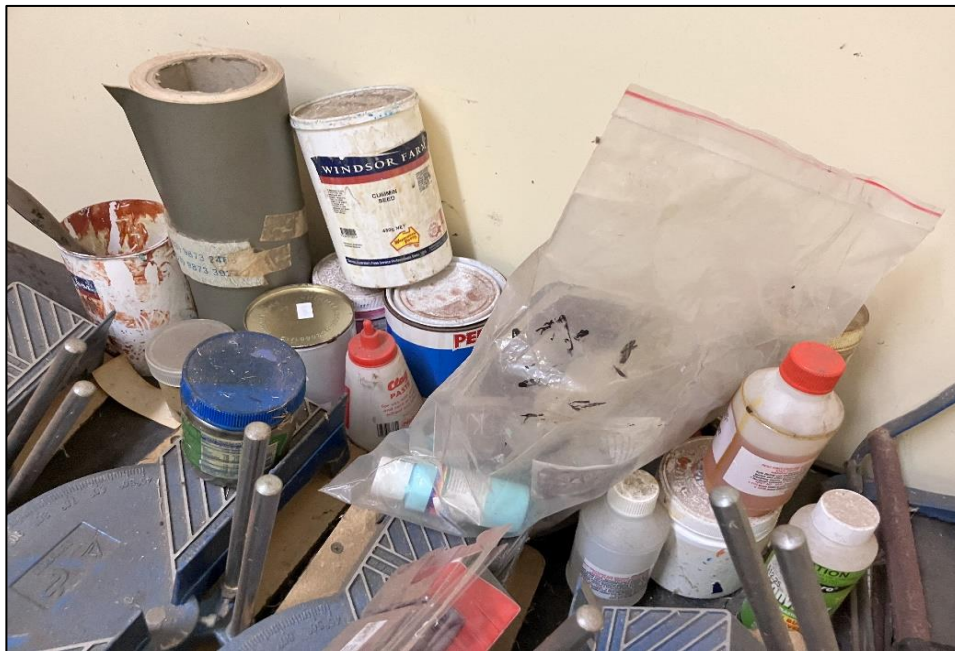
Photograph 13: B00D, DR0007, throughout, various chemical products including fuels, oils, herbicides, paints and various other products.



Photograph 14: B00D, DR0007, throughout, various chemical products including fuels, oils, herbicides, paints and various other products.



Photograph 15: B00D, DR0007, throughout, various chemical products including fuels, oils, herbicides, paints and various other products.



Photograph 16: B00D, DR0007, throughout, various chemical products including fuels, oils, herbicides, paints and various other products.

Appendix F

Building E - HAZMAT Register and Photo Plates



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00E	exterior	north and south façade, gables	weatherboard linings	similar E-E-A01	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1, 4	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00E	exterior	north façade, infill	fibre cement sheeting	E-E-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	No asbestos identified.
B00E	exterior	east façade, infill	fibre cement sheeting	E-E-A04	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
B00E	exterior	typical wall, headlining	fibre cement sheeting	E-E-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	No asbestos identified.
B00E	exterior	typical wall, headlining	fibre cement sheeting	E-E-A03	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	No asbestos identified.
B00E	exterior	west façade, fire hose recess, linings	fibre cement sheeting	B000E-EXT-A05	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
B00E	interior, ER0019/020	linings generally	fibre cement sheeting	ER0019/020-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	No asbestos identified.
B00E	interior, ER0021	linings generally	fibre cement sheeting	ER0021-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6	No asbestos identified.
B00E	interior, northwestern amenities (ER0019-ER0022)	linings generally	fibre cement sheeting	refer ER0019/020-A01 and ER0021-A01	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.



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HAZMAT Survey
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RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00E	interior, ER0016	pottery kiln	bulk insulation	ER0016-A01	no asbestos detected by analysis (SMF detected)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7	No asbestos identified.
B00E	ER0001	electrical cupboard, internal components	materials in general	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.



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RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00E	exterior	timber framework	green paint	E-E-LP1	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00E	exterior	door to ER0015	blue paint	E-E-LP2 / spot test 1	negative	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00E	ER0002	interior door	maroon paint	ER0002-LP01 / spot test 2	negative	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00E	ER0002	typical doorframe	cream paint	ER0002-LP02 / spot test 3	negative	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00E	ER0009	wall	cream paint	ER0009-LP1 / spot test 4	negative	lead	<0.005	8	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
BOOE	ER0009	door	maroon paint	spot test 5	negative	N/A	N/A	8	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00E	ER0010	wall	black paint	ER0010-LP1 / spot test 6	negative	lead	<0.005	8	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.



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RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00E	ER0015	interior door	maroon paint	ER0015-LP1 / spot test 7	negative	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
BOOE	ER0015	window sill	cream paint	spot test 8	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
BOOE	ER0015	skirting board	cream paint	spot test 9	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.



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RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00E	ER0012	ceiling cavity	settled dust / debris	ER0012-CC-LD1	0.4	elevated lead concentration not identified	9	Elevated lead concentration not identified.



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RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00E	rooms and areas in general	ceiling cavity, top of ceiling	insulation	N/A	SMF identified visually	N/A	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B00E	rooms and areas in general	ceiling cavity, underside of roof	insulation	N/A	SMF identified visually	10	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.



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RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00E	ER0024	WaterMark hot water unit (circa 2002)	insulation	N/A	SMF (suspected)	11	SMF suspected. Conduct further investigation(s) as required to confirm the status of the material prior to any disturbance. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B00E	ER0016	pottery kiln	kiln insulation	ER0016-A01	SMF detected by analysis	7	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.

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RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
BOOE	rooms and areas in general	fluorescent light fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	12	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.
BOOE	rooms and areas in general	ceiling fans	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	12	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



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RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00E	interior, north	air conditioning unit	R22	2 to 3	ODS identified	N/A	ODS identified. Maintain plant / equipment in good condition to avoid refrigerant leakage. Phase-out ODS in accordance with the Montreal Protocol and Ozone Protection and Synthetic Greenhouse Gas Management legislation Recover ODS during maintenance and decommissioning. Do not vent ODS to atmosphere.

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RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00E	ER007	throughout	domestic cleaning products	Less than bulk storage (<500 L or 500 kg)	18	Ensure chemical storage is secure and compliant. Recover chemical products for controlled re-use, if required, and where appropriate. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.
B00E	ER0024	kitchen benches etc.	domestic cleaning products	Less than bulk storage (<500 L or 500 kg)	13	Ensure chemical storage is secure and compliant. Recover chemical products for controlled re-use, if required, and where appropriate. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.
B00E	ER0012	shelf	general craft supplies such as varnish, binder mediums, liquid and powder paints, dyes, mineral turpentine and photo emulsion.	Less than bulk storage (<500 L or 500 kg)	14 to 17	Ensure chemical storage is secure and compliant. Recover chemical products for controlled re-use, if required, and where appropriate. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.



Photograph 1: B00E, exterior, north and south façade, gables, weatherboard linings, inaccessible.



Photograph 2: B00E, exterior, north façade, infill, fibre cement sheeting, no asbestos detected by analysis.



Site Photographs

HAZMAT Survey

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Photograph 3: B00E, exterior, typical wall, headlining, fibre cement sheeting, no asbestos detected by analysis.



Photograph 4: B00E, exterior, north and south façade, gables, weatherboard linings, inaccessible.



GROUND
ED EXPERTISE

Site Photographs

HAZMAT Survey

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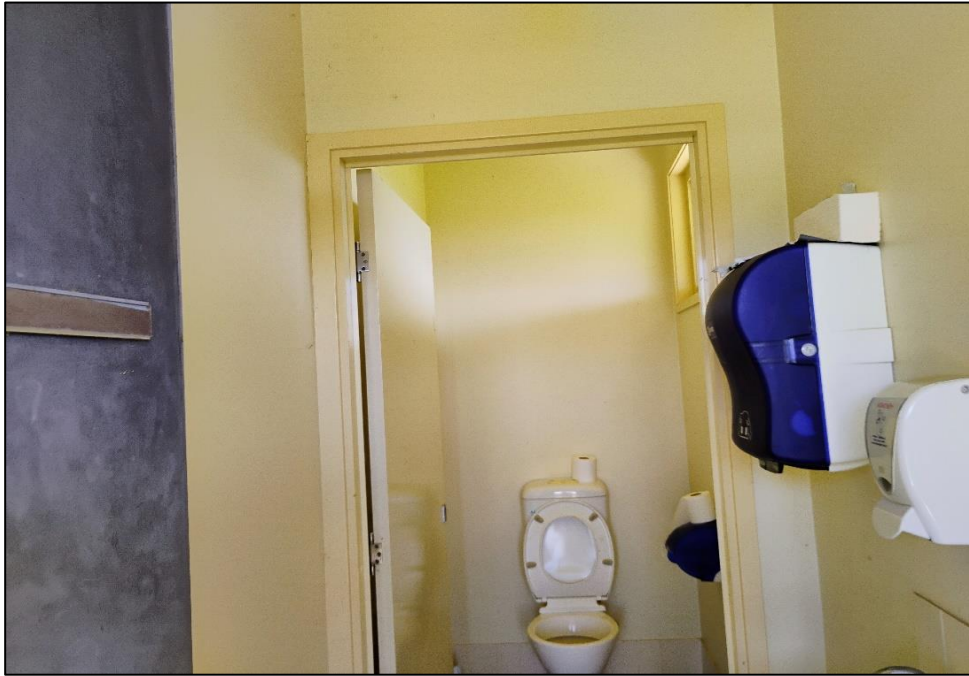
CLIENT: SINSW

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Photograph 5: B00E, interior, ER0019/020, linings generally, fibre cement sheeting, no asbestos detected by analysis.



Photograph 6: B00E, interior, ER0021, linings generally, fibre cement sheeting, no asbestos detected by analysis.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 3

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Photograph 7: B00E, interior, ER0016, pottery kiln, bulk insulation, no asbestos detected by analysis (SMF detected).

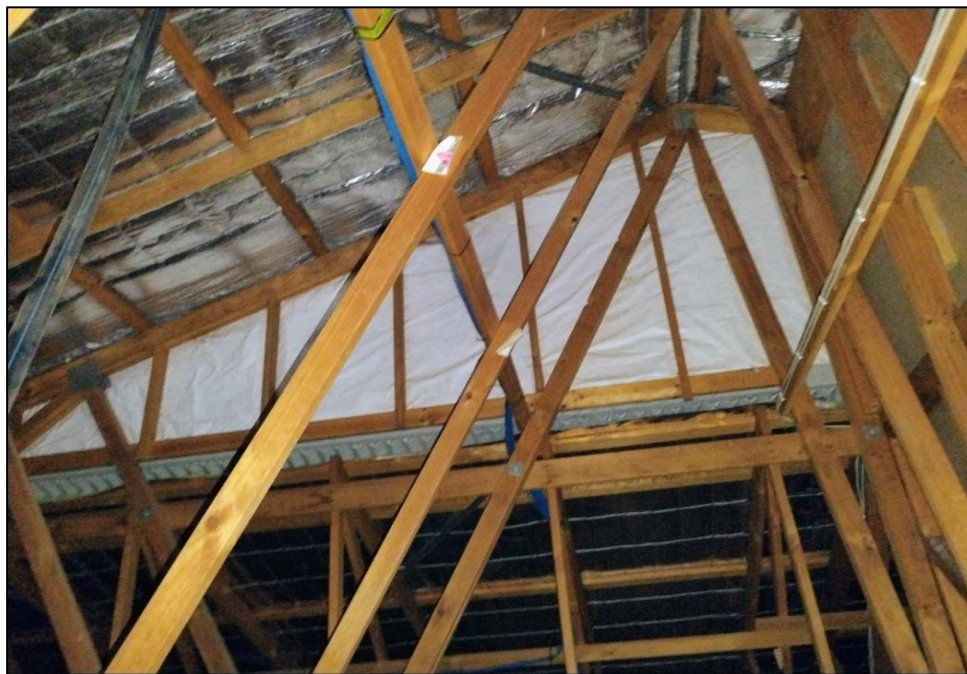


Photograph 8: B00E, ER0009, wall (cream paint) and ER0010 wall (black paint).

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Photograph 9: B00E, ER0012, ceiling cavity, settled dust / debris, elevated lead concentration not identified.



Photograph 10: B00E, rooms and areas in general, ceiling cavity, underside of roof, insulation, SMF identified visually.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

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Photograph 11: B00E, ER0024, WaterMark hot water unit (circa 2002), insulation, SMF (suspected).



Photograph 12: B00E, rooms and areas in general, fluorescent light and fan fittings, internal components, nil PCB (suspected).

 Douglas PARTNERS	GROUNDED EXPERTISE	Site Photographs		PROJECT:	89390.08
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Photograph 13: B00E, ER0024, kitchen benches etc., Domestic cleaning products.



Photograph 14: B00E, ER0012, shelf, general craft supplies.



Site Photographs
HAZMAT Survey
Former Shoalhaven Anglican School
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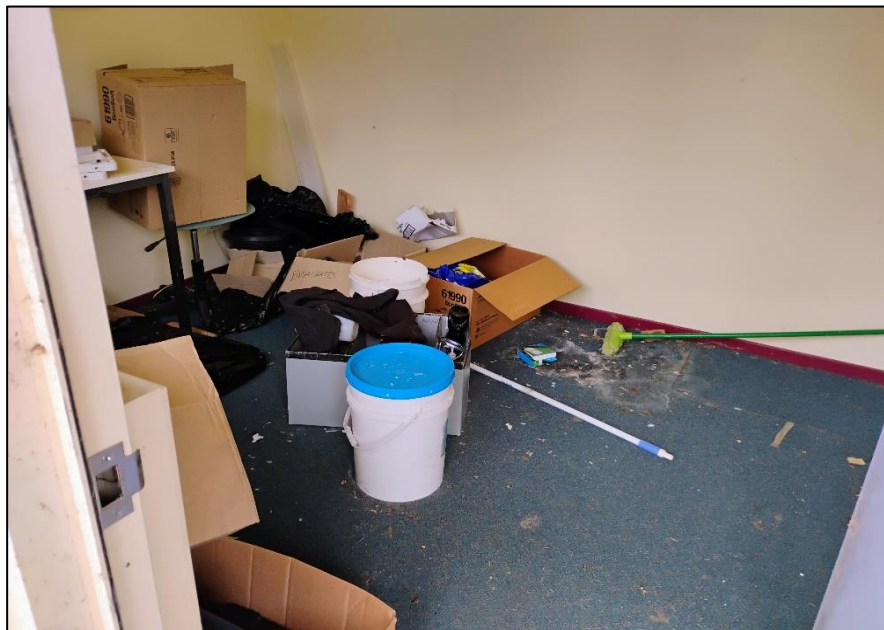
Photograph 15: B00E, ER0012, shelf, general craft supplies such as binder mediums, dyes and photo emulsion.



Photograph 16: B00E, ER0012, shelf, general craft supplies (e.g. powder paints and mineral turpentine).



Photograph 17: B00E, ER0012, shelf, general craft supplies such as varnish and binder medium.



Photograph 18: B00E, ER007, throughout, domestic cleaning products.

Appendix G

Building F - HAZMAT Register and Photo Plates



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RESULTS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00F	rooms and areas in general	throughout	materials in general	N/A	no access - nil HAZMAT suspected	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1 to 4	Structure(s) inaccessible behind security (barbed-wire) fencing. Nil HAZMAT suspected to be present based on a limited visual inspection conducted from outside the fencing and the results for other buildings obtained during this survey. Confirm status of hazardous material(s) when safe access available and prior to any disturbance.



Photograph 1: B00F, inaccessible inside security (barbed wire) fencing.



Photograph 2: B00F, inaccessible inside security (barbed wire) fencing.

 Douglas PARTNERS	Site Photographs		PROJECT: 89390.08
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Photograph 3: B00F, inaccessible inside security (barbed wire) fencing.



Photograph 4: B00F, view from top of ladder overlooking security fence.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SIN SW

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Appendix H

Building H - HAZMAT Register and Photo Plates



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RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00H	exterior, southeastern façade	eave lining	fibre cement sheeting	H-E-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	No asbestos identified.
B00H	exterior , southern façade	eave lining	fibre cement sheeting	U-E_A01 (sic)	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
B00H	exterior generally	eave linings	fibre cement sheeting	similar H-E-A01	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2, 3	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00H	interior, HR0002	electrical cabinet	internal components	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.



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RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00H	exterior, eastern façade	security door	green paint	spot test 1	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00H	exterior, eastern façade	wall	pale brown paint	spot test 2	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00H	exterior, eastern façade	window frame	cream paint	spot test 3	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00H	interior, HR0003	door	green paint	HR0003-LP1	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00H	interior, HR0004	wall	white paint	HR0004-LP1	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.



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RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00H	interior	ceiling cavity	settled dust / debris	B00H-CC-LD1	0.2	elevated lead concentration not identified	N/A	Elevated lead concentration not identified.



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RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00H	rooms and areas in general	ceiling cavity, underside of roof	bulk insulation	N/A	SMF identified visually	4	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B00H	rooms and areas in general	ceiling cavity, top of ceiling	bulk insulation	N/A	SMF identified visually	5	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.

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RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00H	rooms and areas in general	fluorescent light fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	6	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00H	rooms and areas in general	ceiling fans	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	6	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.

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HAZMAT Survey

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RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00H	rooms and areas in general	base-building air conditioning and refrigeration plant	N/A	N/A	nil ODS identified	N/A	nil ODS identified.
B00H	HR0004	refrigerated display unit	unconfirmed	unconfirmed	nil ODS suspected	7	Compliance plates not readily identified. Take appropriate steps to identify the refrigerant(s) used. Maintain plant / equipment in good condition to avoid refrigerant leakage. Phase-out ODS in accordance with the Montreal Protocol and Ozone Protection and Synthetic Greenhouse Gas Management legislation Recover ODS during maintenance and decommissioning. Do not vent ODS to atmosphere.

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HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00H	exterior	designated LPG storage	LPG tanks (x2)	Less than bulk storage (<500 L or 500 kg)	8	Ensure chemical storage is secure and compliant. Ensure cylinders are safely returned to the supplier and / or taken to an approved collection point for secure recycling or destruction. LPG cylinders should not be placed in regular waste due to the risks associated with uncontrolled de-pressurisation and explosion.
B00H	interior	HR0004	dishwashing liquids / powder	Less than bulk storage (<500 L or 500 kg)	9	Ensure chemical storage is secure and compliant. Ensure any unused product is safely returned to the supplier and / or taken to an approved collection point for secure recycling or destruction. LPG cylinders should not be placed in regular waste due to the risks associated with uncontrolled de-pressurisation and explosion.
B00H	interior	HR0005	household laundry products	Less than bulk storage (<500 L or 500 kg)	10	Ensure chemical storage is secure and compliant. Ensure any unused product is safely returned to the supplier and / or taken to an approved collection point for secure recycling or destruction. LPG cylinders should not be placed in regular waste due to the risks associated with uncontrolled de-pressurisation and explosion.



Photograph 1: B00H, exterior, southeastern façade, eave lining, fibre cement sheeting, no asbestos detected by analysis.



Photograph 2: B00H, exterior generally, eave linings, fibre cement sheeting, suspected non-asbestos.



GROUND
ED
EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SIN SW

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Photograph 3: B00H, exterior generally, eave linings, fibre cement sheeting, suspected non-asbestos.



Photograph 4: B00H, rooms and areas in general, ceiling cavity, underside of roof, bulk insulation, SMF identified visually.

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		Former Shoalhaven Anglican School		REV:	A
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Photograph 5: B00H, rooms and areas in general, ceiling cavity, top of ceiling, bulk insulation, SMF identified visually.



Photograph 6: B00H, rooms and areas in general, fluorescent light and fan fittings, internal components, nil PCB (suspected).



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 3

REV: A

DATE: Mar-25



Photograph 7: B00H, HR0004, refrigerated display unit, unconfirmed, nil ODS suspected.



Photograph 8: B00H, exterior, designated LPG storage , LPG tanks (x2).

 Douglas PARTNERS	GROUNDED EXPERTISE	Site Photographs		PROJECT:	89390.08
		HAZMAT Survey		PLATE No:	4
		Former Shoalhaven Anglican School		REV:	A
		CLIENT: SINSW		DATE:	Mar-25



Photograph 9: B00H, interior, HR0004, dishwashing liquids / powder.



Photograph 10: B00H, interior, HR0005, household laundry products.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 5

REV: A

DATE: Mar-25

Appendix I

Building I - HAZMAT Register and Photo Plates

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00I	exterior	northern façade, weatherboard headlining	fibre cement product	I-E-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	No asbestos identified.
B00I	exterior	southern façade, weatherboard headlining	fibre cement product	I-E-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	similar 1	No asbestos identified.
B00I	interior, IR0009	partitions	fibre cement board	IR0009-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
B00I	interior, IR0011	partitions	fibre cement board	IR0011-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
B00I	interior IR0016	partitions	fibre cement board	IR0016-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
B00I	interior, change rooms and amenities generally	partitions and associated accessories	fibre cement board	similar IR0009-A01, IR0011-A01 and IR0016-A01	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00I	interior generally	fire door(s) (e.g. IR0005, IR0006)	insulating core	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00I	exterior, southern façade	wall	orange paint	I-E-LP1	N/A	lead	<0.005	3	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00I	exterior, southwestern façade	awning support post	green paint	I-E-LP2	N/A	lead	0.01	3	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00I	interior, IR0015	door frame	cream paint	IR0015-LP1	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00I	interior, IR0002	eastern wall	blue/grey paint	IR0002-LP1	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00I	interior, IR0002	western wall	grey paint	IR0002-LP2	N/A	lead	<0.005	4	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00I	interior	roof framework, steel beam	pale yellow paint	IR0002-LP3	N/A	lead	<0.005	5	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00I	interior, IR0004	door frame	cream paint	IR0004-LP1	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B001	rooms and areas in general	ceiling cavity	settled dust / debris	N/A	N/A	limited cavities present	N/A	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B001	interior, IR0013	hot water unit (circa 2001)	bulk insulation	N/A	SMF (suspected)	6	SMF suspected. Conduct further investigation(s) as required to confirm the status of the material prior to any disturbance. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B001	interior	underside of roof	bulk insulation	N/A	SMF (suspected)	7	SMF suspected. Conduct further investigation(s) as required to confirm the status of the material prior to any disturbance. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B001	rooms and areas in general	fluorescent light / fan fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	8	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00I	rooms and areas in general	base-building air conditioning and refrigeration plant	N/A	N/A	nil ODS identified	N/A	nil ODS identified.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00I	rooms and areas in general	materials in general	no bulk chemical storage identified	N/A	N/A	No bulk chemical storage identified.



Photograph 1: B00I, exterior, northern façade, weatherboard headlining, fibre cement product, no asbestos detected by analysis.

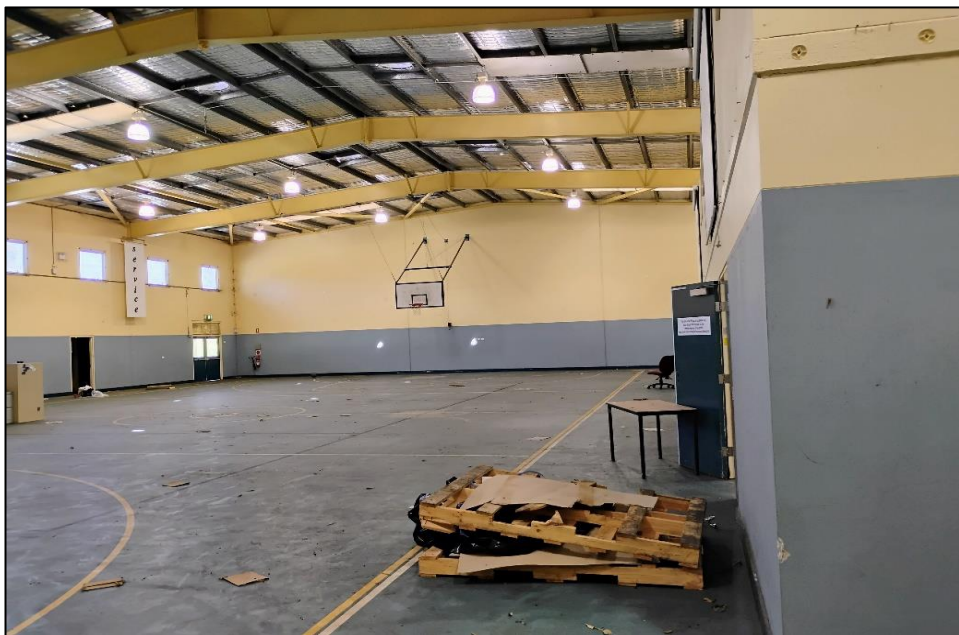


Photograph 2: B00I, interior generally, fire door(s) (e.g. IR0005, IR0006), insulating core, inaccessible.

 Douglas PARTNERS	GROUNDED EXPERTISE	Site Photographs		PROJECT:	89390.08
		HAZMAT Survey		PLATE No:	1
		Former Shoalhaven Anglican School		REV:	A
		CLIENT: SIN SW		DATE:	Mar-25



Photograph 3: B00I, exterior, southern façade, wall (orange paint) and awning support post (green paint).



Photograph 4: B00I, interior, IR0002, western wall, grey paint.

 GROUND ED EXPERTISE	Site Photographs	PROJECT: 89390.08
	HAZMAT Survey	PLATE No: 2
	Former Shoalhaven Anglican School	REV: A
	CLIENT: SIN SW	DATE: Mar-25



Photograph 5: B00I, interior, roof framework, steel beam, pale yellow paint.



Photograph 6: B00I, interior, IR0013, hot water unit (circa 2001), bulk insulation, SMF (suspected).



GROUND
EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

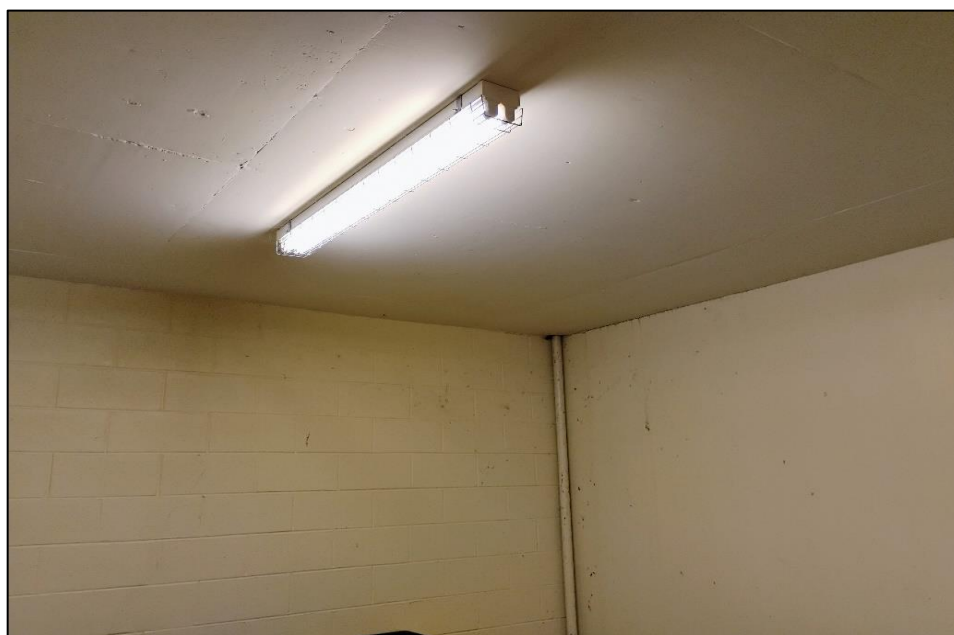
PLATE No: 3

REV: A

DATE: Mar-25



Photograph 7: B00I, interior, underside of roof, bulk insulation, SMF (suspected).



Photograph 8: B00I, rooms and areas in general, fluorescent light / fan fittings, internal components, nil PCB (suspected).



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 4

REV: A

DATE: Mar-25

Appendix J

Building P - HAZMAT Register and Photo Plates



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00P	exterior	west façade, wall infill	fibre cement sheeting	P-E-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	No asbestos identified.
B00P	exterior, northwest	eave lining	fibre cement sheeting	P-E-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	No asbestos identified.
B00P	sub-floor area	packing material	fibre cement sheeting	P-SF-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	No asbestos identified.
B00P	sub-floor area	throughout	materials in general	N/A	limited / restricted access	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00P	ceiling cavity	gable, southern façade	fibre cement sheeting	PR002-CC-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6	No asbestos identified.
B00P	ceiling cavity	bulkhead	fibre cement sheeting	PR002-CC-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7	No asbestos identified.

DP Project No: **89390.08**
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00P	exterior	east façade, weatherboard walls	cream paint	P-E-LP1 / spot test 1	negative	lead	<0.005	8	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00P	exterior	east façade, timber bag hooks	maroon paint	P-E-LP2 / spot test 2	negative	lead	<0.005	8	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00P	exterior	east façade, window frame	green paint	P-E-LP3 / spot test 3	negative	lead	<0.005	8	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00P	PR002	windowsill	white paint	spot test 4	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00P	rooms and areas in general	ceiling cavity	settled dust / debris	PR002-CC- LD1	2.1	elevated lead concentration detected	N/A	Elevated lead concentration detected. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Consider removing lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00P	rooms and areas in general	ceiling cavity, underside of roof	insulation	N/A	SMF identified visually	9	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B00P	rooms and areas in general	ceiling cavity, top of ceiling	insulation	N/A	SMF identified visually	5	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00P	rooms and areas in general	fluorescent light / fan fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	10	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00P	exterior, northern façade	air conditioning unit	R22	2.070	ODS identified	2	ODS identified. Maintain plant / equipment in good condition to avoid refrigerant leakage. Phase-out ODS in accordance with the Montreal Protocol and Ozone Protection and Synthetic Greenhouse Gas Management legislation Recover ODS during maintenance and decommissioning. Do not vent ODS to atmosphere.

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00P	sub floor area	throughout	general construction supplies/waste including vinyl finishing cement and paints etc. Various empty containers.	Less than bulk storage (<500 L or 500 kg)	4	Ensure storage is secure and compliant. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.



Photograph 1: B00P, exterior, west façade, infills, eave linings, fibre cement sheeting, no asbestos detected by analysis.



Photograph 2: B00P, exterior, northern façade, air conditioning unit, R22, ODS identified.



GROUNDED
EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 1

REV: A

DATE: Mar-25



Photograph 3: B00P, sub-floor area, packing material, fibre cement sheeting, no asbestos detected by analysis.



Photograph 4: B00P, sub floor area, general construction supplies/waste.

 GROUND EXPERTISE	Site Photographs		PROJECT: 89390.08
	HAZMAT Survey		PLATE No: 2
	Former Shoalhaven Anglican School		REV: A
	CLIENT: SINSW		DATE: Mar-25



Photograph 5: B00P, ceiling cavity, top of ceiling, insulation (SMF identified visually).



Photograph 6: B00P, ceiling cavity, gable, southern façade, fibre cement sheeting, no asbestos detected by analysis.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 3

REV: A

DATE: Mar-25



Photograph 7: B00P, ceiling cavity, bulkhead, fibre cement sheeting, no asbestos detected by analysis.



Photograph 8: B00P, exterior, east façade, weatherboard walls (cream paint), bag hooks (maroon paint) and window frames (green paint).



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 4

REV: A

DATE: Mar-25



Photograph 9: B00P, rooms and areas in general, ceiling cavity, underside of roof, insulation, SMF identified visually.



Photograph 10: B00P, rooms and areas in general, fluorescent light / fan fittings, internal components, nil PCB (suspected).



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 5

REV: A

DATE: Mar-25

Appendix K

Building Q - HAZMAT Register and Photo Plates



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00Q	exterior	west façade, wall / infill panels	fibre cement sheeting	Q-E-A01 (QR003) and Q-E-A01 (QR004)	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	No asbestos identified.
B00Q	exterior	eave lining	fibre cement sheeting	Q-E-A03	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	No asbestos identified.
B00Q	exterior	south façade, weatherboard gable / bulkhead linings	fibre cement sheeting	QR004-CC-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2, 4	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00Q	ceiling cavity	gable lining, northern façade	fibre cement sheeting	QR004-CC-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	No asbestos identified.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00Q	exterior	west façade, timberwork	green paint	Q-E-LP1	N/A	lead	<0.005	6	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00Q	exterior	west façade, hand rail	green paint	B00Q-EXT-LP03	N/A	lead	<0.005	6	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00Q	exterior	window frame	cream paint	B00Q-EXT-LP04	N/A	lead	<0.005	6	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00Q	rooms and areas in general	ceiling cavity	settled dust / debris	QR004-CC- LD1	1	elevated lead concentration detected	5	Elevated lead concentration detected. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Consider removing lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00Q	rooms and areas in general	ceiling cavity, underside of roof	insulation	N/A	SMF identified visually	3	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00Q	rooms and areas in general	fluorescent light fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	7	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00Q	exterior,QR003, roof	air conditioning unit	R410A	unidentified	nil ODS identified	8	nil ODS identified
B00Q	exterior,QR004, roof	air conditioning unit	R410A	unidentified	nil ODS identified	9	nil ODS identified



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00Q	rooms and areas in general	throughout	no bulk chemical storage identified.	N/A	N/A	no bulk chemical storage identified.



Photograph 1: B00Q, exterior, west façade, wall / infill panels, fibre cement sheeting, no asbestos detected by analysis.



Photograph 2: B00Q, exterior, eave and gable lining, fibre cement sheeting, no asbestos detected by analysis.

 GROUND ED EXPERTISE	Site Photographs	PROJECT: 89390.08
	HAZMAT Survey	PLATE No: 1
	Former Shoalhaven Anglican School	REV: A
	CLIENT: SINSW	DATE: Mar-25



Photograph 3: B00Q, QR004, ceiling cavity, gable, fibre cement sheeting, no asbestos detected. Underside of roof, insulation, SMF identified.



Photograph 4: B00Q, exterior, south façade, weatherboard gable / bulkhead linings, fibre cement sheeting, no asbestos detected by analysis.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 2

REV: A

DATE: Mar-25



Photograph 5: B00Q, QR003, ceiling cavity, settled dust / debris, elevated lead concentration not identified.



Photograph 6: B00Q, exterior, west façade, timberwork (green paint), hand rails (green paint), window frames (cream paint).



GROUND
ED
EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 3

REV: A

DATE: Mar-25



Photograph 7: B00Q, rooms and areas in general, fluorescent light fittings, internal components, nil PCB (suspected).



Photograph 8: B00Q, exterior,QR003, roof, air conditioning unit, R410A, nil ODS identified.

 DOUGLAS PARTNERS GROUND EXPERTISE	Site Photographs		PROJECT:	89390.08
	HAZMAT Survey		PLATE No:	4
	Former Shoalhaven Anglican School		REV:	A
	CLIENT: SINSW		DATE:	Mar-25



Photograph 9: B00Q, exterior,QR004, roof, air conditioning unit, R410A, nil ODS identified.



GROUND
EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SIN SW

PROJECT: 89390.08

PLATE No: 5

REV: A

DATE: Mar-25

Appendix L

Building R - HAZMAT Register and Photo Plates



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00R	exterior	eave linings	fibre cement sheeting	B00R-E-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	No asbestos identified.
B00R	exterior	southern façade, mural	fibre cement sheeting	B00R-E-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	No asbestos identified.
B00R	exterior	subfloor area	materials in general	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00R	interior	ceiling cavity	materials in general	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00R	interior	RR0003	materials in general	N/A	inaccessible (locked)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00R	exterior	southern facade timberwork	green paint	B00R-E-LP1	N/A	lead	<0.005	5	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00R	interior, R0002	window frame	pink paint	spot test 1	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00R	exterior	timberwork	cream paint	spot test 2	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00R	interior	ceiling cavity (inaccessible)	settled dust / debris	refer B00S-CC-LD1 and TR0002-CC-LD1	N/A	elevated lead concentration suspected	N/A	Elevated lead concentration suspected. Undertake confirmatory sampling and analysis for lead prior to disturbance. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Remove lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00R	interior, ceiling cavity	underside of roof	bulk insulation	N/A	SMF (suspected)	N/A	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00R	rooms and areas in general	fluorescent light fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	6	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00R	rooms and areas in general	ceiling fans	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	7	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00R	rooms and areas in general	base-building air conditioning and refrigeration plant	N/A	N/A	nil ODS identified	N/A	nil ODS identified

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00R	RR0002	stored on desks etc.	various Dulux paints or similar (approximately 30L)	Less than bulk storage (<500 L or 500 kg)	8	Ensure storage is secure and compliant. Recover products for controlled re-use, if required, and where appropriate. Classify waste materials and dispose these off-site prior to any unintended disturbance. Ensure waste classification is in accordance with relevant regulatory requirements including the NSW EPA Waste Classification Guidelines.



Photograph 1: B00R, exterior, eave linings, fibre cement sheeting, no asbestos detected by analysis.



Photograph 2: B00R, exterior, southern façade, mural, fibre cement sheeting, no asbestos detected by analysis.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SIN SW

PROJECT: 89390.08

PLATE No: 1

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DATE: Mar-25



Photograph 3: B00R, exterior, subfloor area, materials in general, inaccessible.



Photograph 4: B00R, interior, RR0003, materials in general, inaccessible (locked).

 GROUND EXPERTISE	Site Photographs	PROJECT: 89390.08
	HAZMAT Survey	PLATE No: 2
	Former Shoalhaven Anglican School	REV: A
	CLIENT: SIN SW	DATE: Mar-25



Photograph 5: B00R, exterior, southern facade timberwork, green paint.



Photograph 6: B00R, rooms and areas in general, fluorescent light fittings, internal components, nil PCB (suspected).



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SIN SW

PROJECT: 89390.08

PLATE No: 3

REV: A

DATE: Mar-25



Photograph 7: B00R, rooms and areas in general, ceiling fans, internal components, nil PCB (suspected).



Photograph 7: B00R, RR0002, stored on desks etc., various Dulux paints or similar (approximately 30L).

Appendix M

Building S - HAZMAT Register and Photo Plates



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00S	exterior	eave linings	fibre cement sheeting	B00S-E-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	No asbestos identified.
B00S	exterior	subfloor area	materials in general	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00S	exterior	front deck, timberwork	green paint	B00S-E-LP1	N/A	lead	<0.005	3	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00S	exterior	front deck, timberwork	cream paint	N/A	spot test 1	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00S	interior	window sill	cream paint	N/A	spot test 2	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00S	interior	ceiling cavity	settled dust / debris	B00S-CC-LD1	1.0	elevated lead concentration detected	4	Elevated lead concentration detected. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Consider removing lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00S	interior, ceiling cavity	underside of roof and gable ends	bulk insulation	N/A	SMF identified visually	5	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00S	interior	fluorescent light fitting	plastic capacitor	N/A	nil PCB identified	N/A	nil PCB identified
B00S	rooms and areas in general	fluorescent light fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	6	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00S	rooms and areas in general	ceiling fans	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	7	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00S	exterior	air conditioning unit	R22	2.450	ODS identified	8	ODS identified. Maintain plant / equipment in good condition to avoid refrigerant leakage. Phase-out ODS in accordance with the Montreal Protocol and Ozone Protection and Synthetic Greenhouse Gas Management legislation Recover ODS during maintenance and decommissioning. Do not vent ODS to atmosphere.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00S	rooms and areas in general	throughout	no bulk chemical storage identified.	N/A	N/A	no bulk chemical storage identified.



Photograph 1: B00S, exterior, eave linings, fibre cement sheeting, no asbestos detected by analysis.



Photograph 2: B00S, exterior, subfloor area, materials in general, inaccessible.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

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Photograph 3: B00S, exterior, front deck, timberwork, green paint.



Photograph 4: B00S, interior, ceiling cavity, settled dust / debris, elevated lead concentration detected.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 2

REV: A

DATE: Mar-25



Photograph 5: B00S, interior, ceiling cavity, underside of roof, bulk insulation, SMF identified visually.



Photograph 6: B00S, rooms and areas in general, fluorescent light fittings, internal components, nil PCB (suspected).

 GROUND ED EXPERTISE	Site Photographs		PROJECT:	89390.08
	HAZMAT Survey		PLATE No:	3
	Former Shoalhaven Anglican School		REV:	A
	CLIENT: SIN SW		DATE:	Mar-25



Photograph 7: B00S, rooms and areas in general, ceiling fans, internal components, nil PCB (suspected).



Photograph 8: B00S, exterior, air conditioning unit, R22, ODS identified.

 Douglas PARTNERS	GROUNDED EXPERTISE	Site Photographs		PROJECT:	89390.08
		HAZMAT Survey		PLATE No:	4
		Former Shoalhaven Anglican School		REV:	A
		CLIENT: SINSW		DATE:	Mar-25

Appendix N

Building T - HAZMAT Register and Photo Plates



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
BOOT	exterior	eave linings	fibre cement sheeting	T-E-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	No asbestos identified.
BOOT	exterior	mural	fibre cement sheeting	T-E-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	No asbestos identified.
BOOT	exterior	subfloor	materials in general	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00T	exterior	west façade, timber deck	green paint	T-E-LP1 / spot test 1	negative	lead	<0.005	3	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00T	exterior	west façade, timber framework	green paint	spot test 2	negative	N/A	N/A	3	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00T	exterior	north façade, cladding wall	cream paint	spot test 3	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00T	rooms and areas in general	ceiling cavity	settled dust / debris	TR0002-CC- LD1	1.0	elevated lead concentration detected	6	Elevated lead concentration detected. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Consider removing lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
BOOT	rooms and areas in general	ceiling cavity, underside of roof	insulation	N/A	SMF identified visually	N/A	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
BOOT	rooms and areas in general	fluorescent light fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	4	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
BOOT	exterior	air conditioning unit	R410A	unidentified	nil ODS identified	5	nil ODS identified



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00T	rooms and areas in general	throughout	no bulk chemical storage identified.	N/A	N/A	no bulk chemical storage identified.



Photograph 1: B00T, exterior, eave linings, fibre cement sheeting, no asbestos detected by analysis.



Photograph 2: B00T, exterior, mural, fibre cement sheeting, no asbestos detected by analysis.



GROUND
ED
EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 1

REV: A

DATE: Mar-25



Photograph 3: B00T, exterior, west façade, timber deck and framework (green paint).



Photograph 4: B00T, rooms and areas in general, fluorescent light fittings, internal components, nil PCB (suspected).



GROUND
ED
EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SIN SW

PROJECT: 89390.08

PLATE No: 2

REV: A

DATE: Mar-25



Photograph 5: B00T, exterior, roof, air conditioning unit, R410A, nil ODS identified.



Photograph 6: B00T, rooms and areas in general, ceiling cavity, settled dust / debris, elevated lead concentration detected.

 Douglas PARTNERS	GROUNDED EXPERTISE	Site Photographs		PROJECT:	89390.08
		HAZMAT Survey		PLATE No:	3
		Former Shoalhaven Anglican School		REV:	A
		CLIENT: SINSW		DATE:	Mar-25

Appendix O

Building U - HAZMAT Register and Photo Plates



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00U	exterior	northern façade, weatherboard lining	fibre cement sheeting	U-E-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	No asbestos identified.
B00U	exterior	weatherboard linings generally	fibre cement sheeting	refer U-E-A01	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00U	interior, UR0002	ceiling	fibre cement sheeting	UR0002-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	No asbestos identified.
B00U	UR005	electrical panel	internal components	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00U	exterior	wall	cream paint	U-E-LP2/spot test 1	negative	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00U	UR0002	cornice	cream paint	UR0002-LP1	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00U	UR0002	masonry wall	white paint	UR0002-LP2/spot test 2	negative	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00U	UR0003	door frame	cream paint	UR0003-LP1/spot test 3	negative	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00U	UR0007	timber post	green paint	UR0007-LP1/spot test 4	negative	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00U	rooms and areas in general	ceiling cavity	settled dust / debris	UR0002-CC- LD1	0.7	elevated lead concentration detected	5	Elevated lead concentration detected. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Consider removing lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).

DP Project No: 89390.08

HAZMAT Survey

17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00U	rooms and areas in general	ceiling cavity, underside of roof	insulation	N/A	SMF identified visually	6	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B00U	UR0003	Dux hot water unit (circa 2001)	insulation	N/A	SMF (suspected)	7	SMF suspected. Conduct further investigation(s) as required to confirm the status of the material prior to any disturbance. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.



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HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00U	rooms and areas in general	fluorescent light fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	8	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00U	exterior, roof	air-conditioning unit(s)	R22	unidentified	ODS identified	9	ODS identified. Maintain plant / equipment in good condition to avoid refrigerant leakage. Phase-out ODS in accordance with the Montreal Protocol and Ozone Protection and Synthetic Greenhouse Gas Management legislation Recover ODS during maintenance and decommissioning. Do not vent ODS to atmosphere.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00U	rooms and areas in general	throughout	no bulk chemical storage identified	N/A	N/A	no bulk chemical storage identified



Photograph 1: B00U, exterior, northern façade, weatherboard lining, fibre cement sheeting, no asbestos detected by analysis.



Photograph 2: B00U, exterior, weatherboard linings generally, fibre cement sheeting, suspected non-asbestos.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 1

REV: A

DATE: Mar-25



Photograph 3: B00U, interior, UR0002, ceiling, fibre cement sheeting, no asbestos detected by analysis.



Photograph 4: B00U, UR005, electrical panel, internal components, suspected non-asbestos.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 2

REV: A

DATE: Mar-25



Photograph 5: B00U, rooms and areas in general, ceiling cavity, settled dust / debris, elevated lead concentration detected.

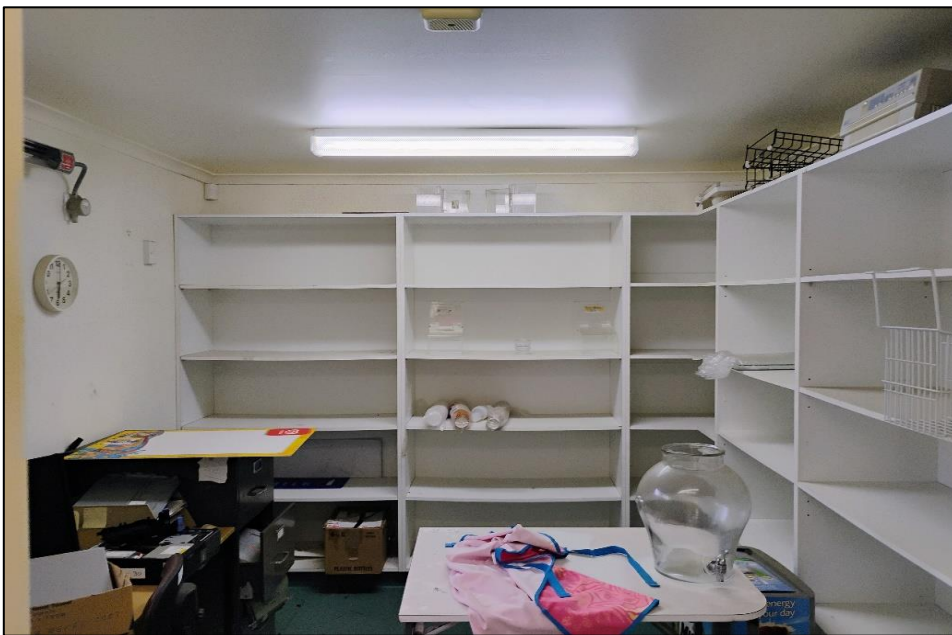


Photograph 6: B00U, rooms and areas in general, ceiling cavity, underside of roof, insulation, SMF identified visually.

 Douglas PARTNERS	GROUNDED EXPERTISE	Site Photographs		PROJECT:	89390.08
		HAZMAT Survey		PLATE No:	3
		Former Shoalhaven Anglican School		REV:	A
		CLIENT: SINSW		DATE:	Mar-25



Photograph 7: B00U, UR0003, Dux hot water unit (circa 2001), insulation, SMF (suspected).



Photograph 8: B00U, rooms and areas in general, fluorescent light fittings, internal components, nil PCB (suspected).



Site Photographs
HAZMAT Survey
Former Shoalhaven Anglican School
 CLIENT: SINSW

PROJECT:	89390.08
PLATE No:	4
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Photograph 9: B00U, exterior, roof, air conditioning unit(s), R22, ODS identified.



GROUND
EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 5

REV: A

DATE: Mar-25

Appendix P

Building V - HAZMAT Register and Photo Plates



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00V	exterior	western façade, south end	eave lining	B00V-EXT-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	No asbestos identified.
B00V	exterior	western façade, centre	eave lining	B00V-EXT-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	No asbestos identified.
B00V	exterior	western façade, north end	eave lining	B00V-EXT-A03	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	No asbestos identified.
B00V	exterior	façade generally	eave linings	refer B00V-EXT-A01 to A03	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00V	interior, VR0009	within electrical panel(s)	materials in general	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.

DP Project No: **89390.08**
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00V	exterior, east façade	typical door	grey paint	B00V-EXT-LP01	N/A	lead	<0.005	5	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.
B00V	exterior, east façade	timberwork	green paint	N/A	spot test 1	N/A	N/A	5	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00V	exterior, east façade	timberwork	cream paint	N/A	spot test 2	N/A	N/A	5	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00V	interior, VR0004	wall	cream paint	N/A	spot test 3	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00V	interior, VR0004	window sill	cream paint	N/A	spot test 4	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00V	rooms and areas in general	ceiling cavity	settled dust / debris	N/A	N/A	inaccessible	N/A	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.

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HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00V	interior, VR0004	ceiling, backing to perforated tiles	bulk insulation	N/A	SMF (suspected)	6	SMF suspected. Conduct further investigation(s) as required to confirm the status of the material prior to any disturbance. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B00V	rooms and areas in general	top of ceilings	bulk insulation	N/A	SMF (suspected)	N/A	SMF suspected. Conduct further investigation(s) as required to confirm the status of the material prior to any disturbance. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00V	rooms and areas in general	underside of roof	bulk insulation	N/A	SMF (suspected)	N/A	SMF suspected. Conduct further investigation(s) as required to confirm the status of the material prior to any disturbance. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.

DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00V	rooms and areas in general	fluorescent light fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	7	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00V	exterior, western façade, south end	air conditioning unit	R410A	2.0	nil ODS identified	8	nil ODS identified
B00V	exterior, western façade, north end	air conditioning units (x2)	R410A	3.1 and 2.6	nil ODS identified	9	nil ODS identified



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00V	rooms and areas in general	throughout	no bulk chemical storage identified	N/A	N/A	no bulk chemical storage identified



Photograph 1: B00V, exterior, western façade, south end, eave lining, no asbestos detected by analysis.



Photograph 2: B00V, exterior, western façade, centre, eave lining, no asbestos detected by analysis.



Site Photographs
HAZMAT Survey
Former Shoalhaven Anglican School
 CLIENT: SINSW

PROJECT:	89390.08
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Photograph 3: B00V, exterior, western façade, north end, eave lining, no asbestos detected by analysis.



Photograph 4: B00V, interior, VR0009, within electrical panel(s), materials in general, inaccessible.

 GROUND EXPERTISE	Site Photographs		PROJECT: 89390.08
	HAZMAT Survey		PLATE No: 2
	Former Shoalhaven Anglican School		REV: A
	CLIENT: SINSW		DATE: Mar-25



Photograph 5: B00V, exterior, east façade, timberwork (green and cream paints) and doors (grey paint).



Photograph 6: B00V, interior, VR0004, ceiling, backing to perforated tiles, bulk insulation, SMF (suspected).

 Douglas PARTNERS	Site Photographs		PROJECT: 89390.08
	HAZMAT Survey		PLATE No: 3
	Former Shoalhaven Anglican School		REV: A
	CLIENT: SINSW		DATE: Mar-25



Photograph 7: B00V, rooms and areas in general, fluorescent light fittings, internal components, nil PCB (suspected).



Photograph 8: B00V, exterior, western façade, south end, air conditioning unit, R410A, nil ODS identified.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 4

REV: A

DATE: Mar-25



Photograph 9: B00V, exterior, western façade, north end, air conditioning units (x2), R410A, nil ODS identified.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 5

REV: A

DATE: Mar-25

Appendix Q

Building W - HAZMAT Register and Photo Plates



DP Project No: 89390.08

HAZMAT Survey

17 Croobyar Road, Milton

RESULTS - ASBESTOS

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DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - ASBESTOS

						Asbestos Risk Assessment								Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority		
B00W	interior, WR0024	portion linings	fibre cement sheeting	WR0024-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos identified.
B00W	interior, wet areas in vicinity WR0021 / WR0024	wall and ceiling linings generally	potential fibre cement sheeting	similar WR0021-A01 and WR0024-A01	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00W	interior / exterior	northeastern gable lining	fibre cement sheeting	B00W-CC-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7	No asbestos identified.
B00W	WR0015	electrical panel	backing board	N/A	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00W	WR0015	electrical cabinet(s)	internal components	N/A	inaccessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00W	WR0015	fire door	insulation	N/A	suspected non-asbestos	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	Suspected non-asbestos. Consider conducting confirmatory sampling and analysis for asbestos prior to disturbance.
B00W	subfloor	throughout	materials in general	N/A	limited / restricted access	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11	Inaccessible area/material - Confirm status of hazardous material(s) when safe access available and prior to any disturbance.



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HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD PAINT SCREENING ASSESSMENT

						Analytical Results		Photo No.	Summary Comment/Recommendation
Building	Level / Area	Material Location	Material Type	Sample / Test No.	Spot Test Result	Analyte	% w/w		
B00W	exterior, northeastern façade	masonry wall	cream paint	spot test 1	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00W	exterior, northeastern façade	window frame	cream paint	spot test 2	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00W	exterior, northeastern façade	door frame	pale brown paint	spot test 3	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00W	interior, WR0016 / WR0019	door frame	white paint	spot test 4	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00W	interior, WR0016 / WR0019	window frame	white paint	spot test 5	negative	N/A	N/A	N/A	Negative spot test result for lead (no apparent colour change observed). Sampling and laboratory analysis of the paint should be considered to confirm the lead concentration (% w/w) prior to any disturbance.
B00W	exterior, northeastern façade	masonry wall	cream paint	B00W-EXT-LP04	N/A	lead	<0.005	N/A	Lead paint not identified. Analysis results non-detect and/or below the threshold concentration criteria for lead paint outlined in AS4361.2 (i.e. ≤0.1 % lead w/w). Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal.



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HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00W	ceiling cavity	top of ceiling	settled dust / debris	B00W-CC-LD1	0.9	elevated lead concentration detected	6	Elevated lead concentration detected. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Consider removing lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).
B00W	ceiling cavity	top of ceiling	settled dust / debris	B00W-CC-LD2	0.7	elevated lead concentration detected	6	Elevated lead concentration detected. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Consider removing lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building occupation and any building work (e.g. maintenance, refurbishment and demolition).



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HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - LEAD IN CEILING CAVITY DUST

Building	Room / Area	Material Location	Material Type	Sample No.	Result (mg/m²)	Material Status	Photo No.	Summary Comment/Recommendation
B00W	rooms and areas in general	ceiling and similar building cavities in general	settled dust / debris	refer B00W- CC-LD1 and LD2	N/A	elevated lead concentration suspected	N/A	Elevated lead concentration suspected. Undertake confirmatory sampling and analysis for lead prior to disturbance. Ensure access to building cavity(s) is adequately restricted and entry is only made under controlled conditions. Remove lead contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal including during building work (e.g. maintenance, refurbishment and demolition).



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HAZMAT Survey
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RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00W	WR0001	stored on porch area	rolls of insulation material	N/A	SMF identified visually	12	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B00W	ceiling cavity	top of ceiling	insulation batts	N/A	SMF identified visually	13	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.

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HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00W	ceiling cavity	underside of roof	insulation materials	N/A	SMF identified visually	14	SMF identified. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.
B00W	WR0019	Everhot hot water unit (circa 1999)	bulk insulation	N/A	SMF (suspected)	N/A	SMF suspected. Conduct further investigation(s) as required to confirm the status of the material prior to any disturbance. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.



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HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - SYNTHETIC MINERAL FIBRE (SMF)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00W	rooms and areas in general	wall cavities generally	bulk insulation	N/A	SMF (suspected)	N/A	SMF suspected. Conduct further investigation(s) as required to confirm the status of the material prior to any disturbance. Classify material for disposal in accordance with legislative requirements and the NSW EPA Waste Classification Guidelines. Segregate material, if required, for disposal. Minimise disturbance and implement controls to, where required, to prevent exposure and dispersal during building occupation, building work (e.g. maintenance, refurbishment and demolition) and any SMF abatement activity.



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HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - POLYCHLORINATED BIPHENYLS (PCBs)

Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Photo No.	Summary Comment/Recommendation
B00W	rooms and areas in general	fluorescent light fittings	internal components (e.g. capacitors and ballasts)	N/A	nil PCB (suspected)	15	Inaccessible area/material. Nil PCB containing capacitors suspected based on apparent age of building construction (1980's onwards). As a precaution, confirm status of hazardous material(s) when safe access available and prior to any disturbance.

DP Project No: 89390.08

HAZMAT Survey

17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00W	exterior, southeastern façade	Fujitsu air conditioner	not determined, illegible compliance plate(s)	not determined	ODS suspected present	16	Compliance plates not present or illegible. Take appropriate steps to identify the refrigerant(s) used. Maintain plant / equipment in good condition to avoid refrigerant leakage. Phase-out ODS in accordance with the Montreal Protocol and Ozone Protection and Synthetic Greenhouse Gas Management legislation Recover ODS during maintenance and decommissioning. Do not vent ODS to atmosphere.
B00W	exterior, southwestern façade	Fujitsu air conditioner	R22	not determined	ODS identified	17	ODS identified. Maintain plant / equipment in good condition to avoid refrigerant leakage. Phase-out ODS in accordance with the Montreal Protocol and Ozone Protection and Synthetic Greenhouse Gas Management legislation Recover ODS during maintenance and decommissioning. Do not vent ODS to



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Ozone Depleting Substances (ODS)

Building	Room / Area	Item	Refrigerant	Quantity (kg)	Material Status	Photo No.	Summary Comment/Recommendation
B00W	exterior, northern façade	Daikin air conditioning unit	R410A	not determined	nil ODS identified	18	nil ODS identified
B00W	exterior, northeastern façade	air conditioning unit	R410A	not determined	nil ODS identified	19	nil ODS identified



DP Project No: 89390.08
HAZMAT Survey
17 Croobyar Road, Milton

RESULTS - Bulk Chemical Storage

Building	Room / Area	Material Location	Material Details	Quantity	Photo No.	Summary Comment/Recommendation
B00W	rooms and areas in general	throughout	no bulk chemical storage identified	N/A	N/A	No bulk chemical storage identified.



Photograph 1: B00W, exterior, WR0015, eave lining, fibre cement sheeting, no asbestos detected by analysis.



Photograph 2: B00W, exterior, WR0015, eave lining, fibre cement sheeting, no asbestos detected by analysis.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 1

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Photograph 3: B00W, exterior, northern façade, eave lining, fibre cement sheeting, no asbestos detected by analysis.

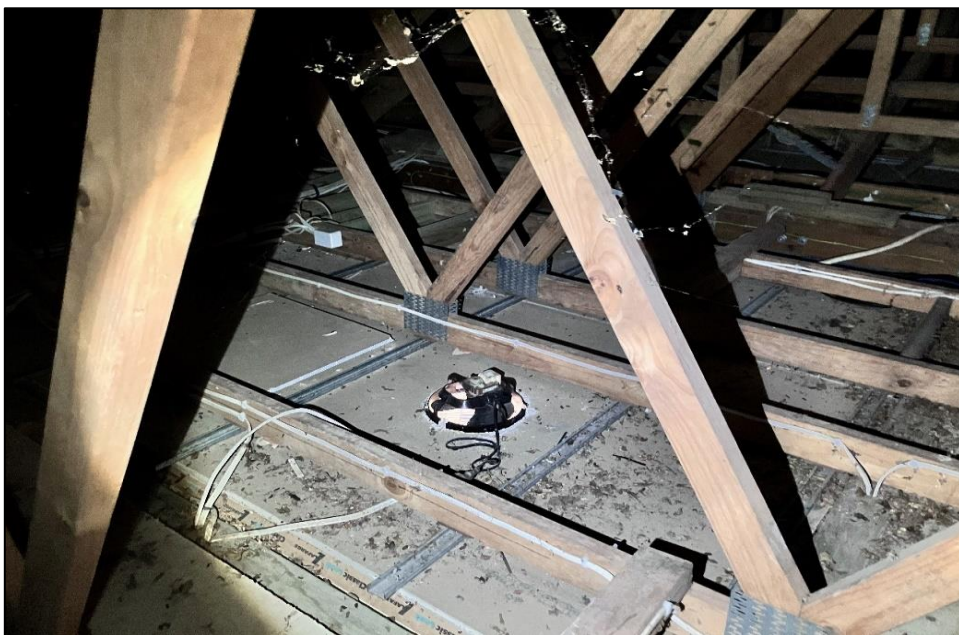


Photograph 4: B00W, exterior, northwestern façade, wall linings, fibre cement sheeting, no asbestos detected by analysis.

 Douglas PARTNERS	GROUNDED EXPERTISE	Site Photographs	PROJECT: 89390.08
		HAZMAT Survey	PLATE No: 2
		Former Shoalhaven Anglican School	REV: A
		CLIENT: SINSW	DATE: Mar-25



Photograph 5: B00W, exterior, northeastern façade, wall linings, fibre cement sheeting, suspected non-asbestos.



Photograph 6: B00W, ceiling cavity, top of ceiling, settled dust / debris, .



GROUND
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EXPERTISE

Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

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REV: A

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Photograph 7: B00W, interior / exterior, northeastern gable lining, fibre cement sheeting, no asbestos detected by analysis.



Photograph 8: B00W, WR0015, electrical panel, backing board, suspected non-asbestos.

 GROUND EXPERTISE	Site Photographs		PROJECT:	89390.08
	HAZMAT Survey		PLATE No:	4
	Former Shoalhaven Anglican School		REV:	A
	CLIENT: SINSW		DATE:	Mar-25



Photograph 9: B00W, WR0015, electrical cabinet(s), internal components, inaccessible.



Photograph 10: B00W, WR0015, fire door, insulation, suspected non-asbestos.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 5

REV: A

DATE: Mar-25



Photograph 11: B00W, subfloor, throughout, materials in general, limited / restricted access.



Photograph 12: B00W, WR0001, stored on porch area, rolls of insulation material, SMF identified visually.

 DOUGLAS PARTNERS GROUND EXPERTISE	Site Photographs		PROJECT:	89390.08
	HAZMAT Survey		PLATE No:	6
	Former Shoalhaven Anglican School		REV:	A
	CLIENT: SINSW		DATE:	Mar-25



Photograph 13: B00W, ceiling cavity, top of ceiling, insulation batts, SMF identified visually.



Photograph 14: B00W, ceiling cavity, underside of roof, insulation materials, SMF identified visually.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 7

REV: A

DATE: Mar-25



Photograph 15: B00W, rooms and areas in general, fluorescent light fittings, internal components, nil PCB (suspected).



Photograph 16: B00W, exterior, southeastern façade, Fujitsu air conditioner, not determined, inaccessible / illegible compliance plate(s).

 Douglas PARTNERS	GROUNDED EXPERTISE	Site Photographs		PROJECT:	89390.08
		HAZMAT Survey		PLATE No:	8
		Former Shoalhaven Anglican School		REV:	A
		CLIENT: SINSW		DATE:	Mar-25



Photograph 17: B00W, exterior, southwestern façade, Fujitsu air conditioner, R22, ODS identified.



Photograph 18: B00W, exterior, northern façade, Daikin air conditioning unit, R410A, nil ODS identified.



Site Photographs

HAZMAT Survey

Former Shoalhaven Anglican School

CLIENT: SINSW

PROJECT: 89390.08

PLATE No: 9

REV: A

DATE: Mar-25



Photograph 19: B00W, exterior, northeastern façade, air conditioning unit, R410A, nil ODS identified.

 Douglas PARTNERS GROUNDED EXPERTISE	Site Photographs	PROJECT: 89390.08
	HAZMAT Survey	PLATE No: 10
	Former Shoalhaven Anglican School	REV: A
	CLIENT: SIN SW	DATE: Mar-25

Appendix R

Laboratory Analysis Report

CERTIFICATE OF ANALYSIS 375414

Client Details

Client	Douglas Partners Pty Ltd
Attention	Tim Kulmar
Address	96 Hermitage Rd, West Ryde, NSW, 2114

Sample Details

Your Reference	<u>89390.08, Milton</u>
Number of Samples	61 Material, 46 Paint, 14 Swab
Date samples received	12/03/2025
Date completed instructions received	12/03/2025

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	20/03/2025
Date of Issue	18/03/2025
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Asbestos Approved By

Analysed by Asbestos Approved Analyst: Lucy Zhu
Authorised by Asbestos Approved Signatory: Lucy Zhu

Results Approved By

Giovanni Agosti, Group Technical Manager
Lucy Zhu, Asbestos Supervisor

Authorised By

Nancy Zhang, Laboratory Manager

Asbestos ID - materials						
Our Reference		375414-1	375414-2	375414-3	375414-4	375414-5
Your Reference	UNITS	B00A-E-A01	B00A-E-A02	AR0015-A01	AR0017-A01	AR0018-A01
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Mass / Dimension of Sample	-	25x15x5mm	20x15x5mm	20x15x3mm	25x20x2mm	25x20x2mm
Sample Description	-	Beige fibre cement material	Beige fibre cement material	Pink fibre cement material	Pink fibre cement material	Pink fibre cement material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference		375414-6	375414-7	375414-8	375414-9	375414-10
Your Reference	UNITS	B00B-E-A01	B00B-E-A02	B00B-E-A07	BR0003-A01	BR0009-A01
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Mass / Dimension of Sample	-	25x17x5mm	25x13x5mm	40x30x3mm	40x30x1mm	30x30x1mm
Sample Description	-	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material & paint	Yellow adhesive debris	Yellow adhesive debris
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected	Organic fibres detected Synthetic mineral fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference	UNITS	375414-11	375414-12	375414-13	375414-14	375414-15
Your Reference		C-E-A01	CR0003-A01	CR0003-A02	DR0004-A01	D-E-A01
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Mass / Dimension of Sample	-	30x20x4mm	15x10x5mm	30x10x5mm	30x20x2mm	15x15x5mm
Sample Description	-	Beige fibre cement material	White fibrous sheet	White fibrous sheet	Pink fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference	UNITS	375414-16	375414-17	375414-18	375414-19	375414-20
Your Reference		D-E-A02	D-E-A03	DR0003-A01	B00E-EXT-A05	E-E-A01
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Mass / Dimension of Sample	-	40x30x3mm	15x10x5mm	20x20x1mm	30x20x1mm	20x12x5mm
Sample Description	-	Beige fibre cement material	Beige fibre cement material	Yellow mastic material	Pink fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected		Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference	UNITS	375414-21	375414-22	375414-23	375414-24	375414-25
Your Reference		E-E-A02	E-E-A03	E-E-A04	ER0016-A01	ER0019/020-A01
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Mass / Dimension of Sample	-	40x10x6mm	12x10x6mm	30x20x1mm	15x15x1mm	35x25x2mm
Sample Description	-	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	White vitreous fibrous insulation	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected	Organic fibres detected	Synthetic mineral fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference	UNITS	375414-26	375414-27	375414-28	375414-29	375414-30
Your Reference		ER0021-A01	H-E-A01	I-E-A01	I-E-A02	IR0009-A01
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Mass / Dimension of Sample	-	40x35x2mm	20x15x2mm	25x15x5mm	15x15x2mm	20x15x1mm
Sample Description	-	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference	UNITS	375414-31	375414-32	375414-33	375414-34	375414-35
Your Reference		IR0011-A01	IR0016-A01	P-E-A01	P-E-A02	P-SF-A01
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Mass / Dimension of Sample	-	15x15x1mm	20x15x1mm	15x15x5mm	15x10x2mm	25x12x5mm
Sample Description	-	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference		375414-36	375414-37	375414-38	375414-39	375414-40
Your Reference	UNITS	PR0002-CC-A01	PR0002-CC-A02	Q-E-A01	Q-E-A02	Q-E-A03
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Mass / Dimension of Sample	-	35x30x2mm	40x20x5mm	20x20x1mm	30x15x2mm	20x20x2mm
Sample Description	-	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference		375414-41	375414-42	375414-43	375414-44	375414-45
Your Reference	UNITS	QR004-CC-A01	QR004-CC-A02	B00R-E-A01	B00R-E-A02	B00S-E-A01
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Mass / Dimension of Sample	-	35x20x4mm	50x25x5mm	20x20x1mm	50x20x5mm	20x15x1mm
Sample Description	-	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	Pink fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials

Our Reference		375414-46	375414-47	375414-48	375414-49	375414-50
Your Reference	UNITS	T-E-A01	T-E-A02	U-E-A01	U-E-A02	UR0002-A01
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Mass / Dimension of Sample	-	12x10x1mm	50x25x6mm	15x10x2mm	25x15x2mm	35x20x2mm
Sample Description	-	Beige fibre cement material	Pink fibre cement material	Beige fibre cement material	Pink fibre cement material	Pink fibre cement material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials

Our Reference		375414-51	375414-52	375414-53	375414-54	375414-55
Your Reference	UNITS	B00V-EXT-A01	B00V-EXT-A02	B00V-EXT-A03	B00W-E-A02	B00W-E-A03
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Mass / Dimension of Sample	-	25x20x2mm	20x15x2mm	30x25x2mm	25x20x2mm	20x20x1mm
Sample Description	-	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials

Our Reference		375414-56	375414-57	375414-58	375414-59	375414-60
Your Reference	UNITS	B00W-E-A04	B00W-E-A05	B00W-CC-A01	WR0001-A01	WR0021-A01
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Mass / Dimension of Sample	-	15x15x1mm	50x45x5mm	55x25x5mm	20x20x2mm	12x10x1mm
Sample Description	-	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	Pink fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
		Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials		
Our Reference	UNITS	375414-61
Your Reference		WR0024-A01
Sampling Period Dates		10/03/25
Type of sample		Material
Date analysed	-	14/03/2025
Mass / Dimension of Sample	-	12x10x1mm
Sample Description	-	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected Organic fibres detected
Trace Analysis	-	No asbestos detected

Lead in Paint						
Our Reference	UNITS	375414-62	375414-63	375414-64	375414-65	375414-66
Your Reference		B00A-EXT-LP1	AR0008-LP1	AR0014-LP1	B-E-LP1	B-E-LP2
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005	<0.005

Lead in Paint						
Our Reference	UNITS	375414-67	375414-68	375414-69	375414-70	375414-71
Your Reference		B-E-LP3	BR0009-LP1	BR0009-LP2	B00C-EXT-LP03	B00C-EXT-LP04
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005	<0.005

Lead in Paint						
Our Reference	UNITS	375414-72	375414-73	375414-74	375414-75	375414-76
Your Reference		B00C-INT-LP01	C-E-LP1	D-E-LP1	D-E-LP2	E-E-LP1
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005	<0.005

Lead in Paint						
Our Reference	UNITS	375414-77	375414-78	375414-79	375414-80	375414-81
Your Reference		E-E-LP2	ER0009-LP1	ER0010-LP1	ER0015-LP1	ER0002-LP01
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005	<0.005

Lead in Paint						
Our Reference	UNITS	375414-82	375414-83	375414-84	375414-85	375414-86
Your Reference		ER0002-LP02	HR0003-LP1	HR0004-LP1	IR0015-LP1	IR0002-LP1
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005	<0.005

Lead in Paint						
Our Reference	UNITS	375414-87	375414-88	375414-89	375414-90	375414-91
Your Reference		IR0002-LP2	IR0002-LP3	IR0004-LP1	I-E-LP1	I-E-LP2
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005	0.01

Lead in Paint						
Our Reference	UNITS	375414-92	375414-93	375414-94	375414-95	375414-96
Your Reference		P-E-LP1	P-E-LP2	P-E-LP3	B00Q-EXT-LP03	B00Q-EXT-LP04
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005	<0.005

Lead in Paint						
Our Reference	UNITS	375414-97	375414-98	375414-99	375414-100	375414-101
Your Reference		Q-E-LP1	B00R-E-LP1	B00S-E-LP1	T-E-LP1	UR0002-LP1
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005	<0.005

Lead in Paint						
Our Reference	UNITS	375414-102	375414-103	375414-104	375414-105	375414-106
Your Reference		UR0002-LP2	UR0003-LP1	UR0007-LP1	U-E-LP2	B00V-EXT-LP01
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Date analysed	-	14/03/2025	14/03/2025	14/03/2025	14/03/2025	14/03/2025
Lead in paint	%w/w	<0.005	<0.005	<0.005	<0.005	<0.005

Lead in Paint		
Our Reference	UNITS	375414-107
Your Reference		B00W-EXT-LP04
Sampling Period Dates		10/03/25
Type of sample		Paint
Date prepared	-	14/03/2025
Date analysed	-	14/03/2025
Lead in paint	%w/w	<0.005

Lead in swab						
Our Reference	UNITS	375414-108	375414-109	375414-110	375414-111	375414-112
Your Reference		AR005-CC-LD1	AR0014-CC-LD1	BR0007-CC-LD1	B00B-CC-LD1	B00C-CC-LD1
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Swab	Swab	Swab	Swab	Swab
Date prepared	-	13/03/2025	13/03/2025	13/03/2025	13/03/2025	13/03/2025
Date analysed	-	13/03/2025	13/03/2025	13/03/2025	13/03/2025	13/03/2025
Lead in Swabs	µg/swab	8	12	16	22	11

Lead in swab						
Our Reference	UNITS	375414-113	375414-114	375414-115	375414-116	375414-117
Your Reference		ER0012-CC-LD1	B00H-CC-LD1	P-CC-LD01	QR0004-CC-LD1	B00S-CC-LD1
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Swab	Swab	Swab	Swab	Swab
Date prepared	-	13/03/2025	13/03/2025	13/03/2025	13/03/2025	13/03/2025
Date analysed	-	13/03/2025	13/03/2025	13/03/2025	13/03/2025	13/03/2025
Lead in Swabs	µg/swab	4	2	21	10	10

Lead in swab					
Our Reference	UNITS	375414-118	375414-119	375414-120	375414-121
Your Reference		TR0002-CC-LD1	UR0002-CC-LD1	B00W-CC-LD1	B00W-CC-LD2
Sampling Period Dates		10/03/25	10/03/25	10/03/25	10/03/25
Type of sample		Swab	Swab	Swab	Swab
Date prepared	-	13/03/2025	13/03/2025	13/03/2025	13/03/2025
Date analysed	-	13/03/2025	13/03/2025	13/03/2025	13/03/2025
Lead in Swabs	µg/swab	10	7	9	7

Method ID	Methodology Summary
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.
Metals-020/021/022	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.
Metals-020/021/022	Acid digestion of Dust wipes/swabs and /or miscellaneous samples 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	-			14/03/2025	63	14/03/2025	14/03/2025		14/03/2025	[NT]
Date analysed	-			14/03/2025	63	14/03/2025	14/03/2025		14/03/2025	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	63	<0.005	<0.005	0	116	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	[NT]
Date prepared	-			[NT]	79	14/03/2025	14/03/2025		14/03/2025	[NT]
Date analysed	-			[NT]	79	14/03/2025	14/03/2025		14/03/2025	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	79	<0.005	<0.005	0	114	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date prepared	-			[NT]	82	14/03/2025	14/03/2025		14/03/2025	[NT]
Date analysed	-			[NT]	82	14/03/2025	14/03/2025		14/03/2025	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	82	<0.005	<0.005	0	112	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	84	14/03/2025	14/03/2025		[NT]	[NT]
Date analysed	-			[NT]	84	14/03/2025	14/03/2025		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	84	<0.005	<0.005	0	[NT]	[NT]

QUALITY CONTROL: Lead in swab						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			13/03/2025	[NT]	[NT]	[NT]	[NT]	13/03/2025	[NT]
Date analysed	-			13/03/2025	[NT]	[NT]	[NT]	[NT]	13/03/2025	[NT]
Lead in Swabs	µg/swab	1	Metals-020/021/022	<1	[NT]	[NT]	[NT]	[NT]	96	[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

Acid Extractable Metals in Paint: Minimal sample was supplied for sample 375414-74 (<0.01g).