JBS ENVIRONMENTAL

Hazardous Materials Survey

GOVERNMENT PROPERTY NSW

Peat Island & Adjoiing Land
Mooney Mooney NSW

March 2013
JBS 42351 – 53106 (Rev 0)

Hazardous Materials Survey Report

Government Property NSW

Peat Island, Mooney Mooney, NSW

January 2013
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JBS Environmental Pty Ltd

Table of Contents

Figures

Appendices

1 Introduction

1.1 Background

JBS Environmental Pty Ltd (JBS) was engaged by Government Property NSW (GPNSW) to conduct a Hazardous Materials Survey (HMS) on the former Peat Island facility and associated areas located at Mooney Mooney, NSW (herein referred to as the Site). In accordance with the information provided in the request for proposal two areas required HMS to be completed on the structures located in each area. The two areas were identified as:

- Peat Island, Mooney Mooney, NSW and adjoining land (herein referred to as Area 1); and
- Department of Education and Communities (DEC) former school site, Point Road, Mooney Mooney, NSW (herein referred to as Area 2).

Selected cottages located on Lot 21 in DP 836628 in the eastern portion of Peat Island are currently leased to tenants by GPNSW and as such were surveyed. The Site location is shown on **Figure 1**. The current Site layout is shown on **Figure 2**. It is understood that the HMS is required to allow GPNSW to fulfil its obligations of disclosure in the event that the site is sold in the future.

The HMS was completed on the 14th to 17th January 2013 by qualified JBS representatives. The buildings were inspected for (but not limited to):

- Asbestos containing materials;
- Asbestos in dust;
- Lead based paint;
- Lead in dust; and
- Polychlorinated biphenyls (PCBs).

The presence of synthetic mineral fibre (SMF) was also recorded.

1.2 Objectives

The objectives of the HMS was to identify the presence of any hazardous materials for the information of GRPNSW that may require removal or management prior to or during any future refurbishments or demolition of the buildings at the site or that may need to be disclosed in the event that the site is sold.

1.3 Regulatory Guidelines

The survey works and production of this report have been undertaken in accordance with the requirements of:

- Work Health and Safety Act (2011);
- Work Health and Safety Regulation (2011);
- WorkCover How to Safely Remove Asbestos Code of Practice (2011);
- National Code of Practice for the Management and Control of Asbestos in

Workplaces [NOHSC: 2018 (2005)];

- National Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)];
- AS4361.2 (1995) Guide to Lead Paint Management. Part 2: Residential and Commercial Buildings;
- National Standard for Synthetic Mineral Fibres [NOHSC:1004(1990)] and National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]; and
- ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.

This document provides a record of the hazardous materials identified in buildings and other structures located on Peat Island and associated areas (**Figure 2**) in Mooney Mooney, NSW.

No one section or part of a section of this report is to be taken as giving an overall idea of this report. Each section is to be read in conjunction with the whole of this report, including the appendices and attachments.

2 Methodology

2.1 Suspected Asbestos Containing Materials

The identification of suspected asbestos containing materials (ACM) involved inspection of all accessible areas. At the request of the client and based on the heritage nature of the structure, samples of suspected ACM were not collected for analysis at a laboratory.

The following observations were recorded about the suspected ACM including:

- Location;
- Condition;
- Accessibility;
- Friability; and
- Dimensions.

2.2 Suspected Asbestos Containing Dust

There were no collections of dust observed during the survey.

2.3 Suspected Lead Based Paint

Australian Standard AS4361.2 1998 Guide to Lead Paint Management Part 2: Residential & Commercial buildings, defines lead paint as those in which the lead content (calculated as lead metal) is in excess of 1.0 per cent by weight of the dry film as determined by laboratory testing or the use of portable X-ray fluorescence (XRF) field tests.

On site analysis was completed with the use of X-ray fluorescence (XRF) spectrometer to determine lead concentrations in painted surfaces and suspected of containing lead. Prior to sample analysis the XRF spectrometer was calibrated to the internal calibration standard.

2.4 Lead in Dust

There were no collections of dust observed during the survey.

2.5 Synthetic Mineral Fibres

Synthetic Mineral Fibres were identified by visual assessment during the survey.

At the time of the survey, the following observations were recorded about the suspect materials including:

- Location;
- Condition;
- Accessibility;
- Friability; and
- Dimensions.

2.6 Polychlorinated Biphenyls (PCBs)

There were no electrical appliances or light fittings observed within the building that were suspected to contain PCBs.

3 Site Description

3.1 Site Identification

The site comprises two areas (Areas 1 and 2) as described in **Section 1.1**. The site is currently owned by Government Property NSW and is proposed to be divested.

The site details are summarised in **Table 2.1** and the site layout shown in **Figures 2** and **3** and described in detail in the following sections.

Table 2.1 Summary Site Details

Lot/DP	Lot 2 DP239249,Lot 2 DP2431999, Lot 2 DP 431999, Lot 10 DP 1157280, Lot 4 DP239249, Lot 6 DP597504, Lot 1 DP 107391, Lot 3 DP239249, Lot 21 DP 836628, Lot 2 DP 945014, Lot 1 DP 945014
Address	Peat Island, Mooney Mooney, NSW and Point Road, Mooney Mooney, NSW
Local Government Authority	Gosford City Council
MGA Coordinates (MGA 56) of approximate centre of the lot	E: 151.11.876 N: 33.313.730
Site Zoning	Zone No.5 (a) Special Use – Hospital and School
Current Use	Vacant.
Previous Use	Department of Education school, Mental Hospital
Site Area	Area 1 - approximately 25 ha, Area 2 - approximately 1.3 ha

3.2 Site Description

An inspection of the site was undertaken by JBS on 14 January 2013. At the time of the site inspection the majority of the buildings throughout both Areas 1 and 2 were vacant, with only the cottages and the church being occupied. The site details are provided in **Figure 3**.

The site inspection comprised a walkover of all ten portions, as shown in **Figure 2**. The description of each of these portions is summarised in **Table 2.2**.

Table 2.2 Site Inspection Summary

Areas 1 and 2	Lot/DP	Description
Area 1 Portion 1 – Adjoining Land to Peat Island	Lot 2 DP239249	Five buildings are located up a single lane bitumen road, which was in poor condition at the northern end. All the buildings were vacant and in moderate condition, with an outside swimming pool located within the central portion. A generator and LPG gas tank were observed adjacent to five buildings to the north. One of the buildings was observed to be a former laundry. A disused pool and pool cleaning room was observed in the central portion of the area, between buildings.
Area 1 Portion 2 - Adjoining Land to Peat Island	Lot 2 DP2431999 & Lot 2 DP 431999	A single lane road runs to the east which joins with the Pacific Highway. An administration building is adjacent to the entrance to the bridge leading to Peat Island. The land along the western boundary

		consists of flat, reclaimed land, with bitumen, concrete, bricks and plastic observed being used as reclamation materials.
Area 1 Portion 3 – Peat Island	Lot 10 DP 1157280	Access to Peat Island is located via a single lane bridge from the mainland to the eastern boundary of the island. A single lane, concrete road runs from the bridge to the north to a car park. A total of 20 buildings were present on Peat Island. With the exception of one of the buildings on the southern boundary used by the local coastguards, all the buildings were vacant. An outside swimming pool was located adjacent to the coastguards building The buildings were all in moderate condition.
Area 1 Portion 4 - Adjoining Land to Peat Island	Lot 11 DP1157280	Vacant, vegetated area which consisted of flat, reclaimed land, with bitumen, concrete, bricks and plastic observed being used as reclamation materials.
Area 1 Portion 5 – Wharf area	Lot 4 DP239249	A wharf utilised by local ferries constructed from wood and steel.
Area 1 Portion 6 – Hillside	Lot 6 DP597504 & Lot 1 DP 107391	Bushland, with a water tower located at the summit of the hill. The water tower was in good condition but was not part of the HMS. Adjacent to the Pacific Highway was a brick church. The church was in good condition. Adjacent to the church to the north west was a vacant accommodation building, which was in poor condition. A disused tennis court was present to the south of the accommodation.
Area 1 Portion 7 – Service Station	Lot 3 DP239249	A vacant former service station. Access to the site was restricted, with a wire fence, in good condition extending around the whole site. The service station building consisted of a metal awning and a single, rectangular, wooden building that was in a moderate condition.
Area 1 Portion 8 – Cottages along water	Lot 21 DP 836628	Access to the cottages was restricted due to the cottages being occupied.
Area 2 Portion 9 DEC and Fire station	Lot 1 DP 431780	A single storey, brick fire station was located along Point Road, with two concrete underground water tanks located at the back of the property. Four wooden and brick school cabins were located further to the south. A concrete toilet block was located at the southern boundary of the school, with a single, concrete septic tank located to the south east of the toilet block.
Area 2 Portion 10 - Cottages	Lot 2 DP 945014 & Lot 1 DP 945014	Access to the cottages was restricted due to the cottages being occupied.

3.3 Surrounding Land Use

The current land use of adjacent properties or properties across adjacent roads is shown in **Figures 2** and **3**. The summary below refers to Areas 1 and 2.

Area 1

- North – In the north east the site is bound by forest and bushland, with Mooney Mooney town directly north;
- East – The eastern boundary is bound by bushland and Mooney Mooney Creek is beyond;
- South – The site is bound to the south by bushland and the Hawkesbury River;
- West – The western boundary is bound by the Hawkesbury River.

Peat Island itself is bound on all sides by the Hawkesbury River, with a road bridge attached to the mainland.

The Pacific Highway and F3 Motorway transect through the central portion of Area 1, through Portion 2, as shown on **Figure 2**.

Area 2

- North – Mooney Mooney town, with dwellings.
- East – Mooney Mooney town, with dwellings, with bushland and Mooney Mooney Creek beyond.
- West – Pacific Highway, with bushland beyond.
- South – Hawkesbury River with bushland beyond.

4 Building descriptions

The exterior and, when access allowed, the interior of each of the buildings shown on **Figure 3a** to **Figure 3f** were inspected for hazardous materials. The previous uses of the buildings are taken from the information provided by GPNSW.

4.1 Building 1 - 'Bindaree Client Accommodation'

Building 1 comprised a single storey weatherboard building with a corrugated iron roof previously used as client accommodation ('Bindaree'). Suspected asbestos containing material (ACM) was present as cladding on the lower half of the southern exterior wall. The suspected ACM on the exterior of the building was in good condition and covered an area of approximately 25 square metres (m^2). Cladding on other parts of the buildings and lining of the entrance porch were timber.

With the exception of the two shower rooms in Building 1 hazardous materials were not observed in any of the rooms. Ceiling linings in the shower rooms were constructed of suspected ACM and sample M1 (Chrysotile, Amosite and Crocidolite asbestos detected) was collected. The ceiling linings in the shower rooms were in good condition and covered an area of approximately 11.5 m^2.

A blue linoleum floor covering was present throughout Building 1 and was common to several of the buildings in Area 1. A sample of the blue linoleum (M2, no asbestos detected) was collected for analysis for asbestos.

The ceiling space could not be accessed during the inspection due to height restrictions. The backing board of the electrical distribution board for the buildings was not ACM. No hazardous materials were observed in a concrete shed located to the south west of Building 1.

4.2 Building 2 – 'Rizkalla'

Building 2 was a single storey building of sandstone and brick construction with a corrugated iron roof. The facia on the east and west exterior of the sandstone portion (NE) of the building was of suspected ACM covering an area of approximately 25 m^2 and in very good condition. The eaves of the building were of suspected ACM in good condition and a sample (M6 - Chrysotile, Amosite and Crocidolite asbestos detected) was collected for analysis.

No Hazardous materials were observed in the interior of Building 2.

A covered walk way connected Buildings 2, 4 and 5. The ceiling lining of the walkway was suspected ACM that was in good condition and had an area of approximately 97 m^2. A sample (M7 - Chrysotile asbestos detected) was collected for analysis.

4.3 Building 3 - 'High Cleaners Hut'

Building 3 was clad with weatherboard with a suspected ACM facia board on the building and the garage. The suspected ACM was in good condition and had an approximate area of 4 m^2. Sample M4 (Chrysotile asbestos detected) was collected for analysis.

With the exception of the floor covering, no hazardous materials were observed in the interior of the shed. The floor covering comprised blue linoleum suspected of containing asbestos and a sample (M5, SMF detected, no asbestos) was collected. The floor lining was in good condition and covered an area of approximately 20 m^2.

4.4 Building 4 – 'Administration'

Building 4 was constructed of brick with a steel sheet roof and had two storeys. The eaves and the ceiling lining to the entrance porch were of suspected ACM in good condition with an area of approximately 100 m^2. Sample M8 (Chrysotile asbestos detected) was collected for analysis.

No hazardous materials were observed inside Building 4.

A brick shed adjoined Building 4 with suspected ACM tiles to the floor (approximately 20 m^2) and suspected ACM sheet ceiling (approximately 20 m^2) consistent with the material in the ceiling of the porch of Building 4. A sample of the floor tiles (M9 – No asbestos detected) was collected for analysis.

4.5 Building 5 – 'ERC/Staff Amenities'

Was a double storey brick building with a similar appearance to Building 4 and suspected ACM eaves and ceiling lining to the porch consistent with those on Building 4 and represented by sample M7.

The ceiling lining in the bathroom at the southern end of the ground floor of Building 5 was of suspected ACM. The ceiling was in good condition and covered an area of approximately 8 m^2. The dining room, also in the southern portion of the ground floor had vinyl tiles to the floor suspected of containing asbestos. The tiles were in good condition and covered approximately 80 m^2. Sample M10 (Chrysotile asbestos detected in tile, none in adhesive) was collected from the tiles for analysis. The ceiling lining of the kitchen and storage rooms located at the northern end of Building 5 was of suspected ACM in good condition and had a total area of approximately 80 m^2. The ceiling lining of the stairway leading to the first floor was of suspected ACM, which was in good condition and covered an area of approximately 20 m^2.

Vinyl floor tiles consistent with those observed in the kitchen on the ground floor were present in the twelve offices on the first floor. Each office had a floor area of 10 m^2 resulting in approximately 120 m^2 of tiles suspected of containing asbestos in good condition.

4.6 Building 6 – 'Palms Annex'

Building 6 was a single storey building constructed of brick with concrete tiles to the roof and timber lined eaves. The lining of the ceiling of the porch on the north eastern corner of the building was of suspected ACM, which was in good condition and had an area of approximately 6 m^2. With the exception of the laundry, no hazardous materials were observed inside the building. Yellow vinyl floor tiles under the sink in the laundry in the south western corner of the building were suspected on containing asbestos and had an area of approximately 2 m^2. A sample of the yellow tiles (M15 - *Chrysotile asbestos detected*) was collected for analysis.

4.7 Building 7 – 'Pump 1/Garbage Bay/LPG Tanks'

No hazardous materials were observed in Building 7.

4.8 Building 8 – 'Riverside Room'

Building 8 was constructed of brick and weatherboard and was single storeyed. The eaves were suspected ACM, were in good condition and had an area of approximately 20 m^2. The green linoleum flooring to the interior of the building was suspected to contain asbestos, was in good condition and had an area of approximately 120 m^2.

4.9 Building 9 – 'Main Kitchen'

Building 9 was a single storey building constructed of brick with a steel sheet roof. The eaves were of suspected ACM and covered an area of approximately 40 m^2. The eaves were in good condition.

The ceiling lining of the utility room at the northern end of the building was of suspected ACM. The ceiling had an area of approximately 45 m^2 and was in good condition. Sample M11 (Chrysotile asbestos detected) was collected from the ceiling lining material. Vinyl floor tiles in the northern most utility room were suspected of containing asbestos. The tiles covered an area of approximately 8 m^2 and were in good condition. Sample M12 (Chrysotile asbestos detected in tile, none in adhesive) was collected from the tiles.

The kitchen in the southern portion of the building was predominantly tiled with ceramic tiles and no hazardous materials were observed.

Blue linoleum floor covering, consistent with that in Building 1 and suspected of containing asbestos, was present in the rooms in the south western portion of the building. Approximately 50 m^2 of the blue linoleum, in good condition, were present in Building 9.

4.10 Building 10 – 'General Store'

Building 10 was a single storey building constructed of brick with a sheet steel roof. The eaves were of suspected ACM with and area of approximately 20 m^2 and in good condition.

The entire floor (approximately 100 m^2) of the interior of the building was covered with a yellow vinyl suspected of containing asbestos. The vinyl was in good condition and a sample (M13 – *No asbestos detected*) was collected for analysis. Similarly the ceiling lining (approximately 100 m^2) was of suspected ACM. The electrical distribution backing board located in the north-eastern room was of asbestos containing 'Zelemite'. The wall linings in the north-eastern and north-western were of suspected ACM and covered an area of approximately 40 m^2. Sample M14 (*Chrysotile, Amosite and Crocidolite asbestos detected*) was collected from the wall lining material for analysis.

4.11 Building 11 – 'Denby'

Building 11 was a double storey building constructed of brick with a steel sheet roof. The eaves on the upper eastern and western faces of the building covered an area of approximately 30 m^2 and were of suspected ACM. An add-on building on the eastern face of Building 11 was constructed of suspected ACM, as were infill panels on that part of the

building. The suspected ACM in the add-on building and the infill panels covered a total area of approximately 50 m^2 and sample M16 (*No asbestos detected)* was collected from this material.

The ceiling lining on the lower western and southern face of the building was of suspected ACM and had a total area of approximately 50 m^2. Sample M17 (*Chrysotile, Amosite and Crocidolite asbestos detected*) was collected from the ceiling lining material in this area.

Blue vinyl floor tiles, suspected of containing asbestos, were on the floor of the laundry located in the south eastern corner of the ground floor of Building 11. The tiles covered an area of approximately 30 m^2 and had been fixed with a black bituminous adhesive. Samples M18 was collected from the vinyl tiles.

Approximately 15 m^2 of suspected ACM ceiling lining was observed in the stairway leading to the first floor. Blue vinyl floor tiles, suspected of containing asbestos, had been exposed when a cupboard had been removed from one of the office. The exposed tiles had an area of approximately 1 m^2 and it is suspected that similar patches of tiles are present under cupboards in the other eleven offices on the first floor of Building 11. Consequently, it is assumed that approximately 12 m^2 of blue vinyl tiles, suspected of containing asbestos are present on the first floor of the building. Sample M19 (*Chrysotile, asbestos detected in the tile, none in the adhesive*) was collected from the exposed area of tiles.

4.12 Building 12 – 'Seabreeze'

Building 12 was a double storey building constructed of brick with a cast concrete and sheet steel roof. The eaves beneath the sheet steel roof were of suspected ACM with a total area of approximately 15 m^2.

The ceiling linings in rooms along the eastern portion of the ground floor of the building were suspected ACM and sample M27 (*Chrysotile and Amosite asbestos detected*) was collected. These ceiling linings had a total area of approximately 117 m^2 and were in good condition. The ceiling linings in the bathroom in the southern portion of the building had an area of approximately 6 m^2 and were consistent with those in the eastern portion, as represented by sample M27. Approximately 10 m^2 of suspected ACM sheets in good condition were present as the ceiling lining in the stairway leading to the first floor.

Grey vinyl tiles, suspected of containing asbestos, covered the entire floor area (approximately 465 m^2) of the first floor. The tiles were in good condition and sample M28 (*Chrysotile asbestos detected in the tile, none in the adhesive*) was collected for analysis.

4.13 Building 13 – 'Cottage 2'

Building 13 was a single storey buildings constructed of brick with a steel sheet roof.

Blue vinyl floor tiles in the SE room (approximately 12.5 m^2, sample M21 - *Chrysotile, asbestos detected in tile, none in adhesive*), the linoleum floor covering in the NE corner room (approximately 10 m^2, sample M20 – *No asbestos detected*), the green vinyl floor covering in the southern rooms (approximately 40 m^2, sample M23 – *No asbestos detected*) and the green vinyl floor tiles in the SW corner room (approximately 10 m^2 and

consistent with those in the southern rooms) were suspected to contain asbestos but in good condition.

Wall linings in the laundry (approximately 15 m^2, sample M22) and in the SW corner room and wall and ceiling linings in the kitchen (approximately 30 m^2, sample M24 - *Chrysotile, asbestos detected*) were of suspected ACM. All linings were in good condition.

4.14 Building 14 – 'Cottage 1'

Building 14 was a single storey building constructed of weatherboard and brick with a steel sheet roof. Ceiling linings throughout the building were of suspected ACM and covered an area of approximately 200 m^2. The linings were in good condition. Sample M26 (*Chrysotile and Amosite asbestos detected*) was collected from the ceiling linings.

4.15 Building 15 – 'Painter/Carpenter'

Building 15 was a single storey building constructed of weatherboard with a steel sheet roof and a basement area. The eaves of the building and the ceiling lining of the entry porch on the north of the building were of suspected ACM in good condition with an area of approximately 80 m^2. Sample 31 was collected from this material.

The interior of Building 15 was divided into two main rooms with a bathroom located in the northern corner of the building. The ceiling lining was observed to be consistent with the ceiling lining on the entry porch and suspected ACM in good condition with an area of approximately 10 m^2. Wall linings in the bathroom were also of suspected ACM in good condition with an area of approximately 25 m^2. Sample M32 (*Chrysotile and Amosite asbestos detected*) was collected from the material in the wall linings.

The vinyl floor tiles in the two main rooms were suspected of containing asbestos and sample M33 (*No asbestos detected*) was collected. The vinyl tiles covered an area of approximately 90 m^2. The linings of the outside walls and the ceilings of both of the main rooms were suspected ACM in good condition and with a combined area of approximately 260 m^2.

4.16 Building 16 – 'Plumber'

Building 16 was a single storey building constructed of brick with a steel sheet roof. The eaves of the building were of suspected ACM in good condition with an area of approximately 24 m^2. No hazardous materials were observed inside the building.

4.17 Building 17 – 'Grounds Store'

Building 17 was constructed of sheet steel wall and roof. The interior of the building was divided into an eastern and western portion, in which no hazardous materials were observed. A garage at the eastern end of the building could not be accessed during the survey.

4.18 Building 18 – 'Pool and Amenities'

Building 18 was a single storey building constructed of brick with a pour concrete roof fitted with solar pool heating elements. Access was not available to the room on eastern side of the building. The ceiling linings and eaves of the accessible parts of the building

were of suspected ACM in good condition and an area of approximately 56 m^2. Samples M30 (*Chrysotile asbestos detected*) was collected from the lining material.

4.19 Building 19 – 'Rotunda'

Building 19 was a rotunda constructed of steel and timber. No hazardous materials were observed during the inspection.

4.20 Building 20 – 'Hawkesbury River Rescue'

Building 20 was a single storey building constructed of brick and weatherboard with a corrugated iron roof. Suspected ACM sheets were observed stored under the building (approximately 1 m^2). Infill panels located on the northern face of the building were of suspected ACM, were in good condition and had an area of approximately 5 m^2.

Blue vinyl floor tiles in the northern portion of the building were suspected to contain asbestos. The tiles were in good condition and covered an area of approximately 36 m^2. Wall (approximately 60 m^2) and ceiling (approximately 72 m^2) linings in the northern portion of the building were of suspected ACM in good condition.

The vinyl floor tiles (approximately 10 m^2), wall (approximately 12.5 m^2) and ceiling (approximately 7.5 m^2) linings in the room immediately south of the northern portion of the building were of suspected ACM in good condition.

Green vinyl floor tiles beneath the southern room were suspected of containing asbestos, were in good condition and covered an area of approximately 60 m^2. The wall (approximately 60 m^2) and ceiling (approximately 30 m^2) linings were of suspected ACM and in good condition.

4.21 Building 21 – 'Burrumbilla'

Building 21 was a single storey building constructed of brick with a cement tile roof. The eaves were of suspected ACM in good condition with an area of approximately 45 m^2. The interior of the building was configured as accommodation with a large main room, a kitchen and bedrooms. No hazardous materials were observed in the building.

4.22 Building 22 – 'Main Fire Indicator'

Building 22 was a small building constructed of brick with a poured concrete roof and, based on signage, containing fire control panels. Access to the interior of the building was not available but given the modern appearance is not expected to contain hazardous materials.

4.23 Building 23 – 'Sanbrook / Electrician'

Building 23 was constructed of brick with a cement tile roof. The building was constructed on a slope allowing an under storey used for storage and a former electricians workshop. An annex was attached to the western side of the main building. The annex was constructed of colorbond style sheeting with a corrugated iron roof. The upper, main, part of the building was former client accommodation comprising bedrooms, common rooms, a kitchen, bathrooms and amenities and offices.

The wall and ceiling linings in the staff toilet in the southern part of the building were of suspected ACM which was in good condition and had an area of approximately 25 m^2. The walls and ceilings of the client bathrooms at the northern and central parts of the building were of suspected ACM in good condition, which had a total area of approximately 195 m^2. Samples 130117-bcf-01 (*Chrysotile asbestos detected*) and 130117-bcf-02 (*No asbestos detected*) were collected from the material in the ceiling and walls in the client bathrooms, respectively. It is noted that the wall linings in the client bathroom were covered with ceramic tiles.

The lining on the underside of the annex was of suspected ACM, which was in good condition and had an area of approximately 185 m^2. Sample 130117-bcf-03 (*No asbestos detected*) was collected from the material on the underside of the annex. The infill panels beneath windows in the former electrician's workshop in the understorey were of suspected ACM, which was in good condition and had an area of approximately 1.5 m^2. One wall of the electrical switch room in the understorey was lined with cement sheet suspected to contain asbestos. The wall was in good condition and had an area of approximately 13 m^2.

4.24 Building 24 – 'Sewing Room'

Building 24 was constructed of weatherboard with a corrugated iron roof. Access to the interior of the building was not available during the inspection. The exterior of the building was painted with a cream coloured paint that was peeling. The paint was suspected to be lead paint and a sample was collected (130117-bcf-07 – *0.3% - not lead-based paint*).

4.25 Building 25 – 'Theatre / Sensory Room'

Building 25 was a split level building constructed of brick with a steel sheet roof.

The ceiling linings of the toilet and cleaners rooms on the eastern side of the building were of suspected ACM, were in good condition and had an area of approximately 9 m^2.

No other hazardous materials were observed in Building 25.

4.26 Building 26 – 'Rec Hall / Leisure / Pillars'

Building 26 was a single storey building constructed of brick with a cement tile and steel sheet roof. The veranda along the eastern wall had a corrugated iron roof. The eaves were of suspected ACM, were in good condition and had an area of approximately 35 m^2.

The toilet cubicle walls in the female and male toilets were constructed of suspected ACM in good condition and with areas of approximately 10 m^2 and 12 m^2, respectively.

4.27 Building 27 – 'Coffee Shop / Laundry'

Building 27 was constructed of brick with a steel sheet roof. The eaves of the building were of suspected ACM which was in good condition and had an area of approximately 44 m^2.

The building was constructed on a slope forming an understorey that housed the laundry. With the exception of a partitioned area in the toilet, and peeling paint in the cleaners room (sample 130117-bcf-04 – *0.4% not lead-based paint*) hazardous materials were not

observed in the upper part of the building. A section of the toilet appeared to have been partitioned off to form a toilet accessible for outside the building. The partition was constructed of suspected ACM, was in good condition and had an area of approximately 11 m^2.

As noted above, the understorey area of Building 27 was occupied by the former laundry. The linings of the walls of an office and toilet and shower room constructed at the northern end of the laundry were of suspected ACM, which was in good condition and had a total area of approximately 45 m^2. Sample 130117-bcf-05 (*Chrysotile asbestos detected*) was collected from the material. Infill panels under the windows in the western wall of the laundry were of suspected ACM, which was in good condition and had a total area of approximately 12 m^2.

Insulated pipes crossed the ceiling. The lagging on the pipes appeared to be synthetic mineral fibre but sample 130117-bcf-06 (*SMF detected, no asbestos detected*) was collected for asbestos determination.

4.28 Sheds

Three small buildings, referred to as Sheds 1 to 4 on **Figure 2c**, were located in the southern part of Area 2.

Sheds 1 & 2 were constructed of reinforced concrete and corrugated iron. The buildings were boarded up and access to the interiors was not available during the survey. Based on an inspection of the exterior and, where possible through gaps in the windows and doors, the interiors, there were no hazardous materials observed in either building. Paint on the exterior of the buildings was test using the XRF and returned negative results.

The walls of **Shed 3** were constructed of reinforced concrete and had a corrugated iron roof. The eaves of the building were of suspected ACM, were in good condition and had an area of approximately 5 m^2. Paint on the exterior tested negative for lead paint. Access to the interior of the building was not available during the survey but it was assumed that the building was a toilet block based on observations for the outside.

Shed 4 was constructed of brick with a flat, poured concrete roof. The building housed an above ground fuel tank. No hazardous materials were observed in the building.

4.29 Kowan Road Cottages

Only one of the cottages (65 Kowan Road), assumed to be representative of buildings at 51 to 64 and 66 to 68 Kowan Road, was vacant and available for inspection at the time of the survey.

The cottage was a single storey building constructed of brick with a concrete tile roof. The eaves were of suspected ACM, were in good condition and had an area of approximately 50 m^2. The backing board of the electrical distribution board for the cottage was of 'Zelemite' and was suspected to contain asbestos. The backing board was in good condition and had an area of approximately 0.5 m^2.

The interior of the cottage comprised flat sheet ACM wall and ceiling linings in the laundry (sample 130220_6 – *Chrysotile, Amosite and Crocidolite asbestos detected*). The wall and ceiling linings were in fair condition and had an area of approximately 20 m^2. There were

ACM flat sheet wall linings in the kitchen (sample 130220_7 - *Chrysotile, Amosite and Crocidolite asbestos detected*) in good condition and with an area of approximately 15 m^2. There was also non asbestos containing linoleum floor lining in the kitchen and laundry that was found to contain SMF (sample 130220_8 – *no asbestos detected, SMF detected*) in fair condition and with an area of approximately 15 m^2. The bathroom and hallway cupboards comprised ACM flat sheet wall linings (sample 130220_9 – *Chrysotile asbestos detected*) in poor condition with some exposed edges and broken pieces observed in the bathroom and with a total area of approximately 30 m^2. There was also vinyl floor lining in the western bedroom that was found not contain asbestos within the vinyl material itself but did record asbestos fibres on the backing of the vinyl material, presumed to be present in the adhesive (sample 130220_10A – *no asbestos detected,* sample 130220_10B - *Chrysotile asbestos detected*) with an area of approximately 15 m^2.

Assuming the construction of the cottage inspected (65 Kowan Road) is representative of the other 17 cottages in Kowan Road, it is estimated that in total a minimum of approximately 2218.5 m^2 of suspected ACM and 255 of SMF materials is present in the cottages along Kowan Road.

4.30 Community Library / Former School

The former school was a single storey brick building with a concrete tile roof. The eaves observed on the eastern and western faces of the building were suspected ACM, were in good condition, and had a combined area of approximately 15.0 m^2. No hazardous materials were observed inside the building, but no access was available to the southernmost internal room.

4.31 Former Classroom

The former classroom was a single storey timber clad building with a corrugated iron roof. The exterior paint was lead based (XRF149 – 1.0%). The ceiling lining of the porch on the northern face of the building was of suspected ACM, was in good condition and had an area of approximately 7.5 m^2.

Access to the interior was not available during the inspection but could be observed through the windows. The linings of the walls were suspected ACM in good condition with a combined area of approximately 210 m^2. The linings of the ceiling were also of suspected ACM with an area of approximately 70 m^2. The ceiling linings were in poor condition with missing sections and multiple broken edges.

4.32 Toilet / Kitchen Building

The toilet/Kitchen building was a single storey timber clad building with a corrugated iron roof. The eaves on the western face were of suspected ACM, in good condition with an area of approximately 3 m^2.

Hazardous materials were not observed in the interior of the building.

4.33 Toilet Blocks to south of Toilet / Kitchen Building

The two toilet blocks were constructed of brick with steel sheet roofs. The eaves of each building were of suspected ACM in good condition with an approximate area of 2 m^2 on each building. Similarly the ceilings in each building were of suspected ACM in good

condition with an approximate area of 4 m^2 in each building. A store room was located between the two toilet blocks with suspected ACM wall linings with a combined area of approximately 30 m^2 and a steel sheet roof. There were also suspected ACM eaves with an area of approximately 2 m^2.

4.34 Store Room between Toilets

The Store Room was located between the male and female toilets to the south of the Toilet/Kitchen building.

The wall linings in the Store Room (approximately 30 m^2) and the eaves (approximately 2 m^2) were of suspected ACM and in good condition. The building had a sheet steel roof. No samples were collected during the survey due to public access being available to the toilets.

4.35 Service Station

The service station was constructed of brick and weatherboard with a steel sheet roof and was not operational. The eaves were of suspected ACM in good condition with an area of approximately 33 m^2. The lining of the awning covering the bowser area was of suspected ACM in good condition with an area of approximately 45 m^2. The wall lining on the southern face of the building was of suspected ACM in good condition with an area of approximately 10 m^2.

Paint on the exterior window sills was lead based (XRF85 – 1.5%).

The interior of the service station comprised vinyl floor tiles and linoleum flooring that did not contain asbestos (samples 130220_1 and 130220_2 respectively, both did not contain asbestos). There was a non ACM flat sheet wall on the southern face (sample 130220_3 – no asbestos detected) and all other walls in the service station comprised masonite sheeting. The lower half of the cool room western wall comprised ACM flat sheeting (sample 130220_4 – *chrysotile asbestos detected*), was n good condition and covered an area of approximately 2 m^2. The ceiling lining throughout the service station comprised ACM flat sheeting (sample 130220_5 – *Chrysotile, Amosite and Crocidolite asbestos detected*) that was in good condition and covered an area approximately 150 m^2. Settled dust was also observed in areas of the service station that was found to contain asbestos (sample 130220_D1 – *Chrysotile and Crocidolite asbestos detected*). This settled dust should be considered friable and is estimated to cover approximately 10 m^2 of horizontal support beams and upper linings of cupboards and other equipment within the service station.

4.36 Chapel

The Chapel was constructed of brick with a terracotta tile roof with timber lining to the eaves. The ceiling lining in the entry foyer in the northern face was of suspected ACM in good condition with an area of approximately 10.0 m^2. No hazardous materials were observed inside the building.

The adjacent toilet block was of similar construction to the chapel building and no hazardous materials were observed.

4.37 Nurses Dormitory

The nurse's dormitory was a double storey brick building with a concrete tile roof. Exterior infill panels beneath porch wall windows along the northern face of the building were of suspected ACM. Samples were collected from representative panels in the western (M34 - *Chrysotile and Amosite asbestos detected*) and eastern (M35 - *Chrysotile and Amosite asbestos detected*) portions. The infill panels were in fair condition with some damaged areas and fragments of suspected ACM observed on the ground surface and had a total area of approximately 25 m^2. The eaves on the eastern and southern faces of the building were of suspected ACM, were in good condition and had areas of approximately 20 m^2 and 30 m^2, respectively. The backing board of the electrical distribution board for the cottage was of 'Zelemite' and contained asbestos, was in good condition and had an area of approximately 0.5 m^2. Sample M36 (*Chrysotile asbestos detected*) was collected from the backing board.

The ceiling linings in the bathrooms and in an annex attached to the western face of the main building were of suspected ACM, which was in good condition, and had areas of approximately 10 m^2 and 5 m^2, respectively.

A small timber clad shed adjacent to the car park in this area did not contain any observable hazardous materials.

5 Results

5.1 Asbestos Containing Materials

The Hazardous Materials and Asbestos Register (**Appendix B)** summarises the occurrence of asbestos containing materials and suspected asbestos containing materials throughout the buildings surveyed.

5.2 Lead Based Paints

Most painted surfaces were tested for concentrations of lead using an X-Ray fluorescence spectrometer (XRF). The XRF malfunctioned during the survey of buildings 21 to 27 and the sheds on the mainland on 17th December 2012. Consequently, where practical samples of flaking paint were collected for laboratory analysis

In general the XRF responses indicated that the paint on the buildings and structures surveyed was not lead based. Exceptions to the general indication were as follows:

- exterior paint on the Former Classroom (**Section 4.32**) - XRF149 – 1.0%; and
- exterior paint on the window sills of the Service Station (**Section 4.35**) - XRF85 – 1.5%.

5.3 Synthetic Mineral Fibres

Synthetic Mineral Fibres (SMF) were not, in general, observed during the survey. Insulation lagging on pipes in the laundry in the understorey of Building 27 – 'Coffee Shop/Laundry' (**Section 4.27**) was SMF.

It is noted that access to the ceiling spaces was not always available and SMF should be assumed to be present in the form of insulation batts until confirmation is obtained. Similarly, water heaters were observed during the survey and it is assumed that any water heaters present on the site will contain SMF insulation.

5.4 Polychlorinated Biphenyls

There were no light fittings or other electrical equipment identified as containing or potentially containing PCBs during the survey.

6 Conclusions and Recommendations

Hazardous materials were identified and suspected to be present across the site based on visual identification and laboratory analysis

The following recommendations are made for works to mitigate the effects of hazardous materials prior to any future works commencing.

6.1 Suspected Asbestos Containing Materials

All of the suspected ACM observed in the buildings was non-friable and, with minor exceptions, in generally good, stable and sealed condition.

Overall, the suspected ACM in the buildings does not pose an immediate risk to the health of occupants of the buildings and provided they remain undisturbed and sealed will not be a risk in the future. Consequently, apart from management of the materials to maintain them in their present condition, no work is recommended on the *in situ* suspected ACM.

Any broken fragments of suspected ACM should be removed and disposed of offsite to a facility legally able to accept asbestos waste. Any unsealed edges on broken panels that are to remain in place should be sealed to prevent generation of asbestos fibres if disturbed. Suitable sealants include acrylic paint and PVA adhesive.

If the suspected ACM is to be removed from the buildings or will be disturbed during refurbishment, a Class A (friable) or Class B (non-friable) asbestos removal contractor must be engaged to complete the works in accordance with the *Work Health and Safety Act (2011), Work Health and Safety Regulation (2011),* the SafeWork Australia publication *How to Safely Remove Asbestos Code of Practice (2011)* and the National Occupational Health and Safety Commission (NOHSC) publication *Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002(2005)]*.

The materials should be disposed of to an appropriately licensed landfill in accordance with the *Waste Classification Guidelines Part 1: Classifying Waste* (DECCW 2009).

The WHS 2011 Regulation 429 states, "*A person with management or control of a workplace must ensure a written asbestos management plan is prepared for the workplace if asbestos or ACM has been identified or assumed present…*". It is, therefore, recommended that an Asbestos Management Plan is prepared for the buildings in accordance with the Code of Practice (Safe Work 2011[1]) as adopted by WorkCover NSW.

6.2 Synthetic Mineral Fibres

Any Synthetic Mineral Fibres identified during demolition or refurbishment should be handled in accordance with *National Standard for Synthetic Mineral Fibres [NOHSC:1004(1990)]* and *National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]*.

[1] *How to Manage and Control Asbestos in the Workplace – Code of Practice*, prepared by Safe Work Australia, 2011, (Safe Work 2011)

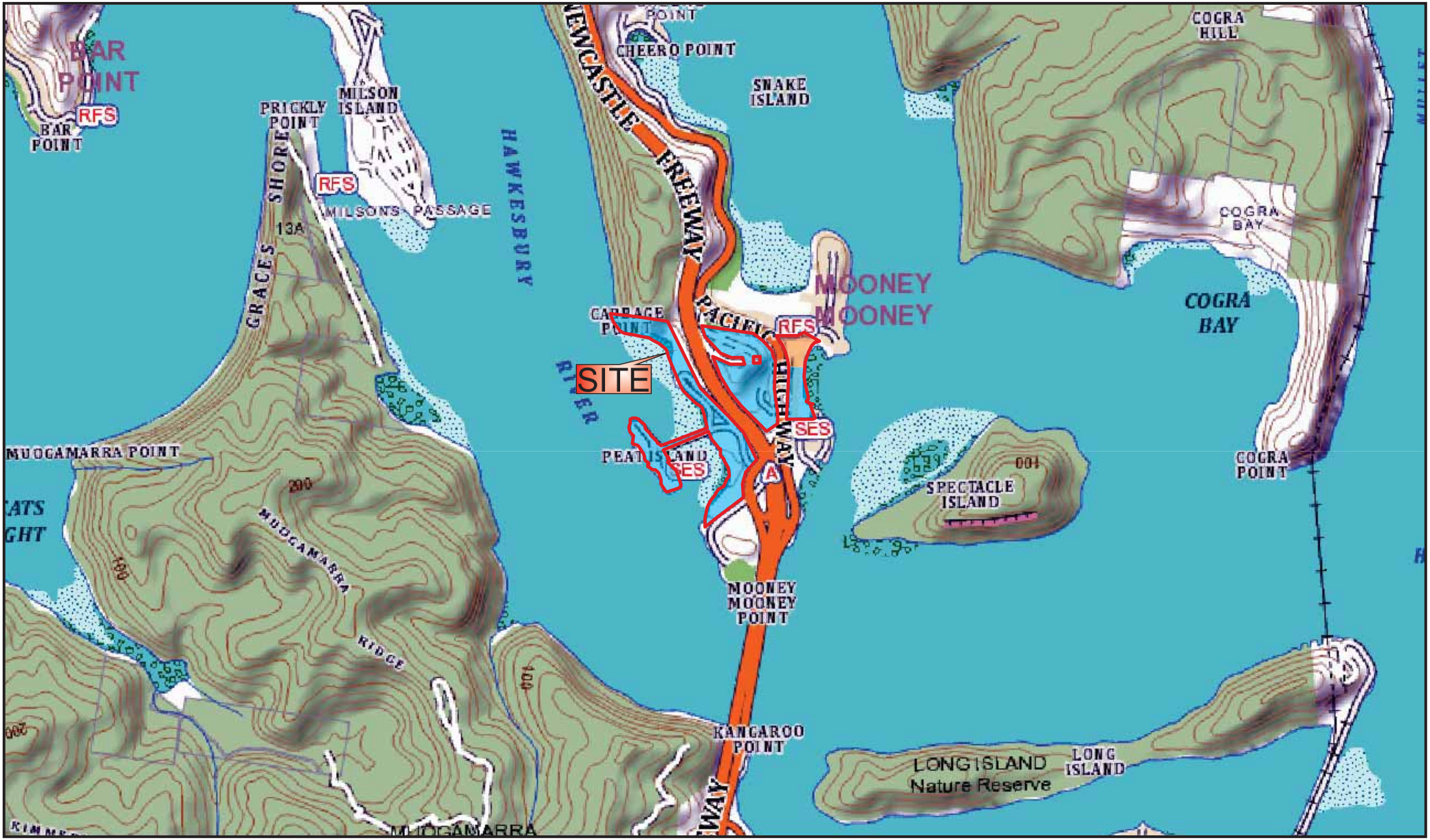
6.3 Lead Paint

Management of the lead paint throughout the buildings should be carried out in accordance with Australian Standard AS4361-1998 *Guide to lead paint management – Residential and commercial buildings.*

6.4 Unexpected Finds

Should any additional suspected hazardous materials be observed during demolition or refurbishment works within the surveyed area, within areas that were not accessible during the survey or within areas that were not included in this survey, works should cease until a either a licensed asbestos assessor, competent person (as defined by the Code of Practice) or a suitably experienced occupational hygienist can assess the suspected hazardous material.

Figures



Source: Base Image - © SIX Maps www.maps.six.nsw.gov.au, accessed 22-01-2013

0 250 500 1,000 m

Scale: 1:25,000

Datum: GDA 1994 MGA Zone 56 - AHD

Legend:
- Approximate Site Boundary
- Area 1
- Area 2

Rev	Description	Drn.	Date:
A4			
B	Original Issue - R01	SE	11-02-2013

JBS ENVIRONMENTAL

Figure 1: Site Location

Client: State Property Authority

Project: Peat Island, NSW - Phase 1 ESA

Job No: 42531 File Name: 42531_01

Source: Base Image - © SIX Maps www.maps.six.nsw.gov.au, imagery date 13-02-2011, accessed 22-01-2013

0 75 150 300 m

Scale:1:7,000

Datum: GDA 1994 MGA Zone 56 - AHD

Rev	Description	Drn.	Date:
A4			
B	Original Issue - R01	SE	11-02-2013

Legend:

- Approximate Site Boundary
- Approximate Portion Boundary

JBS ENVIRONMENTAL

Figure 2: Site Layout

Client: State Property Authority

Project: Peat Island, NSW - HazMat

Job No: 42532 File Name: 42532_02

Source: Base Image - © SIX Maps www.maps.six.nsw.gov.au, imagery date 18-05-2011, accessed 29-01-2013

0 25 50 100 m

Scale:1:2,500

Datum: GDA 1994 MGA Zone 56 - AHD

Rev	Description	Drn.	Date:
A4			
B	Original Issue - R01	SE	11-02-2013

Legend:

1 Building ID

JBS ENVIRONMENTAL

Figure 3a: Peat Island Building Locations (Area 1 - Portion 3)

Client: State Property Authority

Project: Peat Island, NSW - HazMat

Job No: 42531 File Name: 42531_03a

Source: Base Image - © SIX Maps www.maps.six.nsw.gov.au, imagery date 18-05-2011, accessed 29-01-2013

0 12.5 25 50 m

Scale: 1:1,250

Datum: GDA 1994 MGA Zone 56 - AHD

Rev	Description	Drn.	Date:
A4			
B	Original Issue - R01	SE	11-02-2013

Legend:

- 1 Building ID

JBS ENVIRONMENTAL

Figure 3b: Main Land Building Locations (Area 1 - Portion 1)

Client: State Property Authority

Project: Peat Island, NSW - HazMat

Job No: 42531 File Name: 42531_03b

Source: Base Image - © SIX Maps www.maps.six.nsw.gov.au, imagery date 18-05-2011, accessed 29-01-2013

0 12.5 25 50 m

Scale: 1:1,250

Datum: GDA 1994 MGA Zone 56 - AHD

Rev	Description	Drn.	Date:
A4			
B	Original Issue - R01	SE	11-02-2013

Legend:

- Building ID

JBS ENVIRONMENTAL

Figure 3c: Main Land Building Locations (Area 1 - Portion 2)

Client: State Property Authority

Project: Peat Island, NSW - HazMat

Job No: 42531 File Name: 42531_03c

Source: Base Image - © SIX Maps www.maps.six.nsw.gov.au, imagery date 18-05-2011, accessed 11-02-2013

0 12.5 25 50 m

Scale:1:1,250

Datum: GDA 1994 MGA Zone 56 - AHD

Rev	Description	Drn.	Date:
A4			
B	Original Issue - R01	SE	11-02-2013

Legend:

- Building ID

JBS ENVIRONMENTAL

Figure 3d: Main Land Building ocations (Area 1 - Part Portion 2 & 6)

Client: State Property Authority

Project: Peat Island, NSW - HazMat

Job No: 42531 File Name: 42531_03d

Source: Base Image - © SIX Maps www.maps.six.nsw.gov.au, imagery date 18-05-2011, accessed 11-02-2013

0 12.5 25 50 m

Scale:1:1,250

Datum: GDA 1994 MGA Zone 56 - AHD

Rev	Description	Drn.	Date:
A4			
B	Original Issue - R01	SE	11-02-2013

Legend:

- Building ID

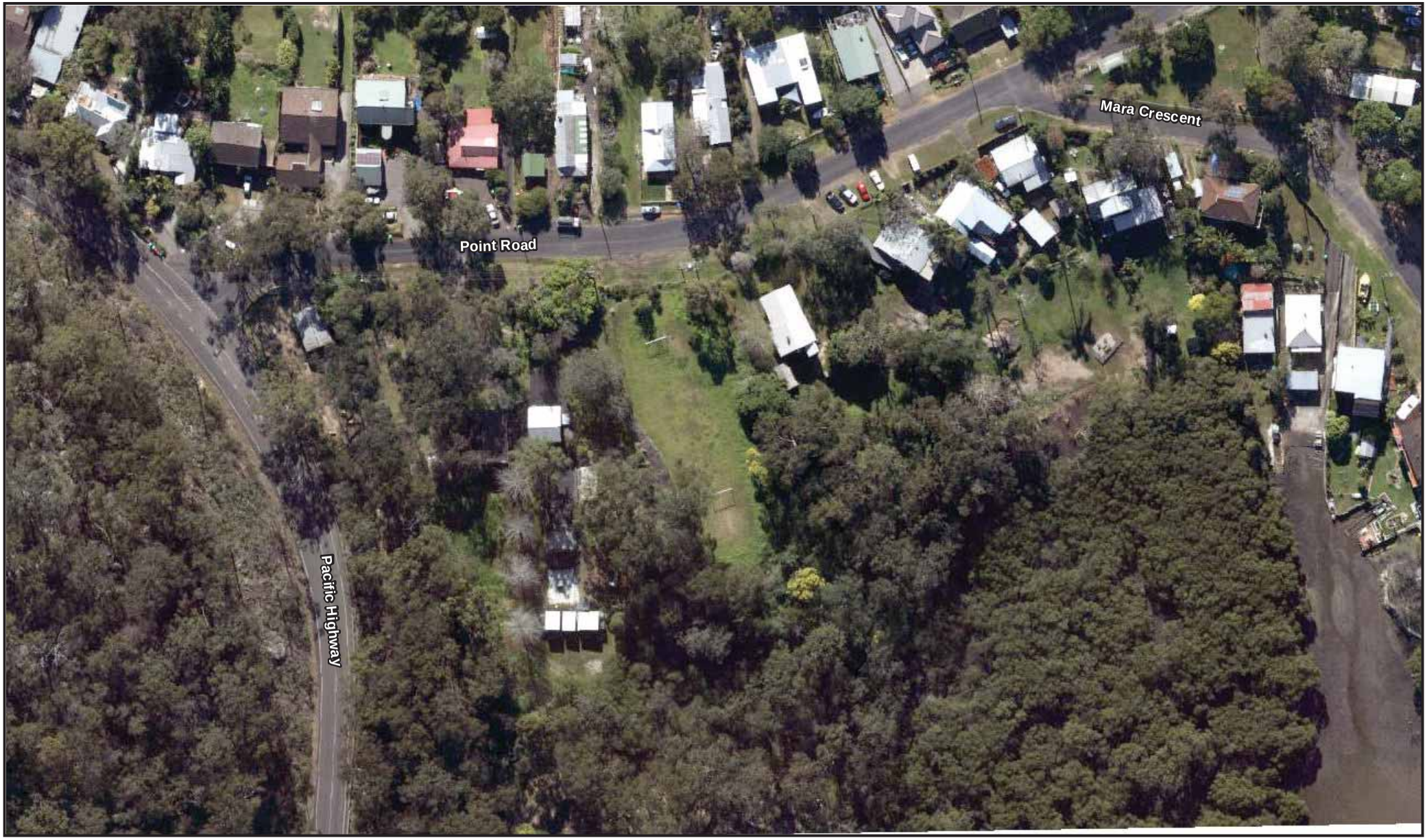
JBS ENVIRONMENTAL

Figure 3e: Main Land Building ocations (Area 1 - Portion 8)

Client: State Property Authority

Project: Peat Island, NSW - HazMat

Job No: 42531 File Name: 42531_03e



Source: Base Image - © SIX Maps www.maps.six.nsw.gov.au, imagery date 18-05-2011, accessed 11-02-2013

0 12.5 25 50 m

Scale:1:1,250

Datum: GDA 1994 MGA Zone 56 - AHD

Rev	Description	Drn.	Date:
A4			
B	Original Issue - R01	SE	11-02-2013

Legend:

- Building ID

JBS ENVIRONMENTAL

Figure 3f: Main Land Building ocations (Area 2 - Portion 9)

Client: State Property Authority

Project: Peat Island, NSW - HazMat

Job No: 42531 File Name: 42531_03f

Appendix A
Photograph Register

Photograph 01 – Building 1, Asbestos containing flat sheet ceiling lining within interior shower rooms

Photograph 02 – Building 2, Asbestos containing flat sheet eaves and facia cladding

Photograph 03 – Building 3, Asbestos containing flat sheet garage facia board

Photograph 04 – Building 4, Asbestos containing flat sheet porch ceiling lining

Photograph 05 – Shed adjacent to Building 4, Presumed asbestos containing ceiling lining

Photograph 06 – Building 5, Presumed asbestos containing flat sheet porch ceiling lining

Photograph 07 – Building 5, Presumed asbestos contai9ning flat sheet eaves

Photograph 08 – Building 5, Presumed asbestos containing flat sheet ceiling lining in ground floor (southern) bathroom

Photograph 9 – Building 5, Asbestos containing vinyl floor tiles in kitchen

Photograph 10 – Building 5, Presumed asbestos containing vinyl floor tiles beneath carpet in first floor office areas

Photograph 11 – Building 6, Presumed asbestos containing flat sheet porch ceiling lining (NE corner)

Photograph 12 – Building 6, Asbestos containing vinyl floor tiles in laundry

Photograph 13 – Building 9, Asbestos containing flat sheet ceiling lining in utility room.

Photograph 14 – Building 9, Asbestos containing vinyl floor tiles in utility room

Photograph 15 – Building 10, Presumed asbestos containing flat sheet eaves

Photograph 16 – Building 10, Presumed asbestos containing flat sheet interior ceiling lining

Photograph 17 – Building 10, Presumed asbestos containing 'zelemite' backing board

Photograph 18 – Building 10, Asbestos containing flat sheet wall linings

Photograph 19 – Building 11, Presumed asbestos containing flat sheet eaves

Photograph 20 – Building 11, Asbestos containing flat sheet porch ceiling lining

Photograph 21 – Building 11, Asbestos containing vinyl floor tiles beneath office area cupboards on first floor

Photograph 22 – Building 11, Presumed asbestos containing flat sheet stairwell ceiling lining

Photograph 23 – Building 12, Asbestos containing flat sheet ground floor ceiling lining

Photograph 24 – Building 12, Asbestos containing first floor vinyl floor tiles

Photograph 25 – Building 13, Asbestos containing blur vinyl floor tiles

Photograph 26 – Building 14, Asbestos containing flat sheet ceiling lining

Photograph 27 – Building 15, Asbestos containing flat sheet bathroom wall lining

Photograph 28 – Building 18, Asbestos containing flat sheet ceiling lining

Photograph 29 – Building 20, Presumed asbestos containing flat sheet wall lining

Photograph 30 – 65 Kowan Rd, Asbestos containing wall lining in kitchen

Photograph 31 – 65 Kowan Rd, Asbestos containing flat sheet bathroom wall linings

Photograph 32 – Service station, Asbestos containing flat sheet ceiling lining

Photograph 33 – Nurses Dormitory, Asbestos containing flat sheet in fill panels beneath porch windows

Photograph 34 – Nurses Dormitory, Asbestoo containing 'zelemite' backing board (ground floor)

Appendix B

Hazardous Materials and Asbestos Register

Peat Island and Adjoining Land
Hazardous Materials Register
Peat Island, Mooney Mooney, NSW

LOCATION	SURFACE	MATERIAL DESCRIPTION	JBS SAMPLE NO.	SAMPLE TYPE	PHOTO REGISTER REF.	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY (m^2)	ACTIONS REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)
Building 1 – Exterior southern face	Wall lining	Flat sheeting	M3	Material		No asbestos detected				Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 1 – Interior shower rooms	Ceiling lining	Flat sheeting	M1	Material	01	Chrysotile, Amosite and Crocidolite asbestos detected	Non friable - Good	11	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 1 – Interior rooms	Floor lining	Vinyl sheeting	M2	Material		No asbestos detected				Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 2 – Exterior eastern and western faces	Roof eaves	Flat sheeting	M6	Material	02	Chrysotile, Amosite and Crocidolite asbestos detected	Non friable - Good	30	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 2 – Exterior eastern and western faces	Facia Boards	Cladding	N/A	-	02	Presumed to contain asbestos	Non friable – Good	30	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 3 – Exterior southern face	Building and garage facia boards	Flat sheeting	M4	Material	03	Chrysotile asbestos detected	Non friable – Good	4	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 3 - Interior room	Floor lining	Linoleum sheeting	M5	Material		No asbestos detected Synthetic mineral fibre detected	Non friable – Good	20	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Covered Walkway between Buildings 2, 4 & 5	Ceiling lining	Flat sheeting	M7	Material		Chrysotile asbestos detected	Non friable – Good	95	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 4 - Exterior	Eaves and porch ceiling lining	Flat sheeting	M8	Material	04	Chrysotile asbestos detected	Non friable – Good	100	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Shed adjacent to Building 4 – Interior	Ceiling lining	Flat sheeting	Consistent with sample M8	-	05	Presumed to contain asbestos	Non friable - Good	20	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Shed adjacent to Building 4 – Interior	Floor lining	Vinyl floor tiles	M9	Material		No asbestos detected				Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 5 – Exterior	Eaves and porch ceiling lining	Flat sheeting	Consistent with sample M7	-	06 & 07	Presumed to contain asbestos	Non friable – Good	100	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 5 - Interior ground floor bathroom (S portion)	Ceiling lining	Flat sheeting	N/A	-	08	Presumed to contain asbestos	Non friable – Good	8	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF

Peat Island and Adjoining Land
Hazardous Materials Register
Peat Island, Mooney Mooney, NSW

LOCATION	SURFACE	MATERIAL DESCRIPTION	JBS SAMPLE NO.	SAMPLE TYPE	PHOTO REGISTER REF.	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY (m^2)	ACTIONS REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)
Building 5 – Interior ground floor kitchen (S portion)	Floor lining	A)Vinyl floor tiles B)Adhesive	M10	Material	09	A)Chrysotile asbestos detected B)No asbestos detected	Non friable – Good	80	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 5 – Interior ground floor kitchen and storage room (N portion)	Ceiling lining	Flat sheeting	N/A	-		Presumed to contain asbestos	Non friable - Good	80	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 5 – Interior stairwell	Ceiling lining	Flat sheeting	N/A	-		Presumed to contain asbestos	Non friable - Good	20	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 5 – Ten Interior first floor offices	Floor lining	Vinyl floor tiles beneath carpet	Consistent with sample M10	-	10	Presumed to contain asbestos	Non friable – Good	120	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 6 - Exterior porch (NE corner)	Ceiling lining	Flat sheeting	N/A	-	11	Presumed to contain asbestos	Non friable – Good	3	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 6 - Interior laundry (SW corner)	Floor lining	A)Yellow vinyl floor tiles B)Adhesive	M15	Material	12	A)Chrysotile asbestos detected B)No asbestos detected	Non friable – Good	2	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 8 - Exterior	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	20	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 8 - Interior rooms	Floor linings	Green linoleum flooring	N/A			Presumed to contain asbestos	Non friable – Good	120	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 9 - Exterior	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	40	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 9 - Interior utility room (N portion)	Ceiling lining	Flat sheeting	M11	Material	13	Chrysotile asbestos detected	Non friable – Good	45	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 9 - Interior utility room (N portion)	Floor lining	A)Vinyl floor tile B)Adhesive	M12	Material	14	A)Chrysotile asbestos detected B)No asbestos detected	Non friable – Good	8	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF

Peat Island and Adjoining Land
Hazardous Materials Register
Peat Island, Mooney Mooney, NSW

LOCATION	SURFACE	MATERIAL DESCRIPTION	JBS SAMPLE NO.	SAMPLE TYPE	PHOTO REGISTER REF.	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY (m^2)	ACTIONS REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)
Building 9 - Interior rooms (SW portion)	Floor lining	Blue linoleum flooring	N/A			Presumed to contain asbestos	Non friable – Good	50	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 10 - Exterior	Roof Eaves	Flat sheeting	N/A		15	Presumed to contain asbestos	Non friable – Good	20	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 10 - Interior rooms	Floor lining	Yellow vinyl flooring	M13	Material		No asbestos detected	Non friable - Good	200	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 10 - Interior	Ceiling lining	Flat sheeting	N/A		16	Presumed to contain asbestos	Non friable – Good	200	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 10 - Interior	Electrical backing board	'Zelemite' Flat sheet	N/A		17	Presumed to conatin asbestos	Non friable – Good	1	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 10 – Interior NE and NW corner rooms	Wall linings	Flat sheeting	M14	Material	18	Chrysotile, Amosite and Crocidolite asbestos detected	Non friable – Good	40	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 11 - Exterior	First floor roof eaves	Flat sheeting	N/A		19	Presumed to contain asbestos	Non friable – Good	30	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 11 – Exterior eastern add-on	Wall lining	Flat sheeting	M16	Material		No asbestos detected				
Building 11 – Exterior western & southern porch	Ceiling lining	Flat sheeting	M17	Material	20	Chrysotile, Amosite and Crocidolite asbestos detected	Non friable – Good	50	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 11 - Interior ground floor laundry (SE corner)	Floor lining	A)Blue vinyl floor tiles B)Adhesive	M18	Material		A)Chrysotile asbestos detected B)No asbestos detected	Non friable – Good	30	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF

Peat Island and Adjoining Land
Hazardous Materials Register
Peat Island, Mooney Mooney, NSW

LOCATION	SURFACE	MATERIAL DESCRIPTION	JBS SAMPLE NO.	SAMPLE TYPE	PHOTO REGISTER REF.	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY (m^2)	ACTIONS REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)
Building 11 - Interior first floor offices (12 in total)	Floor lining beneath cupboards	A)Blue vinyl floor tile B)Adhesive	M19	Material	21	A)Chrysotile asbestos detected B)No asbestos detected	Non friable – Good	12 (1m^2 / office area)	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 11 - Interior stairwell	Ceiling lining	Flat sheeting	N/A		22	Presumed to contain asbestos	Non friable - Good	15	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 12 - Exterior eastern and western faces	First floor roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	15	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 12 - Interior eastern ground floor rooms	Ceiling lining	Flat sheeting	M27	Material	23	Chrysotile & Amosite Asbestos detected	Non friable – Good	117	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 12 - Interior bathroom (S portion)	Ceiling lining	Flat sheeting	Consistent with M27			Presumed to contain asbestos	Non friable – Good	6	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 12 - Interior stairwell	Ceiling lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	15	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 12 - Interior first floor	Floor lining	A)Grey vinyl floor tiles B)Adhesive	M28	Material	24	A)Chrysotile asbestos detected B)No asbestos detected	Non friable – Good	200	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 13 - Interior NE corner room	Floor lining	Linoleum floor sheeting and adhesive	M20	Material		No asbestos detected				
Building 13 - Interior SE corner room	Floor lining	A)Blue vinyl floor tiles B)Adhesive	M21	Material	25	A)Chrysotile asbestos detected B)No asbestos detected	Non friable – Good	12	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 13 - Interior laundry (SE portion)	Wall and ceiling lining	Flat sheeting	M22	Material		Chrysotile asbestos detected	Non friable – Good	15	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 13- Interior kitchen (S portion)	Wall and ceiling lining	Flat sheeting	M24	Material		Chrysotile asbestos detected	Non friable – Good	30	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 13 - Interior southern rooms	Floor lining	Green Vinyl sheeting	M23	Material		No asbestos detected				

Peat Island and Adjoining Land
Hazardous Materials Register
Peat Island, Mooney Mooney, NSW

LOCATION	SURFACE	MATERIAL DESCRIPTION	JBS SAMPLE NO.	SAMPLE TYPE	PHOTO REGISTER REF.	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY (m^2)	ACTIONS REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)
Building 13 - Interior SW corner room	Floor lining	Green Vinyl sheeting	M25	Material		No asbestos detected				
Building 13 – Interior SW corner room	Wall lining	Flat sheeting	Consistent with sample M24	Material		Presumed to contain asbestos	Non friable – Good	20	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 14 - Interior Ceiling lining	Flat sheeting	Grey fibre cement material	M26	Material	26	Chrysotile & Amosite Asbestos detected	Good	180	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 15 - Exterior	Roof eaves and northern porch ceiling lining	Flat sheeting	M31	Material		Chrysotile, Amosite & Crocidolite asbestos detected	Good	40	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 15 - Interior bathroom	Ceiling lining	Flat sheeting	Consistent with sample M31	Material		Presumed to contain asbestos	Non friable – Good	10	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 15 - Interior bathroom	Wall lining	Flat sheeting	M32	Material	27	Chrysotile & Amosite Asbestos detected	Non friable - Good	25	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 15 - Interior rooms	Floor lining	Vinyl floor tiles	M33	Material		No asbestos detected				
Building 15 - Interior rooms	Ceiling lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	176 (total area)	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 15 – Interior northern room	Northern and western wall linings	Flat sheeting	N/A			Presumed to contain asbestos	Non friable - Good	40	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 16 - Exterior	Roof eaves	Flat sheeting	M29	Material		No asbestos detected				
Building 18 – Exterior and Interior	Roof eaves and interior ceiling linings	Flat sheeting	M30	Material	28	Chrysotile asbestos detected	Non friable – Good	50	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 20 - Exterior NE face	In fill panels above door and windows	Flat sheeting	N/A			Presumed to contain asbestos	Non friable - Good	5	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 20 – Exterior sub building area	Loose flat sheeting and debris	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	1	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 20 – Interior northern room	Floor lining	Blue and grey vinyl floor tiles	N/A			Presumed to contain asbestos	Non friable – Good	72	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF

Peat Island and Adjoining Land
Hazardous Materials Register
Peat Island, Mooney Mooney, NSW

LOCATION	SURFACE	MATERIAL DESCRIPTION	JBS SAMPLE NO.	SAMPLE TYPE	PHOTO REGISTER REF.	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY (m^2)	ACTIONS REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)
Building 20 – Interior northern room	Wall linings	Flat sheeting	N/A			Presumed to contain asbestos	Non friable - Good	60	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 20 – Interior northern room	Ceiling lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	85	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 20 – Interior southern room (W portion)	Floor lining	Vinyl floor tiles	N/A			Presumed to contain asbestos	Non friable – Good	10	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 20 – Interior southern room (W portion)	Wall lining	Flat sheeting	N/A		29	Presumed to contain asbestos	Non friable - Good	30	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 20 – Interior southern room (W portion)	Ceiling lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	7.5	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 20 – Interior southern room (E portion)	Ceiling lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	60	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 20 – Interior southern room (E portion)	Wall lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	5	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 20 – Interior southern room (E portion)	Floor lining	Vinyl floor tiles	N/A			Presumed to contain asbestos	Non friable - Good	60	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 21 – Exterior	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	45	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 23 – Exterior electricians workshop	In fill panels beneath windows	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	1.5	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 23 – Exterior western annex	Ceiling lining	Flat sheeting	130117-bcf-03	Material		No asbestos detected				
Building 23 – Interior staff toilet (S portion)	Wall and ceiling lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	25	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF

Peat Island and Adjoining Land
Hazardous Materials Register
Peat Island, Mooney Mooney, NSW

LOCATION	SURFACE	MATERIAL DESCRIPTION	JBS SAMPLE NO.	SAMPLE TYPE	PHOTO REGISTER REF.	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY (m^2)	ACTIONS REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)
Building 23 – Interior client bathroom (N & central portions)	Wall lining (incl. backing behind ceramic tiles on walls)	Flat sheeting	130117-bcf-01	Material		Chrysotile asbestos detected	Non friable – Good	65	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 23 – Interior client bathroom (N & central portions)	Ceiling lining	Flat sheeting	130117-bcf-02	Material		No asbestos detected				
Building 23 – Interior understorey electrical switch room	Wall lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	13	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 25 – Interior toilet and cleaners room	Ceiling lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	9	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 26 – Exterior	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	35	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 26 – Interior Male Toilets	Cubicle Walls	Flat sheeting	N/A			Presumed to contain asbestos	Non friable - Good	12	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 26 – Interior Female Toilets	Cubicle Walls	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	10	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 27 – Exterior	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	35	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 27 – Interior upper toilet	Partition	Flat sheeting	N/A			Presumed to contain asbestos	Non friable - Good	11	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 27 – Interior understorey Laundry partition wall of office & shower room	Wall linings	Flat sheeting	130117-bcf-05			Chrysotile asbestos detected	Non friable – Good	45	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Building 27 – Interior understorey western laundry wall	Infill panels beneath window	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	12	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF

Peat Island and Adjoining Land
Hazardous Materials Register
Peat Island, Mooney Mooney, NSW

LOCATION	SURFACE	MATERIAL DESCRIPTION	JBS SAMPLE NO.	SAMPLE TYPE	PHOTO REGISTER REF.	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY (m^2)	ACTIONS REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)
Shed 3 – Exterior	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable - Good	5	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
65 Kowan Rd Cottage – Exterior	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	50	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
65 Kowan Rd Cottage – Exterior	Electrical Backing board	'Zelemite' Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	0.5	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
65 Kowan Rd Cottage – Interior, Laundry	Wall and ceiling linings	Flat sheeting	130220_6	Material		Chrysotile, Amosite & Crocidolite asbestos detected	Non friable – Fair	20	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
65 Kowan Rd Cottage – Interior, Kitchen	Wall linings	Flat sheeting	130220_7	Material	30	Chrysotile, Amosite & Crocidolite asbestos detected	Non friable – Good	15	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
65 Kowan Rd Cottage – Interior, Kitchen and Laundry	Floor linings	Linoleum sheeting	130220_8	Material		No asbestos detected, SMF detected	Non friable – Fair	15	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
65 Kowan Rd Cottage – Interior, Bathroom	Wall linings	Flat sheeting	130220_9	Material	31	Chrysotile asbestos detected	Non friable – Poor	25	Remove broken pieces, seal exposed edges. Maintain remaining sheeting undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
65 Kowan Rd Cottage – Interior, Hallway (adj. to bathroom)	Cupboard linings	Flat sheeting	Refer sample 130220_9			Presumed to contain asbestos	Non friable – Good	5	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
65 Kowan Rd Cottage – Interior, Western bedroom	Floor lining	Vinyl sheeting	130220_10A	Material		No asbestos detected				
		Adhesive backing	130220_10B	Fibres		Chrysotile asbestos detected	Friable - Good	15	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
51-64 & 66-68 Kowan Rd Cottages						Presumed to be consistent with 65 Kowan Rd	Refer 65 Kowan Rd for details	Refer 65 Kowan Rd details	Refer 65 Kowan Rd details	Refer 65 Kowan Rd details
Community Library / Former School – Exterior	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	15	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF

Peat Island and Adjoining Land
Hazardous Materials Register
Peat Island, Mooney Mooney, NSW

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Former Classroom – Exterior	Porch ceiling lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	7.5	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Former Classroom – Interior	Wall linings	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	210	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Former Classroom – Interior	Ceiling lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Poor	70	Remove broken pieces, seal exposed edges. Maintain remaining sheeting undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Toilet/Kitchen Building – Exterior, western face	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	3	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Toilet Blocks - Exterior (male and female)	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	4 (combined area)	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Storeroom – Exterior (between male and female toilets)	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	2	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Storeroom – Exterior (between male and female toilets)	Wall linings	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	30	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Service Station – Exterior	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	33	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Service Station – Exterior bowser awning	Ceiling lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	45	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Service Station – Exterior, southern face	Wall lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	10	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Service Station – Interior	Floor lining	Vinyl floor tiles	130220_1	Material		No asbestos detected				
Service Station – Interior	Floor lining	Linoleum floor sheeting	130220_2	Material		No asbestos detected				

Peat Island and Adjoining Land
Hazardous Materials Register
Peat Island, Mooney Mooney, NSW

LOCATION	SURFACE	MATERIAL DESCRIPTION	JBS SAMPLE NO.	SAMPLE TYPE	PHOTO REGISTER REF.	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY (m^2)	ACTIONS REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)
Service Station – Interior, southern wall	Wall lining	Flat sheeting	130220_3	Material		No asbestos detected				
Service Station – Interior, cool room western wall	Lower half wall linings	Flat sheeting	130220_4	Material		Chrysotile asbestos detected	Non friable – Good	2	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Service Station – Interior	Ceiling lining	Flat sheeting	130220_5	Material	32	Chrysotile, Amosite & Crocidolite asbestos detected	Non friable – Good	150	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Service Station – Interior	Settled dust	Dust	130220_D1	Dust		Chrysotile & Crocidolite asbestos detected	Friable	10	Remove prior to demolition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Chapel – Interior entry	Ceiling lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	10	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Nurses Dormitory – Exterior, Porch windows	Infill panels beneath windows	Flat sheeting	M34 M35	Material		Chrysotile & Amosite Asbestos detected	Non friable – Good	25	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Nurses Dormitory – Exterior, eastern face	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	20	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Nurses Dormitory – Exterior southern face	Roof eaves	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	30	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Nurses Dormitory – Exterior annex, western face	Ceiling lining	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	5	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Nurses Dormitory Interior ground floor hallway	'Zelemite' electrical backing board	Flat sheeting	M36	Material		Chrysotile asbestos detected	Non friable – Good	1	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Nurses Dormitory Interior bathrooms	Ceiling linings	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	10	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF
Nurses Dormitory Interior bathrooms	Ceiling linings	Flat sheeting	N/A			Presumed to contain asbestos	Non friable – Good	10	Maintain undisturbed and in sealed condition	Jan 2013, JBS Environmental Pty Ltd, MS,BCF

Appendix C

Laboratory Results and Chain of Custody Documentation

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
enquiries@envirolabservices.com.au
www.envirolabservices.com.au

CERTIFICATE OF ANALYSIS 84381

Client:
JBS Environmental Pty Ltd
P.O. Box 940
MASCOT
NSW 1460

Attention: Michael Samuel, Charlie Furr

Sample log in details:

Your Reference:	**42531, Peat Island HAZMAT**		
No. of samples:	43 materials		
Date samples received / completed instructions received	18/01/13	/	18/01/13

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: / Issue Date:	25/01/13	/	25/01/13
Date of Preliminary Report:	Not Issued		

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

Results Approved By:

Lulu Guo
Approved Signatory

Alex MacLean
Chemist

NATA
ACCREDITED FOR TECHNICAL COMPETENCE

Asbestos ID - materials						
Our Reference:	UNITS	84381-1	84381-2	84381-3	84381-4	84381-5
Your Reference	----------	M1	M2	M3	M4	M5
Date Sampled	----------	14/01/13	14/01/13	14/01/13	14/01/13	14/01/13
Type of sample		material	material	material	material	material
Date analysed	-	22/01/2013	22/01/2013	22/01/2013	22/01/2013	22/01/2013
Mass / Dimension of Sample	-	10x6x1mm	22x8x2mm	13x9x3mm	10x10x2mm	87x58x1mm
Sample Description	-	Grey fibre cement material	Blue brittle vinyl tile & fibre backing	Pink fibre cement material	Grey fibre cement material	Beige flexible vinyl sheet & adhesive
Asbestos ID in materials	-	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected	No asbestos detected	No asbestos detected	Chrysotile asbestos detected	No asbestos detected Synthetic mineral fibre detected

Asbestos ID - materials						
Our Reference:	UNITS	84381-6	84381-7	84381-8	84381-9	84381-10
Your Reference	----------	M6	M7	M8	M9	M10
Date Sampled	----------	14/01/13	14/01/13	14/01/13	14/01/13	14/01/13
Type of sample		material	material	material	material	material
Date analysed	-	22/01/2013	22/01/2013	22/01/2013	22/01/2013	22/01/2013
Mass / Dimension of Sample	-	6x6x1mm	18x6x3mm	16x5x1mm	74x73x1mm	33x27x2mm
Sample Description	-	Grey fibre cement material	Grey fibre cement material	Grey fibre cement material	Blue semi-flexible vinyl sheet	A)Grey brittle vinyl tile B) Adhesive
Asbestos ID in materials	-	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected	Chrysotile asbestos detected	Chrysotile asbestos detected	No asbestos detected	A)Chrysotile asbestos detected B)No asbestos detected

Asbestos ID - materials						
Our Reference:	UNITS	84381-11	84381-12	84381-13	84381-14	84381-15
Your Reference	----------	M11	M12	M13	M14	M15
Date Sampled	----------	14/01/13	14/01/13	14/01/13	14/01/13	14/01/13
Type of sample		material	material	material	material	material
Date analysed	-	22/01/2013	22/01/2013	22/01/2013	22/01/2013	22/01/2013
Mass / Dimension of Sample	-	11x6x1mm	57x38x3mm	72x48x3mm	16x5x1mm	63x49x3mm
Sample Description	-	Grey fibre cement material	A)Grey brittle vinyl tile B) Adhesive	Beige flexible vinyl sheet & adhesive	Grey fibre cement material	A)Yellow brittle vinyl tile B)Adhesive
Asbestos ID in materials	-	Chrysotile asbestos detected	A)Chrysotile asbestos detected B)No asbestos detected	No asbestos detected	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected	A)Chrysotile asbestos detected B)No asbestos detected

Asbestos ID - materials						
Our Reference:	UNITS	84381-16	84381-17	84381-18	84381-19	84381-20
Your Reference	----------	M16	M17	M18	M19	M20
Date Sampled	----------	14/01/13	14/01/13	14/01/13	15/01/13	15/01/13
Type of sample		material	material	material	material	material
Date analysed	-	22/01/2013	22/01/2013	22/01/2013	22/01/2013	22/01/2013
Mass / Dimension of Sample	-	15x8x2mm	28x11x5mm	81x72x2mm	100x54x3mm	65x63x2mm
Sample Description	-	Grey fibre cement material	Grey compressed fibre cement material	A)Grey brittle vinyl tile B) Adhesive	A)Grey brittle vinyl tile B) Adhesive	Beige flexible vinyl sheet & adhesive
Asbestos ID in materials	-	No asbestos detected	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected	A)Chrysotile asbestos detected B)No asbestos detected	A)Chrysotile asbestos detected B)No asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference:	UNITS	84381-21	84381-22	84381-23	84381-24	84381-25
Your Reference	----------	M21	M22	M23	M24	M25
Date Sampled	----------	15/01/13	15/01/13	15/01/13	15/01/13	15/01/13
Type of sample		material	material	material	material	material
Date analysed	-	22/01/2013	22/01/2013	22/01/2013	22/01/2013	22/01/2013
Mass / Dimension of Sample	-	65x62x3mm	14x2x1mm	67x44x2mm	12x11x2mm	74x72x2mm
Sample Description	-	A)Blue brittle vinyl tile B) Adhesive	Grey fibre cement material	Green flexible vinyl sheet & adhesive	Grey fibre cement material	Green flexible vinyl sheet & adhesive
Asbestos ID in materials	-	A)Chrysotile asbestos detected B)No asbestos detected	Chrysotile asbestos detected	No asbestos detected	Chrysotile asbestos detected	No asbestos detected

Asbestos ID - materials						
Our Reference:	UNITS	84381-26	84381-27	84381-28	84381-29	84381-30
Your Reference	----------	M26	M27	M28	M29	M30
Date Sampled	----------	15/01/13	16/01/13	16/01/13	16/01/13	16/01/13
Type of sample		material	material	material	material	material
Date analysed	-	22/01/2013	22/01/2013	22/01/2013	22/01/2013	22/01/2013
Mass / Dimension of Sample	-	14x4x2mm	5x3x1mm	76x48x3mm	22x9x1mm	11x6x3mm
Sample Description	-	Grey fibre cement material	Grey fibre cement material	A)Grey brittle vinyl tile B) Adhesive	Grey fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	Chrysotile asbestos detected Amosite asbestos detected	Chrysotile asbestos detected Amosite asbestos detected	A)Chrysotile asbestos detected B)No asbestos detected	No asbestos detected	Chrysotile asbestos detected

Asbestos ID - materials						
Our Reference:	UNITS	84381-31	84381-32	84381-33	84381-34	84381-35
Your Reference	----------	M31	M32	M33	M34	M35
Date Sampled	----------	16/01/13	16/01/13	16/01/13	16/01/13	16/01/13
Type of sample		material	material	material	material	material
Date analysed	-	22/01/2013	22/01/2013	22/01/2013	22/01/2013	22/01/2013
Mass / Dimension of Sample	-	15x10x2mm	29x23x4mm	70x68x3mm	20x9x1mm	63x42x4mm
Sample Description	-	Blue fibre cement material	Grey compressed fibre cement material	Grey flexible vinyl sheet & adhesive	Grey fibre cement material	Grey compressed fibre cement material
Asbestos ID in materials	-	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected	Chrysotile asbestos detected Amosite asbestos detected	No asbestos detected	Chrysotile asbestos detected Amosite asbestos detected	Chrysotile asbestos detected Amosite asbestos detected

Asbestos ID - materials						
Our Reference:	UNITS	84381-36	84381-37	84381-38	84381-39	84381-41
Your Reference	----------	M36	130117-bcf-01	130117-bcf-02	130117-bcf-03	130117-bcf-05
Date Sampled	----------	16/01/13	17/01/13	17/01/13	17/01/13	17/01/13
Type of sample		material	material	material	material	material
Date analysed	-	22/01/2013	22/01/2013	22/01/2013	22/01/2013	22/01/2013
Mass / Dimension of Sample	-	8x4x1mm	30x15x3mm	21x14x1mm	19x16x1mm	30x11x3mm
Sample Description	-	Brown soft fibrous bituminous material	Beige layered fibre cement material	Grey fibre cement material	Grey fibre cement material	Beige layered fibre cement material
Asbestos ID in materials	-	Chrysotile asbestos detected	Chrysotile asbestos detected	No asbestos detected	No asbestos detected	Chrysotile asbestos detected

Asbestos ID - materials		
Our Reference:	UNITS	84381-42
Your Reference	----------	130117-bcf-06
Date Sampled	----------	17/01/13
Type of sample		material
Date analysed	-	22/01/2013
Mass / Dimension of Sample	-	48x17x6mm
Sample Description	-	Brown fluffy vitreous fibrous insulation
Asbestos ID in materials	-	No asbestos detected Synthetic mineral fibre detected

Lead in Paint			
Our Reference:	UNITS	84381-40	84381-43
Your Reference	----------	130117-bcf-04	130117-bcf-07
Date Sampled	----------	17/01/13	17/01/13
Type of sample		material	material
Lead in paint	%w/w	0.40	0.30

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-004	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL Asbestos ID - materials	UNITS	PQL	METHOD	Blank
Date analysed	-			[NT]

QUALITY CONTROL Lead in Paint	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results Base ll Duplicate ll %RPD	Spike Sm#	Spike % Recovery
Lead in paint	%w/w	0.05	Metals-004	<0.05	84381-40	0.40 || 0.40 || RPD: 0	LCS-1	99%

Report Comments:

Asbestos ID was analysed by Approved Identifier: Lulu Guo
Asbestos ID was authorised by Approved Signatory: Lulu Guo

INS: Insufficient sample for this test
NA: Test not required
<: Less than

PQL: Practical Quantitation Limit
RPD: Relative Percent Difference
>: Greater than

NT: Not tested
NA: Test not required
LCS: Laboratory Control Sample

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.

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 batched of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.
Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics and 10-140% for SVOC and speciated phenols is acceptable.

CHAIN OF CUSTODY

JBS ENVIRONMENTAL

PROJECT NO.:	42531
PROJECT NAME	Peat Island HAZMAT.
SEND REPORT TO:	M. Samuel / C. Furr SEND INVOICE TO: Grace Ng
DATE NEEDED BY:	Standard.
LABORATORY BATCH NO.	
SAMPLERS	M. Samuel / C. Furr
PHONE:	8245 0300 EMAIL: cfurr@jbsgroup.com.au msamuel@jbsgroup.com.au
QC LEVEL:	NEPM 1999 ( )

COMMENTS / SPECIAL HANDLING / STORAGE OR DISPOSAL:

	SAMPLE ID	MATRIX	DATE	TIME	TYPE & PRESERVATIVE	pH	Asbestos	NOTES
1	M1	MATERIAL	14/1/13		1 x bag		✓	
2	M2	↓	↓		↓		✓	
3	M3						✓	
4	M4						✓	
5	M5						✓	
6	M6						✓	
7	M7						✓	
8	M8						✓	
9	M9						✓	
10	M10						✓	
11	M11						✓	
12	M12						✓	
13	M13						✓	
14	M14						✓	
15	M15						✓	
16	M16						✓	
17	M17						✓	
18	M18	↓	↓		↓		✓	

ENVIROLAB

Envirolab Services
12 Ashley St
Chatswood NSW 2067
Ph: (02) 9910 6200

Job No: 84381

Date Received: 18/01/13
Time Received: 15:25
Received by: AW
Temp: Cool/~~Ambient~~
Cooling: Ice/Icepack
Security: Intact/Broken/None

RELINQUISHED BY:	METHOD OF SHIPMENT:	RECEIVED BY:	FOR RECEIVING LAB USE ONLY:
NAME: Michael Samuel DATE: 18/1/13	CONSIGNMENT NOTE NO.	NAME: A. Weir DATE: 18/01/13	COOLER SEAL – Yes..... No ..... Intact ..... Broken .....
OF: JBS	TRANSPORT CO.	OF: ELS	COOLER TEMP ..... deg C
NAME: DATE:	CONSIGNMENT NOTE NO.	NAME: DATE:	COOLER SEAL – Yes..... No ..... Intact ..... Broken .....
OF:	TRANSPORT CO	OF:	COOLER TEMP ..... deg C

Container & Preservative Codes: P = Plastic; J = Soil Jar; B = Glass Bottle; N = Nitric Acid Prsvd.; C = Sodium Hydroxide Prsvd; VC = Hydrochloric Acid Prsvd Vial; VS = Sulfuric Acid Prsvd Vial; S = Sulfuric Acid Prsvd; Z = Zinc Prsvd; E = EDTA Prsvd; ST = Sterile Bottle; O = Other

JBS Environmental Pty Ltd ABN 67 071 842 638
Phone: (02) 8338-1011
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