

Report to:

Stephen Martin
Park Street
Hamilton, NSW.

Concerning the

Hazardous Substances Audit

At:

4 Fleet Street,
Salamander Bay, NSW 2317.
October 2021.

Panacea Occupational Safety and Health
PO BOX 228 MAYFIELD NSW 2304
Mobile: (0490) 540128
ABN 85 058 021 659

DISTRIBUTION

Copies	Recipient
1	Stephen Martin stephenjmartin@live.com.au
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4 Fleet Street Salamander Bay NSW.

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1 EXECUTIVE SUMMARY

Panacea Occupational Safety and Health was commissioned by Stephen Martin to conduct a Hazardous Substances Audit (HSA) of the residential cottages located within the Colonial Ridge Resort property at Salamander Bay.

The land is known as 4 Fleet Street, Salamander Bay NSW, 2317. The local council is the Port Stephens Shire Council.

The buildings are being significantly renovated internally and externally.

The cottages examined are at the Fleet Street frontage and comprised 2 bedrooms with kitchen, laundry and bathrooms included.

The cottages are laid out similarly and contain the same building materials, internally and externally, including roofing, cladding, wall linings, carpets, tiling and light fittings.

The exterior cladding is composite timber weatherboards over steel frames.

The roofing and rainwater items are metal.

The floors are all composite timber, including the bathroom and laundry.

The internal wall linings are plasterboard, except for the bathroom which are fibrous cement sheet **that does not contain asbestos**.

The eaves soffits are flat fibrous cement sheet **that does not contain asbestos**.

The porch soffits are flat fibrous cement sheet **that does not contain asbestos**.

The front access is via timber stairs onto timber decked verandas.

The buildings sit on brick piers with all PVC plumbing elements run under the floors.

This HSA report will facilitate the client's compliance, as a building owner, with the New South Wales Work Health and Safety Regulations 2011 and form a necessary element of the scope of work for those who may be engaged to undertake the removal of any or all identified hazardous materials.

The field audit was conducted on the morning of Tuesday 12th October 2021 by Panacea's Mr Phil Denton and Steve Mounty. The buildings were vacant at the time of the audit.

Two (2) samples of material, suspected to be asbestos containing, were sent for laboratory analysis.

Both material samples sent for analysis proved not to contain asbestos.

Full descriptions and discussion regarding the extent of hazardous materials to be found in the rear walls of this building are detailed in Section 5, Results of the Audit.

This audit and report do not in themselves constitute a Hazardous Substances Management Plan (HSMP); an instrument designed to manage the controlled removal of hazards from the environment in which they have been identified or manage their continuance in the building.

The limitations of this report are summarised below.

2 SCOPE OF WORKS

Panacea Occupational Safety and Health understood the scope of works for this job to be:

- An inspection of the interior and exterior of the structure to determine the presence or otherwise of hazardous building materials. The inspection was limited to the accessible parts of the building at the time.
- Preparation of a Hazardous Substances Audit Report including a register describing the type, location, and condition of any identified hazardous materials encountered so that the Client is informed and, in turn, can inform any entity or person who may, for whatever reason, encounter these building materials. This report is to include photo identification of the buildings and any identified hazards as well as copies of any NATA-accredited analytical certification generated because of the audit.

3 FIELD WORK

Field sampling was conducted on Tuesday the 13th of October 2021.

The structure was visually inspected with a view to identifying discernible, hazardous building materials. Judgemental sampling of materials suspected to be asbestos containing was conducted with a view to providing a conclusive report of hazardous materials likely to be encountered by others during any removal and/or demolition operation.

The ceiling space was assessed. Paints were not sampled.

Sampling results are summarised in Section 5 and the laboratory report is attached in **Appendix D**.

4 TABLE OF SAMPLE RESULTS (Asbestos)

Sample No.	Date Analysed	Sample Description	Asbestos ID in materials
SB-01	13 th Oct. 2021	Sample of FFCS (Flat Fibrous Cement Sheet) from the eaves.	No Asbestos Detected
SB-02	13 th Oct 2021	Sample of FFCS from the bathroom wall.	No Asbestos Detected

5 RESULTS OF THE AUDIT

Results are summarised as follows:

5.1 ASBESTOS

Only materials suspected of or with the potential to contain asbestos were collected for laboratory analysis.

Two (2) samples of a material suspected to be asbestos containing were sent for laboratory analysis. These samples **proved not to contain asbestos. The result for the eaves applies to the porch soffit linings also.**

5.2 SWITCHBOARDS

Not asbestos containing.

5.3 LEAD PAINT

The external painted surfaces were generally in good condition.

Paints were not sampled. However, given the age of the buildings it should be assumed that the lower paint layers **will not contain lead exceeding the health limits.**

5.4 SYNTHETIC MINERAL FIBRES (SMF)

There is no synthetic mineral fibre insulation in the ceiling.

5.5 POLYCHLORINATED BIPHENYLS (PCBs)

There are no fluorescent light fittings in the buildings that are old enough to contain PCBs.

6 CONCLUSION AND RECOMMENDATIONS

6.1 ASBESTOS-CONTAINING MATERIALS (ACM)

Following an inspection of the building the nature of the asbestos and/ or hazardous materials identified can be generally described as:

Not encountered within these buildings.

6.2 LEAD PAINT

Hazardous levels of lead are assumed **not to be present** in the lower layers of the external paintwork.

7. LIMITATIONS AND DISCLAIMER

This audit report was prepared for Stephen Martin solely for the purpose of identifying and documenting the presence of any hazard-containing materials in and on the cabin structures at 4 Fleet Street Salamander Bay NSW.

This report will satisfy the requirements of Port Stephens Council regarding identification of such materials prior to demolition and/or renovation of the building.

The audit was undertaken by a combination of visual inspection and sampling of suspect materials that were accessible to us at the time of inspection. This means, therefore, that we cannot guarantee that every hazardous material that exists within the building has been located, identified, and documented by us in this report.

Panacea Occupational Safety and Health prepared this report for the purpose set out in the Introduction and as this report has been prepared for that purpose, it is not appropriate this report be used for any other purpose, without prior written consent. It is also not appropriate for this report to be released to any other party (either in whole or in part) without Panacea Occupational Safety and Health's prior written consent. Should you wish to use this report for a purpose other than the purpose for which it was prepared, or to release this report (either in whole or in part) to any other party, please contact Panacea Occupational Safety and Health to discuss the matter.

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In addition, this report does not, and does not purport to, give legal advice as to your actual or potential asbestos or hazardous material liabilities, or draw conclusions as to whether any circumstance constitutes a breach of relevant legislation. You will appreciate that this advice can only be given by qualified legal practitioners.

All works carried out in preparing this report have been based on Panacea Occupational Safety and Health's professional knowledge and our understanding of current relevant

National and State standards, codes of practice, regulations, and acts. Changes in legislation and guidance may occur at any time in the future and cause conclusions contained in this report to become incorrect or inappropriate. Panacea Occupational Safety and Health does not accept responsibility for advising the fact or implications of any such changes.

This report should not be used as a contractual document

Prepared By:

Phil Denton

Phil Denton

BOH&S, Grad Cert Pollution Impact Assessment, LAA 001141

APPENDIX A

Site Identification:



The Subject Buildings at Colonial Ridge Resort, Salamander Bay NSW, 2317.

APPENDIX B: Nata accredited laboratory results Material Samples.



AUSTRALIAN SAFER ENVIRONMENT & TECHNOLOGY PTY LTD

ABN 36 088 095 112

Our ref : ASET9668 1/ 99861 / 1 - 4
Your ref : 4 Fleet Street Salamander Bay
NATA Accreditation No: 14484

13 October 2021

Panacea
P O Box 228
Mayfield NSW 2304



Attn: Mr Phillip Denton

Accredited for compliance with ISO/IEC 17025 - Testing.

Dear Phillip

Asbestos Identification

This report presents the results of four samples, forwarded by Panacea on 13 October 2021, for analysis for asbestos.

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

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

3. Results :

Sample No. 1. ASET96681 / 99861 / 1. FS-01 – Unit 3 eave soffit.
Approx dimensions 2.5 cm x 2.25 cm x 0.45 cm
The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.
No asbestos detected.

Sample No. 2. ASET96681 / 99861 / 2. FS-02 – Unit 3 bathroom walls.
Approx dimensions 1.5 cm x 2.0 cm x 0.45 cm
The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.
No asbestos detected.

Sample No. 3. ASET96681 / 99861 / 3. FS-03 – Convention Centre eave and veranda soffit.
Approx dimensions 6.0 cm x 5.0 cm x 0.45 cm
The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.
No asbestos detected.

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

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Sample No. 4. ASET96681 / 99861 / 4. FS-04 – Convention Centre toilet walls.
Approx dimensions 4.0 cm x 3.5 cm x 0.45 cm
The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.
No asbestos detected.

Analysed and reported by,



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



Accredited for compliance with ISO/IEC 17025 -Testing.

The results contained in this report relate only to the sample/s submitted for testing. Australian Safer Environment & Technology accepts no responsibility for whether or not the submitted sample/s is/are representative. Results indicating "No asbestos detected" indicates a reporting limit specified in AS4964 -2004 which is 0.1g/ Kg (0.01%). Any amounts detected at assumed lower level than that would be reported, however those assumed lower levels may be treated as "No asbestos detected" as specified and recommended by A4964-2004. Trace / respirable level asbestos will be reported only when detected.