

STARRYLAND NSW PTY LTD

GRAN CENTRAL, GRANVILLE

GOOD ST, COWPER ST AND PARRAMATTA RD

HAZARDOUS BUILDING MATERIALS REPORT

OCTOBER 2019



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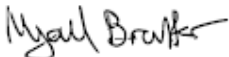
Gran Central, Granville - Good St, Cowper St and Parramatta Rd Hazardous Building Materials Report

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	NAME	DATE	SIGNATURE
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GLOSSARY

ACRONYM	DEFINITION
A	Amosite Asbestos (brown Asbestos)
AC	Asbestos cement (Asbestos-containing fibrous cement material)
ACM	Asbestos containing material
AS 1216	Standards Association of Australia, Classification and Class Labels for Dangerous Goods
AS 1319	Standards Association of Australia, Rules for the Design and Use of Safety Signs for the Occupational Environment
AS 1715	Standards Association of Australia, Selection, Use and Maintenance of Respiratory Protective Devices
AS 1716	Standards Association of Australia, Respiratory Protective Devices
ASCC	Australian Safety & Compensation Council
C	Crocidolite Asbestos (blue Asbestos)
CH	Chrysotile Asbestos (white Asbestos)
DECC	Department of Environment and Climate Change (now NSW EPA)
EPA	Environment Protection Authority
Fibres/mL	Countable fibres per millilitre of air sampled
FC	Fibre cement (usually sheeting)
L/min	Litres per minute of air
NAD	No Asbestos Detected
NATA	National Association of Testing Authorities, Australia
NOHSC	National Occupational Health and Safety Commission
ODS	Ozone Depleting Substance
PAM	Presumed Asbestos material
PCB	Polychlorinated biphenyls
PPE	Personal protective equipment
RPE	Respiratory protective equipment
SMF	Synthetic Mineral Fibre
WH&S	Workplace health and safety

EXECUTIVE SUMMARY

WSP Australia Pty Ltd (WSP) was engaged by Starryland NSW Pty Ltd (the client). The survey was conducted between the 9th and 11th October 2019, by Daniel Sharkey of WSP. The survey targeted the properties located at 134-142 Parramatta Road, 26-38 Good Street & 59-61 Cowper Street, Granville NSW 2142.

The scope of services for this inspection comprised a detailed visual inspection of all accessible areas on the sites. Representative samples were collected from materials suspected of containing hazardous materials. All data generated from the survey was used to create a hazardous building materials register (Appendix B). A summary of the hazardous building materials inspection findings is shown in **Table E.1** and a summary of inaccessible areas is shown in **Table E.2**.

Table E.1 Summary of hazardous materials identified at the time of inspection

HAZARDOUS MATERIAL	Identified at the time of the assessment (yes/no)
Friable Asbestos	×
Non-friable Asbestos	✓
Lead-based paints	✓
Synthetic mineral fibre (SMF)	✓
Polychlorinated biphenyls (PCBs)	No PCB's were identified at the time of the assessment
Ozone depleting substances (ODS)	✓

Table E.2 Summary of inaccessible areas at time of inspection

INACCESSIBLE AREAS	DETAILS
Above 3 meters in height	Not fully accessed in line with company OHS policies
Within confined spaces	Not fully accessed in line with company OHS policies
Electrical equipment	All electrical equipment, internal and external, was unable to be assessed due to electrical hazards.
Other areas	Please refer to hazardous building materials register (Appendix B)

1 INTRODUCTION

WSP Australia was commissioned by Starryland NSW Pty Ltd to undertake a Hazardous Building Materials inspection and risk assessment within the properties located at 134-142 Parramatta Road, 26-38 Good Street & 59-61 Cowper Street, Granville NSW 2142.

This report presents the findings of the inspection conducted between 9th and 11th of October 2019.

The term hazardous building materials for the purpose of this report refers to the following:

- Asbestos containing materials (ACM);
- Lead based paints;
- Synthetic Mineral Fibre (SMF) materials;
- Light fittings and accessible electrics that may contain polychlorinated biphenyls (PCB) capacitors; and
- Ozone depleting substances (ODS).

A complete list of the in-situ and suspected hazardous materials identified during the inspection, including details about the condition and the risk posed by each situation and a risk matrix, has been provided in the hazardous building materials register including photographs and certificates of analysis that form the deliverable component of the project. These are attached as Appendices A to D.

No one section or part of a section of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including the asbestos materials register and sample results.

1.1 LEGISLATIVE REQUIREMENTS

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

- Work Health and Safety Act 2011 (Commonwealth)
- Work Health and Safety Act 2011 (NSW)
- Work Health and Safety Regulation 2017 (NSW)
- How to Manage and Control Asbestos in the Workplace: Code of Practice 2019.
- How to Safely Remove Asbestos: Code of Practice 2019.
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)]
- ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
- AS 1319, Standards Association of Australia, Rules for the Design and Use of Safety Signs for the Occupational Environment
- AS 1715, Standards Association of Australia, Selection, Use and Maintenance of Respiratory Protective Devices
- AS 1716, Standards Association of Australia, Respiratory Protective Devices
- AS 2601 Demolition of Structures
- AS 4361.2 Guide to Hazardous Paint Management, Part 2: Residential and Commercial Buildings 2017
- National Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC:2015 (1994)].
- AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011
- NOHSC (1989b). Guidance Note on the Membrane Filter Method for the Estimation of Airborne Synthetic Mineral Fibres. [NOHSC:3006 (1989)] June 1989
- National Standard for Synthetic Mineral Fibres [NOSHSC:1004 (1990)].
- National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOSHSC:2006 (1990)].
- AS 3640 Workplace atmospheres - Methods for sampling and gravimetric determination of inhalable dust 2009
- NSW Protection of the Environment Operations Act 1997.
- Ozone Protection and Synthetic Greenhouse Gas Management Act 1989.
- Ozone Protection and Synthetic Greenhouse Gas Management Regulation 1995.

1.2 SCOPE OF SERVICES

The objectives of the hazardous building material inspection were to:

- Conduct an inspection of the properties located at 134-142 Parramatta Road, 26-38 Good Street & 59-61 Cowper Street, Granville NSW 2142 to identify hazardous building materials;
- Confirm the type, location, friability, disturbance potential and labelling status of hazardous building materials identified;
- Sampling of representative materials suspected of containing asbestos;
- Suspected ACM and Lead containing paints and dust collected during the inspection were sent to NATA accredited laboratories for analysis;
- Prepare a Hazardous Building Materials Register, including asbestos containing materials;
- Provide a semi-quantitative risk assessment of the hazardous building materials identified; and
- Provide recommendations on the control measure strategies in the event of any refurbishment or demolition works.

2 SURVEY METHODOLOGY

2.1 SITE INSPECTION

The identification of hazardous building materials involves a combination of visual inspection of the accessible areas of the building/structure and the collection of representative samples of the suspect materials for the purpose of analytical confirmation. Where identical suspect materials are detected at different locations, visual confirmation only may have been made rather than additional sample collection.

Access was made only where safe access by solid floors, decking, walkways, protected catwalks or ladders was available. Minimal to no disturbance of any equipment was undertaken as part of the survey as all plant, electrical installations, pipe-work and associated equipment were considered live at the time of the survey.

Access through the building and structures on the site was made by systematic walkthrough, with the order of the items listed in the Asbestos Register reflective of the order of the inspection.

2.2 IDENTIFICATION OF MATERIAL

2.2.1 ASBESTOS CONTAINING MATERIALS (ACM)

Representative samples of materials suspected to contain asbestos were collected and analysed at WSP Australia's NATA Accredited Laboratory. The identification of asbestos fibres is based on using Polarised Light Microscopy supplemented with Dispersion Staining techniques. This is detailed in Australian Standard 4964-2004 '*Method for the qualitative identification of asbestos in bulk samples*'. Asbestos samples were only collected for analysis where the safety of personnel would not be compromised. Sampling was conducted in accordance with the WSP Australia's in house survey guide and SafeWork Australia's Code of Practice, '*How to Manage and Control Asbestos in the Workplace*'.

2.2.2 LEAD-BASED PAINT SYSTEMS

Representative samples of paint suspected to be lead based were collected and analysed at Envirolab Services NATA Accredited Laboratory. Laboratory analysis of lead based paints is used to achieve a reportable weight by weight percentage of lead throughout the paint layers and is reported against AS 4361.-2017 *Guide to Hazardous Paint Management, Part 2: Commercial and Residential Buildings* lead containing paint system level of 0.1 per cent (w/w) of the dried film.

The analysis of the physical samples is achieved by digestion of the sample for determination of lead content by one of two methods, atomic absorption spectroscopy (AAS) or inductively coupled plasma emission spectrometry (ICP-AES). Collection of lead based paint samples was only conducted where the safety of personnel would not be compromised. Sampling was conducted in accordance with the WSP Australia's in house survey guide and AS 4361.-2017 *Guide to Hazardous Paint Management, Part 2: Commercial and Residential Buildings*.

Sampling methodology will consider the various paint coats and record these layers accordingly, these observations will be referred to alongside the analytical sample results to acknowledge that lead paint layers of varying lead content will affect the analytically observed lead weight concentration recorded from the sample. To this end, where multiple lead paint layers have been visually recorded but analytically determined lead percentage of the collective paint layers is below actionable limits, the paint undercoats may still be determined as hazardous due to its dilution in the sample by the non-lead topcoats. Sampling methodology may also consist of the use of a lead paint chemical colorimetric test reagent that can provide an instantaneous result of lead presence within specific layers. This testing will however be used in conjunction with a physical sample to determine the lead concentration as above.

2.2.3 SYNTHETIC MINERAL FIBRES (SMF) MATERIALS

WSP's experienced surveyor visually identified and recorded the presence of synthetic mineral fibre products onsite.

2.2.4 POLYCHLORINATED BIPHENYLS (PCBS)

An assumption was made by WSP's experienced surveyor on whether fluorescent lights are fitted with PCB containing ballast capacitors using the appearance of the light fitting and an estimate of the age of the fittings.

For further investigation prior to disturbance the details of the brand, model of each capacitor and capacity can be recorded and checked against with the ANZECC database of known PCB capacitors and PCB free capacitors. This was not included in the scope of works.

The Australian and New Zealand Environment Conservation Council 'Polychlorinated Biphenyls Management Plan, November 1996' outlines the National Strategy for the management of PCBs.

The document defines PCB materials and wastes as follows:

Table 2.1 PCB Concentration Classification

PCB CONCENTRATION	WASTE CLASSIFICATION
<2 mg/kg	PCB free
2 mg/kg to <50 mg/kg	Non-scheduled PCB material or waste
>50 mg/kg	Scheduled PCB material or waste
>100,000 (10%)	Concentrated PCB material

2.2.5 OZONE DEPLETING SUBSTANCES (ODS)

Ozone depleting substances (ODS) are widely used in refrigerators, air conditioners, fire extinguishers, in dry cleaning, as solvents for cleaning, electronic equipment and as agricultural fumigants. These include products such as Chlorofluorocarbons (CFC) and hydrochlorofluorocarbons (HCFC) that are controlled under the Montreal Protocol. HCFCs were introduced in the 1990s as alternative chemicals for CFCs and added to the list of substances controlled by the Montreal Protocol. Although having considerably lower ozone depleting potentials than CFCs, many HCFCs have high global warming potentials, of up to 2000 times that of carbon dioxide. Where available on equipment that is suspected to contain ODS the details are recorded. Where details are not available this is also recorded.

3 SITE DESCRIPTION

3.1 SITE LOCATION

The site of the proposed Gran Central development is the current location of 134-142 Parramatta Road, 26-38 Good Street & 59-61 Cowper Street, Granville. The site has an approximate area of 5,150 m² and consists of 15 lots. For the assessment, the site has been divided into the sections listed below;

- 26 Good Street Granville NSW 2142;
- 28-30 Good Street Granville NSW 2142;
- 32-34 Good Street Granville NSW 2142;
- 38 Good Street Granville NSW 2142;
- 59 Cowper Street Granville NSW 2142;
- 61 Cowper Street Granville NSW 2142;
- 63 Cowper Street Granville NSW 2142;
- 134 Parramatta Road Granville NSW 2142; and
- 138 Parramatta Road, Granville NSW 2142.
- 142 Parramatta Road, Granville NSW 2142

3.2 SITE DESCRIPTION

The survey was restricted to buildings owned and managed by Starryland NSW Pty Ltd. Details of the buildings are presented below:

Table 3.1 Building Description

BUILDING	BUILDING DESCRIPTION
26 Good Street, Granville	Building includes a metal flat roof, exterior walls are bricks beneath a cement render finish. The western elevation consists of a metal frame awning with fibre a cement ceiling lining. No access inside the shop at time of inspection.
28-30 Good Street Granville NSW 2142	Building includes a metal flat roof, exterior walls are brick beneath a cement render finish. The western elevation consists of a metal frame awning with fibre a cement ceiling lining. Internal ceiling linings are plaster and SMF ceiling tiles. Tiled floor throughout shops.
32-34 Good Street Granville NSW 2142	Building includes a metal flat roof, exterior walls are bricks beneath a cement render finish. Tiled floor throughout shops.
38 Good Street Granville NSW 2142;	Building consists of a metal sheet roof, exterior walls to building are brick. The western facade consists of both brick and timber. The internal ceilings to the first floor are pressed metal, the ground floor ceilings are timber boards. Ground level flooring is concrete throughout with some sections having a bituminous sheeting cover.

59 Cowper Street Granville NSW 2142	Dwelling includes a red corrugated metal roof, timber exterior walls as well as fibre cement walls to the rear extension. Floor throughout dwelling is timber.
61 Cowper Street Granville NSW 2142	Vacant block with various parked cars.
63 Cowper Street Granville NSW 2142	The Barn Office Furniture Carpark. Storage container located to south western elevation.
134 Parramatta Road Granville NSW 2142	Advance Auto sales yard, Timber framed structure surrounding demountable sales office.
138 Parramatta Road, Granville NSW 2142	The Barn Office Furniture, Metal flat roof, exterior walls are brick.
142 Parramatta Road, Granville NSW 2142	Advance Auto sales yard, Vacant block. Small demountable located to southern elevation.

3.3 SURVEY RESTRICTIONS

The inspection was limited to the buildings listed above. The survey was not fully intrusive and therefore, confined spaces were not accessible.

Please note building 26 Good Street, Granville was not accessible during the survey. No keys were made available; a visual assessment was conducted through the eastern shop front window. Also, locations 28 through to 38 Good Street, Granville were occupied by Heaven on Earth Holy Shop, the tenant was hoarding sales stock, cardboard boxes, pots and various moulded statues throughout the above-mentioned shops. The inspection was limited to safely accessible areas available at the time of assessment.

At 59 Cowper Street, Granville, only limited access to the sub-floor was possible, areas of vegetative growth and confined space restricted complete access. Roof tops areas to above-mentioned buildings were not be fully accessed due to height restrictions.

Please note this hazardous building materials survey is not a destructive or pre-demolition type survey. Prior to demolition or invasive works, a pre-demolition hazardous materials survey must be undertaken.

4 HAZARDOUS MATERIALS RISK ASSESSMENT

To assess the health risk posed by the presence of ACMs, SMF, lead based paint, PCBs and ODSs, the following factors must be considered:

4.1 ACM & SMF RISK ASSESSMENT FACTORS

These factors include:

- Condition of the material. This is described as being either good (having not been damaged or have not deteriorated), medium (minor deterioration or damage) or poor (materials which have been extensively damaged or their condition has deteriorated over time);
- Proximity of air plenums and direct air stream;
- Friability of the material (ease with which the material can be crumbled) listed as either friable or non-friable;
- Requirement for access for building or maintenance operations and accessibility (low, medium or high);
- Likelihood of disturbance of the material;
- Exposed surface areas and;
- Environmental conditions.

These aspects are in turn judged upon; (i) potential for fibre generation; and, (ii) the potential for exposure. When these factors have indicated that there is a possibility of exposure to airborne fibres, appropriate recommendations for repair, maintenance or abatement of the asbestos containing materials are made.

4.2 LEAD BASED PAINT RISK ASSESSMENT FACTORS

Risk assessment factors include:

- Concentration of lead in paint;
- Condition of the paint.
- Deterioration/damage (peeling, flaking);
- Proximity of air plenums, direct air stream and sensitive receptors such as foodstuffs;
- Ease with which the paint can be disturbed/removed;
- Requirement for access for building or maintenance operations and accessibility (low, medium or high) and;
- Magnitude of exposed surface areas.

These aspects are in turn judged upon the potential for exposure. When these factors have indicated that there is a possibility of exposure to lead-based paint/dust, appropriate recommendations for the repair, maintenance, abatement and removal of the paint are made.

4.3 POLYCHOLINATED BIPHENYLS (PCBS) RISK ASSESSMENT FACTORS

Risk assessment factors include:

- The manufacture age and location of the capacitor;
- The condition of the capacitor (visible leaks/spills of fluid);
- Potential of exposure to the PCBs from contact with capacitors;
- Ease with which the capacitors can be accessed and;
- The requirement for access to light fittings for building or maintenance operations and accessibility (low, medium or high).

As above, these aspects are in turn judged upon the potential for exposure. When risk factors have indicated a possibility of exposure to PCBs, appropriate recommendations for the removal and disposal of the capacitors are made.

4.4 OZONE DEPLETING SUBSTANCES (ODS)

Risk assessment factors include:

- The ODS type and location;
- The condition of the equipment (visible leaks/spills of refrigerant);
- The loss rate of the refrigerant;
- Potential of risk to the environment from the ODS; and
- Determination of the remaining economic life of the equipment.

As above, these aspects are in turn judged upon the potential risk of release into the atmosphere. When risk factors have indicated a possibility ODS release, appropriate recommendations for the removal and disposal of the equipment are made.

5 FINDINGS AND RECOMMENDATIONS

5.1 FINDINGS

The findings of the assessment are presented in **Appendix B Hazardous Buildings Materials Register**, including the details of inaccessible areas, the hazardous materials identified, extent of hazardous materials and the risk assessment for each hazardous materials finding. Recommendations for each finding are also included in the register.

Please note this hazardous building materials survey is not a destructive or pre-demolition type survey. Prior to demolition or invasive works, a pre-demolition hazardous materials survey must be undertaken.

6 GENERAL MANAGEMENT GUIDELINES

6.1 HAZARDOUS BUILDING MATERIALS MANAGEMENT PLAN

To assist in the management of ACM and to ensure compliance with relevant regulations, it is recommended that a separate Hazardous Materials Management Plan be prepared, which should include information regarding:

- Roles and responsibilities
- Prohibitions
- Management plan and register reviews
- Labelling
- Demolition and refurbishment works
- Remediation works
- Incidents and emergencies
- Record keepings

6.2 ASBESTOS GENERAL MANAGEMENT GUIDELINES

WSP Australia has provided the following recommendations as a general guide for the safe removal of asbestos containing materials in accordance with the requirements of SafeWork Australia How to Safely Remove Asbestos, Code of Practice 2019.

- Prior to the commencement of any specific asbestos removal works, a site and material specific asbestos removal control plan must be developed by a competent person such as a licenced asbestos assessor or licensed asbestos removal contractor.
- All persons engaged in asbestos removal work should wear appropriate PPE including respiratory protective equipment (RPE) conforming with the requirements of AS/NZS1716-2003 Respiratory Protective Devices' and AS/NZS 1715:2009 Selection, Use and Maintenance of Respiratory Protective Devices. Protective disposable coveralls must be chosen that provide particle-tight protection (Type 5) and limited splash-tight protection (Type 6). Disposable coveralls should not have external pockets or Velcro fastenings.
- All work should be carried out in accordance with SafeWork Australia How to Safely Remove Asbestos, Code of Practice 2019 and the NSW WHS Regulation 2011 made under NSW WHS Act 2011. Handling and disposal of asbestos waste material should be carried out in accordance with the relevant guidelines.
- All fibre air monitoring shall be carried out by a licenced asbestos assessor with NATA accreditation in accordance with National Occupational Health and Safety Commission (NOHSC), Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003(2005)], NOHSC, Australia.
- Personal decontamination must be undertaken each time workers leave the asbestos work area and at the completion of the asbestos removal work. Personal decontamination should be undertaken within the

nominated decontamination area. The extent of decontamination required is dependent upon the type of asbestos being removed. If friable asbestos is being removed, then a three-stage wet decontamination unit shall be required. If it is noted that non-friable ACM is being removed this may be undertaken in a nominated dry decontamination area. Refer to SafeWork Australia How to Safely Remove Asbestos, Code of Practice 2019 and NSW WHS Regulation 2011 made under the NSW WHS Act 2011 for personal decontamination methods.

A clearance inspection of the work area shall be undertaken at the completion of the works by a licenced asbestos assessor such as WSP Australia in accordance with SafeWork Australia How to Safely Remove Asbestos, Code of Practice 2019.

6.3 GENERAL LEAD PAINT MANAGEMENT

All lead paint removal/stabilisation must be undertaken in accordance with the Australian Standard AS4361.2-2017, Guide to hazardous paint management, Part 2: Residential and commercial buildings.

This document provides general guidance for the removal of lead based paint systems via various methods commonly employed such as the use of a chemical strippers and the stabilisation of flaking lead based paints via scraping and wet sanding. Reference is made to a particular brand name of chemical stripper; however, this advice does not replace information provided by the manufacturer and one should always refer to the products guidance and relevant Australian legislation, standards, MSDS and guidance material.

In addition, it provides guidance for decontamination procedures. Disposal requirements and provisions for lead air monitoring and clearance inspections.

As a matter of priority, appropriate environmental management and Work, Health and Safety procedures should be put in place for the remediation works to protect the works, site staff, general public and the environment.

6.3.1 LEAD PAINT CLEARANCE

- Following the completion of the lead based paint removal works the occupational hygiene consultant will be required to undertake a thorough visual inspection of the work area and transit route.
- If removal works are not to the satisfaction of the occupational hygiene consultant, removal contractors will be required to re-enter the work area and rectify any issues arising from the inspection.
- AS4361.2-2017 states that following the completion of works and the appropriate clean-up of the area, samples of dust can be collected and sent for analysis to determine if there has been a significant impact on the property and surrounding area from works undertaken and if the building is safe to reoccupy. Clearance dust samples can be collected and compared with the surface dust loading levels detailing within AS4361.2-1998. These are as follows:
 - Interior floors: 1 mg/m² (as lead).
 - Interior window sills: 5 mg/m² (as lead).
 - Exterior surfaces: 8 mg/m² (as lead).
- Only following satisfactory clearance inspection, air monitoring and dust sampling, will removal works be deemed as completed.
- A final inspection of the work site will be required by the occupational hygiene consultant following removal of enclosure and equipment to ensure no debris or dust remains onsite.

6.4 GENERAL SMF MANAGEMENT GUIDELINES

All SMF removal should be done in accordance with the National Occupational Health and Safety Commission *National Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC: 2006 (1990)]. Some of the practices recommended are as follows:

- The work area should be designated by using barricade tape and signs where workable. Persons not involved in the removal should not be within 3 metres of the designated area.
- Waste shall be placed in plastic bags or other containers which prevent fibre and/or dust emission, and disposed of in accordance with local waste disposal authority requirements.
- PPE including goggles, half-face P2 respirator, gloves, long sleeve and loose fitting clothing should be worn.

6.5 GENERAL PCB MANAGEMENT GUIDELINES

- Material containing less than 50 g of PCBs at a concentration of 50 mg/kg or greater should be disposed of as scheduled PCB waste at the end of its useful life.
- Waste containing less than 50 g of PCBs at a concentration of 50 mg/kg or greater shall be disposed of as scheduled PCB waste.
- Material containing PCBs at a concentration greater than 2 mg/kg and up to 50 mg/kg shall, at the end of its useful life, be disposed of by a method approved by the agency in accordance with the guidance notes appended to this plan.

6.6 GENERAL ODS MANAGEMENT GUIDELINES

Control strategies for CFC and HCFC refrigerants include:

- Ensuring the CFC and HCFC based equipment are free of leakage and should be 'made safe' wherever feasible (note that domestic refrigerators are leak free);
- If possible, CFC and HCFC based equipment should be converted/retrofitted or replaced with equipment using ozone benign refrigerants wherever and whenever it is deemed feasible to do so; and
- If removal of the CFC and/or HCFC equipment is deemed necessary, a suitably qualified licensed removal contractor who is able to recycle and reuse the refrigerant should decommission CFC and HCFC based equipment that is being disposed of. This should be done under controlled conditions with adequate protection measures in place i.e. SWMS, exclusion zone setup, correct PPE utilised, correct handling and storage and eventual disposal.

7 STATEMENT OF LIMITATIONS

This Report is provided by WSP Australia Pty Limited (WSP) for (Client) in response to specific instructions from the Client and in accordance with WSP's proposal and agreement with the Client (Agreement).

PERMITTED PURPOSE

This Report is provided by WSP for the purpose described in the Agreement and no responsibility is accepted by WSP for the use of the Report in whole or in part, for any other purpose (Permitted Purpose).

QUALIFICATIONS AND ASSUMPTIONS

The services undertaken by WSP in preparing this Report were limited to those specifically detailed in the Report and are subject to the scope, qualifications, assumptions and limitations set out in the Report or otherwise communicated to the Client. Except as otherwise stated in the Report and to the extent that statements, opinions, facts, conclusion and / or recommendations in the Report (Conclusions) are based in whole or in part on information provided by the Client and other parties identified in the report (Information), those Conclusions are based on assumptions by WSP of the reliability, adequacy, accuracy and completeness of the Information and have not been verified. WSP accepts no responsibility for the Information. The Conclusions are indicative of the presence of hazardous material and cannot be regarded as absolute without further extensive sampling, outside the scope of the services set out in the Agreement. Site conditions, including the extent and visibility of hazardous materials, can change with time. On all sites, varying degrees of non-uniformity of conditions are encountered and the presence of hazardous material which is not visually apparent at the time of inspection, are not likely to be detected. No monitoring, common testing or sampling technique provides results that are totally representative of the presence or non-presence of hazardous materials at the Site. Site conditions, including subsurface conditions can change with time due to the changing presence and concentration of contaminants, natural forces and man-made influences. Only material that was physically accessible at the time of inspection was sampled. Consequently, not all hazardous material may have been located at the Site. Care should be taken during normal site works, refurbishment or demolition works when entering previously inaccessible areas. If suspect material is encountered, works should cease in the area until samples have been collected and analysed by competent personnel. It is impossible to locate all hazardous materials during an inspection. This is due to such factors as (without limitation):

- Time, budget and constraints requested by the Client;
- Access restrictions;
- The need to avoid causing physical damage to fixtures or structures on the Site;
- The need to minimise inconvenience when the Site or plant located on the Site are in use whilst an inspection is being conducted; and / or
- The availability of relevant building / plant construction plans.

Hazardous material that could be routinely encountered in the normal day-to-day activities occurring on the Site, has been identified and assessed, however there is no guarantee that the Site is free of hazardous material, since future activities may reveal hazardous material in areas inaccessible or unknown to WSP. Within the limitations referred to above, the preparation of this Report has been undertaken and performed in a professional manner in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by reputable consultants. No other warranty, expressed or implied, is made. WSP has prepared the Report without regard to any special interest of any person other than the Client when undertaking the services described in the Agreement or in preparing the Report.

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This Report can only be relied upon for the Permitted Purpose and may not be relied upon for any other purpose. The Report does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise. It is the responsibility of the Client to accept (if the Client so chooses) the Conclusions and implement any recommendations in an appropriate, suitable and timely manner.

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APPENDIX A

RISK MATRIX



Table 1 Definitions

CODE	ITEM	DEFINITION
U	Unknown	No access to assess friability or condition
N/A	Not Applicable / Practicable	Not Applicable / Practicable
FRIABILITY (ASBESTOS AND SMF)		
F	Friable	Material that; (A) is in a powder form or that can be crumbled, pulverised or reduced to powder by hand pressure when dry, and (B) contains asbestos.
NF	Non-friable	Material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound.

Note: Friability only applies to asbestos and SMF

Table 2 Condition and Disturbance Assessment

CONDITION		
1	Unknown	No access to assess condition
2	Poor	Obvious damage or deterioration, extensive dust and contamination
3	Moderate	Major damage throughout, no debris or dust, not sealed or encapsulated
4	Fair	Minor damage or deterioration, not sealed or encapsulated
5	Good	No obvious damage or deterioration, secured in place, sealed and encapsulated
DISTURBANCE POTENTIAL		
A	Public	Public access areas
B	Certain	Disturbance very likely to occur during typical occupancy of the building and during maintenance works
C	High	Disturbance may occur during typical occupancy of the building and is likely during maintenance works
D	Medium	Disturbance unlikely during typical occupancy of the building however may occur during maintenance works
E	Low	Disturbance unlikely during typical occupation of the building



Table 3 Risk Assessment Chart

MATERIAL CONDITION		PROBABILITY OF DISTURBANCE				
		Public	Certain	Likely	Possible	Unlikely
		A	B	C	D	E
Unknown	1	1	2	4	7	11
Poor	2	3	5	8	12	16
Moderate	3	6	9	13	17	20
Fair	4	10	14	18	21	23
Good	5	15	19	22	24	25

LEGEND:

1-6

HIGH RISK

7-15

MEDIUM RISK

16-25

LOW RISK

APPENDIX B

ASBESTOS BUILDING MATERIALS REGISTER



Property Address: Various Locations Granville
 Consultant: D Sharkey
 Survey Date: 9th to 11th October 2019

MATERIAL IDENTIFICATION											RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Event	Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date
Inaccessible areas																	
	26 Good Street		All												No access at the time of the assessment. Keys not supplied. Further inspection recommend		
	28-38 Good Street		Throughout												Limited access due to excessive contents on the premises. Further inspection recommended.		
	59 Cowper Street		Subfloor, vegetated areas, confined spaces, roof tops												Limited access at the time of the assessment. Further inspection recommended		
Asbestos Containing Materials																	
1	59 Cowper Street	Ground	Old Dwelling - Exterior	Western aspect to subfloor	Fibre cement sheeting	Packing material	WSP-104427	A, CH	<1 m ²	1	NF	3	D	L	Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		
2	59 Cowper Street	Ground	Old Dwelling - Exterior	North western aspect, Fibre cement sheet fragments scattered on ground surfaces	Fibre cement sheeting	Debris	Same as WSP-109335	CH, OF	<1 m ²	2	NF	2	C	M	Debris scattered to ground surfaces, likely to disturb if area occupied. Remove under controlled non-friable asbestos removal conditions by a Class B (non-friable) licensed asbestos removal contractor when reasonably practicable		
3	61 Cowper Street	Ground	Vacant block, central aspect to yard	Fibre cement sheeting scattered on ground surfaces	Fibre cement sheeting	Debris	WSP-109334	CH	<1 m ²	3	NF	2	C	M	Debris scattered to ground surfaces, likely to disturb if area occupied. Remove under controlled non-friable asbestos removal conditions by a Class B (non-friable) licensed asbestos removal contractor when reasonably practicable		
4	61 Cowper Street	Ground	Vacant block, northern aspect to yard	Fibre cement sheeting scattered on ground surfaces	Fibre cement sheeting	Debris	WSP-109335	CH, OF	<3 m ²	4	NF	2	C	M	Debris scattered to ground surfaces, likely to disturb if area occupied. Remove under controlled non-friable asbestos removal conditions by a Class B (non-friable) licensed asbestos removal contractor when reasonably practicable		
5	61 Cowper Street	Ground	Vacant block, northern aspect to yard	Boundary fence	Fibre cement sheeting	Wall sheeting	Same as WSP-109335	CH, OF	<1 m ²	Same as photo 10	NF	2	C	M	Broken A/C sheet to boundary. Remove under controlled non-friable asbestos removal conditions by a Class B (non-friable) licensed asbestos removal contractor when reasonably practicable		
6	26 Good Street	Ground	Tony Francis Quality Meat	Northern wall	Zemelite	EDB	Presumed same as WSP-064184	CH	1 Board	5	NF	4	D	L	Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		
7	26 Good Street	Ground	Tony Francis Quality Meat	Refrigerator room	ACM	Infill panels	Presumed asbestos containing	Unknown	<1 m ²						No access at time of inspection. Confirm presence. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		
8	28-30 Good Street	Ground	Heaven on Earth Holy Shop	Northern wall	Zemelite	EDB	WSP-064184	CH	1 Board	6	NF	4	D	L	Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		

Property Address: Various Locations Granville
 Consultant: D Sharkey
 Survey Date: 9th to 11th October 2019

MATERIAL IDENTIFICATION											RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Event	Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date
9	32-34 Good Street	Ground	Heaven on Earth Holy Shop - Interior South	Northern wall	Zemelite	EDB	Presume same as WSP-064186	CH	1 Board	8	NF	4	D	L	Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		
10	32-34 Good Street	Ground	Heaven on Earth Holy Shop - Interior North	Southern wall	Zemelite	EDB	WSP-064186	CH	1 Board	7	NF	4	D	L	Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		
11	32-34 Good Street	Ground	Heaven on Earth Holy Shop - Exterior	Western aspect adjacent parking	Fibre Cement Mold	Communications pit	WSP-104449	A, CH	<1 m ²	11	NF	3	D	L	Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		
12	134 Parramatta Rd	Ground	Advance Autosales yard	North western corner to lot	Zemelite	EDB	WSP-109336	CH	<1 m ²	9	NF	4	D	L	Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		
13	134 Parramatta Rd	Ground	Advance autosales yard, Timber structure surrounding shed	Southern timber wall frame	Fibre cement sheeting	Wall sheeting	WSP-109337	A, C, CH	<3 m ²	10	NF	2	C	M	Damaged A/C sheeting fixed to timber framing. Remove under controlled non-friable asbestos removal conditions by a Class B (non-friable) licensed asbestos removal contractor when reasonably practicable		
14	38 Good St	Ground	Old Granville Fire Station - Exterior	Western Elevation	Fibre cement sheeting	Window infill panel	WSP-104463	CH, OF	<1 m ²	12	NF	4	D	L	Remove under controlled non-friable asbestos removal conditions by a Class B (non-friable) licensed asbestos removal contractor.		
15	38 Good St	Ground	Old Granville Fire Station - Exterior	Western Elevation - Male Toilets	Fibre cement sheeting	Toilet partition walls	WSP-104462	CH	4 m ²	13	NF	3	C	M	Cubicles partially collapsed. Advise to remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		
16	38 Good St	Ground	Old Granville Fire Station - Interior	Western Elevation - Female Toilets	Fibre cement sheeting	Toilet partition walls	Same as WSP104462	CH	4 m ²	14	NF	3	C	M	Cubicles partially collapsed. Advise to remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		
Non-Asbestos Containing Materials																	
17	59 Cowper Street	Ground	Old Dwelling - Exterior	Northern aspect, rear extension	Fibre cement sheeting	Wall sheeting	WSP-104428	OF, NAD	10 m2		NA	NA	NA	NA	Inspected, No further actioned required		
18	59 Cowper Street	Ground	Old Dwelling - Interior	Rear extension, bathroom	Fibre cement sheeting	Wall sheeting	WSP-104429	OF, NAD	10 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
19	59 Cowper Street	Ground	Old Dwelling - Interior	Rear extension, shower	Fibre cement sheeting	Wall sheeting	Same as WSP-104429	OF, NAD	10 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
20	59 Cowper Street	Ground	Old Dwelling - Interior	Kitchen walls	Fibre cement sheeting	Wall sheeting	Same as WSP-104429	OF, NAD	15 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
21	63 Cowper Street	Ground	MJ Lev/Barn Office Furniture	Carpark	NAD	NA	Visual	NA			NA	NA	NA	NA	Inspected, No further actioned required		
22	138 Parramatta Rd	Ground	The Barn Office Furniture - Exterior	Timber window frames	Sealant	Window putty	WSP-104437	NAD	Throughout		NA	NA	NA	NA	Inspected, No further actioned required		
23	138 Parramatta Rd	Ground	The Barn Office Furniture - Exterior	Southern awning	Fibre cement sheeting	Ceiling lining	WSP-104438	NAD	10m ²		NA	NA	NA	NA	Inspected, No further actioned required		
24	138 Parramatta Rd	Ground	The Barn Office Furniture - Exterior	Southern window adjacent yellow stairs	Fibre cement sheeting	Infill panel	WSP-064199	NAD	<3 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
25	138 Parramatta Rd	Ground	The Barn Office Furniture - Interior - Kitchen	Northern wall	Fibre cement sheeting	Wall sheeting	WSP-104439	NAD	10m ²		NA	NA	NA	NA	Inspected, No further actioned required		
26	138 Parramatta Rd	Ground	The Barn Office Furniture - Interior - Kitchen	Northern wall	Fibre cement sheeting	Wall sheeting	Same as WSP104439	NAD	>10m ²		NA	NA	NA	NA	Inspected, No further actioned required		

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MATERIAL IDENTIFICATION											RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Event	Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date
27	138 Parramatta Rd	Ground	The Barn Office Furniture - Interior - Kitchen	Two door fire resistant filing cabinet	Sealant	Door lining	WSP-104440	SMF	<1 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
28	138 Parramatta Rd	Ground	The Barn Office Furniture - Interior - Southern Store room	Spray booth, Exterior	Fibre cement sheeting	Wall sheeting	Same as WSP-104439	NAD	12m ²		NA	NA	NA	NA	Inspected, No further actioned required		
29	138 Parramatta Rd	Ground	The Barn Office Furniture - Interior - Southern Store room	Loose fibre cement sheet	Fibre cement sheeting	Sheeting	Same as WSP-104439	NAD	5 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
30	138 Parramatta Rd	First	The Barn Office Furniture - Interior - Western room	Encased drain pipe	Fibre cement sheeting	Infill panels	WSP-064195	NAD	<3 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
31	138 Parramatta Rd	First	The Barn Office Furniture - Interior - Western room	Windows to eastern wall	Fibre cement sheeting	Infill panels	WSP-064194	NAD	<6 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
32	138 Parramatta Rd	First	The Barn Office Furniture - Interior - Eastern room	Timber window frames	Sealant	Window putty	WSP-064189	NAD	<1 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
33	138 Parramatta Rd	First	The Barn Office Furniture - Interior - Eastern room	Flooring beneath orange carpet	Vinyl	Underlay	WSP-064193	NAD	400 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
34	138 Parramatta Rd	First	The Barn Office Furniture - Interior - Eastern room	Staircase	fibre cement sheeting	Wall sheeting	Same as WSP-064194	NAD	10 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
35	142 Parramatta Rd		Advance Autosales yard	Carpark	NAD	NA	Visual	NA			NA	NA	NA	NA	Demountable office located on block. No asbestos identified or suspected at the time of the inspection.		
36	38 Good St	Ground	Old Granville Fire Station - Exterior	Western Elevation	Putty	Timber window framing	WSP104465	NAD	<1 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
37	38 Good St	Ground	Old Granville Fire Station - Exterior	Northern Elevation	Backing board material	EDB	WSP-104464	NAD	1 unit		NA	NA	NA	NA	Inspected, No further actioned required		
38	38 Good St	Ground	Old Granville Fire Station - Interior	Southern room	caulking material	Internal floor underlay	WSP104466	NAD	Throughout		NA	NA	NA	NA	Inspected, No further actioned required		
39	38 Good St	Ground	Old Granville Fire Station - Interior	Southern room	vinyl sheeting	floor lining	WSP104467	NAD	Throughout		NA	NA	NA	NA	Inspected, No further actioned required		
Lead Containing Materials																	
40	59 Cowper St	Ground	Dwelling - Interior	Compressed metal ceiling	White paint	Paint coating	WSP-104436	13 % w/w	Throughout	15	NA	2	D	M	Ceiling paint flaking throughout dwelling. Remove flaking sections and repaint under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management. Remove prior to renovation or demolition works.		
41	59 Cowper St	Ground	Dwelling - Interior	Timber door frames	White paint	Paint coating	WSP-104435	0.79 % w/w	<10 m ²	16	NA	4	D	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
42	59 Cowper St	Ground	Dwelling - Exterior	Northern aspect, chimney	White paint	Paint coating	WSP-104433	14 % w/w	20 m ²	17	NA	2	C	M	Remove flaking sections and repaint under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management. Remove prior to renovation or demolition works.		
43	59 Cowper St	Ground	Dwelling - Exterior	Timber walls surrounding dwelling	Yellow paint	Paint coating	WSP-104432	5.2 % w/w	100 m ²	18	NA	3	C	M	Remove flaking sections and repaint under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management. Remove prior to renovation or demolition works.		
44	59 Cowper St	Roof	Dwelling - Exterior	Roof gutters	Green paint	Paint coating	WSP-104431	0.12 % w/w	Throughout	19	NA	4	E	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		

Property Address: Various Locations Granville
 Consultant: D Sharkey
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MATERIAL IDENTIFICATION											RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Event	Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date
45	59 Cowper St	Roof	Dwelling - Exterior	Steel roofing	Red paint	Paint coating	WSP-104430	0.48 % w/w	Throughout	20	NA	4	E	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
46	26 Good Street	Ground	Tony Francis Quality Meat	Bricked walls beneath cement render façade	White paint	Paint coating	Presumed same as WSP-104452	0.22 % w/w	Presumed Throughout	21	NA	3	D	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
47	28-30 Good St	Ground	Heaven on Earth Holy Shop - Exterior Façade	Bricked walls beneath cement render façade	White paint	Paint coating	WSP-104452	0.15 % w/w	Presumed Throughout	22	NA	3	D	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
48	32-34 Good St	Ground	Heaven on Earth Holy Shop - Exterior	Good St, Shop front façade	Grey paint	Paint coating	WSP-104450	0.15 % w/w	20 m ²	23	NA	3	D	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
49	32-34 Good St	Ground	Heaven on Earth Holy Shop - Exterior	Western façade, brick wall	White paint	Paint coating	WSP-104452	0.22 % w/w	Presumed Throughout	Same as photo 22	NA	3	D	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
50	32-34 Good St	Ground	Heaven on Earth Holy Shop - Exterior	Western elevation, gate	Green paint	Paint coating	WSP-104453	0.37 % w/w	<2 m ²	24	NA	3	E	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
51	138 Parramatta Rd	Ground	The Barn Office Furniture - Exterior	Metal Staircase	Yellow paint	Paint coating	WSP-064198	2.1 % w/w	10 m ²	25	NA	2	C	M	Remove flaking sections and repaint under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management. Remove prior to renovation or demolition works.		
52	138 Parramatta Rd	Ground	The Barn Office Furniture - Exterior North	Metal awning structure	Yellow paint	Paint coating	Presume same as WSP-064198	2.1 % w/w	15 m ²	26	NA	3	D	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
53	138 Parramatta Rd	Ground	The Barn Office Furniture - Interior Southern show room	Spray booth	White paint	Paint coating	WSP-104443	32 % w/w	10 m ²	27	NA	4	D	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
54	138 Parramatta Rd	First	The Barn Office Furniture - Exterior	Window frames	Brown paint	Paint coating	WSP-064190	9.3 % w/w	Throughout	28	NA	4	D	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
55	38 Good St	Ground	Old Granville Fire Station - Interior	Southern room ceiling	White paint	Paint coating	WSP-104454	1.3 % w/w	Throughout	29	NA	3	D	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		

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MATERIAL IDENTIFICATION											RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Event	Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date
56	38 Good St	Ground	Old Granville Fire Station - Interior	Southern room, walls	Maroon paint	Paint coating	WSP-104455	14 % w/w	>100 m ²	30	NA	2	C	M	Moisture damage to northern wall, poor condition. Remove flaking sections and repaint under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management. Remove prior to renovation or demolition works.		
57	38 Good St	Ground	Old Granville Fire Station - Interior	Northern room, walls	White paint	Paint coating	WSP-104456	16 % w/w	>100 m ²	31	NA	2	C	M	Moisture damage to throughout, poor condition. Remove flaking sections and repaint under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management. Remove prior to renovation or demolition works.		
58	38 Good St	First	Old Granville Fire Station - Interior	Eastern room, walls	Grey paint	Paint coating	WSP-104457	3.3 % w/w	100 m ²	32	NA	4	D	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
59	38 Good St	First	Old Granville Fire Station - Interior	Eastern room, door framing	White paint	Paint coating	WSP-104458	2.7 % w/w	<10 m ²	Same as 31	NA	4	D	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
60	38 Good St	First	Old Granville Fire Station - Interior	Eastern room, door framing	White paint with blue overcoat	Paint coating	Same as WSP-104454	1.3 % w/w	Throughout	33	NA	3	D	L	Maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.		
61	38 Good St	First	Old Granville Fire Station, Interior	Western elevation, exterior toilet walls	White paint	Paint coating	WSP-104461	0.61 % w/w	20 m ²	34	NA	2	D	M	Flaking paint throughout bathroom. Remove flaking sections and repaint under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management. Remove prior to renovation or demolition works.		
62	38 Good St	First	Old Granville Fire Station, Exterior	Eastern Façade brickwork	White paint	Paint coating	WSP-104459	10 % w/w	Throughout	35	NA	2	C	M	Flaking paint observed to facade. Remove flaking sections and repaint under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management. Remove prior to renovation or demolition works.		
63	38 Good St	First	Old Granville Fire Station, Exterior	Western façade timber framing	Maroon paint	Paint coating	WSP-104460	0.18 % w/w	Throughout	36	NA	2	C	M	Flaking paint observed to facade. Remove flaking sections and repaint under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management. Remove prior to renovation or demolition works.		
Non-Lead Containing Materials																	
64	138 Parramatta Rd	Ground	The Barn Office Furniture - Exterior	Southern Façade	Yellow paint	Paint coating	WSP-064200	0.052 % w/w	Throughout		NA	NA	NA	NA	Inspected, No further actioned required		
65	139 Parramatta Rd	Ground	The Barn Office Furniture - Exterior	Southern timber windows	Brown paint	Paint coating	WSP-104442	0.03 % w/w	Throughout		NA	NA	NA	NA	Inspected, No further actioned required		
66	138 Parramatta Rd	Ground	The Barn Office Furniture - Exterior	Entry Door	Blue paint	Paint coating	WSP-064197	0.02 % w/w	2 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
67	138 Parramatta Rd	Ground	The Barn Office Furniture - Interior	Kitchen	Yellow with green under coat	Paint coating	WSP-104441	0.01 % w/w	Throughout		NA	NA	NA	NA	Inspected, No further actioned required		
68	138 Parramatta Rd	First	The Barn Office Furniture - Interior	Internal walls	White with green undercoat paint	Paint coating	WSP-104444	0.008 % w/w	Throughout		NA	NA	NA	NA	Inspected, No further actioned required		
69	138 Parramatta Rd	First	The Barn Office Furniture - Interior	Timber structural beam	White paint	Paint coating	WSP-064191	0.02 % w/w	20 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
70	138 Parramatta Rd	First	The Barn Office Furniture - Interior	Doorway steel beam	white paint	Paint coating	WSP-064196	0.01 % w/w	1 m ²		NA	NA	NA	NA	Inspected, No further actioned required		
71	59 Cowper St	Ground	Dwelling - Exterior	Eastern aspect, timber frame	Red paint	Paint coating	WSP-104434	0.04 % w/w	2 m ²		NA	NA	NA	NA	Inspected, No further actioned required		

Property Address: Various Locations Granville
 Consultant: D Sharkey
 Survey Date: 9th to 11th October 2019

MATERIAL IDENTIFICATION											RISK ASSESSMENT				RISK MANAGEMENT		CORRECTIVE ACTIONS	
Event	Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date	
72	28-30 Good St	Ground	Heaven on Earth Holy Shop - Interior	Brickwork	Black paint	Paint coating	WSP-104446	<0.005 % w/w	40 m ²		NA	NA	NA	NA	Inspected, No further actioned required			
73	32-34 Good St	Ground	Heaven on Earth Holy Shop - Interior	Plaster ceiling	White paint	Paint coating	WSP-064187	<0.005 % w/w	>100 m ²		NA	NA	NA	NA	Inspected, No further actioned required			
74	32-34 Good St	Ground	Heaven on Earth Holy Shop - Exterior	Good St,Western elevation, window framing	White paint	Paint coating	WSP-104451	0.03 % w/w	<10 m ²		NA	NA	NA	NA	Inspected, No further actioned required			
SMF Containing Materials																		
75	28-30 Good St	Ground	Heaven on Earth Holy Shop - Interior South	Black ceiling Tiles	SMF	Ceiling lining	Visual		50 m ²	38	NA	NA	E	L	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			
76	28-30 Good St	Ground	Heaven on Earth Holy Shop - Interior South	Kitchen, Range hood	SMF	Flexi-Duct	Visual		2 Lm		NA	NA	E	L	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			
77	28-30 Good St	Ground	Heaven on Earth Holy Shop - Interior South	Bathroom	SMF	Flexi-Duct	Visual		2Lm		NA	NA	E	L	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			
78	32-34 Good St	Ground	Heaven on Earth Holy Shop - Interior - Western	Ceiling space	SMF	Insulation material	Visual		Throughout		NA	NA	E	L	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			
79	138 Parramatta rd	Ground	The Barn Office Furniture - Interior - Main show room	Ceiling space	SMF	Flexi-Ducting			400Lm	37	NA	NA	E	L	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			
80	138 Parramatta rd	Ground	The Barn Office Furniture - Interior	Kitchen - beneath sink	SMF	Hot water unit	Visual		1 Unit	39	NA	NA	E	L	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			
81	138 Parramatta rd	Ground	The Barn Office Furniture - Interior - Southern show room	Ceiling sarking	SMF	Ceiling lining	Visual		400 m ²		NA	NA	E	L	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			
82	138 Parramatta rd	Ground	The Barn Office Furniture - Interior - Main show room	Ceiling	SMF	Ceiling tiles	Visual		300 m ²		NA	NA	E	L	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			
83	138 Parramatta rd	First	The Barn Office Furniture - Ceiling space	Ceiling sarking	SMF	Insulation material	Visual		800 m ²		NA	NA	NA	L	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			
84	59 Cowper St	Ground	Dwelling	Kitchen	SMF	Hot water heater	Visual		1 Unit		NA	NA	NA	L	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			
85	26 Good Street	Ground	Tony Francis Quality Meat - Exterior	Kitchen	SMF	Hot water heater	Presumed		1 Unit		NA	NA	NA	L	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			

Property Address: Various Locations Granville
 Consultant: D Sharkey
 Survey Date: 9th to 11th October 2019

MATERIAL IDENTIFICATION											RISK ASSESSMENT				RISK MANAGEMENT	CORRECTIVE ACTIONS	
Event	Building	Level	Primary Location	Secondary Location	Material	Application	Sample Number	Result	Size	Photo Number	Friability (F, NF)	Condition (1-5)	Disturbance Potential (A-E)	Risk Rating (L, M, H)	Consultant Comments	Remediation Comments	Remediation Date
ODS Containing Materials																	
86	28-30 Good St	Ground	Heaven on Earth Holy Shop - Exterior Façade	Western aspect, adjacent rear carpark	Unknown	Refrigerant	Visual		1	40	NA	NA	D	L	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2018.		
87	26 Good Street	Ground	Tony Francis Quality Meat - Exterior	Western aspect, adjacent rear carpark	R22	Refrigerant	Visual		1	41	NA	NA	D	L	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2018.		
88	26 Good Street	Ground	Tony Francis Quality Meat - Exterior	Western aspect, adjacent rear carpark	R404-R507	Refrigerant	Visual		1		NA	NA	D	L	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2018.		
89	138 Parramatta rd	Ground	The Barn Office Furniture - Exterior -	Rooftop - Southern Aspect	Unknown	Refrigerant	Visual		4 Units		NA	NA	E	L	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2018.		

APPENDIX C

CERTIFICATES OF ANALYSIS





**WSP Australia
Pty Limited**

Level 27, 680 George Street Sydney NSW
2000
PO Box 20967 World Square
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Facsimile +61 2 9272 5101
Email ANZLab@wsp.com

Certificate of Analysis

ABN 80 078 004 798

NCSI Certified Quality System ISO 9001

LOCATION: 28-30 and 32-34 Good Street, Granville, NSW
2142

CERTIFICATE NO: SYD-PS113020-0015-119823

CLIENT: Starryland NSW Pty Ltd

DATE/S SAMPLED: 9/10/2019 to 11/10/2019

CLIENT ADDRESS: Suite 26.04 Level 26, 25 Bligh St, Sydney NSW
2000

DATE RECEIVED: 14/10/2019

TELEPHONE: 02 8279 2600

DATE ANALYSED: 21/10/2019

EMAIL: sean.gilchrist@pdsgrgroup.com.au

ORDER NUMBER: N/A

CONTACT: Sean Gilchrist

SAMPLED BY: Dan Sharkey

TEST METHOD: Qualitative identification of asbestos fibres in bulk and soil samples at WSP Corporate Laboratories by polarised light microscopy, including dispersion staining, in accordance with AS4964 (2004) Method for the qualitative identification of asbestos in bulk samples and WSP's Laboratory Procedure (LP3 - Identification of Asbestos Fibres). Trace analysis carried out on all non-homogenous samples. Accredited for compliance with ISO/IEC: 17025 – Testing (No. 17199).

Lab No	Sample ID	Location	Sample Description	Sample Dimensions	Identification Type
001	WSP-064184	Shop 28 - Internal, EDB	Electrical Backing Board	1 gm	CH
002	WSP-064185	Shop 28 - Exterior, awning ceiling lining to shop front	Fibre Cement Sheet	1 gm	OF, NAD
003	WSP-104445	Shop 30 - Internal, loose sheet within shop adjacent to entry door	Fibre Cement Sheet	3 gm	OF, NAD
004	WSP-064186	Shop 32 - Internal, EDB	Electrical Backing Board	1 gm	CH
005	WSP-104449	Shop 34 - External, western extent, communications pit	Fibre Cement Casting	4 gm	A, CH

LEGEND:

- NAD - No Asbestos Detected
- CH - Chrysotile Asbestos Detected
- A - Amosite Asbestos Detected
- C - Crocidolite Asbestos Detected
- UMF - Unknown Mineral Fibres Detected
- SMF - Synthetic Mineral Fibres Detected
- OF - Organic Fibres Detected
- Trace - Trace Asbestos Detected
- * - No trace asbestos detected at the reporting
limit of 0.1 g/kg



Approved Identifier

Name: Sneha Shakya

Approved Signatory

Name: Sneha Shakya

AUTHORISATION DATE

Monday, 21 October 2019

Hand picked refers to small discrete amounts of asbestos distributed unevenly in a large body of non asbestos material.

Notes:

If no asbestos is detected in vinyl tiles, mastics, sealants, epoxy resins and ore samples then confirmation by another independent analytical technique is advised due to the nature of the samples.

The results contained within this report relate only to the sample(s) submitted for testing. The laboratory accepts no responsibility for location, sampling date, sample ID, sampler, and client details provided by the sampler. WSP accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. NATA does not accredit the sampling process, therefore sampling is not covered by the scope of accreditation. This document may not be reproduced except in full.



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Certificate of Analysis

ABN 80 078 004 798

NCSI Certified Quality System ISO 9001

LOCATION:	Old Fire Station, Good Street, Granville NSW 2142	CERTIFICATE NO:	SYD-PS113020-0015-119821
CLIENT:	Starryland NSW Pty Ltd	DATE/S SAMPLED:	9/10/2019 to 11/10/2019
CLIENT ADDRESS:	Suite 26.04 Level 26, 25 Bligh St, Sydney NSW 2000	DATE RECEIVED:	14/10/2019
TELEPHONE:	02 8279 2600	DATE ANALYSED:	21/10/2019
EMAIL:	sean.gilchrist@pdsigroup.com.au	ORDER NUMBER:	N/A
CONTACT:	Sean Gilchrist	SAMPLED BY:	Dan Sharkey
TEST METHOD:	Qualitative identification of asbestos fibres in bulk and soil samples at WSP Corporate Laboratories by polarised light microscopy, including dispersion staining, in accordance with AS4964 (2004) Method for the qualitative identification of asbestos in bulk samples and WSP's Laboratory Procedure (LP3 - Identification of Asbestos Fibres). Trace analysis carried out on all non-homogenous samples. Accredited for compliance with ISO/IEC: 17025 – Testing (No. 17199).		

Lab No	Sample ID	Location	Sample Description	Sample Dimensions	Identification Type
001	WSP-104462	Old fire station, western elevation, rear toilets, partition walls	Fibre Cement Sheet	1 gm	CH
002	WSP-104463	Old fire station, western elevation, window infill panel	Fibre Cement Sheet	1 gm	CH, OF
003	WSP-104464	Old fire station, northern elevation, EDB	Backing Board	1 gm	OF, NAD
004	WSP-104465	Old fire station, western elevation, window putty to timber framing	Putty	8 gm	OF, NAD
005	WSP-104466	Internal, flooring underlay material	Caulking Compound	4 gm	OF, NAD
006	WSP-104467	Internal, flooring to southern room	Bituminous Sheet	24 gm	OF, NAD

LEGEND:

NAD	- No Asbestos Detected
CH	- Chrysotile Asbestos Detected
A	- Amosite Asbestos Detected
C	- Crocidolite Asbestos Detected
UMF	- Unknown Mineral Fibres Detected
SMF	- Synthetic Mineral Fibres Detected
OF	- Organic Fibres Detected
Trace	- Trace Asbestos Detected
*	- No trace asbestos detected at the reporting limit of 0.1 g/kg



ACCREDITED FOR
**TECHNICAL
COMPETENCE**

Approved Identifier

Name: Sneha Shakya

Approved Signatory

Name: Sneha Shakya

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AUTHORISATION DATE

Monday, 21 October 2019



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Certificate of Analysis

ABN 80 078 004 798

NCSI Certified Quality System ISO 9001

LOCATION: 59 Cowper Street, Granville NSW 2142

CERTIFICATE NO: SYD-PS113020-0015-119815

CLIENT: Starryland NSW Pty Ltd

DATE/S SAMPLED: 9/10/2019 to 11/10/2019

CLIENT ADDRESS: Suite 26.04 Level 26, 25 Bligh St, Sydney NSW
2000

DATE RECEIVED: 14/10/2019

TELEPHONE: 02 8279 2600

DATE ANALYSED: 21/10/2019

EMAIL: sean.gilchrist@pdsgroup.com.au

ORDER NUMBER: N/A

CONTACT: Sean Gilchrist

SAMPLED BY: Dan Sharkey

TEST METHOD: Qualitative identification of asbestos fibres in bulk and soil samples at WSP Corporate Laboratories by polarised light microscopy, including dispersion staining, in accordance with AS4964 (2004) Method for the qualitative identification of asbestos in bulk samples and WSP's Laboratory Procedure (LP3 - Identification of Asbestos Fibres). Trace analysis carried out on all non-homogenous samples. Accredited for compliance with ISO/IEC: 17025 – Testing (No. 17199).

Lab No	Sample ID	Location	Sample Description	Sample Dimensions	Identification Type
001	WSP-104427	Exterior, western elevation, subfloor, accessible FCS debris to subfloor	Fibre Cement Sheet	20 gm	A, CH
002	WSP-104428	Exterior, northern aspect, rear attachment, wall sheeting	Fibre Cement Sheet	7 gm	OF, NAD
003	WSP-104429	Interior, rear bathroom, eastern wall linings	Fibre Cement Sheet	3 gm	OF, NAD

LEGEND:

- NAD - No Asbestos Detected
- CH - Chrysotile Asbestos Detected
- A - Amosite Asbestos Detected
- C - Crocidolite Asbestos Detected
- UMF - Unknown Mineral Fibres Detected
- SMF - Synthetic Mineral Fibres Detected
- OF - Organic Fibres Detected
- Trace - Trace Asbestos Detected
- * - No trace asbestos detected at the reporting
limit of 0.1 g/kg



Approved Identifier

Name: Sneha Shakya

Approved Signatory

Name: Sneha Shakya

AUTHORISATION DATE

Monday, 21 October 2019

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Certificate of Analysis

ABN 80 078 004 798

NCSI Certified Quality System ISO 9001

LOCATION: 61 Cowper Street and 134 Parramatta Road,
Granville 2142

CERTIFICATE NO: SYD-PS113020-0015-119816

CLIENT: Starryland NSW Pty Ltd

DATE/S SAMPLED: 10/10/2019

CLIENT ADDRESS: Suite 26.04 Level 26, 25 Bligh St, Sydney NSW
2000

DATE RECEIVED: 14/10/2019

TELEPHONE: 02 8279 2600

DATE ANALYSED: 21/10/2019

EMAIL: sean.gilchrist@pdsgroup.com.au

ORDER NUMBER: N/A

CONTACT: Sean Gilchrist

SAMPLED BY: Dan Sharkey

TEST METHOD: Qualitative identification of asbestos fibres in bulk and soil samples at WSP Corporate Laboratories by polarised light microscopy, including dispersion staining, in accordance with AS4964 (2004) Method for the qualitative identification of asbestos in bulk samples and WSP's Laboratory Procedure (LP3 - Identification of Asbestos Fibres). Trace analysis carried out on all non-homogenous samples. Accredited for compliance with ISO/IEC: 17025 – Testing (No. 17199).

Lab No	Sample ID	Location	Sample Description	Sample Dimensions	Identification Type
001	WSP-109334	61 Cowper Street - centre of yard, debris scattered on floor	Fibre Cement Sheet	9 gm	CH
002	WSP-109335	61 Cowper Street - northern extent of yard, debris scattered on floor	Fibre Cement Sheet	7 gm	CH, OF
003	WSP-109336	134 Parramatta Road - distribution board, northern extent	Electrical Backing Board	1 gm	CH
004	WSP-109337	134 Parramatta Road - southern aspect, fcs to timber framing	Fibre Cement Sheet	2 gm	A, C, CH

LEGEND:

- NAD - No Asbestos Detected
- CH - Chrysotile Asbestos Detected
- A - Amosite Asbestos Detected
- C - Crocidolite Asbestos Detected
- UMF - Unknown Mineral Fibres Detected
- SMF - Synthetic Mineral Fibres Detected
- OF - Organic Fibres Detected
- Trace - Trace Asbestos Detected
- * - No trace asbestos detected at the reporting
limit of 0.1 g/kg



Approved Identifier

Name: Sneha Shakya

Approved Signatory

Name: Sneha Shakya

AUTHORISATION DATE

Monday, 21 October 2019

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Notes:

If no asbestos is detected in vinyl tiles, mastics, sealants, epoxy resins and ore samples
then confirmation by another independent analytical technique is advised due to the nature
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Certificate of Analysis

ABN 80 078 004 798

NCSI Certified Quality System ISO 9001

LOCATION: 138 Parramatta Road, Granville NSW 2142

CERTIFICATE NO: SYD-PS113020-0015-119813

CLIENT: Starryland NSW Pty Ltd

DATE/S SAMPLED: 9/10/2019 to 11/10/2019

CLIENT ADDRESS: Suite 26.04 Level 26, 25 Bligh St, Sydney NSW
2000

DATE RECEIVED: 14/10/2019

TELEPHONE: 02 8279 2600

DATE ANALYSED: 21/10/2019

EMAIL: sean.gilchrist@pdsgroup.com.au

ORDER NUMBER: N/A

CONTACT: Sean Gilchrist

SAMPLED BY: Dan Sharkey

TEST METHOD: Qualitative identification of asbestos fibres in bulk and soil samples at WSP Corporate Laboratories by polarised light microscopy, including dispersion staining, in accordance with AS4964 (2004) Method for the qualitative identification of asbestos in bulk samples and WSP's Laboratory Procedure (LP3 - Identification of Asbestos Fibres). Trace analysis carried out on all non-homogenous samples. Accredited for compliance with ISO/IEC: 17025 – Testing (No. 17199).

<u>Lab No</u>	<u>Sample ID</u>	<u>Location</u>	<u>Sample Description</u>	<u>Sample Dimensions</u>	<u>Identification Type</u>
001	WSP-104437	Exterior, ground floor, southern extent, window putty to timber framing	Putty	1 gm	NAD
002	WSP-104438	Exterior, ground floor, southern extent, awning ceiling lining	Fibre Cement Sheet	2 gm	OF, NAD
003	WSP-104439	Interior, ground floor, kitchen area, northern wall lining	Fibre Cement Sheet	2 gm	OF, NAD
004	WSP-104440	Interior, ground floor, kitchen area, two door filing cabinet, sealant surrounding inner safe	Sealant	2 gm	SMF, NAD
005	WSP-064195	First floor, western room, panels around drain pipe	Fibre Cement Sheet	4 gm	OF, NAD
006	WSP-064194	First floor, western room, infill panels covering original eastern windows	Fibre Cement Sheet	3 gm	OF, NAD
007	WSP-064193	First floor, eastern room, vinyl underlay beneath orange carpet	Vinyl Sheet	4 gm	OF, NAD
008	WSP-064189	First floor, eastern room, putty to timber window frames	Putty	2 gm	NAD
009	WSP-064199	Exterior, first floor, southern extent, window infill panel	Fibre Cement Sheet	1 gm	OF, NAD



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Certificate of Analysis

ABN 80 078 004 798

NCSI Certified Quality System ISO 9001

LOCATION: 138 Parramatta Road, Granville NSW 2142

CERTIFICATE NO: SYD-PS113020-0015-119813

LEGEND:

- NAD - No Asbestos Detected
- CH - Chrysotile Asbestos Detected
- A - Amosite Asbestos Detected
- C - Crocidolite Asbestos Detected
- UMF - Unknown Mineral Fibres Detected
- SMF - Synthetic Mineral Fibres Detected
- OF - Organic Fibres Detected
- Trace - Trace Asbestos Detected
- * - No trace asbestos detected at the reporting limit of 0.1 g/kg



Approved Identifier

Name: Sneha Shakya

Approved Signatory

Name: Sneha Shakya

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Notes:

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AUTHORISATION DATE

Monday, 21 October 2019

CERTIFICATE OF ANALYSIS 228302

Client Details

Client	WSP Australia Pty Limited
Attention	Daniel Sharkey
Address	GPO Box 5394, Sydney, NSW, 2001

Sample Details

Your Reference	<u>Granville Hazmat Survey</u>
Number of Samples	32 Paint
Date samples received	14/10/2019
Date completed instructions received	14/10/2019

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.

Report Details

Date results requested by	21/10/2019
Date of Issue	21/10/2019
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By

Jaimie Loa-Kum-Cheung, Metals Supervisor

Authorised By



Nancy Zhang, Laboratory Manager

Client Reference: Granville Hazmat Survey

Lead in Paint						
Our Reference	UNITS	228302-1	228302-2	228302-3	228302-4	228302-5
Your Reference		WSP-104430	WSP-104431	WSP-104432	WSP-104433	WSP-104434
Date Sampled		09/10/2019	09/10/2019	09/10/2019	09/10/2019	09/10/2019
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	17/10/2019	17/10/2019	17/10/2019	17/10/2019	17/10/2019
Date analysed	-	17/10/2019	17/10/2019	17/10/2019	17/10/2019	17/10/2019
Lead in paint	%w/w	0.48	0.12	5.2	14	0.04

Lead in Paint						
Our Reference	UNITS	228302-6	228302-7	228302-8	228302-9	228302-10
Your Reference		WSP-104435	WSP-104436	WSP-104441	WSP-104442	WSP-104443
Date Sampled		09/10/2019	09/10/2019	09/10/2019	09/10/2019	09/10/2019
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	17/10/2019	17/10/2019	17/10/2019	17/10/2019	17/10/2019
Date analysed	-	17/10/2019	17/10/2019	17/10/2019	17/10/2019	17/10/2019
Lead in paint	%w/w	0.79	13	0.01	0.03	32

Lead in Paint						
Our Reference	UNITS	228302-11	228302-12	228302-13	228302-14	228302-15
Your Reference		WSP-104444	WSP-064190	WSP-064191	WSP-064196	WSP-064197
Date Sampled		09/10/2019	09/10/2019	09/10/2019	09/10/2019	09/10/2019
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	17/10/2019	17/10/2019	17/10/2019	17/10/2019	17/10/2019
Date analysed	-	17/10/2019	17/10/2019	17/10/2019	17/10/2019	17/10/2019
Lead in paint	%w/w	0.008	9.3	0.02	0.01	0.02

Lead in Paint						
Our Reference	UNITS	228302-16	228302-17	228302-18	228302-19	228302-20
Your Reference		WSP-064198	WSP-064200	WSP-104446	WSP-104447	WSP-064187
Date Sampled		09/10/2019	09/10/2019	10/10/2019	10/10/2019	10/10/2019
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	17/10/2019	17/10/2019	17/10/2019	17/10/2019	17/10/2019
Date analysed	-	17/10/2019	17/10/2019	17/10/2019	17/10/2019	17/10/2019
Lead in paint	%w/w	2.1	0.052	<0.005	5.0	<0.005

Lead in Paint						
Our Reference	UNITS	228302-21	228302-22	228302-23	228302-24	228302-25
Your Reference		WSP-104450	WSP-104451	WSP-104452	WSP-104453	WSP-104454
Date Sampled		10/10/2019	10/10/2019	10/10/2019	10/10/2019	11/10/2019
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	17/10/2019	17/10/2019	17/10/2019	17/10/2019	17/10/2019
Date analysed	-	17/10/2019	17/10/2019	17/10/2019	17/10/2019	17/10/2019
Lead in paint	%w/w	0.15	0.03	0.22	0.37	1.3

Client Reference: Granville Hazmat Survey

Lead in Paint						
Our Reference		228302-26	228302-27	228302-28	228302-29	228302-30
Your Reference	UNITS	WSP-104455	WSP-104456	WSP-104457	WSP-104458	WSP-104459
Date Sampled		11/10/2019	11/10/2019	11/10/2019	11/10/2019	11/10/2019
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	17/10/2019	17/10/2019	17/10/2019	17/10/2019	17/10/2019
Date analysed	-	17/10/2019	17/10/2019	17/10/2019	17/10/2019	17/10/2019
Lead in paint	%w/w	14	16	3.3	2.7	10

Lead in Paint			
Our Reference		228302-31	228302-32
Your Reference	UNITS	WSP-104460	WSP-104461
Date Sampled		11/10/2019	11/10/2019
Type of sample		Paint	Paint
Date prepared	-	17/10/2019	17/10/2019
Date analysed	-	17/10/2019	17/10/2019
Lead in paint	%w/w	0.18	0.61

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

Client Reference: Granville Hazmat Survey

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	[NT]
Date prepared	-			17/10/2019	3	17/10/2019	17/10/2019		17/10/2019	[NT]
Date analysed	-			17/10/2019	3	17/10/2019	17/10/2019		17/10/2019	[NT]
Lead in paint	%w/w	0.005	Metals-004	<0.005	3	5.2	5.7	9	106	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date prepared	-			[NT]	11	17/10/2019	17/10/2019		17/10/2019	[NT]
Date analysed	-			[NT]	11	17/10/2019	17/10/2019		17/10/2019	[NT]
Lead in paint	%w/w	0.005	Metals-004	[NT]	11	0.008	<0.005	46	102	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	16	17/10/2019	17/10/2019		[NT]	[NT]
Date analysed	-			[NT]	16	17/10/2019	17/10/2019		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-004	[NT]	16	2.1	2.2	5	[NT]	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	32	17/10/2019	17/10/2019		[NT]	[NT]
Date analysed	-			[NT]	32	17/10/2019	17/10/2019		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-004	[NT]	32	0.61	0.63	3	[NT]	[NT]

Result Definitions

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

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	

Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

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

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

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

Measurement Uncertainty estimates are available for most tests upon request.

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

APPENDIX D

PHOTOGRAPHS





Photo 1: 59 Cowper Street, western aspect to subfloor, fibre cement material observed.



Photo 2: 59 Cowper Street, north western aspect, asbestos-containing fibre cement fragments identified on ground surface.



Photo 3: 61 Cowper Street, Vacant block, central aspect to yard, asbestos-containing fibre cement fragments identified on ground surface.



Photo 4: 61 Cowper Street, vacant block, northern aspect to yard, asbestos-containing fibre cement fragments identified on ground surface.



Photo 5: 26 Good Street, northern wall, asbestos-containing electrical distribution board.



Photo 6: 28-30 Good Street, northern wall, asbestos-containing electrical distribution board.

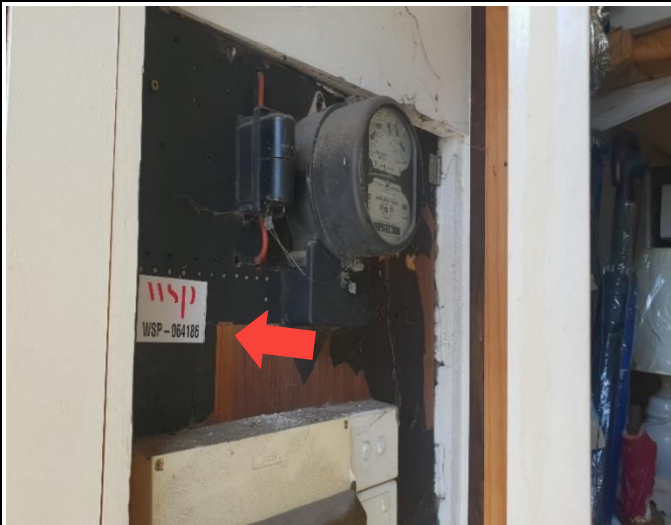


Photo 7: 32 Good Street, southern wall, asbestos-containing electrical distribution board.



Photo 8: 34 Good Street, northern wall asbestos-containing electrical distribution board.



Photo 9: 134 Parramatta Road, north western corner to lot, asbestos-containing electrical distribution board.



Photo 10: 134 Parramatta Road, southern timber wall frame, asbestos-containing fibre cement sheeting observed.

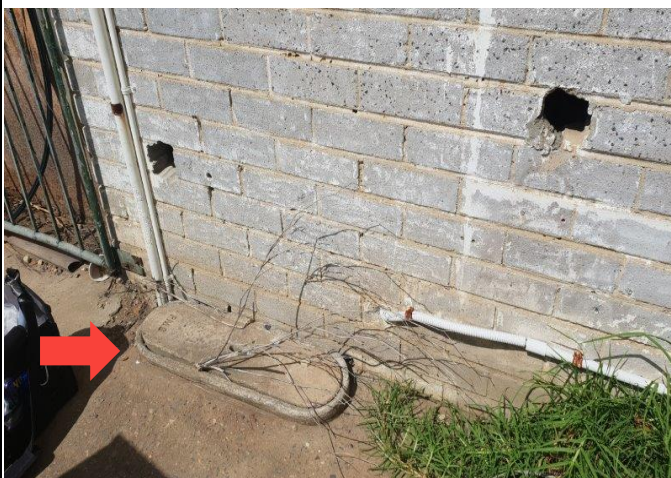


Photo 11: 32-34 Good Street, ground floor, western aspect adjacent parking, asbestos-containing fibre cement mould of telecommunications pit



Photo 12: 38 Good Street, Western elevation, asbestos-containing fibre cement infill panel to window



Photo 13: 38 Good Street, Western Elevation - Male Toilets partition walls, asbestos-containing fibre cement Sheetting.



Photo 14: 38 Good Street, Western Elevation, Female Toilets partition walls asbestos-containing fibre cement Sheetting.

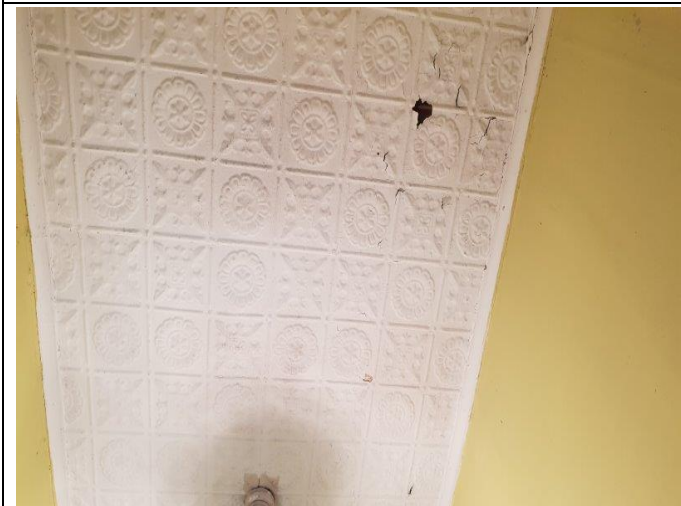


Photo 15: 59 Cowper Street, Dwelling - Interior, Compressed metal ceiling, lead containing white paint (WSP-104436).

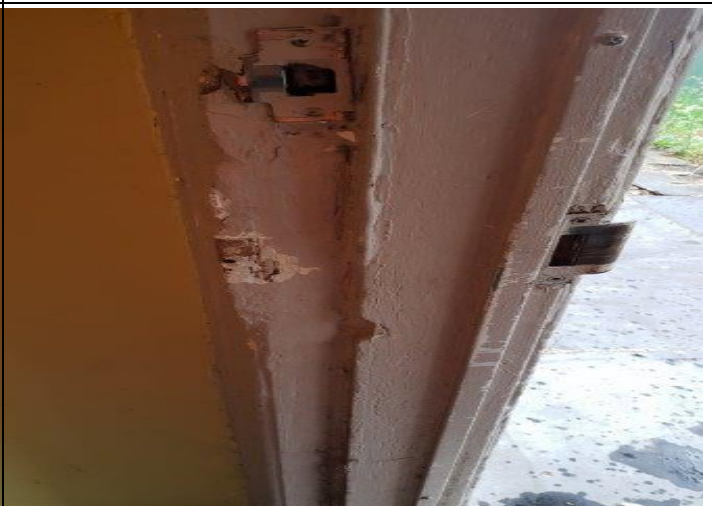


Photo 16: 59 Cowper Street, Dwelling - Interior, Timber door frames, lead containing white paint (WSP-104435).



Photo 17: 59 Cowper Street, Dwelling - Exterior, Northern aspect, chimney, lead containing white paint (WSP-104433).



Photo 18: 59 Cowper Street, Dwelling - Exterior, Timber walls surrounding dwelling, lead containing yellow paint (WSP-104432).



Photo 19: 59 Cowper Street, Dwelling – Exterior, Roof gutters, lead containing green paint (WSP-104431).



Photo 20: 59 Cowper Street, Dwelling – Exterior, Steel roofing, lead containing red paint (WSP-104430).

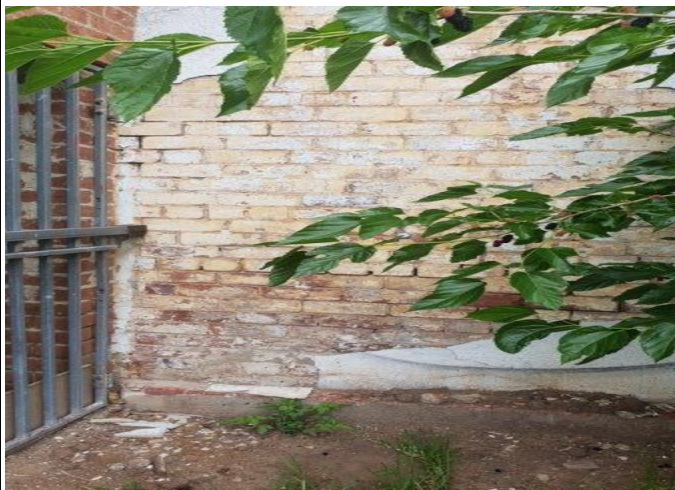


Photo 21: 26 Good Street, Bricked walls beneath cement render façade, lead containing white paint (WSP-104452).



Photo 22: 28-30 Good Street, Bricked walls beneath cement render façade, lead containing white paint (WSP-104452).



Photo 23: 32-34 Good Street, Shop front façade, lead containing grey paint (WSP-104450).

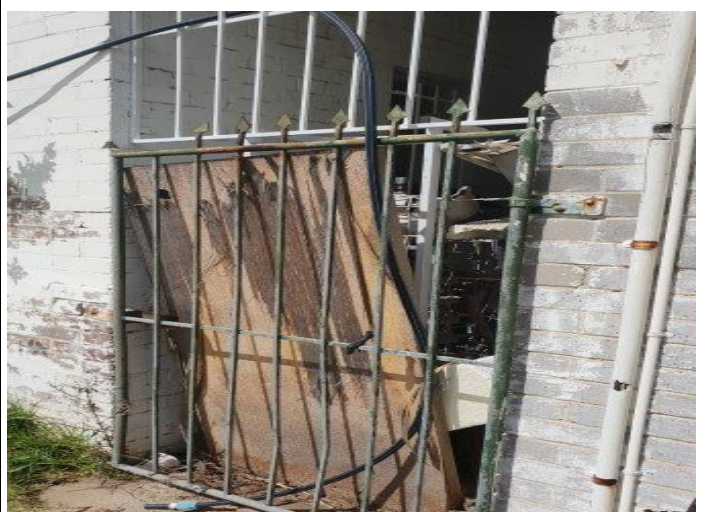


Photo 24: 32-34 Good Street, western elevation, gate, lead containing white paint (WSP-104453).

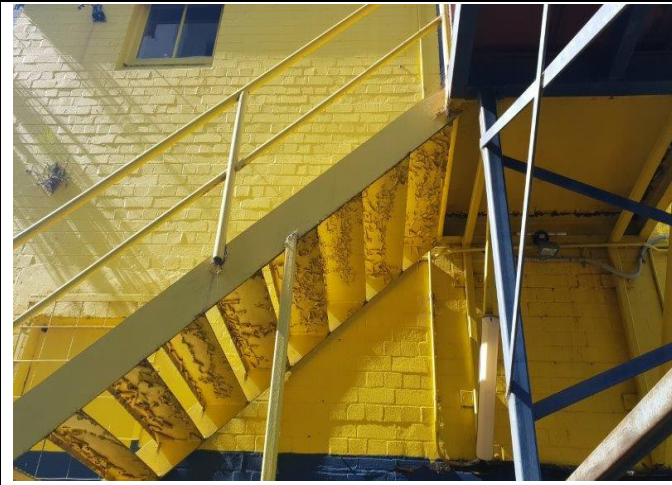


Photo 25: 138 Parramatta Road, metal staircase, lead containing yellow paint (WSP-064198).



Photo 26: 138 Parramatta Road, metal awning structure, lead containing yellow paint (WSP-064198).



Photo 27: 138 Parramatta Road, spray booth, lead containing white paint (WSP-104443).



Photo 28: 138 Parramatta Road, window frames, lead containing brown paint (WSP-064190).



Photo 29: 38 Good Street, ground floor, southern room ceiling, lead containing white paint (WSP-104454).



Photo 30: 38 Good Street, ground floor, southern room walls, lead containing maroon paint (WSP-104455).



Photo 31: 38 Good Street, ground floor, northern room, walls, lead containing white paint (WSP-104456).



Photo 32: 38 Good Street, first floor, eastern room, walls, lead containing grey paint (WSP-104456).



Photo 33: 38 Good Street, first floor, Eastern room, blue door framing, lead containing white paint underneath blue overcoat (WSP-104454).



Photo 34: 38 Good Street, first floor, Western elevation, exterior toilet walls, lead containing white paint (WSP-104461).



Photo 35: 38 Good Street, eastern Façade brickwork, lead containing white paint (WSP-104459).

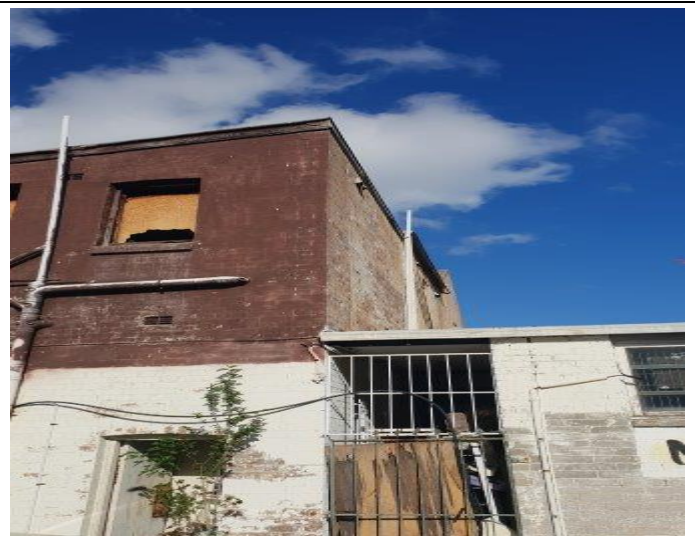


Photo 36: 38 Good Street, Western façade timber framing, lead containing maroon paint (WSP-104460).



Photo 37: 138 Parramatta Road, ground floor, ceiling space, Flexi-ducting contains SMF.



Photo 38: 28-30 Good Street, ground floor, black ceiling tiles contain SMF material.



Photo 39: This water heater is the same as identified, 138 Parramatta Road zip brand heater, kitchen



Photo 40: 28-30 Good Street, ground floor, Western aspect, adjacent rear carpark, refrigerant, ODS containing material.



Photo 41: 28-30 Good Street, ground floor, western aspect, adjacent rear carpark, refrigerant, ODS containing material.