



Destructive Hazardous Building Materials Assessment V2

Liverpool Civic Place

52 Scott Street, Liverpool, NSW 2170

Built Development Group Pty Ltd

November 2019

Client No: B0010

Job No: 60760

Executive Summary

Prensa Pty Ltd (Prensa) was engaged by Built Development Group Pty Ltd (Built) to conduct a Destructive Hazardous Building Materials Assessment (assessment) of Liverpool Civic Place, 52 Scott Street, Liverpool, NSW 2170 (the Site).

The objective of this assessment was to identify and assess the health risk posed by hazardous building materials which may be encountered during demolition works at the Site.

The scope of the assessment included the accessible interior and exterior areas of the following locations within the Site:

- The Rising Collective tenancy;
- Studio 52 tenancy;
- Crunch Fitness tenancy;
- Council Offices;
- Surgery tenancy;
- Crunch Fitness Car Park;
- Unoccupied grassed area between Crunch Fitness Car Park and Just Sports tenancy; and
- Just Sports tenancy.

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

Property	Asbestos-containing Materials		Synthetic Mineral Fibre	Poly-chlorinated Biphenyls	Lead-containing Paint	Lead-containing Dust	Ozone Depleting Substances
	Non-friable	Friable					
The Rising Collective tenancy	✓	-	-	-	-	-	-
Studio 52 tenancy	✓	✓	✓	-	-	-	-
Crunch Fitness tenancy	✓	✓	✓	-	-	-	-
Crunch Fitness Car Park	✓	-	✓	-	-	-	✓
Council Offices	-	✓	✓	-	-	-	-
Surgery tenancy	✓	✓	✓	-	-	-	-
Unoccupied Grassed Area	✓	-	-	-	-	-	-
Just Sports tenancy	-	-	✓	-	-	-	-

The following significant key findings are noted:

- Medium risk non-friable asbestos in the form of fibre cement sheet debris was identified throughout the unoccupied grassed area and associated foot path, between Crunch Fitness Car Park and Just Sport tenancy;
- Low risk friable asbestos-containing insulation was assumed within heater banks throughout the Site;
- Low risk non-friable asbestos-containing bituminous membrane was identified to the external lower roof of the surgery, noted in poor condition;
- Low risk non-friable asbestos-containing bituminous backing board was identified on the switchboard within the surgery, and assumed within the Rising Collective and Studio 52 tenancies; and
- Low risk non-friable asbestos-containing moulded cement pipes were identified throughout the Crunch Fitness subfloor.

The following significant areas were not accessed during the assessment:

- The high voltage substation 3990 and adjacent green kiosk, neighbouring dock entry 1 and 2 of Crunch Fitness were not accessed as no keys were available and electrical isolation could not be confirmed;
- The main switch room adjacent the south west corridor to the loading dock within Crunch Fitness was not accessed as no keys were available;
- The Telstra Main Frame Room and Water board Meter Room between the Surgery and Crunch Fitness Tenancies were not accessed as no keys were available;
- The lift meter room on level 2 of the Just Sports tenancy due to locked door; and
- Limited access to level 2 of the Just Sports tenancy due to obstruction by storage items.

Recommendations

The following key recommendations are provided for the management of hazardous building materials:

- Areas where asbestos-containing fibre cement sheet debris was identified should be managed to prevent disturbance (i.e. prevent foot traffic, vehicle traffic or other methods of disturbance). The visible asbestos debris in the unoccupied grass area between the Crunch Fitness Car Park and Just Sports should be removed by a minimum Class B (non-friable) asbestos removal contractor prior to demolition or refurbishment.
- The non-friable bituminous membrane identified to the external lower roof of the surgery should be removed by a minimum Class B (non-friable) asbestos removal contractor. As the material is in poor condition, airborne asbestos monitoring should be undertaken during the removal process to evaluate if asbestos removal control measures are effective.
- Encapsulate exposed edges and label the moulded cement pipes identified within the Crunch Fitness subfloor if to remain in-situ. The pipes should be removed by a minimum Class B (non-friable) asbestos removal contractor prior to demolition or refurbishment.
- Heater banks were noted within three tenancies throughout the Site, however, as tenancies were occupied and no access was gained within ceiling spaces of areas listed in **Appendix E: Areas not Accessed**. Any heater banks encountered which have not been observed by Prensa should have

their status confirmed or be removed by a minimum Class A (friable) asbestos removal contractor prior to demolition or refurbishment.

- Any hazardous building materials which are to be disturbed during demolition works should be removed by an appropriately licensed contractor prior to the commencement of the works.
- During demolition/refurbishment works, if any materials that are not referenced in this report and are assumed to be hazardous are encountered, then works must cease and a hygienist/asbestos assessor should be notified to determine whether the material contains asbestos.

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

This executive summary must be read in conjunction with this entire report.

Statement of Limitations

This document has been prepared in response to specific instructions from Built to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards and practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by Built and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advises that the report should only be relied upon by Built and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Unless otherwise stated in this report, the scope is limited to fixed and installed materials and excludes buried waste materials, contaminated dusts and soils.

Unless expressly stated it is not intended that this report be used for the purposes of tendering works. Where this is the intention of Built, this intention needs to be communicated with Prensa and included in the scope of the Proposal.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Sampling Risks

It is noted that while the assessment has attempted to locate the asbestos-containing/hazardous materials within the building(s), the investigation was limited to only a visual assessment and limited sampling program and/or the review and analysis of previous reports made available. Prensa notes that sampling is representative only and that due to the lack of homogeneity of building materials it is possible that sampling has not detected all asbestos/hazardous materials within the nominated locations.

Given that a representative sampling program has been adopted, not all materials suspected of containing asbestos/hazardous materials were sampled and analysed. It is noted that some asbestos/hazardous materials may have been suspected to contain asbestos/hazardous materials based on their similar appearance to previously sampled materials. Therefore, it is possible that asbestos/hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

- Materials concealed behind structural members and within inaccessible building voids;
- Areas inaccessible without the aid of scaffolding or lifting devices;
- Areas below ground;
- Inaccessible ceiling or wall cavities;
- Areas which require substantial demolition to access;
- Areas beneath floor covering where asbestos-containing materials were not expected to exist;
- Materials contained within plant and not accessible without dismantling the plant; and
- Areas where access is restricted due to locked doors, safety risks, or being occupied at the time of the investigation.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. Built therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Future Works

During future works at the site, care should be taken when entering or working in any previously inaccessible areas or areas mentioned above and it is imperative that works cease immediately pending further investigation and sampling (if necessary) if any unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigation, sampling and/or assessment may be required should any suspect or unknown material be observed in previously inaccessible areas or areas not fully inspected, i.e. carpeted floors.

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1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Built Development Group Pty Ltd (Built) to conduct a Destructive Hazardous Building Materials Assessment (assessment) of Liverpool Civic Place, 52 Scott Street, Liverpool, NSW 2170 (the Site). Prensa conducted an initial assessment on the 14th November 2019, and attended site for an additional inspection on the 25th November 2019 at the request of Alain Pavelic of Built.

Prensa's assessment of the Site is understood to form part of the development proposal process with Liverpool City Council (DA/485/201).

Prensa issued the Destructive Hazardous Materials Building Assessment Report for the Site on 22nd of November (refer to Prensa report: *60760 Liverpool Dest Svy V1*). Subsequent to report submission, Prensa was requested to include an Early Works DA Project Preface document (refer to *191002_Liverpool Civic Place_Demo DA Standard Text*), prepared by Ethos Urban and sent to Prensa on 30th October 2019, forming **Section 2** of this assessment report.

The addition of the Project Preface into Prensa's report is not in accordance with Prensa's Quality Management System and as such Prensa cannot guarantee the accuracy or completeness of the information provided by Ethos Urban. Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages, depths or any other information provided in the Project Preface have been supplied by Built to Prensa. Built therefore waives any claim against Prensa and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by Built or other third parties.

2 Ethos Urban Project Preface

Liverpool Civic Place – Early Works DA. 52 Scott Street, Liverpool

Introduction

This report is submitted to Liverpool City Council (Council) in support of a Development Application (DA) for site preparation and early works at 52 Scott Street, Liverpool (the site) also known as the Liverpool Civic Place site. Specifically, the DA seeks approval for:

- Demolition of all existing structures and site improvements; and
- Bulk earth works to a depth of RL 10.35 including shoring through the use of piles.
- The proposal relates to the broader Liverpool Civic Place site redevelopment plan which is detailed within the Concept DA (DA/485/2019) submitted to Council on 17 September 2019. Specifically, the Concept Proposal seeks approval for various uses within proposed building envelopes, including:
 - A building envelope with a maximum height of RL 43.45 for the purpose of an information and education facility (public library) use.
 - A building envelope with a maximum height of RL 84.25 for the purpose of a public administration building use, and either (or a combination of) commercial premises or child-care centre uses.
 - A building envelope with a maximum height of RL 118.85 which will accommodate either (or a combination of) commercial premises, educational establishments, tourist and visitor accommodation or boarding house (student accommodation) uses.

- A landscaping and public domain concept including the provision of a public through-site link running north to south through the site, connecting Scott Street to the north through to Terminus Street to the south; and
- A building envelope for a three-level shared basement car park across the entire site to accommodate parking for all future uses (approximately 413 spaces, to be determined as part of future detailed DAs) and accommodating a public car park to be owned by Council.

The detailed design of the Liverpool Civic Place will be subject of separate Stage 2 DA(s). The benefits of this approach would allow the expedited local assessment and determination of an application for these additional ‘early works’, which are key to ensuring the development can be delivered in a timely manner.



Figure 1: Indicative Photomontage of the Concept Proposal

Source: FJMT

Site Analysis

Site Location and Context

The Liverpool Civic Place site is located at 52 Scott Street and 306-310 Macquarie Street, Liverpool within the Liverpool City Council Local Government Area. However, the site to which the proposed works will occur, does not include the site at 306-310 Macquarie Street.

The site is located approximately 300m south west of Liverpool Railway Station and is also in the vicinity of a number of regionally significant land uses and features including Liverpool Hospital, Westfield Liverpool, Western Sydney University Liverpool Campus, the Georges River and Biggie Park public open space as illustrated at **Figure 2** below.

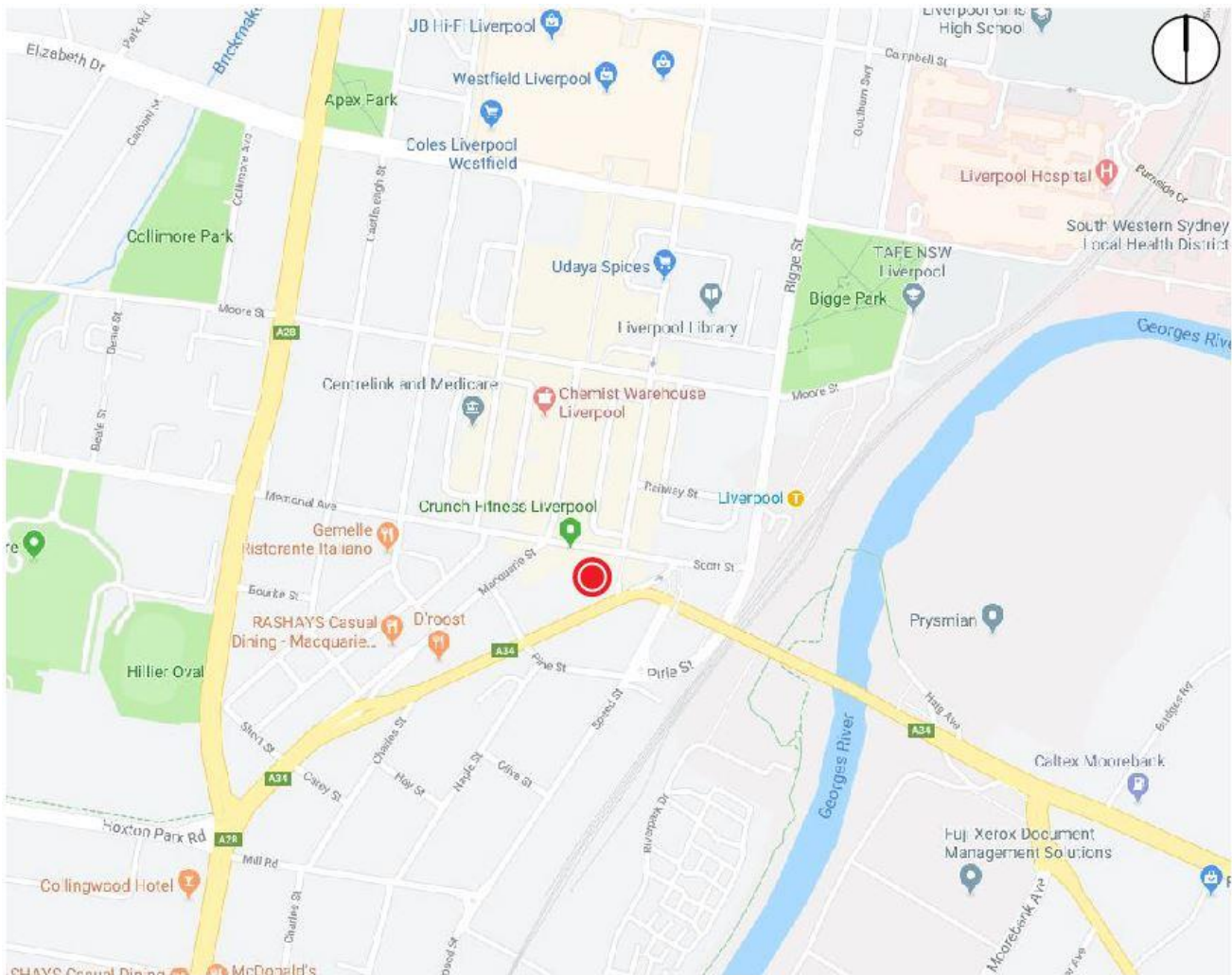


Figure 2: Site Location

Source: Google Maps and Ethos Urban

Site Description

This site is irregular in shape and is comprised of 11 lots, legally described below:

- Lot 1 in DP 514817;
- Lot 2 in DP 229979;
- Lot 17 in DP 81842;
- Lot 3 in DP 229979;
- Lot 11 in DP 522284;
- Lot 100 in DP 877435;
- Lot 12 in DP 657056;
- Lot 1 in DP 507070;
- Lot 22 in DP 441010;
- Lot 23 in DP 441010; and
- Lot 1 in DP 229979.

The site has a total area of 7190.4m² and has three primary road frontages including a primary frontage to Scott Street (98m frontage) to the north, George Lane (40m frontage) to the east and Terminus Street (115m frontage) to the south. An aerial photo of the site is shown in **Figure 3** below.

A Site Survey has been prepared and this illustrates that the site slopes to north with a fall of approximately 3.5m from its Terminus Street frontage (RL 25.95) to its Scott Street frontage (RL 22.74).

The site is largely free of vegetation, with scattered grass cover present within the eastern vacant lots and street trees lining the Terminus Street boundary.

The site is largely occupied by a two-storey commercial building with a large frontage to Scott Street (**Figure 4** and **Figure 5**). The commercial building is provided with an above ground car parking structure at the rear with a frontage to Terminus Street (**Figure 6**). The eastern portion of the site is occupied by a two storey retail building (**Figure 7**) with an adjoining car park at the rear (**Figure 8**). The two existing buildings are divided by a central vacant lot.



 The Site

Figure 3: Site Aerial

Source: Near Maps and Ethos Urban



Figure 4: Commercial building occupying the site as viewed from Scott Street (north east)



Figure 5: Commercial building occupying the site as viewed from Scott Street (north west)



Figure 6: Above ground car parking structure as viewed from Terminus Street (south east)



Figure 7: Commercial building occupying the site as viewed from Scott Street (north east)



Figure 8: Rear car park of the commercial building as viewed from Terminus Street (south east)

Access and Connectivity

Vehicular Access and Parking

The site has three street frontages, with Scott Street and Terminus Street being the primary street frontages. Scott Street functions as a collector road connecting Memorial Avenue through to Bigge Street and is aligned in an east-west direction. Scott Street is a two-way, two lane road within a 12m wide carriageway with no vehicle access points to the site. Terminus Street is a classified RMS road including a two-way, two lane road within a 13m carriageway. The site is currently provided with two left in/left out vehicle access points off Terminus Street (**Figure 9** and **Figure 10**).



Figure 9: Existing development from the south



Figure 10: Existing development from the south east

Pedestrian Access

Scott Street, Terminus Street and Macquarie Street are well-established pedestrian routes, with Liverpool Railway Station and the Liverpool retail precinct to the north being major generators of footfall traffic around the site. The site's eastern boundary fronts the George Street pedestrian access way which links Scott Street to Terminus Street.

Heritage

The subject site does not contain a heritage item nor is it located in a heritage conservation area. The broader Liverpool Civic Place site (Lot 201 DP 1224084, 306-310 Macquarie Street) contains a heritage item, being the Memorial School of Arts building (199). No site preparation or early works are proposed on this lot. The site is in the vicinity of several heritage items identified within the Liverpool LEP 2008. Notable amongst these heritage items includes:

- I89 – Plan of Town of Liverpool (Early town centre street layout – Hoddle 1827);
- I91 – Commercial Building (formerly Rural bank and State bank);
- I92 – Boer War Memorial, including memorial to Private A.E Smith;
- I93 – Macquarie Monument;
- I94 – Row of 3 palm trees; and
- I109 – Liverpool Fire Station.

Surrounding Development

The Liverpool CBD is a growing strategic centre within Greater Western Sydney, comprising a true mixed use character. The Liverpool CBD is currently presented with opportunities for renewal and urban transformation which reflects the precinct's strategic positioning between Parramatta as Sydney's Central CBD and the future Badgerys Creek Aerotropolis. The site's immediate surrounding context is outlined below.

North

Development to the north of the site, on the opposite side of Scott Street, includes retail and commercial buildings of two to three storeys, primarily containing retail and commercial uses (**Figure 11**). To the north east, the street block contains higher density commercial and service apartment uses (**Figure 12**). Further north, this development transitions into the Liverpool civic and retail centre bound by Macquarie Street (**Figure 13**) and George Street (**Figure 14**).



Figure 11: Retail and commercial buildings to the north



Figure 12: Higher density development to the north east

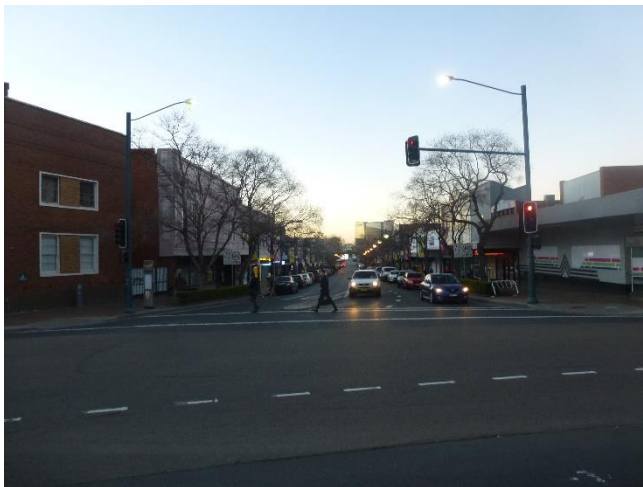


Figure 13: Macquarie Street to the north



Figure 14: George Street to the north

East

Development to the east of the site, on the opposite side of the eastern through site link, is a two storey commercial building (**Figure 15**). This building is not listed as a heritage significant item. To the east of this building is a larger two storey commercial building (**Figure 16**), which extends to the Scott Street and Terminus Street intersection. The Georges River and Liverpool Railway Station are a further 300m from the site and effectively mark the eastern boundary of the Liverpool CBD.



Figure 15: Two storey commercial building to the east of the George Street through site link



Figure 16: Two storey commercial building at the intersection of Scott and Terminus Street

South

To the south of the site, and on the opposite side of Terminus Street, is the Telstra Exchange building that has a height of approximately four storeys (**Figure 17**). As well as this, various retail stores front Terminus Street. Further south of the commercial Terminus Street strip the area transitions to a residential character with a number of four to five storey residential flat buildings (**Figure 18**).



Figure 17: Telstra Exchange building and adjoining retail tenancies to the south



Figure 18: Retail and medium density residential uses fronting Terminus Street to the south

West

Immediately to the west includes the heritage listed Memorial Arts Building and surrounding public domain

(**Figure 19**). To the rear of this building is a nine-storey mixed use development at 300 Macquarie Street

(**Figure 20**). The mixed-use building presents a partial blank party wall to the site at the rear (**Figure 21**) and contains ground floor retail uses which are set back from the Memorial Arts Building and

Macquarie Street. This adjoins a consolidation of low scale automotive service tenancies to the west (Figure 22).



Figure 19: Memorial Arts Building



Figure 20: Nine storey mixed use residential building to the west



Figure 21: Rear party wall presented to the site



Figure 22: Consolidated automotive service tenancies to the west

3 Objective

The objective of this assessment was to identify and assess the health risk posed by hazardous building materials which may be encountered during demolition works at the site in accordance with the NSW Work Health and Safety Regulation 2017.

4 Scope of Works

The scope of the assessment included the accessible internal and exterior areas of the following locations within the Site:

- The Rising Collective tenancy;
- Studio 52 tenancy;
- Crunch Fitness tenancy;
- Council Offices;
- Surgery tenancy;
- Crunch Fitness Car Park;
- Unoccupied grassed area between Crunch Fitness Car Park and Just Sports tenancy; and
- Just Sports tenancy.

Prensa was advised that all buildings located at the Site are to undergo proposed demolition works in the near future. The Site comprises of the following:

- A two-storey retail space currently occupied by Just Sport tenancy;
- A two-storey retail/commercial multi-tenanted site located currently occupied by Crunch Fitness, Studio 52, the Rising collective and the Surgery;
- A two-storey car park; and
- An unoccupied grassed area between 40-46 Scott Street.

Prensa understands the proposed demolition works do not include heritage items or the Memorial School of Arts building, located within the broader Liverpool Civic Place Site.

Prensa has limited its assessment to the structure of the nominated buildings and the surface soil/grounds in the accessible and immediate vicinity of building footprint.

Specifically, Prensa included the following hazardous building materials in the scope of this assessment:

- Asbestos-containing materials (ACM);
- Synthetic mineral fibre (SMF) materials;
- Polychlorinated biphenyls (PCB) containing capacitors in electrical fittings;
- Lead-containing paint (LCP);
- Lead-containing dust (LCD); and
- Ozone depleting substances (ODS).

The assessment was conducted during normal business hours and the site was occupied at the time of our inspection.

5 Site Description

The site consists of two (2) buildings, associated car parks and an unoccupied grassed area. Details of the buildings contained within this site are provided in **Tables 1-6** below.

Table 1: Site Information			
Site Address	The Rising collective tenancy - 52 Scott Street, Liverpool, NSW		
Age (Circa):	1990's	External walls:	Concrete
Approximate area:	100 m ²	Internal walls:	Plaster
Levels:	1	Ceiling:	Plaster ceiling tiles
Roof type:	Metal	Floor and coverings:	Laminate flooring and vinyl

Table 2: Site Information			
Site Address	Studio 52 tenancy - 52 Scott Street, Liverpool, NSW		
Age (Circa):	1990's	External walls:	Concrete
Approximate area:	200 m ²	Internal walls:	Plaster and concrete
Levels:	1	Ceiling:	Plaster ceiling tiles
Roof type:	Metal	Floor and coverings:	Concrete

Table 3: Site Information			
Site Address	Crunch Fitness tenancy and Car Park - 52 Scott Street, Liverpool, NSW		
Age (Circa):	1990's	External walls:	Fibre cement sheet and concrete
Approximate area:	3500 m ²	Internal walls:	Plaster and concrete
Levels:	2	Ceiling:	Plaster and concrete
Roof type:	Metal	Floor and coverings:	Concrete, carpet and vinyl

Table 4: Site Information			
Site Address	Council Offices - 52 Scott Street, Liverpool, NSW		
Age (Circa):	1990's	External walls:	Concrete
Approximate area:	400 m ²	Internal walls:	Plaster
Levels:	1	Ceiling:	Plaster and compressed ceiling tiles
Roof type:	Metal	Floor and coverings:	Concrete, carpet and vinyl

Table 5: Site Information

Site Address	Surgery tenancy - 52 Scott Street, Liverpool, NSW		
Age (Circa):	1970's	External walls:	Brick,
Approximate area:	70 m ²	Internal walls:	Plaster, concrete and brick
Levels:	1	Ceiling:	Plaster ceiling tiles
Roof type:	Metal and Bituminous Membrane	Floor and coverings:	Concrete, carpet and vinyl

Table 6: Site Information

Site Address	Just Sports tenancy - 52 Scott Street, Liverpool, NSW		
Age (Circa):	1980's	External walls:	Concrete, plaster, pebblecrete cladding and vinyl tiles
Approximate area:	1000 m ²	Internal walls:	Concrete
Levels:	2	Ceiling:	Compressed ceiling tiles
Roof type:	Metal	Floor and coverings:	Concrete and carpet

6 Methodology

The assessment comprised a review of relevant site information made available to Prensa, interviews with available site personnel and a visual inspection of accessible areas and destructive sampling techniques where necessary.

The methodology for assessing the hazardous building materials at the site is presented in the following sections.

Asbestos-containing Materials – This component of the assessment was conducted in accordance with the NSW *Work Health and Safety Regulation 2017* and the NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace*, 2019. When safe to do so, building materials that were suspected of containing asbestos were sampled at the discretion of the Prensa consultant. Samples of suspected ACM were analysed in Prensa's laboratory, which is NATA accredited to conduct asbestos bulk sample analysis. The analysis was conducted using polarised light microscopy including dispersion staining techniques.

Where asbestos was found to exist, a risk assessment was conducted on each item and a priority rating applied. This was conducted in accordance with the protocols described in **Appendix A: Risk Assessment Factors and Priority Ratings**.

Synthetic Mineral Fibres – This component of the assessment was carried out in accordance with the guidelines documented in *The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]*. This report broadly identifies SMF materials found or suspected of being present during the assessment and is based on a visual assessment.

Polychlorinated Biphenyls – Where safely accessible, specifications of capacitors incorporated in light fittings and ceiling fans were recorded and cross-referenced with the Australian and New Zealand Environment and Conservation Council (ANZECC) *Identification of PCB-containing Capacitors information booklet* 1997. Due to the danger of accessing electrical components, or for other reasons,

such as height restrictions, some electrical fittings may not have been accessed. In these instances, comment is provided in the assessment report on the likelihood of PCB-containing materials being present. This determination is based upon the age and appearance of the electrical fittings.

Lead-containing Paint – Representative painted surfaces were sampled in locations for the presence of lead and laboratory analysis undertaken to quantitatively determine the content of lead in the paint. In accordance with AS 4361.2:2017 *Guide to hazardous paint management - Lead paint in residential, public and commercial buildings*, suspected paint samples can be collected by removing paint chips and testing at a NATA accredited laboratory. Any paint containing >0.1% w/w lead is classified as lead containing (with results expressed as percentage weight for weight).

The sampling program attempts to be representative of the various types of paints found at the Site. However, particular attention is paid to areas where LCPs were more likely to have been used (e.g. exterior gloss paints, window and door architraves and skirting boards).

The objective of LCP identification in this assessment is to highlight the presence of LCP within the site building(s) not to specifically identify every location of LCP.

Lead-containing Dust – Where applicable and accessible, samples of accumulated dust were collected in areas such as ceiling cavities that were suspected to contain lead. These samples were submitted/analysed for lead content in a laboratory accredited by NATA in accordance with Australian Standard AS 4361.2:2017 *Guide to Hazardous Paint Management – Part 2: Lead Paint in Residential, Public and Commercial Buildings*, and AS ISO/IEC 17025:2017 *General requirements for the competence of testing and calibration laboratories*. The analysis was conducted using inductively coupled plasma optical emission spectrometry (ICP-AES) analysis, which is an analytical technique used to detect trace metals.

The screening criteria adopted for lead-containing dust is based on the National Environment Protection Measure (NEPM) soil contamination criteria for the relevant site use. These criteria are provided in **Table 7** below and are derived from published health based soil investigation levels:

Table 7: Lead in Dust NEPM* Criteria		
Nature of Site	Threshold	Response
Residential or childcare sites	300 mg/kg	Intermediate Control Required**
Industrial/Commercial sites	1,500 mg/kg	Intermediate Control Required**
All sites	10,000 mg/kg	Remediate

Note: for the purpose of this assessment, 1,500 mg/kg has been adopted as the threshold as it is understood that the site is not to be occupied by children or pregnant women for a significant period of time.

***NEPM = National Environment Protection Measure** - National Environment Protection Council (NEPC) *Guideline on Health Based Investigation Levels*, 1999 (adapted from Table 11-A).

****Intermediate Control Required** – this includes administrative controls such as restricted access, training, signage, use of PPE etc. Prensa will recommend the most suitable form of administrative controls based on the specific nature of the site and the practicability of such control measures.

1% is the lead in paint concentration above which the activity of sanding or dust generation would be classified as a Scheduled Lead Process under the NSW *Work Health & Safety Regulation*, 2017.

Ozone Depleting Substances – This component of the assessment comprised a visual inspection of air conditioning units and any chillers (if applicable) at the site and included a review of the air conditioners' refrigerant types.

7 Findings

7.1 Document Review and Interview

As part of this assessment, Prensa requested copies of previous documentation pertaining to hazardous materials at the Site.

Built Development Group Pty Ltd made available to Prensa a previous survey report that had been carried out by Australian Safer Environment & Technology Pty Ltd, dated May 2012. The survey report (reference *Hazardous Materials Survey Report & Register 48-25 Scott Street, Liverpool, NSW – ASET28486-31666-1*), is understood to be the most recent survey report for this building. The report did not include the Surgery tenancy, unoccupied grass area or the Just Sports tenancy.

The report identified the following key findings:

- Assumed asbestos-containing insulation in heater banks were identified within the Studio 52, Crunch Fitness and Council Offices tenancies;
- Assumed asbestos-containing mastic to air conditioning duct work within Crunch Fitness and the associated Car Park; and
- Assumed asbestos-containing electrical backing panels in the lift motor room of the car park.

Reference has been made to these findings in this report.

7.2 Analytical Results

7.2.1 Asbestos Bulk Sample Analysis

A total of 34 samples assumed to contain asbestos were collected on the 14th of November 2019 and an additional two (2) samples were collected on the 25th November 2019. These samples were submitted to Prensa's NATA accredited laboratory for analysis. The asbestos bulk sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Reports** of this assessment report. In summary, five (5) samples were reported to contain asbestos.

7.2.2 Lead-containing Paint Analysis

A total of two (2) samples suspected to contain lead in the form of paint were collected and submitted to Envirolab Services Pty Ltd (Envirolab), which is NATA accredited to conduct lead analysis in paint. The Envirolab sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Reports** of this assessment report. In summary, no samples were reported to contain lead above the respective criteria for lead content in paint.

7.2.3 Lead-containing Dust Analysis

A total of three (3) samples suspected to contain lead in the form of dust were collected and submitted Envirolab, which is NATA accredited to conduct lead analysis in dust. The Envirolab sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Reports** of this assessment report. In summary, no samples were reported to contain lead above the respective criteria for lead content in dust.

7.3 Assessment Findings

The findings of this assessment are presented in tabulated format in **Appendix C: Hazardous Building Materials Register** of this assessment report. Hazardous building materials that have been photographed are depicted in **Appendix D: Photographs** of this assessment report.

The following significant key findings are noted:

7.3.1 Asbestos containing Materials

- Low risk asbestos-containing friable insulation was assumed within heater banks throughout the Site;
- Medium risk non-friable asbestos in the form of fibre cement sheet debris was identified throughout the unoccupied grassed area and associated foot path, between Crunch Fitness Car Park and Just Sport tenancy;
- Low risk asbestos-containing friable ceramic fuses were assumed within the surgery switchboard;
- Low risk non-friable asbestos in the form of mastic to ductwork was assumed within Crunch Fitness and the associated Car Park;
- Low risk asbestos-containing non-friable bituminous membrane was identified to the external lower roof of the surgery;
- Low risk non-friable asbestos-containing bituminous backing board was identified on the switchboard within the surgery, and assumed within the Rising Collective and Studio 52 tenancies;
- Low risk non-friable asbestos-containing moulded cement pipes were identified throughout the Crunch Fitness subfloor; and
- Asbestos containing materials have been assumed to be present within electrical items that could not be confirmed to be isolated at the time of the inspection.

7.3.2 Synthetic Mineral Fibre Materials

- SMF in the form of internal insulation material was suspected within flexible ductwork throughout Studio 52, the Rising Collective and the Council Offices;
- SMF in the form of insulation material was suspected within hot water units present within all tenancies;
- SMF in the form of insulation batts, compressed ceiling tiles and rigid duct work was suspected throughout the Council Offices and Just Sport tenancy; and
- SMF in the form of redundant insulation batts was suspected on the floor of the Surgery tenancy.

7.3.3 Polychlorinated Biphenyls

No PCB containing capacitors were identified or suspected during the assessment.

7.3.4 Lead-containing Paint

No LCP was identified or suspected during the assessment.

7.3.5 Lead-containing Dust

No LCD was identified or suspected during the assessment.

7.3.6 Ozone Depleting Substances

- Nine (9) ODS-containing Actron air conditioning units were identified within the northern elevation of the level B, Crunch Fitness Car Park;
- Four (4) ODS-containing Temperzone air conditioning units were suspected within the northern elevation of the level B, Crunch Fitness Car Park; and
- Three (3) ODS-containing Temperzone air conditioning units were suspected within eastern elevation of the level A, Crunch Fitness Car Park.

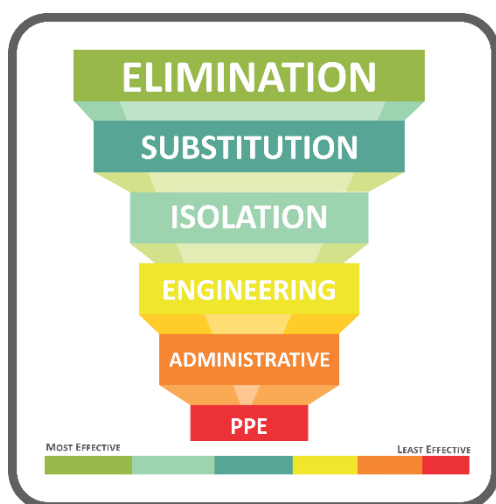
Refer to **Appendix C: Hazardous Building Materials Register** for the details of these findings.

7.4 Areas not Accessed

Areas that are generally not accessed as part of Prensa's assessments are listed in **Appendix E: Areas Not Accessed**. Any area that was inaccessible during the assessment must be assumed to contain hazardous materials until proven otherwise. Site specific areas that were inaccessible during Prensa's assessment and were deemed likely to contain asbestos are also listed in this **Appendix C: Hazardous Building Materials Register**.

8 Management Options

As per state legislation, materials assumed to be asbestos-containing must be identified and recorded in a register. Furthermore, if the ACM is to remain in-situ, a risk assessment must be conducted of each hazardous building material and appropriate control measures implemented. The control measures have been determined based on reducing the risk of exposure, so far as is reasonably practicable. The control measures, which were determined by a competent person and/or hygienist, need to reflect the hierarchy of control outlined in specific state legislation and is as follows:



1. **Elimination**/removal (most preferred);
2. **Substitution**;
3. **Isolation**, such as erection of permanent enclosures encasing the material;
4. **Engineering** controls, such as negative air pressure enclosures for removal works, HEPA filtration systems;
5. **Administrative** controls – including the incorporation of registers and management plans, the use of signage, personnel training, safe work procedures, regular re-inspections and registers; and
6. The use of **Personal Protective Equipment (PPE)** (least preferred).

To manage the hazardous building materials, a combination of the above techniques may be required. All hazardous materials that may impact upon the planned demolition works must be removed prior to the commencement of any works that may disturb these materials.

9 Site Specific Recommendations

Based on the findings of this assessment, it is recommended that the following control measures be adopted as part of the management of the hazardous building materials at the site. Recommendations for specific items of hazardous building materials are also presented in **Appendix C: Hazardous Building Materials Register** of this assessment report.

9.1 Asbestos containing Materials (ACM)

- Areas where asbestos-containing fibre cement sheet debris was identified should be managed to prevent disturbance (i.e. prevent foot traffic, vehicle traffic or other methods of disturbance). The visible asbestos debris in the unoccupied grass area between the Crunch Fitness Car Park and Just Sports should be removed by a minimum Class B (non-friable) asbestos removal contractor prior to demolition or refurbishment.

- The non-friable bituminous membrane identified to the external lower roof of the surgery should be removed by a minimum Class B (non-friable) asbestos removal contractor. As the material is in poor condition, airborne asbestos monitoring should be undertaken during the removal process to evaluate if asbestos removal control measures are effective.
- Encapsulate exposed edges and label the moulded cement pipes identified within the Crunch Fitness subfloor if to remain in-situ. The pipes should be removed by a minimum Class B (non-friable) asbestos removal contractor prior to demolition or refurbishment.
- Heater banks were noted within three tenancies throughout the Site, however, as tenancies were occupied and no access was gained within ceiling spaces of areas listed in **Appendix E: Areas not Accessed**. Any heater banks encountered which have not been observed by Prensa should have their status confirmed or be removed by a minimum Class A (friable) asbestos removal contractor prior to demolition or refurbishment.
- ACM that may be disturbed should be removed prior to the commencement of any works.
- When asbestos removal works are required, the person that commissions the works must ensure that this is undertaken by an appropriately licensed asbestos contractor. The asbestos removal works must be conducted under controlled asbestos removal working conditions.
- When non-friable asbestos removal works are to be conducted within or adjacent to a highly sensitive area or public location, Prensa recommends that a hygienist who is independent of the asbestos contractor should be engaged to undertake airborne asbestos fibre monitoring along the boundary of the works and within the work area on completion of the works.
- Where friable asbestos removal works are to be conducted a licensed asbestos assessor who is independent of the asbestos contractor must be engaged to:
 - Inspect the asbestos removal work area prior to commencement of the works;
 - Undertake asbestos fibre air monitoring before and during friable removal works in the surrounding areas and clearance asbestos fibre air monitoring at the conclusion of the asbestos removal work;
 - Complete a visual inspection of the asbestos removal area and the area immediately surrounding it and ensure these are free from visible asbestos contamination; and
 - The licensed asbestos assessor must provide a Clearance Certificate that documents the visual clearance inspection and the satisfactory completion of the asbestos removal works. The Clearance Certificate should state that all visible asbestos dust and debris resulting from the asbestos removal process has been removed from the removal area(s) and from areas adjacent to the removal work area(s).
- Where a partial or targeted assessment has been undertaken, Prensa recommends that further destructive assessments are undertaken should the scope of the proposed work increase or if it has not been practicable to fully assess the site at this time.
- During demolition/refurbishment works, if any materials that are not referenced in this report and are assumed to be asbestos-containing are encountered, then works must cease and a hygienist/asbestos assessor should be notified to determine whether the material contains asbestos.

9.2 Synthetic Mineral Fibre Materials

SMF materials that are likely to be disturbed during any proposed demolition/refurbishment works should be handled in accordance with *The National Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006(1990)] and the SafeWork Australia Guide to Handling Refractory Ceramic Fibres, as appropriate.

9.3 Ozone Depleting Substances

- If the ozone depleting substances identified on-site require removal they should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation Measure No. 1, 2017;
- In accordance with the Commonwealth Ozone Protection Legislation, Prensa recommends, in line with Australia's commitment to phase out ODS-containing substances that units which are required to be replaced due to their age, damage or functionality, have their ODS-containing refrigerants replaced with a non-ODS alternative such as R410.
- It is important to note that, if a system which utilises ODS-refrigerants is in good working order, there is no need to transition to an alternative refrigerant/system (until 2029).

Appendix A: Risk Assessment Factors and Priority Ratings

Risk Assessment Factors

To assess the health risk posed by the presence of hazardous building materials, all relevant factors must be considered. These factors include:

- Product type;
- Condition;
- Disturbance potential;
- Friability of the material;
- Proximity to direct air stream; and
- Surface treatment (if any).

The purpose of the material risk assessment is to establish the relative risk posed by specific hazardous building materials identified in this assessment. The following risk factors are defined to assist in determining the relative health risk posed by each item.

Condition

The condition of the hazardous building materials identified during the assessment is reported as being **good**, **fair** or **poor**.

- **Good** refers to a material that is in sound condition with no or very minor damage or deterioration.
- **Fair** refers to a material that is generally in a sound condition, with some areas of damage or deterioration.
- **Poor** refers to a material that is extensively damaged or deteriorated.

Friability

The friability of a material describes the ease by which the material can be crumbled, which in turn, can increase the release of fibres into the air. Therefore, friability is only applicable to asbestos and SMF.

- **Friable asbestos** can be crumbled, pulverised, or reduced to powder by hand pressure, which makes it more dangerous than non-friable asbestos.
- **Non-friable asbestos**, more commonly known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a non-asbestos matrix. If accidentally damaged or broken these ACM may release fibres initially but will not continue to do so.
- **Bonded SMF** describes a synthetic fibrous material which has a specific designed shape and exists within a stable manufactured product.
- **Un-bonded SMF** is a loosely packed synthetic fibrous material which has no adhesive or cementitious binding properties.

Disturbance Potential

Hazardous building materials can be classified as having low, medium or high disturbance potential.

- **Low disturbance potential** describes materials that have very little or no activity in the immediate area with the potential to disturb the material. Low accessibility is considered as monthly occupancy or less, or inaccessible due to its height or its enclosure.
- **Medium disturbance potential** describes materials that have moderate activity in the immediate area with the potential to disturb the material. Medium accessibility is considered weekly access or occupancy.
- **High disturbance potential** describes materials that have regular activity in the immediate area with the potential to disturb the material.

Health Risk Status

The risk factors described above are used to grade the potential health risk ranking posed by the presence of the materials. These risk rankings are described below:

- A **low health risk** describes a material that poses a negligible or low health risk to occupants of the area due to the materials not readily releasing fibres (or other toxic/hazardous constituents) unless seriously disturbed.
- A **medium health risk** describes a material that poses a moderate health risk due to the material status and activity in the area.
- A **high health risk** describes a material that poses a high health risk to personnel or the public in the area of the material.

ACM Priority Rating System for Control Recommendations

While an assessment of health risk has been made, our recommendations have been prioritised based on the practicability of a required remedial action. In determining a suitable priority ranking, consideration has been given to the following:

- Level of health risk posed by the asbestos containing material.
- Potential commercial implications of the finding.
- Ease of remediation.

As a guide the recommendation priorities have been given a timeframe as follows:

P1

**High Risk
Requiring
Immediate
Action**

Status: ACM which are either damaged or are being exposed to continual disturbance. Due to these conditions there is an increased potential for exposure and/or transfer of the material to other parts of the property if unrestricted use of the area containing the material is allowed.

Recommendation: If the ACM is in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions to the immediate area should be applied, air monitoring should be considered and removal is recommended as soon as practicable using an appropriately licensed asbestos removal contractor..

P2

**Medium Risk
Requiring
Action in
Short Term**

Status: ACM with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and in its current condition, while not posing an immediate risk, is unstable.
- The material is accessible and can, when disturbed, present a short-term exposure risk.
- The material could pose an exposure risk if workers are in close proximity.

Recommendation: If the ACM are easily accessible but in a stable condition, removal is preferred. Nevertheless, if removal is not immediately practicable, short-term control measures (i.e. restrict access, sealing, enclosure etc.) may be employed until removal can be facilitated as soon as is practicable.

P3

**Low Risk
Requiring
Action in
Medium-
Term**

Status: ACM with a low potential for disturbance due to the following conditions:

- The condition of any friable asbestos-containing building material is stable and has a low potential for disturbance i.e. is encased in metal cladding.
- The asbestos-containing material is in a non-friable condition, however further disturbance or damage is unlikely other than during maintenance or service and does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Recommendation: Low health risks if the material is left undisturbed under the control of an asbestos management plan. The site controller should consider organising the removal or encapsulation of the damaged non-friable ACM. These ACM should be left in a good and stable condition, with ongoing maintenance and periodic inspection if they are to remain in-situ.

P4

**Negligible
(Very Low)
Risk
Requiring
Ongoing
Management
or Extended
Remedial
Action**

Status: ACM of a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances. Even if it were subjected to minor disturbance the asbestos-containing material poses a low health risk.

Recommendation: These ACM should be maintained in a good and stable condition, with ongoing maintenance and periodic inspection in line with current state legislation. It is advisable that any remaining identified or assumed ACM should be appropriately labelled (with a warning against disturbing the materials), where possible, and regularly inspected to ensure they are not deteriorating resulting in a potential risk to health.

Appendix B: NATA Endorsed Laboratory Sample Analysis Reports

18 November 2019

Alain Pavelic
Built Pty Ltd
Level 7/343 George Street,
Sydney NSW 2000

Dear Alain,

Asbestos Bulk Sample Analysis Report
40-46 and 52 Scott Street, Liverpool NSW 2170

Please find attached the asbestos bulk sample analysis results of the 11 samples collected by Felicity Bouwmeester of Prensa Pty Ltd for 40-46 and 52 Scott Street, Liverpool NSW 2170 on 14 November 2019 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 14 November 2019. The samples were analysed on 16 November 2019 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples*.

If you require further information please contact the Prensa office on (02) 8968 2500.

Regards,



Felicity Bouwmeester
Approved Asbestos Identifier and Signatory



Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066 ABN: 12 142 106 581

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Asbestos Bulk Sample Analysis Report

40-46 and 52 Scott Street, Liverpool NSW 2170

Sample No	Sample Location / Description / Size	Result
60760 - 001 - 001	Studio 52, interior, south elevation, kitchenette, sink pad - bituminous material Black bituminous material 73 x 21 x 3 mm	No asbestos fibres detected
60760 - 001 - 002	Studio 52, interior, ceiling space, internal column, cladding - fibre cement sheeting Grey fibrous cement material 19 x 18 x 2 mm	No asbestos fibres detected Organic fibres detected
60760 - 001 - 003	Crunch Fitness, interior, fitness studio, lowered ceiling, west elevation, ceiling - vermiculite Grey vermiculite material 58 x 24 x 5 mm	No asbestos fibres detected
60760 - 001 - 004	Crunch Fitness, interior, fitness studio, lowered ceiling, eastern elevation, ceiling - vermiculite Grey vermiculite material 47 x 30 x 5 mm	No asbestos fibres detected
60760 - 001 - 005	Crunch Fitness, interior, throughout, black floor coverings - sheet vinyl Black flexible vinyl material 31 x 28 x 7 mm	No asbestos fibres detected
60760 - 001 - 006	Crunch Fitness, interior, subfloor, adjacent loading dock, throughout, pipe work - moulded fibre cement Grey fibrous cement material 44 x 21 x 10 mm	<i>Chrysotile (white asbestos) detected</i> <i>Amosite (brown asbestos) detected</i> <i>Crocidolite (blue asbestos) detected</i>
60760 - 001 - 007	Crunch Fitness, interior, subfloor, adjacent loading dock, throughout, high voltage cable wrapping - bituminous material Black bituminous material 45 x 30 x 6 mm	No asbestos fibres detected Organic fibres detected
60760 - 001 - 008	Council Offices, interior, south-west corner, adjacent boardroom, sink pad - bituminous material Black bituminous material 60 x 48 x 4 mm	No asbestos fibres detected
60760 - 001 - 009	Council Offices, interior, south end, lowered ceiling, ceiling - vermiculite Grey vermiculite material 61 x 44 x 6 mm	No asbestos fibres detected
60760 - 001 - 010	Council Offices, interior, male bathroom, cubical wall - fibre cement sheet Grey fibrous cement material 18 x 13 x 2 mm	No asbestos fibres detected Organic fibres detected
60760 - 001 - 011	Just Sports, exterior, north-east wall, pebblecrete cladding - render Grey render material 37 x 21 x 5 mm	No asbestos fibres detected

Only the samples submitted for analysis have been considered in presenting these results.

18 November 2019

Alain Pavelic
Built Pty Ltd
Level 7/343 George Street,
Sydney NSW 2000

Dear Alain,

**Asbestos Bulk Sample Analysis Report
40-46 and 52 Scott Street, Liverpool NSW 2170**

Please find attached the asbestos bulk sample analysis results of the 23 samples collected by Tomas Thrum of Prensa Pty Ltd for 40-46 and 52 Scott Street, Liverpool NSW 2170 on 14 November 2019 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 16 November 2019. The samples were analysed on 18 November 2019 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples*.

If you require further information please contact the Prensa office on (02) 8968 2500.

Regards,



Felicity Bouwmeester
Approved Asbestos Identifier and Signatory



Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066 ABN: 12 142 106 581

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Asbestos Bulk Sample Analysis Report

40-46 and 52 Scott Street, Liverpool NSW 2170

Sample No	Sample Location / Description / Size	Result
60760 - 002 - 001	Surgery, interior, throughout, floor core sample - bituminous material Black bituminous material 110 x 24 x 5 mm	No asbestos fibres detected
60760 - 002 - 002	Surgery, interior, north-east corner, switchboard - bituminous backing board Black bituminous material 6 x 6 x 1 mm	<i>Chrysotile (white asbestos) detected</i>
60760 - 002 - 003	Surgery, interior, north-west corner, water metre cabinet, flashing - bituminous material Black bituminous material 105 x 35 x 4 mm	No asbestos fibres detected
60760 - 002 - 004	Grassed area between Crunch Fitness and Just Sports tenancy, entrance gate, on ground, debris - fibre cement sheet Grey fibrous cement material 19 x 16 x 4 mm	<i>Chrysotile (white asbestos) detected</i> <i>Crocidolite (blue asbestos) detected</i>
60760 - 002 - 005	Surgery, interior, south-east corner, ceiling, sprayed vermiculite Grey vermiculite material 35 x 45 x 4 mm	No asbestos fibres detected
60760 - 002 - 006	Surgery, interior, south-west corner, ceiling, sprayed vermiculite Grey vermiculite material 65 x 30 x 5 mm	No asbestos fibres detected
60760 - 002 - 007	Surgery, exterior, south wall, external wall - screed Brown screed material 111 x 75 x 20 mm	No asbestos fibres detected
60760 - 002 - 008	Surgery, exterior, south wall, external wall - fibrous packing material Brown fibrous packing material 45 x 45 x 10 mm	No asbestos fibres detected Organic fibres detected
60760 - 002 - 009	Surgery, exterior, rooftop, lower elevated area, throughout, layered membrane - bituminous material Black bituminous material 52 x 27 x 5 mm	<i>Chrysotile (white asbestos) detected</i>
60760 - 002 - 010	Surgery, exterior, rooftop, lower elevated area, guttering - bituminous material Black bituminous material 56 x 60 x 10 mm	No asbestos fibres detected
60760 - 002 - 011	Crunch Fitness Carpark, exterior, level C, north-east stairwell, awning - fibre cement sheeting Grey fibrous cement material 55 x 20 x 5 mm	No asbestos fibres detected Organic fibres detected
60760 - 002 - 012	Crunch Fitness Carpark, interior, level B, south elevation caged area, air conditioner riser panel - insulation White insulation material 36 x 12 x 2 mm	No asbestos fibres detected Synthetic Mineral Fibres detected
60760 - 002 - 013	Crunch Fitness Carpark, interior, level A, east elevation, near ramp, switchboard, electrical backing board - bituminous material Black bituminous material 24 x 4 x 1 mm	No asbestos fibres detected Organic fibres detected
60760 - 002 - 014	Grassed area between Crunch Fitness and Just Sports tenancy, central area, on ground, debris - fibre cement sheet Grey fibrous cement material 52 x 25 x 4 mm	<i>Chrysotile (white asbestos) detected</i> <i>Amosite (brown asbestos) detected</i>
60760 - 002 - 015	Surgery, exterior, rooftop, artwork panel - fibre cement sheet Grey fibrous cement material 60 x 20 x 3 mm	No asbestos fibres detected Organic fibres detected
60760 - 002 - 016	Crunch Fitness Carpark, interior, level B, north balcony, fascia - fibre cement sheeting Grey fibrous cement material 35 x 13 x 2 mm	No asbestos fibres detected Organic fibres detected
60760 - 002 - 017	Crunch Fitness Carpark, interior, level B, lift machine room, fire door - fire door core Brown fire door core material 38 x 10 x 3 mm	No asbestos fibres detected
60760 - 002 - 018	Crunch Fitness Carpark, interior, level B, stairwell, adjacent lift room, ceiling - textured coatings Grey textured coating material 49 x 16 x 3 mm	No asbestos fibres detected
60760 - 002 - 019	Surgery, exterior, building front, north facing eaves, eaves - fibre cement sheeting Grey fibrous cement material 26 x 10 x 2 mm	No asbestos fibres detected Organic fibres detected
60760 - 002 - 020	Council Office, exterior, entrance to office, walls - fibre cement sheeting Grey fibrous cement material 42 x 12 x 3 mm	No asbestos fibres detected Organic fibres detected
60760 - 002 - 021	Just Sports, exterior, shop front, fascia - fibre cement sheeting Grey fibrous cement material 41 x 17 x 2 mm	No asbestos fibres detected Organic fibres detected

Asbestos Bulk Sample Analysis Report

40-46 and 52 Scott Street, Liverpool NSW 2170

Sample No	Sample Location / Description / Size	Result
60760 - 002 - 022	Just Sports, exterior, shop front, soffit - fibre cement sheeting	No asbestos fibres detected
	Grey fibrous cement material	Organic fibres detected
	62 x 16 x 3 mm	
60760 - 002 - 023	Just Sports, exterior, shop front, walls - construction joint mastic	No asbestos fibres detected
	Beige rubbery mastic material	
	28 x 19 x 5 mm	

Only the samples submitted for analysis have been considered in presenting these results.

26 November 2019

Alain Pavelic
Built Pty Ltd
Level 7/343 George Street,
Sydney NSW 2000

Dear Alain,

Asbestos Bulk Sample Analysis Report
Just Sports - 40/44 Scott Street, Liverpool NSW 2170

Please find attached the asbestos bulk sample analysis results of the 2 samples collected by Kim Foley of Prensa Pty Ltd for Just Sports - 40/44 Scott Street, Liverpool NSW 2170 on 25 November 2019 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 25 November 2019. The samples were analysed on 26 November 2019 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples*.

If you require further information please contact the Prensa office on (02) 8968 2500.

Regards,



Brandon Fernandes
Approved Asbestos Identifier and Signatory



Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066 ABN: 12 142 106 581

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Asbestos Bulk Sample Analysis Report

Just Sports - 40/44 Scott Street, Liverpool NSW 2170

Sample No	Sample Location / Description / Size	Result
60760 - 003 - 001	Ground floor, southwestern elevation, to floor conduit - screed	No asbestos fibres detected
	Grey screed material	
	68 x 22 x 5 mm	
60760 - 003 - 002	Ground floor, eastern elevation, switchboard - bituminous backing board	No asbestos fibres detected
	Black bituminous material	Organic fibres detected
	31 x 14 x 1 mm	

Only the samples submitted for analysis have been considered in presenting these results.

CERTIFICATE OF ANALYSIS 231072

Client Details

Client	Prensa Pty Ltd
Attention	Tomas Thrum
Address	Ground Floor, 5 Burwood Road, HAWTHORN, VIC, 3122

Sample Details

Your Reference	<u>Built B0010, Liverpool</u>
Number of Samples	2 paint
Date samples received	19/11/2019
Date completed instructions received	19/11/2019

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	20/11/2019
Date of Issue	20/11/2019
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

Lead in Paint			
Our Reference		231072 -1	231072 -2
Your Reference	UNITS	60760-LCP-001	60760-LCP-002
Date Sampled		14/11/2019	14/11/2019
Type of sample		paint	paint
Date prepared	-	20/11/2019	20/11/2019
Date analysed	-	20/11/2019	20/11/2019
Lead in paint	%w/w	<0.005	0.007

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: Built B0010, Liverpool

QUALITY CONTROL: Lead in Paint					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			20/11/2019	1	20/11/2019	20/11/2019		20/11/2019	[NT]
Date analysed	-			20/11/2019	1	20/11/2019	20/11/2019		20/11/2019	[NT]
Lead in paint	%w/w	0.005	Metals-004	<0.005	1	<0.005	<0.005	0	96	[NT]

Result Definitions

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

Quality Control Definitions

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

Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

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

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the same sample will be re-analysed. 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.

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

CERTIFICATE OF ANALYSIS 231111

Client Details

Client	Prensa Pty Ltd
Attention	Bruce Wombwell
Address	Ground Floor, 5 Burwood Road, HAWTHORN, VIC, 3122

Sample Details

Your Reference	<u>B0010/ 60760</u>
Number of Samples	3 Dust
Date samples received	19/11/2019
Date completed instructions received	19/11/2019

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	20/11/2019
Date of Issue	20/11/2019
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

Lead (dust)				
Our Reference		231111-1	231111-2	231111-3
Your Reference	UNITS	60760-LCD-001	60760-LCD-002	60760-LCD-003
Date Sampled		19/11/2019	19/11/2019	19/11/2019
Type of sample		Dust	Dust	Dust
Date prepared	-	20/11/2019	20/11/2019	20/11/2019
Date analysed	-	20/11/2019	20/11/2019	20/11/2019
Lead	mg/kg	110	460	120

Method ID	Methodology Summary
Metals-020	Determination of various metals by ICP-AES.

QUALITY CONTROL: Lead (dust)					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			20/11/2019	1	20/11/2019	20/11/2019		20/11/2019	[NT]
Date analysed	-			20/11/2019	1	20/11/2019	20/11/2019		20/11/2019	[NT]
Lead	mg/kg	1	Metals-020	<1	1	110	110	0	99	[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 (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the same sample will be re-analysed. 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.

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

Appendix C: Hazardous Building Materials Register

KEY TO ASBESTOS-CONTAINING MATERIALS PRIORITY RISK RATING:

Priority 1 (P1)	HIGH	High Priority - Requiring immediate action
Priority 2 (P2)	MEDIUM	Medium Priority – May require action in the short term
Priority 3 (P3)	Low	Low Priority – May require action in the medium term
Priority 4 (P4)	Low	Very Low Priority - Requires ongoing management or longer term remedial action

Client: Built				Site Name: Liverpool Civic Place				Site Address: 40-46 and 52 Scott Street, Liverpool NSW				Client No: B0010 Job No: 60760			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approximate Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
The Rising Collective Tenancy															
Interior, ground level	South corner	Switchboard	Bituminous backing board	Asbestos	Not sampled: Electrical hazard	Assumed Positive	Non-friable	Low	Good	Low	1 unit	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Nov-24	1
Interior, ground level	-	-	-	SMF	-	-	-	-	-	-	-	No suspect SMF identified at the time of the assessment.	-	-	-
Interior, ground level	-	-	-	PCBs	-	-	-	-	-	-	-	No suspect PCBs identified at the time of the assessment.	-	-	-
Interior, ground level	-	-	-	Lead Paint - Chip	-	-	-	-	-	-	-	No suspect lead containing paint identified at the time of the assessment.	-	-	-
Interior, ground level	-	-	-	Lead Dust	-	-	-	-	-	-	-	No suspect lead containing dust identified at the time of the assessment.	-	-	-
Interior, ground level	-	-	-	Ozone Depleting Substances	-	-	-	-	-	-	-	No Ozone depleting substances identified at the time of the assessment.	-	-	-
Studio 52 Tenancy															
Interior, ground level	South wall, air handling control panel	Switchboard	Bituminous backing board	Asbestos	Not sampled: Electrical hazard	Assumed Positive	Non-friable	Low	Good	Low	2 units	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Nov-24	2
Interior, ground level	Ceiling space, centre of room, within ductwork	Heater bank	Insulation	Asbestos	Not sampled: Sealed unit	Assumed Positive	Friable	Low	Good	Low	1 unit	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P3	Nov-22	3
Interior, ground level	South elevation, kitchenette	Sink pad	Bituminous material	Asbestos	60760-001-001	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Ceiling space, internal column	Cladding	Fibre cement sheet	Asbestos	60760-001-002	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Ceiling space, throughout	Flexible ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	20 m	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)].	-	-	-
Interior, ground level	-	-	-	PCBs	-	-	-	-	-	-	-	No suspect PCBs identified at the time of the assessment.	-	-	-
Interior, ground level	Throughout	Paint to soffit	Grey - upper coloured paint system debris	Lead Paint - Chip	60760-LCP-001	Negative	-	-	-	-	-	<0.005% lead content, not lead containing paint as described in AS 4361.2:2017 Guide to lead paint management.	-	-	4

Client: Built				Site Name: Liverpool Civic Place				Site Address: 40-46 and 52 Scott Street, Liverpool NSW				Client No: B0010 Job No: 60760			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approximate Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Interior, ground level	-	-	-	Lead Dust	-	-	-	-	-	-	-	No suspect lead containing dust identified at the time of the assessment.	-	-	-
Interior, ground level	-	-	-	Ozone Depleting Substances	-	-	-	-	-	-	-	No Ozone depleting substances identified at the time of the assessment.	-	-	-
Crunch Fitness Tenancy															
Interior, ground level	Subfloor adjacent loading dock, throughout	Pipe work	Moulded fibre cement	Asbestos	60760-001-006	Positive	Non-friable	Low	Fair	Low	>15 m ²	Encapsulate exposed sections, label as containing asbestos and maintain in a 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.	P4	Nov-24	5
Interior, ground level	South-west elevation, store room, ceiling space	Heater bank	Insulation	Asbestos	No access: refer to ASET28486-31666-1	Assumed Positive	Friable	Low	Good	Low	1 unit	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P3	Nov-22	-
Interior, ground level	Ceiling, throughout	Air conditioning ductwork	Mastic sealant	Asbestos	No access: refer to ASET28486-31666-1	Assumed Positive	Non-friable	Low	Good	Low	200 m	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B(non-friable) licensed asbestos removal contractor.	P4	Nov-24	-
Interior, ground level	Fitness studio, lowered ceiling, west elevation	Ceiling	Vermiculite	Asbestos	60760-001-003	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Fitness studio, lowered ceiling, east elevation	Ceiling	Vermiculite	Asbestos	60760-001-004	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	South-west elevation, adjacent kitchenette	Switchboard	Bituminous backing board	Asbestos	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	-
Interior, ground level	Throughout	Floor coverings - black	Sheet vinyl	Asbestos	60760-001-005	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	South-west corner, entrance to loading dock	Fire door - single	Fire door core	Asbestos	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	-
Interior, ground level	Subfloor adjacent loading dock, throughout	Insulated high voltage cable wrapping	Bituminous material	Asbestos	60760-001-007	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Carpark access corridor between Crunch Fitness and the Rising Collective	Lift doors	Fire door core	Asbestos	Not sampled: Sealed unit	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Carpark access corridor between Crunch Fitness and the Rising Collective	Fire doors to lift and emergency exit stairwell	Fire door core	Asbestos	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	-
Interior, ground level	Consultation room 1	Switchboard	Bituminous backing board	Asbestos	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	-

Client: Built				Site Name: Liverpool Civic Place				Site Address: 40-46 and 52 Scott Street, Liverpool NSW				Client No: B0010 Job No: 60760			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approximate Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Interior, ground level	Ceiling space, internal column	Cladding	Fibre cement sheet	Asbestos	Similar to: 60760-001-002	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Opposite disabled toilet	Fire door - single	Fire door core	Asbestos	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	-
Interior, ground level	Carpark access corridor between Crunch Fitness and the Rising Collective	Ceiling space, aluminium wrapped pipes	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	>50 m	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)].	-	-	-
Interior, ground level	-	-	-	PCBs	-	-	-	-	-	-	-	No suspect PCBs identified at the time of the assessment.	-	-	-
Interior, ground level	-	-	-	Lead Paint - Chip	-	-	-	-	-	-	-	No suspect lead containing paint identified at the time of the assessment.	-	-	-
Interior, ground level	-	-	-	Lead Dust	-	-	-	-	-	-	-	No suspect lead containing dust identified at the time of the assessment.	-	-	-
Interior, ground level	-	-	-	Ozone Depleting Substances	-	-	-	-	-	-	-	No Ozone depleting substances identified at the time of the assessment.	-	-	-
Exterior, ground level	Adjacent dock entry 1 and 2	Green high voltage power station	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to electrical hazard.	-	-	-
Exterior, ground level	Adjacent dock entry 1 and 2	High voltage substation 3990	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to locked gate and electrical hazard.	-	-	-
Interior, ground level	Carpark access corridor between Crunch Fitness and the Rising Collective	Lift shaft	-	-	-	-	-	-	-	-	-	No access at the time of the assessment.	-	-	-
Interior, ground level	South-west corner, loading dock	Main Switch room	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to locked door.	-	-	-
Interior, ground level	Carpark access corridor between Crunch Fitness and the Rising Collective	Unisex toilets	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to locked door.	-	-	-
Council Offices															
Exterior, ground level	Entrance to offices	Walls - external	Fibre cement sheeting	Asbestos	60760-002-020	Negative	-	-	-	-	-	-	-	-	-
Exterior, ground level	Entrance to offices	Ceiling	Fibre cement sheeting	Asbestos	Similar to: 60760-002-020	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	South-west corner, adjacent boardroom	Sink pad	Bituminous material	Asbestos	60760-001-008	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Kitchenette adjacent Hoddle room	Sink pad	Bituminous material	Asbestos	Similar to: 60760-001-008	Assumed Negative	-	-	-	-	-	-	-	-	-

Appendix C: - Hazardous Materials Register

Client: Built				Site Name: Liverpool Civic Place				Site Address: 40-46 and 52 Scott Street, Liverpool NSW				Client No: B0010 Job No: 60760			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approximate Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Interior, ground level	Lunchroom	Floor coverings - green	Sheet vinyl	Asbestos	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	-
Interior, ground level	Lunchroom, kitchenette	Sink pad	Bituminous material	Asbestos	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	-
Interior, ground level	Male bathroom	Cubicle wall	Fibre cement sheet	Asbestos	60760-001-010	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Female bathroom	Cubicle wall	Fibre cement sheet	Asbestos	Similar to: 60760-001-010	Assumed Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	West corner, comms room	Floor coverings - green	Sheet vinyl	Asbestos	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	-
Interior, ground level	Ceiling space, throughout	Heater bank	Insulation	Asbestos	No access: Refer to ASET28486-31666-1	Assumed Positive	Friable	Low	Good	Low	3 units	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	P3	Nov-22	-
Interior, ground level	South end, lowered ceiling	Ceiling	Vermiculite	Asbestos	60760-001-009	Negative	-	-	-	-	-	-	-	-	-
Interior, ground level	Switch room adjacent toilets	Motor control board and switchboard	Bituminous backing board	Asbestos	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	-
Interior, ground level	Ceiling space, throughout	Ceiling tiles	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	100 m ²	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)].	-	-	6
Interior, ground level	Ceiling space, throughout	Insulation	Insulation batts	SMF	-	Suspected Positive	Bonded	Low	Good	Low	200 m ²	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)].	-	-	-
Interior, ground level	South-west corner, adjacent boardroom, kitchenette	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Interior, ground level	Ceiling space, throughout	Flexible ductwork	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	>50 m	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)].	-	-	-
Interior, ground level	Ceiling space, throughout	Rigid duct work	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	100 m	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)].	-	-	-
Interior, ground level	-	-	-	PCBs	-	-	-	-	-	-	-	No suspect PCB-containing capacitors identified at the time of assessment.	-	-	-
Interior, ground level	-	-	-	Lead Paint - Chip	-	-	-	-	-	-	-	No suspect lead containing paint identified at the time of the assessment.	-	-	-

Client: Built				Site Name: Liverpool Civic Place				Site Address: 40-46 and 52 Scott Street, Liverpool NSW				Client No: B0010 Job No: 60760				
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approximate Quantity	Recommendations & Comments		Control Priority	Reinspect date	Photo No.
Interior, ground level	-	-	-	Lead Dust	-	-	-	-	-	-	-	No suspect lead containing dust identified at the time of the assessment.		-	-	-
Interior, ground level	-	-	-	Ozone Depleting Substances	-	-	-	-	-	-	-	No Ozone depleting substances identified at the time of the assessment.		-	-	-
Surgery Tenancy																
Exterior, roof top, lower elevated area	To ground, waterproof membrane	Throughout	Bituminous membrane	Asbestos	60760-002-009	Positive	Non-friable	Low	Poor	Low	30 m ²	Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		P3	Apr-20	7
Exterior, roof top, upper elevated area	To ground, waterproof membrane	Throughout	Bituminous membrane	Asbestos	Similar to: 60760-002-009	Assumed Positive	Non-friable	Low	Poor	Low	45 m ²	Confirm Status, label as containing asbestos and remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.		P3	Apr-20	-
Exterior, ground level	Building front, northern facing eaves	Eaves	Fibre cement sheeting	Asbestos	60760-002-019	Negative	-	-	-	-	-	-		-	-	-
Exterior, ground level	South west wall	Flashing	Bituminous material	Asbestos	Similar to: 60760-002-003	Assumed Negative	-	-	-	-	-	-		-	-	-
Exterior, ground level	South wall	Walls - external	Screed	Asbestos	60760-002-007	Negative	-	-	-	-	-	-		-	-	-
Exterior, ground level	South wall	Walls - external	Fibrous packing material	Asbestos	60760-002-008	Negative	-	-	-	-	-	-		-	-	-
Exterior, roof top	Lower area	Guttering	Bituminous material	Asbestos	60760-002-010	Negative	-	-	-	-	-	-		-	-	-
Exterior, roof top	East wall	Artwork panel	Fibre cement sheet	Asbestos	60760-002-015	Negative	-	-	-	-	-	-		-	-	-
Interior, ground level	North-east corner	Switchboard	Bituminous backing board	Asbestos	60760-002-002	Positive	Non-friable	Low	Good	Low	1 unit	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.		P4	Nov-24	8
Interior, ground level	North-east corner, switchboard	Fuse	Insulation material - internal	Asbestos	Not sampled: contained within unit	Assumed Positive	Friable	Low	Good	Low	10 units	Maintain in good condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.		P3	Nov-22	8
Interior, ground level	Throughout	Floor core sample	Bituminous material	Asbestos	60760-002-001	Negative	-	-	-	-	-	-		-	-	9
Interior, ground level	North-west corner, water metre cabinet	Flash guards	Bituminous material	Asbestos	60760-002-003	Negative	-	-	-	-	-	-		-	-	-
Interior, ground level	South-east corner	Ceiling	Sprayed vermiculite	Asbestos	60760-002-005	Negative	-	-	-	-	-	-		-	-	-
Interior, ground level	South-west corner	Ceiling	Sprayed vermiculite	Asbestos	60760-002-006	Negative	-	-	-	-	-	-		-	-	-

Client: Built				Site Name: Liverpool Civic Place				Site Address: 40-46 and 52 Scott Street, Liverpool NSW				Client No: B0010 Job No: 60760				
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approximate Quantity	Recommendations & Comments		Control Priority	Reinspect date	Photo No.
Interior, ground level	Back room adjacent kitchenette, to floor	Insulation batts	Insulation	SMF	-	Suspected Positive	Bonded	Low	Fair	Low	5 m ²	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].		-	-	10
Interior, ground level	Kitchenette	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Fair	Low	1 unit	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)].		-	-	-
Interior, ground level	-	-	-	PCBs	-	-	-	-	-	-	-	No suspect PCBs identified at the time of the assessment.		-	-	-
Interior, ground level	-	-	-	Lead Paint - Chip	-	-	-	-	-	-	-	No suspect lead containing paint identified at the time of the assessment.		-	-	-
Interior, ground level	-	-	-	Lead Dust	-	-	-	-	-	-	-	No suspect lead containing dust identified at the time of the assessment.		-	-	-
Exterior, roof top	Centre of roof	Air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	-		-	-	-
Exterior, ground level	Building front, hydrant booster valve box	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to locked door.		-	-	-
Crunch Fitness Carpark																
Exterior, all levels	Throughout	Fire door - single	Fire door core	Asbestos	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.		-	-	-
Exterior, roof	Throughout	Air conditioning ductwork	Mastic sealant	Asbestos	No access: Refer to ASET28486-31666-1	Assumed Positive	Non-friable	Low	Good	Low	> 200 m	Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class AB(non-friable) licensed asbestos removal contractor.		P4	Nov-24	-
Exterior, all levels	Throughout	Cladding	Fibre cement sheeting	Asbestos	Similar to: 60760-002-011	Assumed Negative	-	-	-	-	-	-		-	-	-
Exterior, level C	North-east stairwell	Awning	Fibre cement sheeting	Asbestos	60760-002-011	Negative	-	-	-	-	-	-		-	-	-
Exterior, level C	South-east stairwell	Awning	Fibre cement sheeting	Asbestos	Similar to: 60760-002-011	Assumed Negative	-	-	-	-	-	-		-	-	-
Interior, level B	South elevation caged area, AC riser panel	Air conditioning riser panel	Insulation	Asbestos	60760-002-012	Negative	-	-	-	-	-	-		-	-	-
Interior, level B	North balcony	Fascia	Fibre cement sheeting	Asbestos	60760-002-016	Negative	-	-	-	-	-	-		-	-	-
Interior, level B	Lift motor room	Fire door - single	Fire door core	Asbestos	60760-002-017	Negative	-	-	-	-	-	-		-	-	-

Appendix C: - Hazardous Materials Register

Client: Built			Site Name: Liverpool Civic Place				Site Address: 40-46 and 52 Scott Street, Liverpool NSW					Client No: B0010 Job No: 60760			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approximate Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Interior, level B	Stairwell adjacent lift motor room	Ceiling	Textured coatings	Asbestos	60760-002-018	Negative	-	-	-	-	-	-	-	-	-
Interior, level B	Lift motor room	Switchboard	Bituminous backing board	Asbestos	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	-
Interior, level B	North elevation, caged area	Switchboard	Bituminous backing board	Asbestos	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	-
Exterior, level A/ground floor	East elevation, near ramp	Switchboard	Bituminous material	Asbestos	60760-002-013	Negative	-	-	-	-	-	-	-	-	-
Interior, level B	South elevation caged area, AC riser panel	Air conditioning riser panel	Insulation	SMF	60760-002-012	Positive	Bonded	Low	Good	Low	<1 m ²	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)].	-	-	-
Interior, level B	Lift motor room	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	4 units	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)].	-	-	-
Exterior, level A/ground floor	East elevation, AC plant area, Vulcan water heater	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	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)].	-	-	-
All levels	-	-	-	PCBs	-	-	-	-	-	-	-	No suspect PCBs identified at the time of the assessment.	-	-	-
All levels	-	-	-	Lead Paint - Chip	-	-	-	-	-	-	-	No suspect lead containing paint identified at the time of the assessment.	-	-	-
Exterior, ground level	North elevation	Floor	Dust	Lead Dust	60760-LCD-001	Negative	-	-	-	-	-	110 mg/kg lead content. <1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Not lead containing dust.	-	-	-
Interior, level B	North elevation adjacent AC cage stairs	Floor	Dust	Lead Dust	60760-LCD-002	Negative	-	-	-	-	-	460 mg/kg lead content. <1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Not lead containing dust.	-	-	11
Interior, level A	Adjacent ramp	Floor	Dust	Lead Dust	60760-LCD-003	Negative	-	-	-	-	-	120 mg/kg lead content. <1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Not lead containing dust.	-	-	-
Interior, level B	North elevation caged area, Temperzone AC unit	Air conditioning unit	Unknown refrigerant	Ozone Depleting Substances	-	Suspected Positive	-	-	-	-	4 units	No data was visible at the time of the assessment, confirm status of suspected ozone depleting substances identified in the assessment.	-	-	-
Interior, level B	South elevation caged area, Actron AC unit	Air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	-	-	-	-
Interior, level B	North elevation, balcony, Actron AC unit	Air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	-	-	-	-
Interior, level B	North elevation, balcony, Samsung AC unit	Air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	-	-	-	-

Client: Built				Site Name: Liverpool Civic Place				Site Address: 40-46 and 52 Scott Street, Liverpool NSW				Client No: B0010 Job No: 60760			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approximate Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Interior, level B	East elevation, AC cage, Temperzone AC unit	Air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	-	-	-	-
Interior, level B	North elevation, balcony, Actron AC unit	Air conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	Ozone Depleting Substances	-	Positive	-	-	-	-	9 units	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	-	-	-
Exterior, level A/ground floor	East elevation, AC plant area, Temperzone AC unit	Air conditioning unit	Unknown refrigerant	Ozone Depleting Substances	-	Suspected Positive	-	-	-	-	3 units	No data was visible at the time of the assessment, confirm status of suspected ozone depleting substances identified in the assessment.	-	-	-
Exterior, level A/ground floor	East elevation, AC plant area, Fujitsu AC unit	Air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	-	Negative	-	-	-	-	-	-	-	-	-
Exterior between Crunch Fitness and Surgery	Telstra mainframe and water board meter room	-	-	-	-	-	-	-	-	-	-	No access at the time of the assessment due to locked door.	-	-	-
Grassed area															
Exterior, central area	On ground	Debris	Fibre cement sheet	Asbestos	60760-002-014	Positive	Non-friable	Medium	Fair	Medium	<1 m ²	Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P3	Nov-22	12
Exterior, entrance gate	On ground	Debris	Fibre cement sheet	Asbestos	60760-002-004	Positive	Non-friable	Medium	Fair	Medium	<1 m ²	Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P3	Nov-22	-
Exterior, throughout	-	-	-	SMF	-	-	-	-	-	-	-	No suspect SMF identified at the time of the assessment.	-	-	-
Exterior, throughout	-	-	-	PCBs	-	-	-	-	-	-	-	No suspect PCBs identified at the time of the assessment.	-	-	-
Exterior, throughout	-	-	-	Lead Paint - Chip	-	-	-	-	-	-	-	No suspect lead containing paint identified at the time of the assessment.	-	-	-
Throughout	-	-	-	Lead Dust	-	-	-	-	-	-	-	No suspect lead containing dust identified at the time of the assessment.	-	-	-
Throughout	-	-	-	Ozone Depleting Substances	-	-	-	-	-	-	-	No Ozone depleting substances identified at the time of the assessment.	-	-	-
Just Sports Tenancy															
Exterior, ground level	North-east wall	Pebblecrete cladding	Render	Asbestos	60760-001-011	Negative	-	-	-	-	-	-	-	-	-

Client: Built			Site Name: Liverpool Civic Place				Site Address: 40-46 and 52 Scott Street, Liverpool NSW						Client No: B0010 Job No: 60760			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approximate Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.	
Exterior, ground level	Shop front	Fascia	Fibre cement sheeting	Asbestos	60760-002-021	Negative	-	-	-	-	-	-	-	-	-	
Exterior, ground level	Shop front	Soffit	Fibre cement sheeting	Asbestos	60760-002-022	Negative	-	-	-	-	-	-	-	-	13	
Exterior, ground level	Shop front	Walls - external	Construction joint mastic	Asbestos	60760-002-023	Negative	-	-	-	-	-	-	-	-	-	
Interior, ground floor	South-eastern elevation, under carpet	Floor	Screed	Asbestos	60760-003-001	Negative	-	-	-	-	-	-	-	-	14	
Interior, throughout	Fire exits	Fire door - double	Fire door core	Asbestos	Not sampled: Sealed unit	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	15	
Interior, ground floor	Eastern elevation	Switchboard	Bituminous backing board	Asbestos	60760-003-002	Negative	-	-	-	-	-	-	-	-	16	
Interior, ground floor	North-eastern elevation, safe room	Door	Insulation	Asbestos	Not sampled: Sealed unit	Assumed Negative	-	-	-	-	-	Assumed negative due to age and appearance.	-	-	17	
Interior, ground floor	Throughout	Ceiling tiles	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	650 m ²	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)].	-	-	-	
Interior, ground floor	Storage room, southeast corner	Hot water heater	Insulation	SMF	-	Suspected Positive	Bonded	Low	Good	Low	1 unit	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)].	-	-	-	
Exterior	Throughout	-	-	SMF	-	-	-	-	-	-	-	No suspect SMF identified at the time of the assessment.	-	-	-	
Interior, level 2, throughout	Ceiling	Ceiling tiles	Compressed ceiling tiles	SMF	-	Suspected Positive	Bonded	Low	Good	Low	300 m ²	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)].	-	-	-	
Interior, level 2, throughout	Ceiling	Insulation	Sarking Insulation	SMF	-	Suspected Positive	Bonded	Low	Good	Low	650 m ²	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)].	-	-	-	
Interior, throughout	Throughout	Fluorescent light fitting - double tube	Capacitor	PCBs	Not sampled: Age and appearance	Assumed Negative	-	-	-	-	-	No suspect PCBs identified at the time of the assessment.	-	-	-	
Exterior, ground level	Shop front	Eaves	White - lower coloured paint system	Lead Paint - Chip	60760-LCP-002	Negative	-	-	-	-	-	0.007% lead content, not lead containing paint as described in AS 4361.2:2017 Guide to lead paint management.	-	-	-	
Exterior, ground level	Throughout	-	-	Lead Dust	-	-	-	-	-	-	-	No suspect lead containing dust identified at the time of the assessment.	-	-	-	



Client: Built				Site Name: Liverpool Civic Place				Site Address: 40-46 and 52 Scott Street, Liverpool NSW				Client No: B0010 Job No: 60760			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk Status	Approximate Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Exterior, ground level	Throughout	-	-	Ozone Depleting Substances	-	-	-	-	-	-	-	No Ozone depleting substances identified at the time of the assessment.	-	-	-
Interior, throughout	Northern elevation	Lift shaft	-		-	-	-	-	-	-	-	No access at the time of the assessment due to locked door.	-	-	-
Interior, ground floor	Southern elevation, storage cupboard adjacent central stairway to mezzanine	-	-		-	-	-	-	-	-	-	No access at the time of the assessment due to locked door.	-	-	-
Interior, level 2, open area	Northern elevation	Lift motor room	-		-	-	-	-	-	-	-	No access at the time of the assessment due to locked door.	-	-	-
Interior, level 2	Throughout	-	-		-	-	-	-	-	-	-	Limited access at the time of the assessment due to storage items.	-	-	-

Appendix D: Photographs

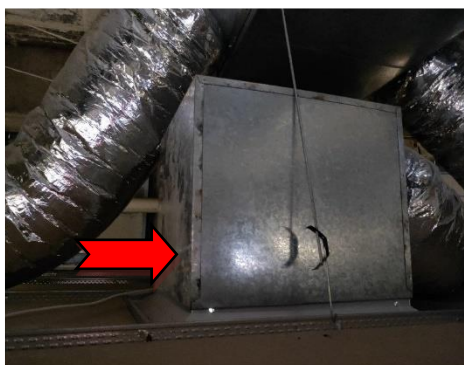
KEY	
	Confirmed or assumed ACM
	Confirmed or suspected other hazardous material type (SMF; PCB; ODS; LCP & LCD)
	Confirmed or assumed/suspected non-ACM or other non-hazardous material



1. The Rising Collective, south corner, switchboard – assumed asbestos-containing bituminous backing board.



2. Studio 52, interior, south wall, air handling control panel, switchboard – assumed asbestos-containing bituminous backing board.



3. Studio 52, interior, ceiling space, centre of room, heater bank – assumed asbestos containing insulation.



4. Studio 52, interior, ceiling space, throughout – non-lead paint containing grey upper coloured paint system debris.



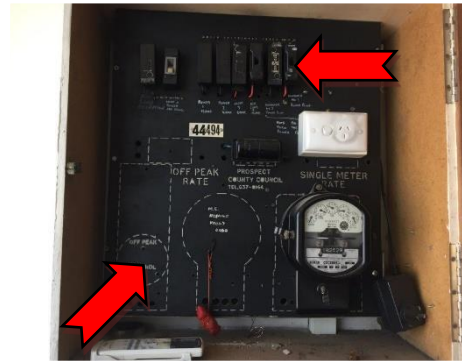
5. Crunch Fitness, interior, subfloor adjacent loading dock, pipe work, throughout – asbestos containing moulded fibre cement.



6. Council Offices, interior, ceiling space, throughout – synthetic mineral fibre containing compressed ceiling tiles.



7. Surgery, exterior, rooftop, lower elevated area, throughout - asbestos-containing bituminous material.



8. Surgery, interior, north-east corner, switchboard – asbestos-containing bituminous backing board and assumed asbestos-containing ceramic fuses.



9. Surgery, interior, throughout, floor core sample – non-asbestos containing bituminous material.



10. Surgery, interior, back room adjacent kitchenette, insulation batts- suspected synthetic mineral fibre insulation.



11. Crunch Fitness Car Park, interior, level B, northern elevation adjacent AC cage stairs, dust – non-lead containing dust.



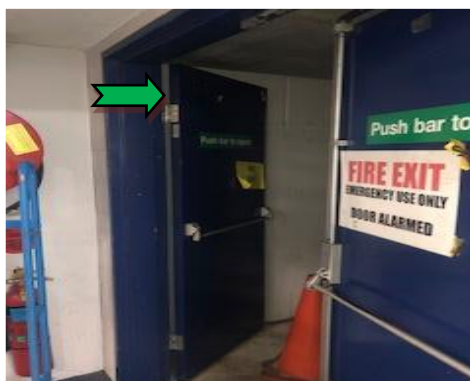
12. Grassed area between Crunch Fitness Car Park and Just Sports tenancy, centre, on ground – asbestos-containing fibre cement sheet debris.



13. Just Sports, exterior, ground floor, shop front, soffit – non-asbestos containing fibre cement sheet.



14. Just Sports, interior, under carpet, floor – non-asbestos containing screed.



15. Just Sports, interior, throughout, fire exits – assumed non-asbestos containing fire door core.



16. Just Sports, interior, ground floor, eastern elevation, switchboard – non-asbestos containing bituminous backing board.



17. Just Sports, interior, ground floor, north-eastern elevation, safe door – assumed non-asbestos containing internal insulation.

Appendix E: Areas Not Accessed

Given the constraints of practicable access encountered during this assessment, the following areas were not inspected. Assessments are restricted to those areas that are reasonably accessible at the time of our assessment with respect to the following:

- Without contravention of relevant statutory requirements or codes of practice.
- Without placing the Prensa consultant and/or others at undue risk.
- Without demolition or damage to finishes and structure.
- Excluding plant and equipment that was 'in service' and operational.

Documented below are the areas where the Prensa consultant encountered access restrictions during the assessment:

Areas Not Accessed

The lift shaft in the Just Sports tenancy was not accessed.

The lift motor room on level 2 in the Just Sports tenancy was not accessed as no keys/technician were available at the time of the assessment.

Areas of level 2 of the Just Sports tenancy were not accessed as storage items obstructed paths at the time of the assessment.

The storage cupboard at the base of the central stairwell to the ground floor mezzanine was not accessed as no keys were available.

The high voltage substation 3990 and associated green kiosk, adjacent dock entry 1 and 2 of Crunch Fitness were not accessed as no keys were available and electrical isolation could not be confirmed.

The main switch room adjacent the south west corridor to the loading dock within Crunch Fitness was not accessed as no keys were available.

The Telstra Main Frame Room and Water board Meter Room between the Surgery and Crunch Fitness Tenancies was not accessed as no keys were available

The lift shaft within the Crunch Fitness tenancy was not accessed at the time of the assessment.

The unisex toilets in the access corridor to the Crunch Fitness Car Park was not accessed as no keys were available at the time of the assessment.

The hydrant booster valve box to the exterior of the Surgery tenancy was not accessed as no keys were available at the time of the assessment.

Limited access to ceiling spaces were gained due to tenancy occupation and areas being inaccessible as no keys were available at the time of assessment.

Underneath the concrete slab of all building structures at the Site.

Exposed soils surrounding the building structures of the Site.

Energised services, gas, electrical, pressurised vessel and chemical lines.

Height restricted areas above 2.7m or any area deemed inaccessible without the use of specialised access equipment.

Within cavities that cannot be accessed by the means of a manhole or inspection hatch.

Within voids or internal areas of plant, equipment, air-conditioning ducts etc.

Within service shafts, ducts etc., concealed within the building structure.

Within those areas accessible only by dismantling equipment.

Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.

All areas outside the Scope of Work.

Note: If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned in **Appendix C: Hazardous Building Materials Register**, further investigation may be required as part of a hazardous building materials management and abatement program prior to the commencement of such works.

The presence of residual asbestos insulation on steel members, concrete surfaces, pipe work, equipment and adjacent areas remaining from prior removal works cannot normally be determined without extensive removal and damage to existing insulation, fixtures and fittings at the site

Appendix F: Site Plans

Site Plan

