Douglas Partners
Geotechnics / Environment / Groundwater

Integrated Practical Solutions

Hazardous Building Materials Report

Sites 1 and 2
Cnr Todman Ave & Anzac Parade
Kensington
NSW

Prepared for
Toga Group

Project 84823.01
April 2015

Douglas Partners
Geotechnics / Environment / Groundwater

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

	Signature	Date
Author		30 April 2015
Reviewer		30 April 2015

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Douglas Partners Pty Ltd
ABN 75 053 980 117
www.douglaspartners.com.au
96 Hermitage Road
West Ryde NSW 2114
PO Box 472
West Ryde NSW 1685
Phone (02) 9809 0666
Fax (02) 9809 4095

Executive Summary

Douglas Partners Pty Ltd (DP) conducted a location and assessment survey (visual identification) hazardous materials survey at 'Sites 1 & 2', Cnr Todman Ave & Anzac Parade, Kensington, NSW. The survey was undertaken to facilitate the identification of asbestos-containing materials (ACM) and other hazardous materials for due diligence purposes and to assist with their future management at the subject site. It involved locating and visually identifying suspected ACM and recording the type, location and condition of these and other hazardous materials throughout the buildings, i.e. materials highly likely to contain asbestos or materials where asbestos is known to have been commonly added in the past will be presumed to be ACM.

From the site assessment and presumptive visual identification a register of ACM and other hazardous materials has been produced in accordance with the requirements of the Work Health and Safety Regulation 2011 (NSW) and other relevant legislation.

Asbestos-containing Materials

Materials presumed to be ACM were identified at the time of the survey. Full details of the material assessments can be located within the register in Appendix A.

Other materials presumed to be hazardous were identified at the time of the survey. Full details can be located within the register in Appendix A.

The surveyors were unable to gain access to the following areas:

Building Location	Non-accessed area	Reason
111 Anzac Parade Sports Medical Centre	Entire building	No access provided by client/tenants
113 – 125 Anzac Parade	Roof	No access points
113 – 125 Anzac Parade	Roof space	No intrusive access
113 – 125 Anzac Parade	Above suspended ceilings throughout	No intrusive access
113 – 125 Anzac Parade	Beneath floor coverings throughout	No intrusive access
117-119 Anzac Parade	Level 1 Tenancies: Wellbeing, Hypnotherapy, Dental Clinic, WC and Stores.	Vacated, locked no key access, occupied by tenant no access
123 Anzac Parade	Unit 1	No access provided by tenants
125 Anzac Parade	Garages (numbered 114)	No access locked

All areas where access was not possible must be presumed to contain asbestos until proven otherwise. See also Limitations in Section 7.

This document (i.e. register of ACM and other hazardous materials) is to be held at the workplace and made readily available for use by the following:

- Authorised WorkCover inspectors;
- Property owners;
- Employers and workers;

- People intending to conduct business at the premises; and
- Health and safety representatives.

In accordance with Work Health and Safety Regulation 2011 requirements, an Asbestos Management Plan (AMP) should be developed with this survey. The AMP is to be maintained and made available with this report register at the work place for the use of workers, people intending to conduct business at the site and to health and safety representatives.

The client should be made aware of the limitations of a survey being conducted in a non-destructive manner and is referred to in Section 6 – Limitations.

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

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1. Introduction

This report presents the findings of an asbestos and other hazardous building materials survey undertaken by Paul Patton of DP at 'Sites 1 & 2', Cnr Todman Ave & Anzac Parade, Kensington, NSW on 28 April 2015. The survey was undertaken in accordance with DP's proposal dated 22 April 2015, reference SYD150501. The survey and report was commissioned by Mr Rob Thomas of Toga Group.

The hazardous building materials survey included all building structures on site where access was possible. These areas were defined by the client and during discussion with the client's representative at the time of inspection. The purpose of the survey was to exercise due diligence in keeping with the Regulations and help enable future management of ACM and other hazardous building materials at the subject site. The assessment was conducted on the basis of the condition of the materials at the time of the survey and the future anticipated activities at the site.

The survey was undertaken to visually identify and record the type, location, condition and extent of those materials presumed or strongly presumed to contain asbestos, lead or other hazardous materials throughout the buildings.

2. Scope of Work

The scope of the hazardous building materials survey included:

i. Undertake a location and assessment (visual identification) hazardous materials building survey to identify building materials presumed to be hazardous in the accessible areas of the subject building. Hazardous building materials (HBM) include asbestos-containing building materials (ACM), synthetic mineral fibre (SMF) products, lead-containing paint (LCP) and polychlorinated biphenyls (PCBs) contained in capacitors in fluorescent light fittings.

ii. Provision of an asbestos register in accordance with the requirements of WHS Regulation (NSW), and Hazardous Building Materials Assessment Report.

The scope of this due diligence investigation did not allow for intrusive sampling techniques to be employed and as such this report is not intended for use or referral for the purpose of demolition, refurbishment, decommissioning or structural alterations.

3. Site Description

The area surveyed is 'Sites 1 & 2', (111 to 115 and 117 to 125 respectively), Cnr Todman Ave & Anzac Parade, Kensington, NSW. The layout of the site is shown in Drawing 1, Appendix C. 111 Anzac Parade was not surveyed as no access was provided by client/tenant.

113 – 115 Anzac Parade is occupied by Snap Fitness Gym and Performa Nutrition. It is a two level steel framed concrete and brick structure with metal framed windows and presumed to have a profiled metal roofing system. Internals are recently refurbished with new floor coverings and suspended ceiling tiles throughout. The entrance canopy is lined with gyprock. See Figure 1.

Figure 1

117 – 119 Anzac Parade is occupied by Auto-one on the ground floor and rear and by mixed tenancies on level 1 (Wellbeing, Hypnotherapy and a Dental Clinic). It is a two level concrete and brick structure with metal framed windows and a profiled metal roofing system.

The ground floor has vinyl tiles to concrete slab with suspended ceiling tiles in the shop area and mostly bare structure to the rear stores. The rear car park is concrete hardstand and three adjacent brick garages with metal roofing provide extra storage for Auto-one.

Level 1 has fitted carpets/floor coverings and suspended ceiling tiles throughout. The entrance canopy is lined with wooden slats. See Figure 2.

Figure 2

121 – 125 Anzac Parade is a two level brick structure on the corner of Todman Ave with parapets to the frontage dating the building as being built in 1917. Renovations to level 1 have extended the building to the rear forming residential units above 121 and 123 and additional space to level 1 of 125. The extension is of timber construction with cement wall cladding and there is profiled metal roofing system throughout.

Ground floor of 121 is a sushi restaurant with tiled floor, rendered brick walls and gyprock ceilings. Ground floor of 123 is a launderette with tiled floor, rendered brick walls and gyprock ceilings except in rear store room above boiler which has cement ceiling lining. Level 1 of 121-123 is comprised of residential units with original plaster ceilings to the front and gyprock and cement ceilings to the rear. No access could be afforded to unit 1, but it is thought to be of similar construction to unit 2. 125 is occupied by Maths Not Squiggles which has been recently refurbished with fitted carpets, gyprock partitions throughout and suspended ceiling on ground floor and original plaster ceilings / gyprock ceilings on level 1. The canopy over the public pavement is of metal construction. See Figure 3.

Figure 3

4. Fieldwork Methodology

4.1 Inspection Methods

The DP competent person (Paul Patton) undertook a systematic survey of the nominated areas to visually identify the type, location, condition and extent of asbestos and other hazardous building materials at the subject site. Hazardous building materials (HBM) include asbestos-containing building materials (ACM), synthetic mineral fibre (SMF) products, lead-containing paint (LCP) and polychlorinated biphenyl (PCB) contained in capacitors in fluorescent light fittings.

Location and assessment hazardous material surveys are restricted to areas that are reasonably accessible and are essentially non-sampling, non-invasive and non-destructive. This type of survey does not extend to searching for concealed ACM in cavity walls, within concrete encased structural beams, below floorboards, behind ACM, above solid plaster ceilings or any other locations which, to access, would cause damage to fixtures, fittings, structure or decorative finishes.

Where the surveyor encounters access restrictions during the survey, these situations are documented and reported (Executive Summary).

Suspect ACM or LCP were identified by visual inspection only using the judgement and experience of the surveyor.

Similarly SMF and PCB materials were identified by visual inspection only. Serial numbers of capacitors in lift switch machinery or fluorescent light capacitors were recorded only where it is safe to do so and the details of the capacitor identified within is checked against the 1997 ANZECC register for Identification of PCB-Containing Capacitors. Only one of each type of fluorescent light fitting is inspected.

5. Recommendations Summary

Refer to Appendix A for register of ACM and other hazardous materials.

5.1 Asbestos-containing materials Identified

In accordance with current legislation [Work Health and Safety Regulation 2011 requirements, an Asbestos Management Plan (AMP) should be developed with the findings of this survey. The AMP is to be maintained and made available with this Hazardous Materials Register Report at the workplace for the use of property owners, employers, workers, persons intending to conduct business at the site, and to health and safety representatives. Legislation requires that any asbestos identified in the workplace, be clearly indicated. Labels are required to state the presence of asbestos and the number and position be determined by a competent person. Signs must comply with AS 1319 Safety Signs for the Environment.

5.1.1 Friable & bonded asbestos

ACM are referred to as either friable or bonded. Friable ACM exhibits the greatest risk to human health as fibres are released upon minimal disturbance.

Friable asbestos is in the form of a powder, or can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friable asbestos includes materials such as: sprayed insulation, pipe or cylinder insulation, low density boards, woven textiles, millboard, paper and gaskets. These products can release fibres with only minimal disturbance.

Bonded asbestos products are ones in which the asbestos fibres are bound within the matrix of the material. Bonded asbestos is difficult to damage or cause the release of fibres by hand and includes materials such as asbestos cement products (fibre cement or 'fibro'), vinyl floor tiles, linoleum, mastic and 'zelemite' electrical backing boards. However, bonded ACM that have been subjected to weathering, physical damage, water damage, fire or other conditions may present exposed fibre bundles or loose fibres which could be released upon disturbance.

5.1.2 Control Measures

The selection of the most appropriate management actions should be determined from the detailed asbestos and other hazardous materials risk assessments in the site register located in Appendix A of this report, the hierarchy of controls in the Code of Practice 'How to Manage and Control Asbestos in the Workplace' and the client's knowledge of activities in the workplace. The following general principles may be applied.

Friable ACM identified in an accessible area in a poor condition with potential risk to human health should be subject to immediate access restrictions and removal undertaken as soon as practicable using a Class A licensed removalist. Removal and reinstatement with non-ACM is the preferred control if identified in areas of routinely accessed plant, heating or air conditioning systems.

For friable ACM identified in an accessible area but in a good condition, removal must be considered. However if removal is not immediately practicable, control measures including sealing, enclosure or similar, labelling and regular re-inspection should be employed until removal can be undertaken.

Bonded ACM in a poor condition should be removed, or remediated by encapsulation or encasement, labelled and subject to periodic re-inspection.

Bonded ACM in good condition (e.g. encapsulated cement panel) should be labelled and subject to periodic re-inspection.

A pre-demolition/pre-major refurbishment survey, including sampling should be undertaken by a competent person prior to any demolition, refurbishment or decommissioning works. ACM likely or liable to be disturbed by those works should be removed in accordance with the National Code of Practice How to Safely Remove Asbestos *(Safe Work Australia 2011)*.

5.2 Other hazardous materials identified

5.2.1 Synthetic Mineral Fibre

Loose SMF or bonded SMF in poor condition has the potential of becoming airborne. Health effects that may occur with exposure to certain SMF materials include: irritation of the skin, eyes and upper respiratory tract. SMF products should be maintained in good condition so as to minimise the release of fibres or dust.

Prior to any demolition, refurbishment or decommissioning, SMF materials liable or likely to be disturbed by those works should be removed in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)]. SMF waste must be disposed of in accordance with EPA and local guidelines at a licensed land fill facility.

5.2.2 Lead-based paint

The management of *in-situ* lead paint is to ensure that the paint does not become damaged or deteriorate over time to a condition where it could potentially become an exposure risk to building occupants through inhalation or ingestion. Controls may include over painting or encapsulation, labelling and re-inspecting at periodic intervals to ensure no deterioration of the paint has occurred.

Removal is to be undertaken prior to any demolition, refurbishment or decommissioning in accordance with AS 4361.2 - 1998 Guide to lead paint management, Part 2: Residential and commercial buildings'. Disposal of waste contaminated with lead (including lead paint waste) should be undertaken according to EPA Waste Classification Guidelines, Part 1 Classifying Waste (2014).

5.2.3 PCBs

Capacitors should be inspected periodically to ensure the unit is sealed and there is no leakage. All capacitors containing or suspected as containing PCB should be removed by a specialist electrical contractor within two years and in any case prior to any demolition, refurbishment or decommissioning in accordance with the Code of Practice for the safe handling of equipment containing Polychlorinated Biphenyl (PCB) Electrical Contractors' Association of Australia (1993). PCB material and waste must be transported in accordance with the Australian Dangerous Goods Code, EPA guidelines, Chemical Control Order (CCO 1997) and other applicable legislative requirements. PCB waste must be legally disposed of or treated at an appropriately licensed waste disposal facility and records kept of disposal i.e. waste dockets or receipts.

6. Limitations

Douglas Partners (DP) has prepared this report for a project at 'Sites 1 & 2', Cnr Todman Ave & Anzac Parade, Kensington, NSW in accordance with DP's Proposal dated 22 April 2015, reference SYD150501and acceptance received from Mr Rob Thomas of Toga Group; email dated 23 April 2015. The work was carried out under DP's Conditions of Engagement. The report is provided for the

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

The results provided in the report are indicative of the conditions observed on the date of inspection. Changes may occur after DP's inspection and field testing has been completed. Whilst the surveyors make every reasonable effort, DP cannot guarantee that every ACM has been identified and survey results are definitive. Assessments that are effectively management compliance surveys are non-destructive and as such are not intended for use or referral for the purposes of demolition or refurbishment.

In the event of future demolition, refurbishment, renovation, decommissioning or structural alterations, further investigation by a competent person, which may entail invasive or destructive sampling and survey techniques, must be undertaken. Some ACM could be present in the building that may only be discovered by extensive invasion of structures, or when the building is subject to demolition or major refurbishment works.

DP's advice is based upon the conditions encountered during this investigation and by the scope and feasibility of the investigations based on accessibility and other limitations. The accuracy of the advice provided by DP in this report may be limited by inaccessible areas and differing conditions between observed locations. The advice may also be limited by budget constraints imposed by others and the scope of works undertaken constrained as a result, or may have been limited by site accessibility. This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

Any areas within the scope of the survey but not described within the body of the report or in the asbestos and other hazardous materials register should be regarded by the client as not having been surveyed, and thus may potentially contain ACM. A competent person should assess such areas before any work affecting them is carried out.

It must be assumed that building materials visually assessed as ACM actually contain asbestos including amphibole asbestos, until sampled and laboratory analysis proves otherwise. All areas where access was not possible must also be assumed to contain asbestos until proven otherwise. Sub-surface drains, pipes and formwork or surrounds may be constructed of asbestos cement but sub-surface areas are not accessed. Any sub-surface pipes, particularly those constructed of cement should be assumed to contain asbestos until proven otherwise.

The scope of this survey does not include the identification of ACM in many of the following building areas (including areas not routinely examined for safety reasons):

- **Ceiling voids**

  Ceiling voids are not generally checked in occupied areas for safety reasons. Entering a ceiling void carries a risk of fibre release from the disturbance of any ACM within it. Ceiling voids may only be checked in unoccupied areas where safe access is available;

- **Wall cavities**

  May be completely blocked or bricked in, or concealed by decorative features and finishes;

- **Risers**

  Often completely blocked or bricked in. An assessment will be made of the risk and risers may only be checked in unoccupied areas where safe access is available;

- **Fitted carpets**

  Fitted carpets are not lifted due to the risk of damage and relaying them satisfactorily. They may conceal ACM, such as asbestos-containing flooring materials or void access points;

- **Beneath floor boards**

  ACM may be present beneath floorboards. Floorboards are not lifted as part of standard surveys unless specifically required and prior arrangements have been made;

- **Floor voids**

  May be completely enclosed;

- **Windows**

  ACM can be located above, below windows or surrounding window frames and are often inaccessible;

- **Columns**

  These will not be examined if doing so will cause decorative damage;

- **Plaster ceilings**

  If access above cannot be made without utilising destructive techniques then the void above cannot be examined;

- **Roof, high level and external areas**

  These will not be examined if safe access cannot be achieved;

- **Confined spaces**

  These will not be examined if safe access cannot be achieved;

- **Restricted access**

  Building areas subject to specialist access requirements will not be examined unless prior arrangements have been made with the client;

- **Ductwork**

  May contain ACM internally that is not accessible until the ducting is disassembled;

- **Fire doors**

  May contain ACM internally. Partial disassembly for inspection may compromise the fire rating of the door and is not normally undertaken; and

- **Lift shafts**

  These will not be examined for safety reasons unless a lift engineer accompanies the surveyor.

The recommendations and conclusions contained in this report shall not abrogate a person of their responsibility to work in accordance with Statutory Requirements, Codes of Practice, Guidelines, Material Safety Data Sheets, Work Instructions or industry best practices.

7. Legislation and References

Work Health and Safety Act and Regulations 2011 (Commonwealth, NSW, ACT & QLD).

Dangerous Substances Act and Regulations 2004 (ACT).

Work Health and Safety Act and Regulations 2012 (SA, TAS).

Occupational Health and Safety Act 2004 and Regulations 2007 (VIC).

Occupational Health and Safety Act 1984 [Amended 7 January 2011] and Regulations 1996 (WA). Health (Asbestos) Regulations 1992 (WA).

Work Health and Safety (National Uniform Legislation) Act 2011 (NT).

Work Health and Safety (National Uniform Legislation) Regulations 2013 (NT).

Asbestos

Code of Practice: How to Manage and Control Asbestos in the Workplace [Safe Work Australia (2011)].

Code of Practice: How to Safely Remove Asbestos [Safe Work Australia (2011)].

Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)].

Code of Practice for the Safe Removal of Asbestos, [NOHSC: 2002 (2005)].

Compliance Code Managing asbestos in workplaces [Worksafe VIC (2008)].

Compliance Code Removing asbestos in workplaces [Worksafe VIC (2008)].
AS 4964 – 2004 ‘’Australian Standard™ Method for the qualitative identification of asbestos in bulk samples‘’.

Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition, [NOHSC:3003 (2005)].

AS 2601 - 2001 ‘’Australian Standard™ The Demolition of Structures, Section 1.6‘’.

Health and Safety Laboratory UK – HSG 264 Asbestos The Survey Guide 2010.

Health and Safety Laboratory UK - Methods for the Determination of Hazardous Substances (MDHS) 100 Surveying, sampling and assessment of asbestos-containing materials 2001.

Health and Safety Laboratory UK - HSG 227 A Comprehensive Guide to Managing Asbestos in Premises 2002.

SMF

National Standard for Synthetic Mineral Fibres [NOHSC: 1004 (1990)].

Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].

''Position Paper on Synthetic Mineral Fibres (SMF) & Occupational Health Issues'', AIOH including exposure Standards Committee 2011.

''Industry Code of Practice for the Safe Use of Glass Wool and Rock Wool Products'', jointly developed by AMNWU, CFMEU, CEPU and FARIMA, 2003.

Lead in paint

AS 4361.2 - 1998 ''Australian Standard™ Guide to lead paint management, Part 2: Residential and commercial buildings''.

AS 4361.1—1995 ''Australian Standard™ Guide to lead paint management, Part 1: Industrial applications''.

National Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC: 2015 (1994)].

AS 4874 - 2000 ''Australian Standard™ Guide to the investigation of potentially contaminated soil and deposited dust as source of lead available to humans''.

'Standard for the Uniform Scheduling of Medicines and Poisons No. 3', National Health and Medical Research Council (NHMRC), Poisons Standard 2012.

AS 3640 - 2009 ''Australian Standard™ Workplace Atmospheres Method for Sampling and Gravimetric Determination of Inhalable Dust''.

PCBs

Identification of PCB–containing capacitors [(ANZECC) 1997].

Polychlorinated Biphenyls Management Plan, [(ANZECC) 1999 revised 2003].

Code of Practice for the safe handling of equipment containing Polychlorinated Biphenyl (PCB) Electrical Contractors' Association of Australia, 1993.

Polychlorinated Biphenyl (PCB) Chemical Control Order 1997

Classification and Wastes

Approved Criteria for Classifying Hazardous Substances, [NOHSC: 1008 (2004)].

EPA Waste Classification Guidelines, Part 1 Classifying Waste (2014).

Douglas Partners Pty Ltd

Appendix A

Asbestos and other Hazardous Materials Register

Asbestos Materials Register

For Action Classification, Material Descriptions and Register Terminology please refer to GLOSSARY.

Client:	**Toga Group**	**Assessment by:**	**P. Patton**
Site location:	**Sites 1 and 2, Corner Todman Ave and Anzac Parade, Kensington, NSW**	**Assessment date:**	**28 April 2015**

Location, Description / Product Type and Extent	Sample No	Photo No	Asbestos Type	Friability Status	Condition	Surface Treatment	Material Assessment score	Likelihood of Access or Disturbance.	Priority Risk Score	Recommendation (A1 - A4)*	Comments / Action
111 Medical Centre, Roof Level, presume asbestos-containing cement eaves, (~60 lin m x 0.5m^2). Note viewed from 113 Gym First Floor, no access to 111.	V.O	1	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
113-115 Snap Fitness Gym, Level 1, electrical cupboard 'Lebah' asbestos electrical boards, poor condition dust and debris present. (~2 x 0.5m^2).	V.O	2	Assume amphibole	Bonded	Good	Unsealed	9	Medium	15	A2	Remove dust and debris and seal damaged board. Leave in-situ, affix asbestos warning labels, manage and re-inspect.
113-115 Snap Fitness Gym, Level 1, electrical cupboard 'presume asbestos-containing cement linings to cupboard. (~2m^2).	V.O	2	Assume amphibole	Bonded	Poor	Unsealed	7	Medium	13	A3	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.

Location, Description / Product Type and Extent	Sample No	Photo No	Asbestos Type	Friability Status	Condition	Surface Treatment	Material Assessment score	Likelihood of Access or Disturbance.	Priority Risk Score	Recommendation (A1 - A4)*	Comments / Action
117-119 Auto-one, Stairs to Level 1, electrical cupboard, presume asbestos-containing electrical boards, (~2 x 0.5m^2).	V.O	3	Assume amphibole	Bonded	Good	Sealed	9	Low	12	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
117-119 Auto-one, Ground Level, shop floor, presume asbestos-containing beige vinyl floor tiles, (~310m^2).	V.O	4	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
117-119 Auto-one, Ground Level, shop counter, presume asbestos-containing grey vinyl floor tiles, (~30m^2).	V.O	5	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
117-119 Auto-one, Ground Level, kitchen, presume asbestos-containing yellow & black vinyl floor tiles, (~30m^2).	V.O	6	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.

Location, Description / Product Type and Extent	Sample No	Photo No	Asbestos Type	Friability Status	Condition	Surface Treatment	Material Assessment score	Likelihood of Access or Disturbance.	Priority Risk Score	Recommendation (A1 - A4)*	Comments / Action
117-119 Auto-one, External, car park, presume asbestos-containing bituminous expansion joints to concrete slab, (~30m^2).	V.O	7	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
121-123 Launderette, Ground Level, rear store, presume asbestos-containing cement flue to Rheem HWU, (~4.5 lin m).	V.O	8	Assume amphibole	Bonded	Good	Unsealed	5	Low	9	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, seal, affix asbestos warning labels, manage and re-inspect.
121-123 Launderette, Ground Level, external rear, presume asbestos-containing cement flue and redundant flue penetration, (~1.5 lin m & 0.1 lin m)).	V.O	9	Assume amphibole	Bonded	Good	Unsealed	5	Low	9	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, seal, affix asbestos warning labels, manage and re-inspect.
121-123 Launderette, Ground Level, rear store, presume asbestos-containing cement sheet ceiling lining (~12m^2).	V.O	Ref 8	Assume amphibole	Bonded	Good	Unsealed	5	Low	9	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, seal, affix asbestos warning labels, manage and re-inspect.

Location, Description / Product Type and Extent	Sample No	Photo No	Asbestos Type	Friability Status	Condition	Surface Treatment	Material Assessment score	Likelihood of Access or Disturbance.	Priority Risk Score	Recommendation (A1 - A4)*	Comments / Action
121-123 Launderette, Ground Level, external rear, electrical cupboard, presume asbestos-containing electrical board, (~0.5m^2).	V.O	10	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
121-123 Units 1 & 2, Level 1, presume asbestos-containing cement sheet cladding to rear extension / entrances (~42m^2).	V.O	11	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
121-123 Units 1 & 2, Level 1, presume asbestos-containing cement sheet gable end to roof above units (~6m^2).	V.O	11	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
121-123 Unit 2, Level 1, presume asbestos-containing cement sheet ceiling lining to entrance (~6m^2).	V.O	12	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
121-123 Unit 2, Level 1, presume asbestos-containing cement sheet walls & ceiling lining to bathroom (~14m^2).	V.O	13	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning

Location, Description / Product Type and Extent	Sample No	Photo No	Asbestos Type	Friability Status	Condition	Surface Treatment	Material Assessment score	Likelihood of Access or Disturbance.	Priority Risk Score	Recommendation (A1 - A4)*	Comments / Action
											labels, manage and re-inspect.
121-123 Unit 1, Level 1, presume asbestos-containing cement sheet ceiling lining to entrance (~6m^2). No access assume same as unit 1.	V.O	Ref 12	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
121-123 Unit 2, Level 1, presume asbestos-containing cement sheet walls & ceiling lining to bathroom (~14m^2). No access assume same as unit 1.	V.O	Ref 13	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
125 Maths not squiggles, Ground floor, external, presume asbestos-containing cement sheet cladding to rear utility room (~5m^2).	V.O	14	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
125 Maths not squiggles, Level 1, external, presume asbestos-containing cement sheet cladding to rear extension (~34m^2).	V.O	15	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.

Location, Description / Product Type and Extent	Sample No	Photo No	Asbestos Type	Friability Status	Condition	Surface Treatment	Material Assessment score	Likelihood of Access or Disturbance.	Priority Risk Score	Recommendation (A1 - A4)*	Comments / Action
125 Maths not squiggles, Ground floor, external, presume asbestos-containing cement sheet panels over front windows (~2 x 4 lin m).	V.O	16	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
125 Maths not squiggles, Level 1, presume asbestos-containing cement sheet walls & ceiling lining to bathroom (~14m^2).	V.O	17	Assume amphibole	Bonded	Good	Sealed	3	Low	7	A4	Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.
Externals, Auto-one car park, flower bed, presumed asbestos cement fragments	V.O	18	Assume amphibole	Bonded	Av	Unsealed	6	Low	13	A3	Remove during routine maintenance or prior to any major demolition / refurbishment works that may disturb the installation.
121-125 No access to roof space, presume asbestos-containing materials present.	V.O	-	Assume amphibole	-	-	-	-	-	-	A4	Further investigation required. Remove prior to any major demolition / refurbishment works that may disturb the installation. Should the material not be affected by the proposed works, leave in-situ, affix asbestos warning labels, manage and re-inspect.

Other Hazardous Materials Register

Lead Paint

Location and description	Sample ID	% Lead	Photo No.	Condition	Likelihood of disturbance	Recommendation
121-123 Launderette, Ground Level, rear rooms, suspect flaking paint systems to walls and ceiling (~3 x 12m^2).	Visual observation	Assume +ve	Ref 8	Av	Med	Remove prior or during major demolition/ refurbishment works without discharge to the environment. Should the material not be affected by any proposed works, leave and maintain in good condition.
121-123 Launderette, Ground Level, external, suspect flaking paint systems to walls, windows and downpipes (~100m^2).	Visual observation	Assume +ve	19	Av	Low	Remove prior or during major demolition/ refurbishment works without discharge to the environment. Should the material not be affected by any proposed works, leave and maintain in good condition.
121-123 Sushi restaurant, Ground Level, rear WC, suspect flaking paint systems to door, walls and ceiling (~10m^2).	Visual observation	Assume +ve	-	Av	Med	Remove prior or during major demolition/ refurbishment works without discharge to the environment. Should the material not be affected by any proposed works, leave and maintain in good condition.
121-123 Sushi restaurant, Ground Level, rear rooms, suspect flaking paint systems to walls and ceiling (~3 x 12m^2).	Visual observation	Assume +ve	-	Av	Med	Remove prior or during major demolition/ refurbishment works without discharge to the environment. Should the material not be affected by any proposed works, leave and maintain in good condition.
121-123 Units 1 & 2, Level 1, suspect flaking paint systems to cement sheet cladding to rear extension / entrances (~42m^2).	Visual observation	Assume +ve	Ref 19	Av	Low	Remove prior or during major demolition/ refurbishment works without discharge to the environment. Should the material not be affected by any proposed works, leave and maintain in good condition.
121-123 Unit 2, Level 1, suspect flaking paint systems to ceilings throughout (~80m^2).	Visual observation	Assume +ve	Ref 8	Av	Low	Remove prior or during major demolition/ refurbishment works without discharge to the environment. Should the material not be affected by any proposed works, leave and maintain in good condition.

Location and description	Sample ID	% Lead	Photo No.	Condition	Likelihood of disturbance	Recommendation
121-123 Unit 1, Level 1, suspect flaking paint systems to ceilings throughout (~80m^2). No access assume same as unit 2.	Visual observation	Assume +ve	Ref 8	Av	Low	Remove prior or during major demolition/ refurbishment works without discharge to the environment. Should the material not be affected by any proposed works, leave and maintain in good condition.
121-125 Building frontage, suspect paint systems throughout (~200m^2).	Visual observation	Assume +ve	-	Good	Low	Remove prior or during major demolition/ refurbishment works without discharge to the environment. Should the material not be affected by any proposed works, leave and maintain in good condition.
121-125 Garages, suspect paint systems to windows and fascias (~20m^2).	Visual observation	Assume +ve	-	Av	Low	Remove prior or during major demolition/ refurbishment works without discharge to the environment. Should the material not be affected by any proposed works, leave and maintain in good condition.
121-125 No access to roof space, presume lead-containing dust/materials present.	Visual observation	Assume +ve	-	Poor	Low	Further investigation required. Remove prior or during major demolition/ refurbishment works without discharge to the environment.

Synthetic Mineral Fibres (SMF)

Location and description	Sample ID	Photo No.	Friability	Condition	Surface Treatment	Likelihood of disturbance	Recommendation
113-115 Snap Fitness Gym, Level 1, presume SMF sarking to roof, (~570m^2).	Visual observation	Ref 20	No	Good	Yes	Low	Remove prior to major demolition/ refurbishment works. Should the material not be affected by any proposed works, leave and maintain in good condition.
117-119 Various tenancies, Level 1, presume SMF sarking to roof, (~600m^2).	Visual observation	20	No	Good	Yes	Low	Remove prior to major demolition/ refurbishment works. Should the material not be affected by any proposed works, leave and maintain in good condition.
123 Launderette, Ground Level, rear store, SMF insulation to Rheem HWU.	Visual observation	Ref 8	No	Good	Yes	Low	Remove prior to major demolition/ refurbishment works. Should the material not be affected by any proposed works, leave and maintain in good condition.
125 Maths not squiggles, ground floor, external, SMF insulation to Rheem HWU.	Visual observation	Ref 14	No	Good	Yes	Low	Remove prior to major demolition/ refurbishment works. Should the material not be affected by any proposed works, leave and maintain in good condition.
121-125 No access to roof spaces, suspected SMF loose batts throughout.	Visual observation	-	Yes	Average	No	Low	Remove prior to major demolition/ refurbishment works. Should the material not be affected by any proposed works, leave and maintain in good condition.
117-119 Auto-one, Garages, presume SMF sarking to roof, (~40m2).	Visual observation	-	No	Good	Yes	Low	Remove prior to major demolition/ refurbishment works. Should the material not be affected by any proposed works, leave and maintain in good condition.

Polychlorinated Biphenyls (PCB)

Location and description	Sample ID	Photo No	Condition	Recommendation
Fluorescent Light Fittings – throughout 121 Launderette, suspect PCB containing capacitors	Visual observation	-	Good	Further investigation required. Remove prior to maintenance, major refurbishment or demolition works and in any case within two years of identification.

Glossary

Douglas Partners adopt the following material and location assessment algorithms in order to assess the risks associated with **ACM**;

ASBESTOS REGISTER SECTION

Friability

Variable		Description
Friability	Yes	Asbestos debris, or material which when dry may become crumbled, pulverised or reduced to powder by hand pressure.
	No	Bonded material

Material Assessment

Variable	Score	Examples of Score Descriptions
Asbestos Type	0	No asbestos
	1	Chrysotile only
	2	Amphibole asbestos (excluding crocidolite)
	3	Crocidolite
Product Type	0	No asbestos detected
	1	Bonded asbestos in good condition
	2	Friable asbestos in good condition or cement in poor condition
	3	Friable asbestos in poor condition
Extent of Damage	0	No visible damage
	1	Minor scratches or mark, broken edges
	2	Significant breakage, many small areas of damage to friable material
	3	High damage, visible debris
Surface Treatment	0	Bonded asbestos including encapsulated asbestos cement
	1	Enclosed laggings, sprays and boards or bare cement
	2	Bare board or encapsulated lagging/spray or cement debris
	3	Unsealed lagging/spray

Location Priority Assessment

Variables	Scores	Examples of Score Descriptions
Occupant Activity	0	Rare disturbance, e.g. infrequently used store room
	1	Low disturbance, e.g. normal office type activity
	2	Periodic disturbance, e.g. industrial activity which may contact ACM
	3	High levels of disturbance e.g. swing door with asbestos backing board in constant use
Likelihood of Disturbance	0	Usually inaccessible or unlikely to be disturbed
	1	Minimal likelihood for disturbance
	2	Likely disturbance
	3	Frequent disturbance
Human Exposure Potential	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Maintenance Activity	0	Minor disturbance (e.g. low chance of contact when gaining access for routine works)
	1	Low disturbance (e.g. changing light bulbs affixed to asbestos ceiling tiles).
	2	Medium disturbance (e.g. lifting one or two ceiling tiles for minor maintenance works)
	3	High level of disturbance (e.g. moving a number of ceiling tiles for maintenance works)

Risk Score

The asbestos containing material risk score is a quantitative assessment determined by the sum of the Material Assessment and Location Priority Assessment; i.e. Risk score = Material Score + Location Score (out of a possible 24).

Should no asbestos be detected then the register will indicate a risk score of 0.

Variable	Scores	Score Descriptions and Action Levels
Risk Score	0 - 6	Very Low Risk - Action Score A4
	7 - 12	Low Risk – Action Score A3
	13 - 18	Medium Risk – Action Score A2
	19 - 24	High Risk – Action Score A1

ACTIONS FOR ASBESTOS (AND OTHER HAZARDOUS) MATERIALS*

Following the assessment for both asbestos-containing and hazardous materials an action score is assigned. For **ACM** this will be assigned according to the risk score associated with the material. For other hazardous materials the action will be assigned according to the surveyor's assessment of the situation.

Action

A1	**Action 1**	**Restrict access and remove as soon as reasonably practicable.**
		As a guide, the material conforms to one, or more, of the following: Friable or very poor condition bonded material, located in accessible areas; Severely damaged, or unstable; Further damage or deterioration likely; Friable asbestos material located in air conditioning ducting; Asbestos debris in reasonably accessible areas; Update Register and Asbestos Management Plan after works.
A2	**Action 2**	**Encase or encapsulate and label - programme for removal. Re-inspect according to Asbestos Management Plan.**
		As a guide, the material conforms to one, or more, of the following: Damaged material; In reasonably accessible area; Friable material or bonded material in poor condition; Possibility of disturbance through contact; Possibility of deterioration caused by weathering; Update Register and Asbestos Management Plan after works.
A3	**Action 3**	**Label and re-inspect according to Asbestos Management Plan. Remove during routine maintenance or refurbishment.**
		As a guide, the material conforms to one, or more, of the following: Asbestos debris or stored material in rarely accessed areas; Further disturbance or damage unlikely other than during maintenance or service; Readily visible for further assessment; Asbestos friction materials, gaskets and brake linings.
A4	**Action 4**	**No remedial action. Label and re-inspect according to Asbestos Management Plan.**
		As a guide, the material conforms to one, or more, of the following: Bonded material in good condition and readily visible for inspection; Inaccessible and fully contained; Stable condition and unlikely to be damaged.

Douglas Partners adopt the following material assessments in order to assess the risks associated with hazardous materials identified other than asbestos:

Friability

Variable	Score	Description
Friable	**Y**	Loose or unsealed SMF
	N	Sealed SMF
	N/A	Applicable to PCB, LCP

Material Assessment

Variable	Score	Description
Extent of Damage	**G**	Good condition
	Av	Average condition
	P	Poor condition
Surface Treatment	**Y**	Sealed
	P	Part sealed
	N	Not sealed

Location Assessment

Variable	Score	Description
Likelihood of Disturbance	H	High
	M	Medium
	L	Low

The following abbreviations or acronyms may be used in the report or register:

CH	Chrysotile (white) asbestos
CR	Crocidolite (blue) asbestos
AM	Amosite (brown) asbestos
NAD	No Asbestos Detected
SMF	Synthetic Mineral Fibre
PCB	Polychlorinated Biphenyls
LCP	Lead-containing Paint
VO	Visual observation

Appendix B

Site Photographs

About this Inspection Report

Photo 1 - 111, External, presumed asbestos-containing cement eaves.

Photo 2 - 113-115 Internal, level 1, asbestos backing boards and presumed cement linings.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Cnr Todman Ave & Anzac Parade** **Hazmat Survey**	PROJECT: 84823.01 PLATE No: 1 REV: A
	CLIENT: Toga Group	DATE: 28-Apr-15

Photo 3 - 117-119 Internal, ground floor, asbestos backing boards.

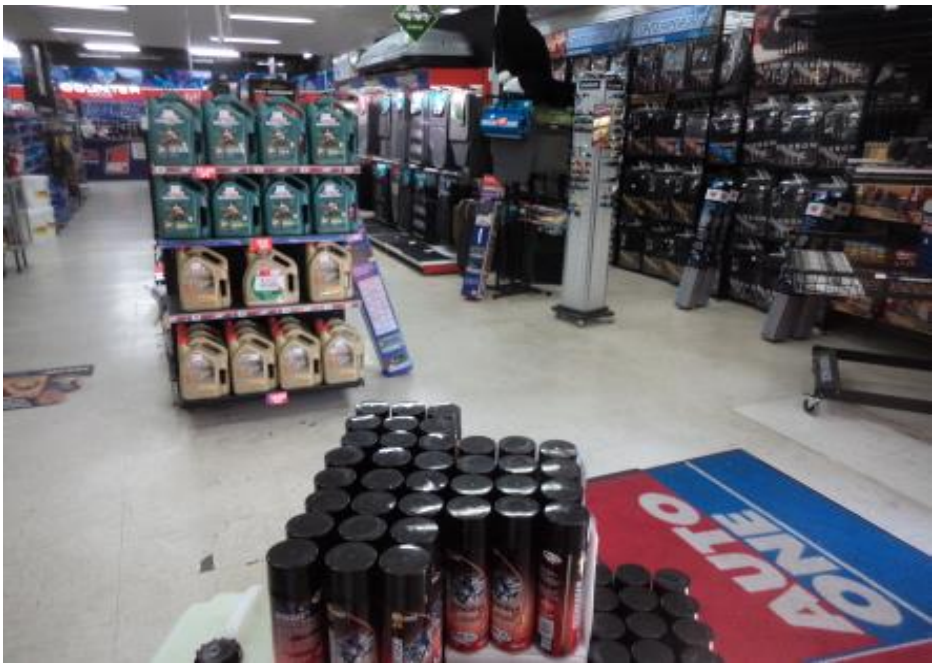

Photo 4 - 117-119 Internal, ground floor, presumed asbestos floor tiles.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Cnr Todman Ave & Anzac Parade** **Hazmat Survey**	PROJECT: 84823.01 PLATE No: 2 REV: A
	CLIENT: Toga Group	DATE: 28-Apr-15

Photo 5 - 117-119 Internal, ground floor, presumed asbestos floor tiles.

Photo 6 - 117-119 Internal, ground floor, presumed asbestos floor tiles.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Cnr Todman Ave & Anzac Parade** **Hazmat Survey**	PROJECT: 84823.01 PLATE No: 3 REV: A
	CLIENT: Toga Group	DATE: 28-Apr-15

Photo 7 - 117-119 External, presumed asbestos bituminous expansion joints to concrete slab.

Photo 8 - 123, Ground floor, presumed asbestos flue, asbestos ceiling lining above Rheem HWU.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Cnr Todman Ave & Anzac Parade** **Hazmat Survey**	PROJECT: 84823.01 PLATE No: 4 REV: A
	CLIENT: Toga Group	DATE: 28-Apr-15

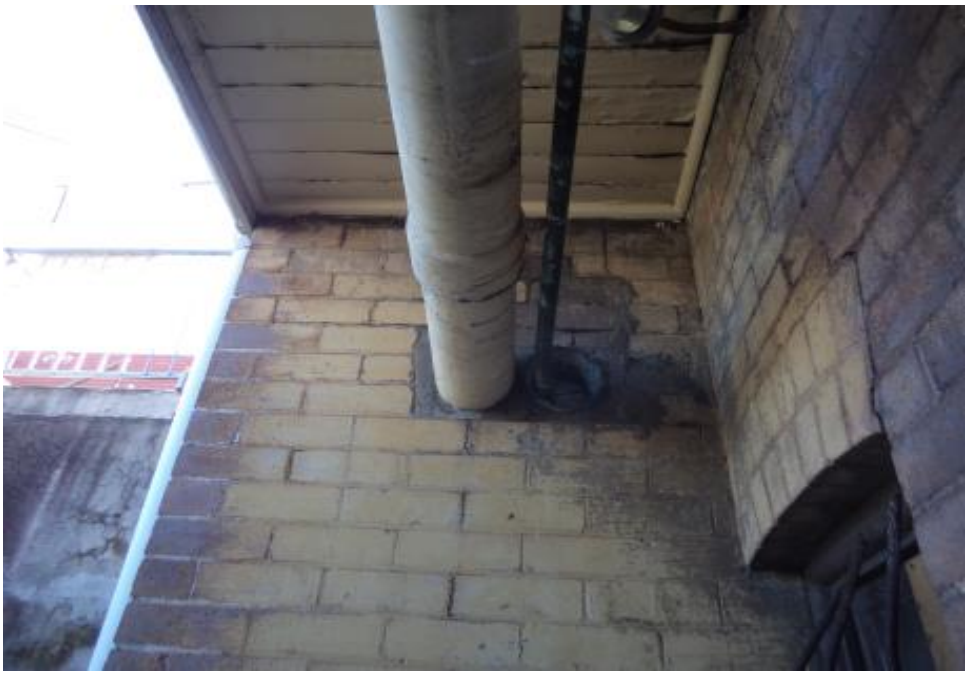

Photo 9 - 123, External, presumed asbestos flue and penetration.

Photo 10 - 123 External, ground floor, presumed asbestos backing board.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Cnr Todman Ave & Anzac Parade** **Hazmat Survey**	PROJECT: 84823.01 PLATE No: 5 REV: A
	CLIENT: Toga Group	DATE: 28-Apr-15

Photo 11 - Units 1 & 2, presumed asbestos cladding and gable end to roof.

Photo 12 - Unit 2, presumed asbestos cement ceiling and wall linings.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Cnr Todman Ave & Anzac Parade** **Hazmat Survey**	PROJECT: 84823.01 PLATE No: 6 REV: A
	CLIENT: Toga Group	DATE: 28-Apr-15

Photo 13 - Unit 2, presumed asbestos cement ceiling and wall linings.

Photo 14 - 125, External, presumed asbestos cement cladding to utility room.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Cnr Todman Ave & Anzac Parade** **Hazmat Survey**	PROJECT: 84823.01 PLATE No: 7 REV: A
	CLIENT: Toga Group	DATE: 28-Apr-15

Photo 15 - 125, External, presumed asbestos cement cladding to level 1 rear extension.

Photo 16 - 125, External, presumed asbestos cement panels over windows.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Cnr Todman Ave & Anzac Parade** **Hazmat Survey**	PROJECT: 84823.01 PLATE No: 8 REV: A
	CLIENT: Toga Group	DATE: 28-Apr-15

Photo 17 - 125, Internal, Level 1, presumed asbestos cement wall & ceiling linings in bathroom.

Photo 18 - Externals, Auto-one car park, flower bed, presumed asbestos cement fragments.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Cnr Todman Ave & Anzac Parade** **Hazmat Survey**	PROJECT: 84823.01 PLATE No: 9 REV: A
	CLIENT: Toga Group	DATE: 28-Apr-15

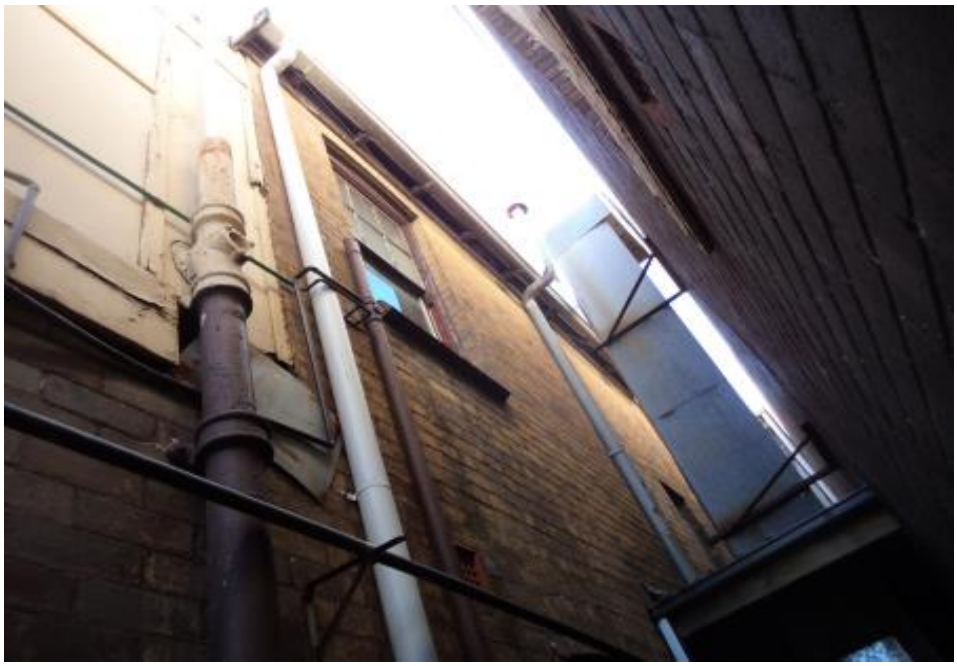

Photo 19 - 121-123, External, flaking paint systems.

Photo 20 - 117-119, SMF sarking to roof.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Cnr Todman Ave & Anzac Parade** **Hazmat Survey**	PROJECT: 84823.01 PLATE No: 10 REV: A
	CLIENT: Toga Group	DATE: 28-Apr-15

About this Inspection Report

Introduction

These notes are provided to amplify DP's inspection report in regard to the limitations of carrying out inspection work. Not all notes are necessarily relevant to this report.

Standards

This inspection report has been prepared by qualified personnel to current engineering standards of interpretation and analysis.

Copyright and Limits of Use

This inspection report is the property of DP and is provided for the exclusive use of the client for the specific project and purpose as described in the report. It should not be used by a third party for any purpose other than to confirm that the construction works addressed in the report have been inspected as described. Use of the inspection report is limited in accordance with the Conditions of Engagement for the commission.

DP does not undertake to guarantee the works of the contractors or relieve them of their responsibility to produce a completed product conforming to the design.

Reports

This inspection report may include advice or opinion that is based on engineering and/or geological interpretation, information provided by the client or the client's agent, and information gained from:

- an investigation report for the project (if available to DP);
- inspection of the work, exposed ground conditions, excavation spoil and performance of excavating equipment while DP was on site;
- investigation and testing that was carried out during the site inspection;
- anecdotal information provided by authoritative site personnel; and
- DP's experience and knowledge of local geology.

Such information may be limited by the frequency of any inspection or testing that was able to be practically carried out, including possible site or cost constraints imposed by the client/ contractor(s). For these reasons, the reliability of this inspection report is limited by the scope of information on which it relies.

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

- unexpected variations in subsurface conditions that are not evident from the inspection; and
- the actions of contractors responding to commercial pressures.

Should these issues occur, then additional advice should be sought from DP and, if required, amendments made.

This inspection report must be read in conjunction with any attached information. This inspection report should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions from review by others of this inspection report or test data, which are not otherwise supported by an expressed statement, interpretation, outcome or conclusion stated in this inspection report.

Appendix C

Site Drawing

Building surveyed for proposed development

N

Photo: Nearmap 2015

Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: Toga Group		TITLE: **Sites 1 & 2, Cnr Todman Ave & Anzac Parade Kensington, NSW**	PROJECT No:	84823.01
	OFFICE: Sydney	DRAWN BY: PP		DRAWING No:	1
	SCALE: NA	DATE: 28 Apr 2015		REVISION:	A