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property › environment › safety ›

# Hazardous Building Materials Re-inspection

## 75 George Street, Parramatta NSW 2150

**CBRE**

**June 2022**

**Client No: C0006**

**Job No: 105154S**

# Executive Summary

Prensa Pty Ltd (Prensa) was engaged by CBRE to conduct a Non-Destructive Hazardous Building Materials Re-inspection (Assessment) of 75 George Street, Parramatta NSW 2150 (the Site).

The objective of this Assessment was to identify and re-evaluate the exposure risk posed by previously identified hazardous building materials which are considered accessible during normal occupation of the building in accordance with the NSW *Work Health and Safety Regulation,* 2017.

The scope of the Assessment included the reasonably accessible interior and exterior areas of the Site, escorted by a CBRE representative.

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 | Ozone Depleting Substances |
|---|---|---|---|---|---|---|
| | Non-friable | Friable | | | | |
| 75 George Street, Parramatta NSW 2150 | ✓ | ✓ | ✓ | ✓ | - | ✓ |

The following significant key findings are noted:

- Low risk, friable asbestos was assumed in the form of fire door cores throughout various locations within the building. The material was found to be in good condition; and
- Low risk, non-friable asbestos was assumed to the backing board of the northern fire exit stairwell, electrical cupboard.

## Recommendations

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

- Assumed asbestos fire door cores throughout the site should be labelled as asbestos-containing if not done so already and maintained in good condition if to remain in-situ. If the doors are likely to be disturbed, they should be sampled to confirm their status.
- Any hazardous building materials which may be disturbed should be removed by an appropriately licensed contractor prior to the commencement of the works.
- A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works. Any hazardous building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance.

A number of other recommendations have been 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 CBRE 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 CBRE 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 CBRE 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 CBRE, 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. CBRE 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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# List of Appendices

# 1 Introduction

Prensa Pty Ltd (Prensa) was engaged by CBRE (CBRE) to conduct a Non-Destructive Hazardous Building Materials Re-inspection (Assessment) of 75 George Street, Parramatta NSW 2150 (the Site). Prensa conducted the Assessment on the 10th June 2022 at the request of Client contact of CBRE.

# 2 Objective

The objective of this Assessment was to identify and re-evaluate the exposure risk posed by previously identified hazardous building materials which are considered accessible during normal occupation of the building in accordance with the NSW *Work Health and Safety Regulation,* 2017.

# 3 Scope of Works

The scope of the Assessment included the reasonably accessible interior and exterior areas of the site, focussing on areas where hazardous materials were previously identified. Prensa was escorted by a CBRE representative at the time of the Assessment.

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); and
- Ozone depleting substances (ODS).

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

# 4 Site Description

The Site consists of a single building. Details of the building contained within this Site are provided in **Table 1** below.

**Table 1: Site Information**

| | | | |
|---|---|---|---|
| **Site Address** | 75 George Street, Parramatta NSW 2150 | | |
| **Age (Circa):** | 1970's | **External walls:** | Concrete |
| **Approximate area:** | 200 $m^2$ /storey | **Internal walls:** | Plasterboard |
| **Levels:** | 8 | **Ceiling:** | Plasterboard and compressed ceiling tiles. |
| **Roof type:** | Metal | **Floor and coverings:** | Concrete with carpet, sheet vinyl and ceramic tile coverings. |

# 5 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 *Code of Practice: How to Manage and Control Asbestos in the Workplace,* 2019. When safe to do so, building materials that were assumed of containing asbestos were sampled at the discretion of the Prensa consultant. Samples of assumed 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 to be 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.

**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.

# 6 Findings

## 6.1 Document Review and Interview

Prensa utilised a previous survey report, dated May 2013, as the basis for this reinspection. The survey report (reference Prensa report: *51103 75 George Street Parramatta HazMat Report*), is understood to be the most recent survey report for this building. The report identified the following key findings:

- Friable asbestos fire door cores were assumed to be present throughout the Site; and
- SMF in various forms was suspected throughout the Site.

Reference has been made to the findings of this report.

## 6.2 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:

### 6.2.1 Asbestos containing Materials

- Low risk, friable asbestos in the form of fire door cores to fire doors was assumed throughout the Site. The doors were found to be in good condition at the time of the Assessment; and
- Low risk, non-friable asbestos in the form of a bituminous backing board was assumed to the northern fire exit stair well, electrical cupboard.

### 6.2.2 Synthetic Mineral Fibre Materials

- SMF in the form of insulation material to plant room walls and pipe penetrations was suspected throughout the site;
- SMF in the form of pillow insulation to plant room and electrical and telecom cupboard penetrations was suspected throughout the site;
- SMF in the form of insulation material was suspected to the air conditioning duct work and pipe work throughout the site;
- SMF in the form of compressed ceiling tiles, was suspected to be present comprising the ceilings of all levels throughout the site; and
- SMF in the form of internal insulation material, was suspected to be present within the hot water units, boilers and water coolers throughout the site.

### 6.2.3 Polychlorinated Biphenyls

PCB's were suspected within the capacitors of the singled tubed fluorescent light fitting located in the plant room on level 1.

### 6.2.4 Lead-containing Paint

No LCP was identified or suspected during the Assessment.

### 6.2.5 Ozone Depleting Substances

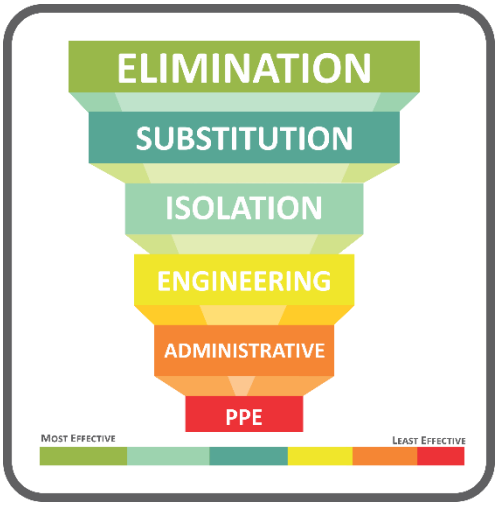
Various ODS containing air conditioning units were suspected at the site, these are located in the plant rooms of each level.

### 6.3 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**.

## 7 Management Options

As required by legislation, materials assumed or identified as containing asbestos must be recorded in a register. Furthermore, if the hazardous material is to remain in-situ, a risk assessment must be conducted and appropriate control measures implemented. Prensa adopts a similar approach for the identification, recording and management of hazardous materials. The control measures adopted for each material 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 measures, as required by 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.

## 8 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.

### 8.1 Asbestos containing Materials

- Assumed asbestos fire door cores throughout the site should be labelled as asbestos-containing if not done so already and maintained in good condition if to remain in-situ. If the doors are likely to be disturbed, they should be sampled to confirm their status.
- 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; and
    - Complete a visual inspection of the asbestos removal area and the area immediately surrounding it and ensure these are free from visible asbestos contamination.
- 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).
- Schedule periodic reassessment of ACM remaining on-site to monitor their aging/deterioration so that the site controller can be alerted if any ACM require encapsulation or removal – in accordance with NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace,* 2019.
- A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works. Any hazardous building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance - as per NSW *Code of Practice: Demolition Work,* 2019.
- 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.

## 8.2 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.

## 8.3 Polychlorinated Biphenyls

Electrical fittings that contain or are suspected to contain PCB oil-containing capacitors should be removed as hazardous/regulated waste under controlled working conditions prior to any demolition/ refurbishment works in accordance with the *Polychlorinated Biphenyls Management Plan, Revised Edition April* 2003.

## 8.4 Ozone Depleting Substances

- If the ozone depleting substances suspected 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 R410A.
- 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 unless further disturbance occurs.
- **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; and
- 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 removalist.

## 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 practical.

## 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 left 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 Report

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Malvern, VIC, 3144
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ABN: 12 142 106 581

C0006:JAT
51103-001 BSA 15052013.xlsm


19 May 2013

Shaun Gibb
CBRE
Level 25, 363 George Street
Sydney NSW 2000

Dear Shaun,

## Asbestos Bulk Sample Analysis Report - 75 George St, Parramatta NSW 2150

Please find attached the asbestos bulk sample analysis results of the 7 samples collected by James Thompson of Prensa Pty Ltd on 13 and 14 May 2013 from 75 George St, Parramatta NSW 2150 and received at the Prensa Pty Ltd laboratory on 16 May 2013. The samples were analysed on 19 May 2013 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's National Association of Testing Authorities (NATA), Australia approved PRLAB2002 Asbestos Identification Test Method, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples* and AS ISO/IEC 17025 – 2005, *General requirements for the competence of testing and calibration laboratories* .

This document is issued in accordance with NATA's accreditation requirements.

If you require further information please contact the Prensa office on (03) 9508 0100.

Regards,

**Susan Simmonds**
**NATA Approved Identifier and Prensa Signatory**

# Asbestos Bulk Sample Analysis Report - 75 George St, Parramatta NSW 2150

| Sample No | Sample Location / Description / Size | Result |
|---|---|---|
| 51103 - 001 - 001 | Levels 3 & 4, pipe penetrations, penetration points - sprayed limpet<br>Unpainted grey fibrous insulation material<br>40 x 20 x 2 mm | No asbestos fibres detected<br>Synthetic Mineral Fibres detected |
| 51103 - 001 - 002 | Levels 3 & 4, fire escape stairwell, under stairs - textured coating<br>White painted grey textured coating<br>10 x 10 x 2 mm | No asbestos fibres detected<br>Organic fibres detected |
| 51103 - 001 - 003 | Level 1, southern open office area, central riser cupboard, lining - fibre cement sheeting<br>Unpainted grey fibre cement material<br>30 x 15 x 2 mm | No asbestos fibres detected<br>Organic fibres detected |
| 51103 - 001 - 004 | Level 1, southern open office area, central riser cupboard - debris<br>Unpainted grey fibre cement material<br>50 x 20 x 5 mm | No asbestos fibres detected<br>Organic fibres detected |
| 51103 - 001 - 005 | Exterior, throughout, window frames, caulking - mastic sealant<br>Unpainted black bituminous mastic material<br>12 x 12 x 2 mm | No asbestos fibres detected |
| 51103 - 001 - 006 | Level 2, southern open office area, riser cupboard, penetrations - packing<br>Unpainted grey and cream vermiculite-type material<br>20 x 20 x 2 mm | No asbestos fibres detected<br>Organic fibres detected |
| 51103 - 001 - 007 | Level 1, electrical cupboard, backing board - bituminous backing board<br>Black coated grey-brown compressed fibrous board material<br>10 x 7 x 1 mm | No asbestos fibres detected<br>Organic fibres detected |

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

NATA accredited laboratory number 17366.
Accredited for compliance with ISO/IEC 17025.

# 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 |

**Prensa Pty Ltd.**
Level 1, 71 Longueville Road
Lane Cove NSW 2066
Ph.: (02) 8968 2500



**Client: CBRE** | **Site Name: 75 George Street** | **Site Address: 75 George Street Parramatta NSW 2150** | **Client No: C0006 Job No: 105154S**

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior All levels | Throughout | Window frames | Mastic sealant | Asbestos | Previously sampled: 51103-001-005 | Negative | - | - | - | - | - | - | - | - | - |
| Exterior Ground Level | Eastern side | Fire door - single | Fire door core | 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 | Jun-25 | - |
| Exterior Ground Level | Southern side | Fire door - single | Fire door core | 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 | Jun-25 | - |
| Roof | Plant room | Fire door - single | Fire door core | 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 | Jun-25 | - |
| Level 5 | Fire exit stair well (northern side) | Fire door - single | Fire door core | 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 | Jun-25 | - |
| Level 5 | Central (adjacent lifts) | Fire door - single | Fire door core | 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 | Jun-25 | - |
| Level 5 | Electrical cupboard | Electrical backing board | Bituminous backing board | Asbestos | Not sampled: electrical hazard | Assumed Negative | - | - | - | - | - | Item assumed negative due to modern appearance. | - | - | - |

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**Client: CBRE** | **Site Name: 75 George Street** | **Site Address: 75 George Street Parramatta NSW 2150** | **Client No: C0006 Job No: 105154S**

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level 5 | Fire exit stair well (southern side) | Fire door - single | Fire door core | 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 | Jun-25 | - |
| Level 5 | Service duct | Penetrations | Sprayed limpet | Asbestos | Similar to previously sampled: 51103-001-001 | Negative | - | - | - | - | - | - | - | - | - |
| Level 4 | Electrical cupboard | Electrical backing board | Bituminous backing board | Asbestos | Similar to previously sampled: 51103-001-007 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Level 4 | Throughout | Penetrations | Sprayed limpet | Asbestos | Similar to previously sampled: 51103-001-001 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Level 4 | Fire exit stair well (northern side) electrical cupboard | Electrical backing board | Bituminous backing board | Asbestos | Not sampled: electrical hazard | Assumed Positive | Non-friable | Low | Good | Low | 1 unit | Confirm Status 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 | Jun-27 | - |
| Level 4 | Fire exit stair well (northern side) | Fire door - single | Fire door core | Asbestos | Not sampled: sealed unit | Assumed Positive | Friable | Low | Good | Low | 1 unit | Confirm status and 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 | Jun-25 | 1 |
| Level 4 | Fire exit stair well (southern side) | Fire door - single | Fire door core | Asbestos | Not sampled: sealed unit | Assumed Positive | Friable | Low | Good | Low | 1 unit | Confirm status and 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 | Jun-25 | 2 |

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| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level 4 | Fire exit stair well (northern side) under stairs | Throughout | Textured coatings | Asbestos | Previously sampled: 51103-001-002 | Negative | - | - | - | - | - | - | - | - | - |
| Level 4 | Fire exit stair well (southern side) under stairs | Throughout | Textured coatings | Asbestos | Previously sampled: 51103-001-002 | Negative | - | - | - | - | - | - | - | - | - |
| Level 3 | Throughout | Penetrations | Sprayed limpet | Asbestos | Previously sampled: 51103-001-001 | Negative | - | - | - | - | - | - | - | - | - |
| Level 3 | Fire exit stair well (northern side) | Fire door - single | Fire door core | Asbestos | Not sampled: sealed unit | Assumed Positive | Friable | Low | Good | Low | 1 unit | Confirm status and 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 | Jun-25 | - |
| Level 3 | Fire exit stair well (southern side) | Fire door - single | Fire door core | Asbestos | Not sampled: sealed unit | Assumed Positive | Friable | Low | Good | Low | 1 unit | Confirm status and 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 | Jun-25 | - |
| Level 3 | Fire exit stair well (northern side) under stairs | Throughout | Textured coatings | Asbestos | Similar to previously sampled: 51103-001-002 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Level 3 | Fire exit stair well (southern side) under stairs | Throughout | Textured coatings | Asbestos | Similar to previously sampled: 51103-001-002 | Assumed Negative | - | - | - | - | - | - | - | - | - |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
| Level 3 | Fire exit stair well (southern side) electrical cupboard | Electrical backing board | Bituminous backing board | Asbestos | Not sampled: electrical hazard | Assumed Negative | - | - | - | - | - | Item assumed negative due to modern appearance. | - | - | - |
| Level 2 | Southern open office area, central riser cupboard | Lining | Fibre cement sheeting | Asbestos | Previously sampled: 51103-001-003 | Negative | - | - | - | - | - | - | - | - | - |
| Level 2 | Southern open office area, central riser cupboard | Penetrations | Textured coatings | Asbestos | Previously sampled: 51103-001-006 | Negative | - | - | - | - | - | - | - | - | - |
| Level 2 | Southern open office area, central riser cupboard | Debris | Packing | Asbestos | Similar to previously sampled: 51103-001-006 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Level 2 | Throughout | Fire door - single | Fire door core | 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 | Jun-25 | 3 |
| Level 2 | Central corridor, hydraulics cupboard | Penetrations | Packing | Asbestos | Similar to previously sampled: 51103-001-006 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Level 2 | Eastern office, riser cupboard | Lining | Fibre cement sheeting | Asbestos | Similar to previously sampled: 51103-001-003 | Assumed Negative | - | - | - | - | - | - | - | - | - |

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| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level 2 | Eastern office, riser cupboard | Debris | Dust | Asbestos | Similar to previously sampled: 51103-001-004 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Level 2 | Eastern office, riser cupboard | Penetrations | Packing | Asbestos | Similar to previously sampled: 51103-001-006 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Level 2 | Telecom cupboard | Penetrations | Packing | Asbestos | Similar to previously sampled: 51103-001-006 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Level 2 | Electrical cupboard | Electrical backing board | Bituminous backing board | Asbestos | Similar to previously sampled: 51103-001-007 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Level 1 | Adjacent to east of lifts, electrical cupboard | Electrical backing board | Bituminous backing board | Asbestos | Not sampled: electrical hazard | Assumed Negative | - | - | - | - | - | Item assumed negative due to modern appearance. | - | - | - |
| Level 1 | Southern open office area, central riser cupboard | Lining | Fibre cement sheeting | Asbestos | Previously sampled: 51103-001-003 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Level 1 | Southern open office area, central riser cupboard | Debris | Fibre cement sheeting | Asbestos | Previously sampled: 51103-001-004 | Negative | - | - | - | - | - | - | - | - | - |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
| Level 1 | Fire exit stair well (northern side) | Fire door - single | Fire door core | 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 | Jun-25 | - |
| Level 1 | Fire exit stair well (southern side) | Fire door - single | Fire door core | Asbestos | Not sampled: sealed unit | Assumed Positive | Friable | Low | Good | Low | 1 unit | Confirm status and 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 | Jun-25 | - |
| Level 1 | Electrical cupboard | Penetrations | Packing | Asbestos | Similar to previously sampled: 51103-001-006 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Level 1 | Electrical cupboard | Electrical backing board | Bituminous backing board | Asbestos | Previously sampled: 51103-001-007 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Level 1 | Telecom cupboard | Penetrations | Packing | Asbestos | Similar to previously sampled: 51103-001-006 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Ground Level | Central utilities cupboard | Penetrations | Packing | Asbestos | Similar to previously sampled: 51103-001-006 | Assumed Negative | - | - | - | - | - | - | - | - | - |
| Ground Level | Entrance to foyer | Fire door - single | Fire door core | Asbestos | Not sampled: sealed unit | Assumed Positive | Friable | Low | Good | Low | 1 unit | Confirm status and 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 | Jun-25 | - |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Area / Level** | **Room & Location** | **Feature** | **Item Description** | **Hazard Type** | **Sample No.** | **Sample Status** | **Friability** | **Disturb. Potential** | **Condition** | **Risk Status** | **Approx. Quantity** | **Recommendations & Comments** | **Control Priority** | **Reinspect Date** | **Photo No.** |
| Car Park Upper Level | Fire exit stair well (northern side) | Fire door - single | Fire door core | 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 | Jun-25 | - |
| Car Park Lower Level | Central | Fire door - double | Fire door core | Asbestos | Not sampled: sealed unit | Assumed Positive | Friable | Low | Good | Low | 1 unit | Confirm status and 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 | Jun-25 | - |
| Car Park Lower Level | Main switch room | Electrical backing board | Bituminous backing board | Asbestos | Not sampled: electrical hazard | Assumed Negative | - | - | - | - | - | Items are assumed negative based on modern appearance. | - | - | - |
| Car Park Upper Level | Fire exit stair well (southern side) | Fire door - single | Fire door core | Asbestos | Not sampled: sealed unit | Assumed Positive | Friable | Low | Good | Low | 1 unit | Confirm status and 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 | Jun-25 | 4 |
| Car Park Lower Level | Fire exit stair well (northern side) | Fire door - single | Fire door core | 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 | Jun-25 | - |
| Car Park Lower Level | Fire exit stair well (southern side) | Fire door - single | Fire door core | 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 | Jun-25 | - |
| Throughout | - | Ceiling | Compressed ceiling tiles | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 4800 $m^2$ | 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)]. | - | - | 5 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Area / Level** | **Room & Location** | **Feature** | **Item Description** | **Hazard Type** | **Sample No.** | **Sample Status** | **Friability** | **Disturb. Potential** | **Condition** | **Risk Status** | **Approx. Quantity** | **Recommendations & Comments** | **Control Priority** | **Reinspect Date** | **Photo No.** |
| Roof | Plant room | Ductwork | Insulation material | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 30 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)]. | - | - | - |
| Level 5 | Ceiling space | Air conditioning ductwork | Insulation material | 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)]. | - | - | - |
| Level 5 | First aid room | Boiler | Insulation material | 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)]. | - | - | - |
| Level 5 | Southern open office area, plant room | Duct | Insulation material | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 20m | 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)]. | - | - | - |
| Level 5 | Southern open office area, plant room | Ceiling | Sarking insulation | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 20m | 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)]. | - | - | - |
| Level 5 | Kitchen | Boiler | Insulation material - internal | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 2 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)]. | - | - | - |
| Level 4 | Throughout | Penetrations | Packing | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 50 $m^2$ | 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)]. | - | - | - |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
| Level 4 | Kitchens | Hot water heater | Insulation material - internal | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 2 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)]. | - | - | - |
| Level 4 | Ceiling space | Air conditioning ductwork | Insulation material | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 1000 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)]. | - | - | - |
| Level 4 | Telecom cupboard | Penetrations | Pillow insulation | SMF | - | Suspected Positive | Un-bonded | Low | Good | Low | 2 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)]. | - | - | - |
| Level 3 | Kitchens | Hot water heater | Insulation material - internal | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 3 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)]. | - | - | - |
| Level 3 | Ceiling space | Air conditioning ductwork | Insulation material | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 1000 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)]. | - | - | - |
| Level 3 | Throughout | Penetrations | Packing | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 50 $m^2$ | 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)]. | - | - | - |
| Level 2 | Ceiling space | Pipe work | Insulation material | 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)]. | - | - | - |

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| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level 2 | Fire hydrant cupboard | Penetrations | Insulation material | SMF | - | Suspected 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)]. | - | - | - |
| Level 2 | Kitchen (x4) | Boiler | Insulation material | 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)]. | - | - | - |
| Level 2 | Western side office ceiling space | Air conditioning ductwork | Insulation material | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 500 $m^2$ | 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)]. | - | - | - |
| Level 2 | Plant room | Air conditioning ductwork | Insulation material | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 40 $m^2$ | 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)]. | - | - | - |
| Level 2 | Plant room | Hot water heater | Insulation material - internal | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 5 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)]. | - | - | 6 |
| Level 2 | Plant room | Pipe work | Insulation material | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 60 $m^2$ | 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)]. | - | - | - |
| Level 2 | Plant room | Penetrations | Pillow insulation | SMF | - | Suspected Positive | Un-bonded | Low | Good | Low | 6 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)]. | - | - | - |

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| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level 2 | Plant room | Walls | Insulation | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 40 $m^2$ | 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)]. | - | - | - |
| Level 2 | Electrical cupboard | Penetrations | Pillow insulation | SMF | - | Suspected Positive | Un-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)]. | - | - | - |
| Level 1 | Southern open office area, central riser cupboard | Penetrations | Packing | SMF | - | Suspected 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)]. | - | - | - |
| Level 1 | Ceiling space | Air conditioning ductwork | Insulation material | 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)]. | - | - | - |
| Level 1 | Plant room | Pipe work | Insulation material | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 40 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)]. | - | - | - |
| Level 1 | Plant room | Air conditioning ductwork | Insulation material | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 40 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)]. | - | - | - |
| Level 1 | Plant room, walls throughout | Lining | Insulation | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 40 $m^2$ | 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)]. | - | - | - |

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| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level 1 | Plant room | Penetrations | Pillow insulation | SMF | - | Suspected Positive | Un-bonded | Low | Good | Low | 2m$^2$ | 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)]. | - | - | - |
| Level 1 | Plant room | 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)]. | - | - | - |
| Level 1 | Fire hydrant cupboard | Penetrations | Insulation material | 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)]. | - | - | - |
| Level 1 | Kitchens (x4) | Boiler | Insulation material | 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)]. | - | - | - |
| Level 1 | Western side corridor | Penetrations | Insulation material | SMF | - | Suspected 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)]. | - | - | - |
| Level 1 | Western side corridor | Pipe work | Insulation material | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 2 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)]. | - | - | - |
| Level 1 | Telecom cupboard | Penetrations | Pillow insulation | SMF | - | Suspected Positive | Un-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)]. | - | - | - |

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**Client: CBRE** | **Site Name: 75 George Street** | **Site Address: 75 George Street Parramatta NSW 2150** | **Client No: C0006 Job No: 105154S**

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Car Park Upper Level | Throughout | Air conditioning ductwork | Insulation material | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 300 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)]. | - | - | - |
| Car Park Lower Level | Throughout | Air conditioning ductwork | Insulation material | SMF | - | Suspected Positive | Bonded | Low | Good | Low | 200 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)]. | - | - | - |
| Car Park Lower Level | Northern end | 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)]. | - | - | - |
| Level 4 | Throughout | Fluorescent light fitting - double tube | Capacitor | PCBs | - | Suspected Negative | - | - | - | - | - | PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works. | - | - | - |
| Level 3 | Throughout | Fluorescent light fitting - double tube | Capacitor | PCBs | - | Suspected Negative | - | - | - | - | - | PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works. | - | - | - |
| Level 2 | Throughout | Fluorescent light fitting - double tube | Capacitor | PCBs | - | Suspected Negative | - | - | - | - | - | PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works. | - | - | - |
| Level 1 | Plant room, ceiling | Fluorescent light fitting - single tube | Capacitor | PCBs | - | Suspected Positive | - | Low | Good | Low | 1 unit | PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003. | - | - | - |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Area / Level** | **Room & Location** | **Feature** | **Item Description** | **Hazard Type** | **Sample No.** | **Sample Status** | **Friability** | **Disturb. Potential** | **Condition** | **Risk Status** | **Approx. Quantity** | **Recommendations & Comments** | **Control Priority** | **Reinspect Date** | **Photo No.** |
| Exterior | Throughout | Door frame | Grey (dark) - upper coloured paint system | Lead Paint - Swab | - | Below the detection limit of 0.5% | - | - | - | - | - | <0.5% lead content. If painted surfaces are to be subject to machine sanding/buffing or heat stripping, quantitative analysis of paint for lead should be undertaken at a NATA accredited laboratory. | - | - | - |
| All Levels | Throughout | Walls | White - upper coloured paint system | Lead Paint - Swab | - | Below the detection limit of 0.5% | - | - | - | - | - | <0.5% lead content. If painted surfaces are to be subject to machine sanding/buffing or heat stripping, quantitative analysis of paint for lead should be undertaken at a NATA accredited laboratory. | - | - | - |
| Ground Level | Throughout | Door frame | Grey - upper coloured paint system | Lead Paint - Swab | - | Below the detection limit of 0.5% | - | - | - | - | - | <0.5% lead content. If painted surfaces are to be subject to machine sanding/buffing or heat stripping, quantitative analysis of paint for lead should be undertaken at a NATA accredited laboratory. | - | - | - |
| Ground Level | Throughout | Door frame | White - lower coloured paint system | Lead Paint - Swab | - | Below the detection limit of 0.5% | - | - | - | - | - | <0.5% lead content. If painted surfaces are to be subject to machine sanding/buffing or heat stripping, quantitative analysis of paint for lead should be undertaken at a NATA accredited laboratory. | - | - | - |
| Car Park | Throughout | Windows & door frames | Blue - upper coloured paint system | Lead Paint - Swab | - | Below the detection limit of 0.5% | - | - | - | - | - | <0.5% lead content. If painted surfaces are to be subject to machine sanding/buffing or heat stripping, quantitative analysis of paint for lead should be undertaken at a NATA accredited laboratory. | - | - | - |
| All levels | Plant rooms | Air conditioning unit | Unknown refrigerant | Ozone Depleting Substances | - | Suspected Positive | - | Low | Good | Low | 6 units | No data was visible at the time of the assessment, confirm status of suspected ozone depleting substances identified in the assessment. | - | - | - |
| Level 5 | Southern open office area, central riser cupboard | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |

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| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk | Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level 5 | Northern open office area, central riser cupboard | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Level 4 | Western side, central riser cupboard | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Level 4 | Balcony north western corner | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Level 4 | Fire exit stair well (southern side) electrical cupboard | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Level 3 | Western side, central riser cupboard | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Level 3 | Fire exit stair well (northern side) telecom cupboard | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Level 2 | "Fire egress door" | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |

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| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk | Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level 2 | Western side office (double door) | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Level 1 | Male and female toilet | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Level 1 | Store room | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Level 1 | Equipment room | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Level 1 | Balcony, south western corner, riser cupboard | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Level 1 | Balcony western side, central | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Level 1 | Adjacent to west of lifts, telecom cupboard | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |

| Client: CBRE | | | Site Name: 75 George Street | | | | | | | | | Site Address: 75 George Street Parramatta NSW 2150 | | | Client No: C0006 Job No: 105154S |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk | Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
| Ground Level | Fire hydrant room / pump room | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Ground Level | Toilets (Male, female & disabled) | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Car Park Upper Level | Foyer air conditioning | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Car Park Upper Level | Room adjacent to car space 96 | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Car Park Upper Level | Room adjacent to car space 94 | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Car Park Upper Level | Car park exhaust fan No. 1 | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Car Park Upper Level | Room adjacent to car space 99 | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |

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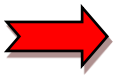
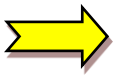
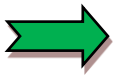
| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk | Status | Approx. Quantity | Recommendations & Comments | Control Priority | Reinspect Date | Photo No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Car Park Lower Level | "Confined Space" door | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Car Park Lower Level | Entrance, generator room | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Car Park Lower Level | Entrance, hatch | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Car Park Lower Level | Entrance, St George cleaner's room | - | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |

# Appendix D: Photographs

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


**1.** Level 4, Fire exit stair well (northern side), fire door – assumed asbestos-containing fire door core.


**2.** Level 3, Fire exit stair well (southern side), fire door – assumed asbestos-containing fire door core.

**3.** Level 2, throughout, fire doors – assumed asbestos-containing fire door cores.

**4.** Car park upper level, southern side, fire door – assumed asbestos-containing fire door core.

**5.** Throughout, ceiling – suspected SMF compressed ceiling tiles.


**6.** Throughout, plant rooms – suspected SMF insulation to hot water heaters.

# 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 the 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 |
|---|
| Riser cupboards on various levels at the Site. |
| Level 4 and level 1 balconies. |
| Level 4 fire exit stairwell electrical cupboard. |
| Level 3, northern telecom cupboard. |
| Level 2 "fire egress" door and western side office (double door). |
| Level 1 equipment and store room. |
| Level 1 adjacent to west of lifts, telecom cupboard. |
| Ground level, fire hydrant and pump rooms. |
| Ground level bathrooms. |
| Miscellaneous rooms throughout the carpark. |
| 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.