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COMPLIANCE HAZARDOUS MATERIAL RE-INSPECTION AND RISK ASSESSMENT

JANUARY 2023

Report Reference:

J051894

Client:

C120867 Mirvac Real Estate Pty Ltd

Address:

80 Bay Street
Ultimo NSW
2007

Contents

Document Control

Document Quality Management Details		
Report Name:	Hazardous Materials Risk Assessment	
Site Details:	80 Bay Street, Ultimo NSW 2007	
Property ID:	N/A	
Project Number:	J051894 V1	
Client Name:	C120867 Mirvac Real Estate Pty Ltd	
Signatures:	Prepared By: Dennis Tam  Senior Consultant LAA: NSW001330 13 Apr 2023	Reviewed and Authorised By: Ben Morgan  Practice Manager NSW LAA001340 13 Apr 2023

Glossary of Terms / Acronyms

AC	*Asbestos Cement*
ACM	*Asbestos-containing Material*
Asbestos Insulation Board (AIB)	*Low Density Board (LDB)*
Assumed	*Item status is based on a visual assessment*
Class A Unrestricted Licensed Removalist	*Can remove any amount or quantity of friable, non–friable asbestos and asbestos-containing dust*
Class B Restricted Licensed Removalist	*Can remove any amount or quantity of non-friable asbestos and any amount of asbestos–containing dust associated with the removal of non–friable asbestos*
Controlled Conditions	*Use of PPE, RPE & Appropriate Controls*
Friable Asbestos	*ACM in powder form, or able to be crumbled, pulverised, or reduced to a powder by hand pressure when it is dry*
Fully Controlled Conditions	*Within an Enclosure Under Negative Pressure*
LAA	*Licenced Asbestos Assessor*
LARC	*Licenced Asbestos Removal Contractor*
Non–Friable Asbestos	*Material containing asbestos fibres reinforced with a bonding compound*
ODS	*Ozone Depleting Substance*
PCB	*Polychlorinated Biphenyls*
Strongly Assumed	*Item is similar in appearance to another already sampled item and therefore its item status*
SMF	*Synthetic Mineral Fibre*

Introduction

This report presents the findings of a Compliance Hazardous Material Re-Inspection and Risk Assessment conducted for C120867 Mirvac Real Estate Pty Ltd of the site 80 Bay Street, Ultimo NSW. The site Compliance Hazardous Material Re-Inspection and Risk Assessment was undertaken by Dennis Tam on 30 January 2023 to 9 February 2023.

The objective of the assessment was to identify and assess the risks associated with the suspected hazardous materials at the site and update the Hazardous Materials Register.

This report was performed in accordance with:

- Work Health and Safety Regulation 2017 (NSW)
- Code of Practice How to manage and control asbestos in the workplace, SafeWork NSW, 2022
- AS/NZS 4361.2:2017 Guide to hazardous paint management - Part 2: Lead paint in residential, public and commercial buildings, Standards Australia/New Zealand, 2017
- Ozone Protection and Synthetic Greenhouse Gas Management Regulations, Australian Government, 1995
- The Australian and New Zealand Environment and Conservation Council (ANZECC) Polychlorinated Biphenyls Management Plan, Revised Edition 2003.
- Code of Practice for the safe use of Synthetic Mineral Fibres, NOHSC, 2006 (1990)
- National Environment Protection (Assessment of Site Contamination) Measure, Schedule B1 - Guideline on Investigation Levels for Soil and Groundwater (2011)

Scope of Works

The scope of works for this project was as follows:

- Compliance hazardous materials reinspection and risk assessment.
- Inspect representative and accessible areas of the site to identify the following hazardous materials:
  - Asbestos
  - Lead Paint
  - Lead Dust
  - Ozone Depleting Substance
  - Polychlorinated Biphenyls
  - Synthetic Mineral Fibre
- Identify the likelihood of hazardous materials in inaccessible areas
- Identify the types of hazardous materials, their location, friability, extent, condition and disturbance potential
- Assess the risks posed by the hazardous materials
- Collect samples of suspected asbestos containing materials
- Collection of representative dust samples for analysis of lead concentration (reported as mg/kg)
- Collection of paint chip samples for analysis of percentage lead content (reported as % w/w)
- Take photographs of suspected hazardous materials
- Compile an Hazardous Materials Register for the site
- Recommend control measures and actions necessary to manage any hazardous material related risks

Refer to *Methodology* section of report for full details.

Site Description

The site consists of 1 building/s.

Building Reference	80 Bay Street, Ultimo NSW
Building Description	Commercial and office
Construction Type	Brick and glass wall, timber and concrete floor with metal roof
Est. Building Construction Date	1900s
Est. Total Area Surveyed (m^2)	4000

Site Asbestos Risk Profile

The following table provides a summary of the Asbestos Risk Assessment for the site; item–specific findings are presented in the Asbestos Materials Register.

Area	Number of Items by Risk Rating			
	High	Medium	Low	Very Low
80 Bay Street, Ultimo NSW - Ground Floor	0	1	0	0
80 Bay Street, Ultimo NSW - Z-Sub Level 1	0	0	0	1
TOTAL	0	1	0	1

Site Asbestos Control Priority Risk Profile

The following table provides a summary of the Asbestos Control Priority Risk Assessment for the site; item–specific findings are presented in the Hazardous Materials Register.

Area	Number of Items by Priority Risk Rating			
	P1	P2	P3	P4
80 Bay Street, Ultimo NSW - Ground Floor	0	0	1	0
80 Bay Street, Ultimo NSW - Z-Sub Level 1	0	0	0	1
TOTAL	0	0	1	1

Summary of Identified Items

The following table provides a general overview of the types of hazardous materials identified on site; specific findings are presented in the Hazardous Materials Register.

Area	Asbestos		Hazardous Materials				
	Friable	Non Friable	Lead Dust	Lead Paint	ODS	PCB	SMF
80 Bay Street, Ultimo NSW - 1st Floor	No	No	No	YES	No	No	YES
80 Bay Street, Ultimo NSW - 2nd Floor	No	No	No	YES	No	No	YES
80 Bay Street, Ultimo NSW - 3rd Floor	No	No	No	YES	No	No	YES
80 Bay Street, Ultimo NSW - Ground Floor	No	YES	No	YES	No	No	YES
80 Bay Street, Ultimo NSW - Mezzanine	No	No	No	YES	No	No	YES
80 Bay Street, Ultimo NSW - Z-Sub Level 1	No	YES	YES	No	YES	No	YES

Items Requiring Remediation

The following items were found to be either damaged or in a condition which require control measures to reduce the risk of exposure to asbestos fibres.

Item No.	Hazard Type	Item Location and Description	Recommendations
Item 57	Lead Dust	80 Bay Street, Ultimo NSW, Z-Sub Level 1, Cleaner's Area, All Surfaces, Dust	Restrict Access & Remove Under Suitably Controlled Conditions
Item 17	Lead Paint	80 Bay Street, Ultimo NSW, Ground Floor, All Tenancy Areas, Throughout Column, White Paint Residues	Encapsulate / Repair & Manage In Situ
Item 18	Lead Paint	80 Bay Street, Ultimo NSW, Ground Floor, All Tenancy Areas, Ceiling - Timber Beams, White Paint - Height Restricted	Encapsulate / Repair & Manage In Situ
Item 58	Asbestos	80 Bay Street, Ultimo NSW, Ground Floor, Exterior, Front Entrance Awning - East and West, Fibre Cement Sheeting - Height Restriction	Encapsulate / Repair & Manage In Situ
Item 56	Lead Paint	80 Bay Street, Ultimo NSW, 1st Floor, Exterior, Fire Emergancy Stairway - Concrete Slab Between Levels, Off White Paint	Encapsulate / Repair & Manage In Situ
Item 16	Lead Paint	80 Bay Street, Ultimo NSW, 1st Floor, Open Office Area, Throughout Column, White Paint Residues	Encapsulate / Repair & Manage In Situ
Item 19	Lead Paint	80 Bay Street, Ultimo NSW, 1st Floor, Open Office Area, Ceiling - Timber Beams, White Paint Residues - Height Restricted	Encapsulate / Repair & Manage In Situ
Item 54	Lead Paint	80 Bay Street, Ultimo NSW, 2nd Floor, Exterior, Fire Emergancy Stairway - Concrete Slab Between Levels, Off White Paint	Encapsulate / Repair & Manage In Situ
Item 31	Lead Paint	80 Bay Street, Ultimo NSW, 2nd Floor, Open Area, Throughout Column, White Paint Residues	Encapsulate / Repair & Manage In Situ
Item 32	Lead Paint	80 Bay Street, Ultimo NSW, 2nd Floor, Open Area, Ceiling - Timber Beams, White Paint Residues - Height Restricted	Encapsulate / Repair & Manage In Situ
Item 53	Lead Paint	80 Bay Street, Ultimo NSW, 3rd Floor, Exterior, Fire Emergancy Stairway - Concrete Slab Between Levels, Off White Paint	Encapsulate / Repair & Manage In Situ
Item 36	Lead Paint	80 Bay Street, Ultimo NSW, 3rd Floor, Open Area, Throughout Column, White Paint Residues	Encapsulate / Repair & Manage In Situ
Item 41	Lead Paint	80 Bay Street, Ultimo NSW, Mezzanine, Open Area, Throughout Column, White Paint Residues	Encapsulate / Repair & Manage In Situ

Recommendations

Greencap can assist with the implementation of any of the below recommendations:

- Develop or update the Hazardous Materials Management Plan(HMMP) to manage the risks associated with remaining in-situ hazardous materials located at the site and ensure compliance with relevant Legislation, Codes of Practice and Australian Standard. *Greencap can assist with preparation and review of HMMP with practical control measures for hazardous materials and clearly assigned responsibilities.*
- Areas Not Accessed highlighted in this report must be assumed to contain hazardous materials. Appropriate management planning should be implemented to control access to and maintenance activities in these areas, until such a time as they can be inspected, and the presence or absence of hazardous materials can be confirmed.
- Prior to demolition or refurbishment works, engage a competent person to undertake a destructive hazardous materials inspection of the premises as per relevant Legislation, Codes of Practice and Australian Standards.

Asbestos

- In-situ Asbestos-containing materials must be labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of relevant Legislation and Codes of Practice.
- Provide Asbestos Awareness training to staff and site personnel to inform them of how to work safely alongside asbestos in accordance with the requirements of relevant Legislation and Codes of Practice. *Greencap offers a variety of onsite and online asbestos training options https://www.greencap.com.au/training/muddy-boots-asbestos-training.*
- Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of relevant Legislation and Codes of Practice.
- Schedule minimum five yearly periodic reinspection by a competent person of the identified and assumed asbestos-containing materials to confirm the risk assessment in accordance with relevant Legislation and Codes of Practice.
- Should removal/remediation of asbestos items occur it must be conducted by an appropriately licensed asbestos removal contractor under appropriate controlled conditions.
- Asbestos-related work activities including maintenance plus unusual and infrequent activities such as emergency activities must be undertaken by appropriately trained personnel using safe work procedures in accordance with relevant Legislation and Codes of Practice

Lead in Dust

- Implement control measures to minimise dust disturbance and ingestion/inhalation pathways for dust containing lead.
- Prior to works that may disturb accumulated dust, undertake further investigative sampling and analysis of the area to develop a lead in dust management plan for the site.
- Prior to works that may disturb accumulated dust a risk assessment should be undertaken and at a minimum housekeeping and hygiene controls should be implemented such as dust suppression, use of PPE including nitrile gloves and suitable decontamination such as hand washing.
- Removal of dust containing lead >300mg/kg may be undertaken by an appropriately experienced contractor prior to disturbance, using suitable controls and PPE. *Greencap can assist with the development of a Lead Removal Plan.*
- Lead Air Monitoring is recommended to be undertaken during removal to verify that the controls in place are adequate.*Greencap can assist with monitoring.*
- Lead waste must be disposed of according to the relevant state or territory waste regulations.

Lead Paint

- Undertake stabilisation or removal works of high damage paint systems as soon as possible. Engage an lead abatement contractor with appropriate experience and removal controls in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management Part 2: Lead paint in residential, public and commercial buildings. In the interim, access should be restricted until remedial works take place.
- Maintain in good condition all identified lead paint systems.
- Conduct further testing prior to any refurbishment, remedial or demolition works on painted surfaces that is likely to generate dust or fumes. All surfaces painted prior to 1997 should be assumed to contain lead above 0.1% w/w (AS/NZS 4361.2:2017).
- Consider engaging an independent hygiene consultant/Lead specialist to undertake Lead air monitoring, clearance inspection and clearance sampling during any removal works to ensure works are conducted safely.

Ozone Depleting Substance

- Maintain in good condition all Ozone depleting substance items.
- Confirm that the contractor conducting works involving refrigerants holds a Refrigerant Trading Authorisation with the Australian Refrigeration Council (ARC) and a Restricted Refrigerant Recoverer Licence under the Ozone and Synthetic Gas Management Regulations 1995.
- Ozone depleting substance should be decanted prior to decommissioning by a contractor who holds Refrigerant Trading Authorisation with the Australian Refrigeration Council (ARC) and a Restricted Refrigerant Recoverer Licence under the Ozone and Synthetic Gas Management Regulations 1995.

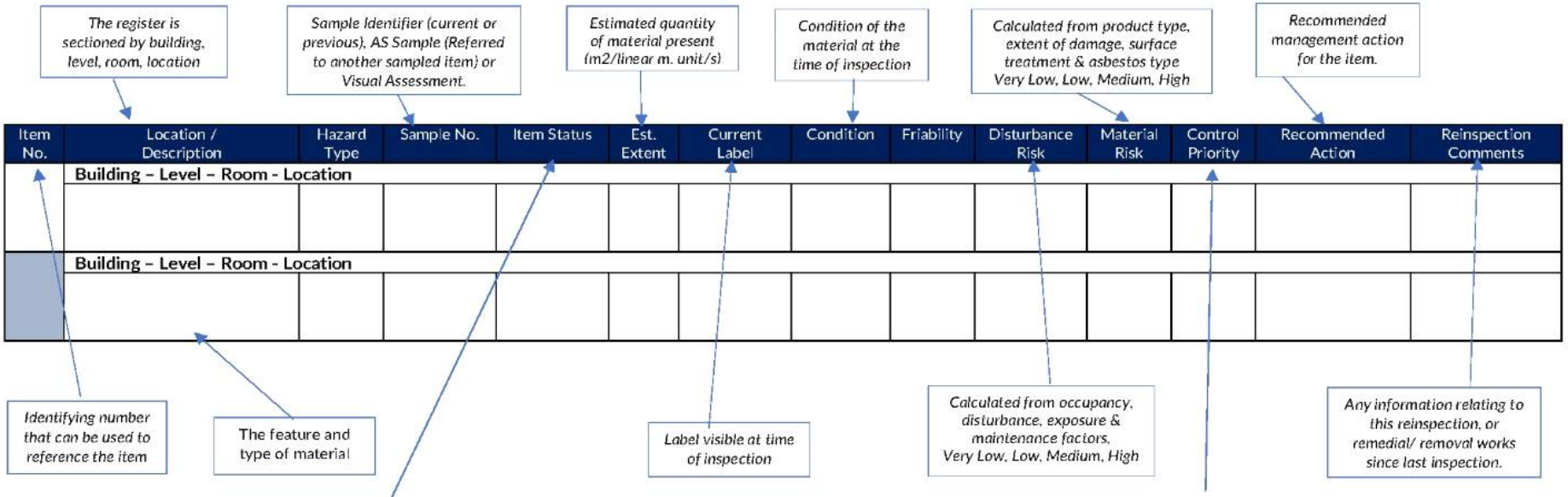
Polychlorinated Biphenyls

- Polychlorinated Biphenyls items were not identified within the scope of the assessment and subject to the limitations outlined within this report.

Synthetic Mineral Fibre

- Maintain in good condition all Synthetic Mineral Fibre items.
- Remove prior to demolition /refurbishment works under controlled conditions, by appropriately experienced contractor in accordance with the requirements of the Code of Practice for the Safe Use of Synthetic Mineral Fibres NOHSC:2006(1990). Contractors should use appropriate Personal Protective Equipment (PPE) including skin, eye and respiratory protection.
- Consider engaging an independent hygiene consultant to undertake SMF air monitoring during any removal works to ensure works are conducted safely.

How to use:
Greencap **Compliance Hazardous Materials Reinspection Register**



This indicates if the material contains asbestos / hazardous materials:	
Identified Positive	Item directly sampled and analysis confirms positive result for asbestos/hazardous materials
Identified Negative	Item directly sampled and analysis confirms negative result for asbestos/hazardous materials
Strongly Assumed Positive	Item has not been sampled, but is visually similar to another positive sample
Assumed Positive	Item status is based on a visual assessment
Strongly Assumed Negative	Item has not been sampled, but is visually similar to another negative sample
Assumed Negative	Item status is based on a visual assessment

The scores from the Asbestos material risk assessment are added to the scores of the Asbestos disturbance risk assessment to give the overall control priority risk assessment.
The control priority risk is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

P1/High	Immediate action should be taken, engage a licensed asbestos removal contractor. In the interim restrict access
P2/Medium	Removal/encapsulation of materials with minor damage required. Increased frequency of inspections required for damaged materials or items in good condition in high traffic areas. Materials should be identified, and warning labels affixed
P3/Low	Materials should be identified, and warning labels affixed. Minor repairs or removal may be required in some situations
P4/Very Low	Materials should be identified, and warning labels affixed. Minor repairs or removal may be required in some situations
P*	Item is inaccessible and/or risk assessment could not be completed. Further investigation required

80 Bay Street, Ultimo NSW, 2007 Audit Date 30 Jan 2023

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
5	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Lift Motor Room, Lift Motor - Brake Pads												
	Friction pads/material - Live Plant	Asbestos	Visual	Assumed, Positive	2no.	Yes	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
6	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Loading Dock, Walls - Throughout												
	White Paint	Lead Paint	Greencap J158286-001-LP-001 {AQ001438}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
9	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Loading Dock, Ceiling - Timber Beams and Ceiling Timber Board												
	White Paint	Lead Paint	As AQ001429	Strongly Assumed, Negative - 0.03 %w/w	-	-	-	-	-	-	-	No further action required	
10	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Loading Dock, Northeast - A/C Unit												
	ODS - R22	ODS	Visual	Assumed, Positive	2no.	-	Good Condition	-	-	-	-	Manage In Situ	
11	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Loading Dock, Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	35m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
7	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Cleaner's Area, Ceiling - Timber Beams and Ceiling Timber Board												
	White Paint	Lead Paint	AQ001429	Identified, Negative - 0.03 %w/w	-	-	-	-	-	-	-	No further action required	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
8	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Cleaner's Area, Wall - Throughout												
	White Paint	Lead Paint	As Greencap J158286-001-LP-001 {AQ001438}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
57	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Cleaner's Area, All Surfaces												
	Dust	Lead Dust	AQ001521	Identified, Positive - 3,000 mg/kg	20m²	-	High Damage / Poor Condition	-	-	-	-	Restrict Access & Remove Under Suitably Controlled Conditions	
12	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Corridor, Fire Door												
	Fire Door Core Insulation - Year of Manufactured in 2009	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
14	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Corridor, Above Lift Door - Light Fitting - Capacitor												
	Non-PCB - New Style	PCB	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
13	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Sprinkler and Hydrant Pump Room, Pipework Flange Joint												
	Gasket	Asbestos	Greencap J158286-001-001 {AQ001430}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
15	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Sprinkler and Hydrant Pump Room, Throughout Pipework												
	Insulation	SMF	Visual	Assumed, Positive	10m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
1	80 Bay Street, Ultimo NSW - Ground Floor - Exterior, East - Window Frame												
	Pale Pink Paint - Height Restricted	Lead Paint	Visual	Assumed, Positive	10m²	-	Good Condition	-	-	-	-	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
58	80 Bay Street, Ultimo NSW - Ground Floor - Exterior, Front Entrance Awning - East and West												
	Fibre Cement Sheeting - Height Restriction	Asbestos	Visual	Assumed, Positive	4m²	No	Medium Damage	Non-friable	Very Low	Medium	P3	Encapsulate / Repair & Manage In Situ	
17	80 Bay Street, Ultimo NSW - Ground Floor - All Tenancy Areas, Throughout Column												
	White Paint Residues	Lead Paint	As Greencap J158280-001-LP-003 {AQ001435}	Strongly Assumed, Positive	20no.	-	High Damage / Poor Condition	-	-	-	-	Encapsulate / Repair & Manage In Situ	
18	80 Bay Street, Ultimo NSW - Ground Floor - All Tenancy Areas, Ceiling - Timber Beams												
	White Paint - Height Restricted	Lead Paint	Visual	Assumed, Positive	100m²	-	Medium Damage	-	-	-	-	Encapsulate / Repair & Manage In Situ	
22	80 Bay Street, Ultimo NSW - Ground Floor - All Tenancy Areas, Throughout Centre of Each Shop - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	15m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
2	80 Bay Street, Ultimo NSW - 1st Floor - Exterior, East and West - Window Frame												
	Pale Pink Paint - Height Restricted	Lead Paint	Visual	Assumed, Positive	20m²	-	Good Condition	-	-	-	-	Manage In Situ	
56	80 Bay Street, Ultimo NSW - 1st Floor - Exterior, Fire Emergancy Stairway - Concrete Slab Between Levels												
	Off White Paint	Lead Paint	As AQ001441	Strongly Assumed, Positive - 2.7 % w/w	5m	-	Medium Damage	-	-	-	-	Encapsulate / Repair & Manage In Situ	
16	80 Bay Street, Ultimo NSW - 1st Floor - Open Office Area, Throughout Column												
	White Paint Residues	Lead Paint	Greencap J158280-001-LP-003 {AQ001435}	Identified, Positive	20no.	-	High Damage / Poor Condition	-	-	-	-	Encapsulate / Repair & Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
19	80 Bay Street, Ultimo NSW - 1st Floor - Open Office Area, Ceiling - Timber Beams												
	White Paint Residues - Height Restricted	Lead Paint	Visual	Assumed, Positive	100m²	-	Medium Damage	-	-	-	-	Encapsulate / Repair & Manage In Situ	
20	80 Bay Street, Ultimo NSW - 1st Floor - Open Office Area, Wall - Throughout												
	White Paint	Lead Paint	Greencap J158280-001-LP-001 {AQ001436}	Identified, Positive	100m²	-	Low Damage	-	-	-	-	Manage In Situ	
21	80 Bay Street, Ultimo NSW - 1st Floor - Open Office Area, Window Frame												
	Grey Paint	Lead Paint	Greencap J158280-001-LP-002 {AQ001437}	Identified, Positive	20m²	-	Good Condition	-	-	-	-	Manage In Situ	
23	80 Bay Street, Ultimo NSW - 1st Floor - Open Office Area, Throughout Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	100m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
55	80 Bay Street, Ultimo NSW - 1st Floor - Open Office Area, Door to Fire Emergancy Stairway												
	Fire Door Core - Insulation - Year of Manufactured in 2004	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
24	80 Bay Street, Ultimo NSW - 1st Floor - Kitchenette, Below Sink - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
25	80 Bay Street, Ultimo NSW - 1st Floor - Kitchenette, Below Sink - Chiller												
	R134a	ODS	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
26	80 Bay Street, Ultimo NSW - 1st Floor - Toilets, Window Frame												
	Grey Paint	Lead Paint	As Greencap J158280-001-LP-002 {AQ001437}	Strongly Assumed, Positive	8m²	-	Good Condition	-	-	-	-	Manage In Situ	
27	80 Bay Street, Ultimo NSW - 1st Floor - Toilets, Ceiling Space - Bulkhead to Ceiling												
	Off White Paint - Height Restricted	Lead Paint	Visual	Assumed, Positive	20m²	-	Good Condition	-	-	-	-	Manage In Situ	
28	80 Bay Street, Ultimo NSW - 1st Floor - Toilets, Flexible Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	10m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
29	80 Bay Street, Ultimo NSW - 1st Floor - Toilets, Ceiling - Compressed Ceiling Lining												
	Insulation	SMF	Visual	Assumed, Positive	15m²	-	Good Condition	Bonded	-	-	-	Manage In Situ	
30	80 Bay Street, Ultimo NSW - 1st Floor - Toilets, Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	5m	-	Good Condition	Bonded	-	-	-	Manage In Situ	
3	80 Bay Street, Ultimo NSW - 2nd Floor - Exterior, East and West - Window Frame												
	Pale Pink Paint - Height Restricted	Lead Paint	Visual	Assumed, Positive	30m²	-	Good Condition	-	-	-	-	Manage In Situ	
54	80 Bay Street, Ultimo NSW - 2nd Floor - Exterior, Fire Emergency Stairway - Concrete Slab Between Levels												
	Off White Paint	Lead Paint	As AQ001441	Strongly Assumed, Positive - 2.7 % w/w	5m	-	Medium Damage	-	-	-	-	Encapsulate / Repair & Manage In Situ	

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
31	80 Bay Street, Ultimo NSW - 2nd Floor - Open Area, Throughout Column												
	White Paint Residues	Lead Paint	As Greencap J158280-001-LP-003 {AQ001435}	Strongly Assumed, Positive	20no.	-	High Damage / Poor Condition	-	-	-	-	Encapsulate / Repair & Manage In Situ	
32	80 Bay Street, Ultimo NSW - 2nd Floor - Open Area, Ceiling - Timber Beams												
	White Paint Residues - Height Restricted	Lead Paint	Visual	Assumed, Positive	250m	-	Medium Damage	-	-	-	-	Encapsulate / Repair & Manage In Situ	
33	80 Bay Street, Ultimo NSW - 2nd Floor - Open Area, Wall - Throughout												
	White Paint	Lead Paint	As Greencap J158280-001-LP-001 {AQ001436}	Strongly Assumed, Positive	300m²	-	Low Damage	-	-	-	-	Manage In Situ	
34	80 Bay Street, Ultimo NSW - 2nd Floor - Open Area, Window Frame												
	Grey Paint	Lead Paint	As Greencap J158280-001-LP-002 {AQ001437}	Strongly Assumed, Positive	20m²	-	Good Condition	-	-	-	-	Manage In Situ	
35	80 Bay Street, Ultimo NSW - 2nd Floor - Open Area, Throughout Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	50	-	Good Condition	Bonded	-	-	-	Manage In Situ	
51	80 Bay Street, Ultimo NSW - 2nd Floor - Open Area, Fire Emergancy Stairway												
	Fire Door Core Insulation - Year of Manufactured in 2017	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
49	80 Bay Street, Ultimo NSW - 2nd Floor - Kitchenette, Below Sink - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	2no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
50	80 Bay Street, Ultimo NSW - 2nd Floor - Kitchenette, Below Sink - Chiller												
	R134a	ODS	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
4	80 Bay Street, Ultimo NSW - 3rd Floor - Exterior, East and West - Window Frame												
	Pale Pink Paint - Height Restricted	Lead Paint	Visual	Assumed, Positive	30m²	-	Good Condition	-	-	-	-	Manage In Situ	
53	80 Bay Street, Ultimo NSW - 3rd Floor - Exterior, Fire Emergancy Stairway - Concrete Slab Between Levels												
	Off White Paint	Lead Paint	AQ001441	Identified, Positive - 2.7 % w/w	5m²	-	High Damage / Poor Condition	-	-	-	-	Encapsulate / Repair & Manage In Situ	
36	80 Bay Street, Ultimo NSW - 3rd Floor - Open Area, Throughout Column												
	White Paint Residues	Lead Paint	As Greencap J158280-001-LP-003 {AQ001435}	Strongly Assumed, Positive	20no.	-	High Damage / Poor Condition	-	-	-	-	Encapsulate / Repair & Manage In Situ	
38	80 Bay Street, Ultimo NSW - 3rd Floor - Open Area, Wall - Throughout												
	White Paint	Lead Paint	As Greencap J158280-001-LP-001 {AQ001436}	Strongly Assumed, Positive	300m²	-	Low Damage	-	-	-	-	Manage In Situ	
39	80 Bay Street, Ultimo NSW - 3rd Floor - Open Area, Window Frame												
	Grey Paint	Lead Paint	As Greencap J158280-001-LP-002 {AQ001437}	Strongly Assumed, Positive	30m²	-	Good Condition	-	-	-	-	Manage In Situ	
40	80 Bay Street, Ultimo NSW - 3rd Floor - Open Area, Throughout Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	50m	-	Good Condition	Bonded	-	-	-	Manage In Situ	

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
52	80 Bay Street, Ultimo NSW - 3rd Floor - Open Area, Fire Emergancy Stairway												
	Fire Door Core - Insulation	Asbestos	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
47	80 Bay Street, Ultimo NSW - 3rd Floor - Kitchenette, Below Sink - Hot Water Unit												
	Insulation	SMF	Visual	Assumed, Positive	1no.	-	Good Condition	Bonded	-	-	-	Manage In Situ	
48	80 Bay Street, Ultimo NSW - 3rd Floor - Kitchenette, Below Sink - Chiller												
	R134a	ODS	Visual	Assumed, Negative	-	-	-	-	-	-	-	No further action required	
41	80 Bay Street, Ultimo NSW - Mezzanine - Open Area, Throughout Column												
	White Paint Residues	Lead Paint	As Greencap J158280-001-LP-003 {AQ001435}	Strongly Assumed, Positive	4no.	-	High Damage / Poor Condition	-	-	-	-	Encapsulate / Repair & Manage In Situ	
42	80 Bay Street, Ultimo NSW - Mezzanine - Open Area, Ceiling - Timber Beams												
	Grey Paint	Lead Paint	AQ001439	Identified, Positive - 9.0 % w/w	20m²	-	Good Condition	-	-	-	-	Manage In Situ	
43	80 Bay Street, Ultimo NSW - Mezzanine - Open Area, Wall - Throughout												
	White Paint	Lead Paint	As Greencap J158280-001-LP-001 {AQ001436}	Strongly Assumed, Positive	50m²	-	Low Damage	-	-	-	-	Manage In Situ	
45	80 Bay Street, Ultimo NSW - Mezzanine - Open Area, Throughout Ceiling - Ductwork												
	Insulation	SMF	Visual	Assumed, Positive	20m	-	Good Condition	Bonded	-	-	-	Manage In Situ	

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
46	80 Bay Street, Ultimo NSW - Mezzanine - Open Area, Roof Lining												
	White Paint	Lead Paint	AQ001440	Identified, Positive - 0.47 %w/w	250m²	-	Good Condition	-	-	-	-	Manage In Situ	

Areas not Accessed

It is noted that hazardous materials may be contained within or behind those areas identified in the below table. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

Area Not Accessed	Comments
All areas were accessed.	

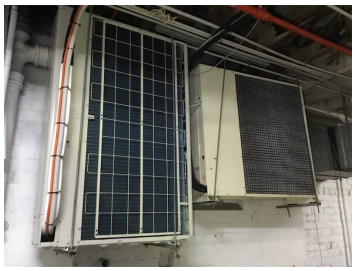
The following areas were either partially accessed with representative areas inspected or were considered outside the scope of works and not accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

80 Bay Street, Ultimo NSW		
ITEM	NOT ACCESSED	COMMENT
Behind Ceramic Wall Tiles and Wall Cladding	All	Outside scope of works for non-destructive inspection
Beneath Floor Coverings	Some	Representative areas accessed
Ceiling Spaces	Some	No access above fixed ceilings unless accessible access hatches were present
Construction/Expansion Joints	Some	Representative areas accessed
Electrical Switchboards, Fuse Boards, Meter Boards and Distribution Boards	All	Live electrical hazard
Fire Door Cores & Fire Rated Door Frames	All	Integrity of fire doors not compromised
Gaskets, Mastics & Sealants to Pipework, Ductwork, Mechanical Equipment	All	Live plant at time of inspection
Height Restricted Areas	All	Limited access to 2.7m
Inside Mechanical Equipment	All	Live plant at time of inspection
Lift Shaft, Landing Doors, Cabin Fittings and Doors to All Levels	All	Live plant at time of inspection
Partition Wall Cavities	All	Outside scope of works for non-destructive inspection
Roof	All	No safe access at time of inspection. Limited access to 2.7m.
Wall Cavities	All	Outside scope of works for non-destructive inspection

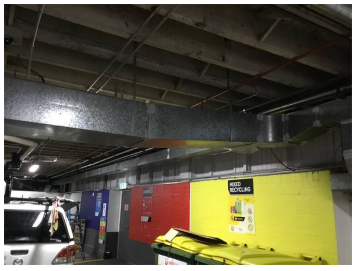
Register Item Details

Location	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Lift Motor Room - Lift Motor - Brake Pads - Friction pads/material - Live Plant				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	Visual	Extent of damage	0	Disturbance	1
Result	Assumed Positive Amosite	Surface Treatment	0	Exposure	0
		Asbestos Type	2	Maintenance	0
Item Number	5	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Loading Dock - Northeast - A/C Unit - ODS - R22				
Hazard Type	ODS	Material Assessment		Disturbance Assessment	
Friability	Good Condition	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	10	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

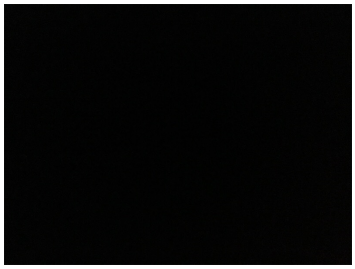


Location	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Loading Dock - Ceiling - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	11	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Cleaner's Area - All Surfaces - Dust				
Hazard Type	Lead Dust	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	AQ001521	Extent of damage	-	Disturbance	-
Result	Positive - 3,000 mg/kg	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	57	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - Z-Sub Level 1 - Sprinkler and Hydrant Pump Room - Throughout Pipework - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	15	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



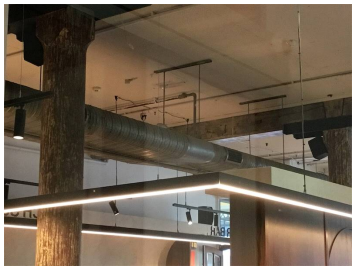
Location	80 Bay Street, Ultimo NSW - Ground Floor - Exterior - East - Window Frame - Pale Pink Paint - Height Restricted				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	1	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - Ground Floor - Exterior - Front Entrance Awning - East and West - Fibre Cement Sheeting - Height Restriction				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	1
Sample No.	Visual	Extent of damage	2	Disturbance	1
Result	Assumed Positive Unknown or Crocidolite	Surface Treatment	1	Exposure	3
		Asbestos Type	3	Maintenance	0
Item Number	58	Material Score	7	Disturbance Score	5
		Priority Score	12	Low	

Location	80 Bay Street, Ultimo NSW - Ground Floor - All Tenancy Areas - Throughout Column - White Paint Residues				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As Greencap J158280-001-LP-003 {AQ001435}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	17	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - Ground Floor - All Tenancy Areas - Ceiling - Timber Beams - White Paint - Height Restricted				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	18	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

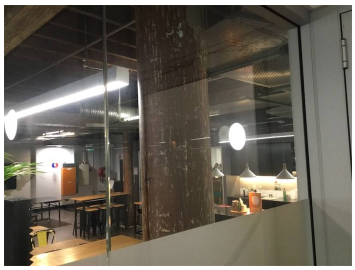
Location	80 Bay Street, Ultimo NSW - Ground Floor - All Tenancy Areas - Throughout Centre of Each Shop - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	22	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	80 Bay Street, Ultimo NSW - 1st Floor - Exterior - East and West - Window Frame - Pale Pink Paint - Height Restricted				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	2	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

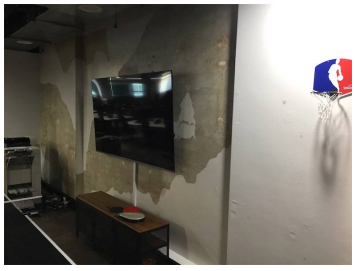
Location	80 Bay Street, Ultimo NSW - 1st Floor - Exterior - Fire Emergancy Stairway - Concrete Slab Between Levels - Off White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As AQ001441	Extent of damage	-	Disturbance	-
Result	Positive - 2.7 %w/w	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	56	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - 1st Floor - Open Office Area - Throughout Column - White Paint Residues				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Greencap J158280-001-LP-003 {AQ001435}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	16	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

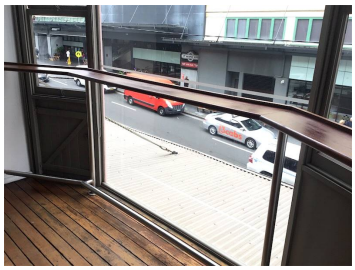


Location	80 Bay Street, Ultimo NSW - 1st Floor - Open Office Area - Ceiling - Timber Beams - White Paint Residues - Height Restricted				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	19	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

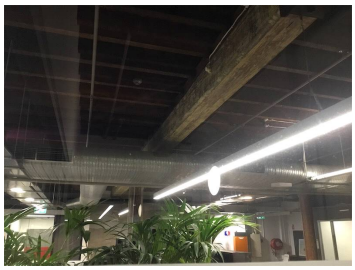
Location	80 Bay Street, Ultimo NSW - 1st Floor - Open Office Area - Wall - Throughout - White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Greencap J158280-001-LP-001 {AQ001436}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	20	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	80 Bay Street, Ultimo NSW - 1st Floor - Open Office Area - Window Frame - Grey Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Greencap J158280-001-LP-002 {AQ001437}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	21	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	80 Bay Street, Ultimo NSW - 1st Floor - Open Office Area - Throughout Ceiling - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	23	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	80 Bay Street, Ultimo NSW - 1st Floor - Kitchenette - Below Sink - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	24	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - 1st Floor - Toilets - Window Frame - Grey Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As Greencap J158280-001-LP-002 {AQ001437}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	26	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - 1st Floor - Toilets - Ceiling Space - Bulkhead to Ceiling - Off White Paint - Height Restricted				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	27	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - 1st Floor - Toilets - Flexible Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	28	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - 1st Floor - Toilets - Ceiling - Compressed Ceiling Lining - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	29	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - 1st Floor - Toilets - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	30	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - 2nd Floor - Exterior - East and West - Window Frame - Pale Pink Paint - Height Restricted				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	3	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

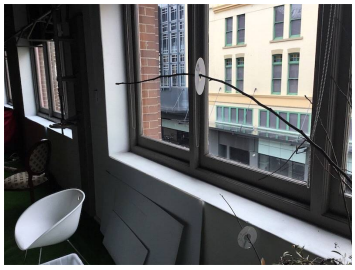
Location	80 Bay Street, Ultimo NSW - 2nd Floor - Exterior - Fire Emergancy Stairway - Concrete Slab Between Levels - Off White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As AQ001441	Extent of damage	-	Disturbance	-
Result	Positive - 2.7 %w/w	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	54	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - 2nd Floor - Open Area - Throughout Column - White Paint Residues				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As Greencap J158280-001-LP-003 {AQ001435}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	31	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

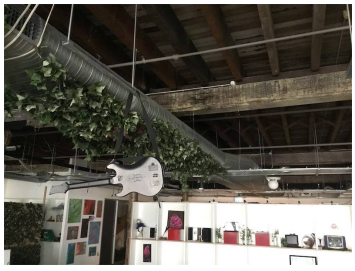
Location	80 Bay Street, Ultimo NSW - 2nd Floor - Open Area - Ceiling - Timber Beams - White Paint Residues - Height Restricted				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	32	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - 2nd Floor - Open Area - Wall - Throughout - White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As Greencap J158280-001-LP-001 {AQ001436}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	33	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

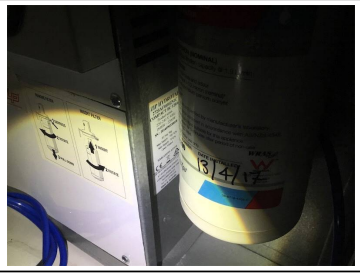
Location	80 Bay Street, Ultimo NSW - 2nd Floor - Open Area - Window Frame - Grey Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As Greencap J158280-001-LP-002 {AQ001437}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	34	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	80 Bay Street, Ultimo NSW - 2nd Floor - Open Area - Throughout Ceiling - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	35	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	80 Bay Street, Ultimo NSW - 2nd Floor - Kitchenette - Below Sink - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	49	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

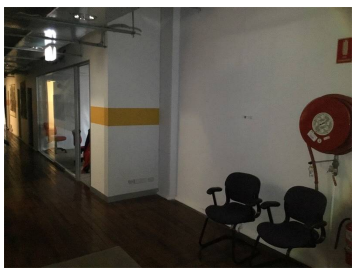


Location	80 Bay Street, Ultimo NSW - 3rd Floor - Exterior - East and West - Window Frame - Pale Pink Paint - Height Restricted				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	4	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - 3rd Floor - Exterior - Fire Emergancy Stairway - Concrete Slab Between Levels - Off White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	AQ001441	Extent of damage	-	Disturbance	-
Result	Positive - 2.7 %w/w	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	53	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - 3rd Floor - Open Area - Throughout Column - White Paint Residues				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As Greencap J158280-001-LP-003 {AQ001435}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	36	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

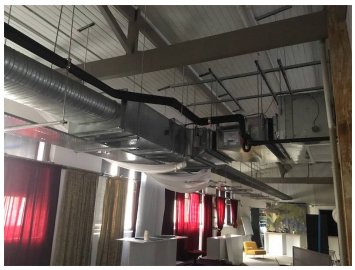
Location	80 Bay Street, Ultimo NSW - 3rd Floor - Open Area - Wall - Throughout - White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As Greencap J158280-001-LP-001 {AQ001436}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	38	Material Score	-	Disturbance Score	-



		Priority Score	-	-

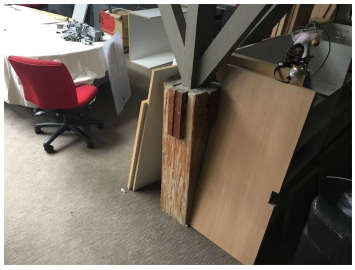
Location	80 Bay Street, Ultimo NSW - 3rd Floor - Open Area - Window Frame - Grey Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As Greencap J158280-001-LP-002 {AQ001437}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	39	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - 3rd Floor - Open Area - Throughout Ceiling - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	40	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	80 Bay Street, Ultimo NSW - 3rd Floor - Kitchenette - Below Sink - Hot Water Unit - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	47	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - Mezzanine - Open Area - Throughout Column - White Paint Residues				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As Greencap J158280-001-LP-003 {AQ001435}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	41	Material Score	-	Disturbance Score	-
		Priority Score	-	-	



Location	80 Bay Street, Ultimo NSW - Mezzanine - Open Area - Ceiling - Timber Beams - Grey Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	AQ001439	Extent of damage	-	Disturbance	-
Result	Positive - 9.0 %w/w	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	42	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - Mezzanine - Open Area - Wall - Throughout - White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	As Greencap J158280-001-LP-001 {AQ001436}	Extent of damage	-	Disturbance	-
Result	Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	43	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - Mezzanine - Open Area - Throughout Ceiling - Ductwork - Insulation				
Hazard Type	SMF	Material Assessment		Disturbance Assessment	
Friability	Bonded	Product Type	-	Occupancy	-
Sample No.	Visual	Extent of damage	-	Disturbance	-
Result	Assumed Positive	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	45	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Location	80 Bay Street, Ultimo NSW - Mezzanine - Open Area - Roof Lining - White Paint				
Hazard Type	Lead Paint	Material Assessment		Disturbance Assessment	
Friability	-	Product Type	-	Occupancy	-
Sample No.	AQ001440	Extent of damage	-	Disturbance	-
Result	Positive - 0.47 %w/w	Surface Treatment	-	Exposure	-
		Asbestos Type	-	Maintenance	-
Item Number	46	Material Score	-	Disturbance Score	-
		Priority Score	-	-	

Methodology

Asbestos

This assessment was undertaken within the constraints of the scope of works in accordance with Greencap in-house procedures Work Health and Safety Regulation 2017 (NSW) and Code of Practice How to manage and control asbestos in the workplace, SafeWork NSW, 2019 .

No samples of suspected asbestos-containing material were collected.

Where it was determined that asbestos was present or assumed to be present, a risk and priority assessment was conducted in accordance with Greencap's standard Risk Assessment and Priority Ranking System. Refer to section on Priority Rating System for detailed information on this system.

Inaccessible areas that are likely to contain asbestos have been assumed to contain asbestos until further inspection and analysis of samples has been undertaken by an approved analyst.

A strategy of using representative samples of suspected asbestos-containing materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the inspection should be interpreted such that all visually similar materials in the same vicinity must be assumed to be composed of the same material until proven otherwise.

Lead Dust

1 suspected dust containing lead sample were collected during the inspection and sent to an external NATA-accredited laboratory for analysis of lead content (lead content reported as mg/kg) by ICP-AES methods.

No specific level or concentration (mg/kg or %) requirement relating to lead in dust in occupational environments has been specified or provided by Safe Work Australia or the various state-based WHS regulators. The main Australian screening criteria for lead in dust are found in the National Environment Protection (Assessment of Site Contamination) Measure (the NEPM) Schedule B1 - Guideline on Investigation Levels for Soil and Groundwater (2011). The NEPM provides Health-based Investigation Levels (HILs) for contaminants in soil for varying exposure scenarios, primarily based on public health. Greencap has adopted the most sensitive and protective Health Investigation Level (HIL) for lead in soil of 300 mg/kg in soil as an initial guideline value for lead in dust. As dust is more likely to become airborne the lowest measure for lead in soil is used.

Lead is an accumulative poison and can be inhaled or swallowed when a process generates lead dust, fumes or mists. Once absorbed into the body, lead can cause both immediate and long-term health problems

Lead Paint

4 paint chip samples were collected and sent to an external NATA-accredited laboratory for analysis of lead content (lead content reported as a percentage weight by weight) by ICP-AES methods.

As per the Australian/New Zealand Standard (AS/NZS 4361.2:2017): Guide to hazardous paint management: Part 2: Lead paint in residential and commercial buildings: Section 1.4.16, Lead paint is defined as a paint film that contains greater than 0.1% lead by mass in the dry film.The presence of lead paint may be assumed based upon the age of the building, with 1997 indicated by the Standard as the date non-industrial paints were manufactured with less than or equal to 0.1% lead by mass. As per AS/NZS 4361.2:2017 laboratory analysis is required to confirm the presence of lead and its concentration in an existing paint film.

Lead in any form is toxic to humans when ingested or inhaled, with repeated transmission of particles cumulating in lead poisoning. Any work relating to lead paint should be conducted in accordance with the AS/NZS 4361.2:2017 Guide to hazardous paint management - Part 2: Lead paint in residential, public and commercial buildings.

Polychlorinated Biphenyls (PCBs)

Representative light fittings containing capacitors were inspected where safely practicable and details noted for cross-referencing with the database Identification of PCB-Containing Capacitors, Australian and New Zealand Environment and

Conservation Council (ANZECC), 1997. Where metal capacitors were not listed on the database, these capacitors are noted as suspected to contain polychlorinated biphenyls.

Any materials labelled as containing PCBs will be recorded on the register along with any suspicious oils or fluids used in plant and machinery.

Polychlorinated Biphenyls (PCBs) are a toxic organochlorine used as insulating fluids in electrical equipment such as machinery, transformers, capacitors, and fluorescent light ballasts that were largely banned from importation in Australia in the 1970s. PCBs are listed as a probable human carcinogen and should be managed in accordance with the ANZECC Polychlorinated Biphenyls Management Plan, 2003.

Ozone Depleting Substances (ODSs)

Representative items of refrigerators, air conditioners, chiller units, other refrigerated equipment and any equipment labelled as containing ODSs or suspected of containing ozone-depleting substances (ODSs) were noted and cross referenced with known ozone-depleting gases published in Inventory of Trade Names of Chemical Products Containing Ozone Depleting Substances and their Alternatives, United Nations Environment Programme (UNEP) Division of Technology, Industry and Economics (DTIE) OzoneAction Programme, 2001

Ozone Depleting Substances (ODSs) are those substances which deplete the earth's ozone layer and have been widely used in a range of commercial and industrial applications. All bulk imports of these substances (except HCFCs and methyl bromide) are banned into Australia under an international agreement known as the Montreal Protocol.

Synthetic Mineral Fibre (SMF)

Accessible areas where Synthetic Mineral Fibre (SMF) products were visually confirmed as being present were noted to give a general indication to the presence of SMF materials throughout the building.

Synthetic Mineral Fibre (SMF) a generic name used to describe a group of man-made fibrous material used extensively in industrial, commercial and residential sites as fire rating, reinforcement in construction materials and as acoustic and thermal insulators. Exposure to SMF can result in short-term skin, eye and respiratory irritation. Synthetic Mineral Fibres in the form of Refractive Ceramic Fibres have been classified as possibly carcinogenic to humans.

Asbestos Material Risk Assessment

The asbestos material risk assessment looks at the type and condition of the Asbestos-containing Material and the ease with which it will release fibres if disturbed. The presence of asbestos-containing materials does not necessarily constitute an exposure risk.

The scores of the four sections are added together to get the total Material Risk Score.

Product type (or debris from product)	
Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	1
Asbestos insulating board, mill boards, other low density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	2
Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of damage/deterioration	
Good condition: no visible damage	0
Low damage: a few scratches or surface marks; broken edges on boards, tiles etc	1
Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3
Surface type/treatment	
Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Enclosed sprays and lagging, low density board (with exposed face painted or encapsulated), asbestos cement sheets etc	1
Unsealed asbestos insulating board, or encapsulated lagging and sprays	2
Unsealed laggings and sprayed asbestos	3
Asbestos type	
White (Chrysotile) only	1
Brown (Amphibole asbestos excluding crocidolite) and mixtures (not blue)	2
Blue (Crocidolite) and mixtures or type unknown	3

Score Range	2-3	4-6	7-9	10-12
Material Risk	Very Low	Low	Medium	High

Asbestos Disturbance Risk Assessment

The Asbestos Disturbance Risk Assessment looks at the likelihood of someone disturbing the Asbestos-containing Material. The normal occupant activity score is added to the three average scores from the likelihood of disturbance, human exposure potential and maintenance activity sections to get a total disturbance score.

Normal occupant activity		
Main type of activity in area	Rare disturbance activity (eg little used store room)	0
	Low disturbance activities (eg office type activity)	1
	Periodic disturbance (eg industrial or vehicular activity which may cause contact with ACMs)	2
	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)	3
Likelihood of disturbance		
Location	Outdoors	0
	Large rooms, warehouse or well-ventilated areas	1
	Rooms up to 100 sq metres in area	2
	Restricted or confined areas	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
	Occasionally likely to be disturbed	1
	Easily disturbed	2
	Routinely disturbed	3
Extent/amount	Small amounts or single items (eg strings, gaskets)	0
	Less than 10 sq metres area, or 10 metre pipe run	1
	10 to 50 sq metres area or 10 to 50 metres pipe run	2
	More than 50 sq metres, or 50 metres pipe run	3
Human exposure potential		
Number of occupants	None	0
	1 to 3	1
	4 to 10	2
	More than 10	3
Frequency of use of area	Infrequent	0
	Monthly	1
	Weekly	2
	Daily	3
Average time area is in use	Less than 1 hour	0
	1 to less than 3 hours	1
	3 to less than 6 hours	2
	More than 6 hours	3
Maintenance activity		
Type of maintenance activity	Minor disturbance (eg possibility of contact when gaining access)	0
	Low disturbance (eg changing light bulbs in asbestos ceiling tiles)	1
	Medium disturbance (eg lifting one or two asbestos ceiling tiles to access a valve)	2
	High levels of disturbance (eg removing a number of asbestos ceiling tiles to replace a valve or for recabling, or leak repair)	3
Frequency of maintenance activity	Unlikely – almost never	0
	Less than once a year	1
	Less than once a month	2
	More often than once a month	3

Score Range	0-5	6-7	8-9	10-12
Disturbance Risk	Very Low	Low	Medium	High

Asbestos Control Priority Assessment

The scores from the asbestos material assessment are added to the scores of the asbestos disturbance risk assessment, to give the overall control priority risk assessment. The control priority risk is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

Score Range	Less than 9	9 - 12	13 - 18	More than 19
Priority Risk	Very Low	Low	Medium	High
Control Priority	P4	P3	P2	P1

P1	Materials that pose a high health risk to people in their current state. They are generally friable materials in poor condition, with potential to transfer into other locations. Due to poor condition/location/activities, have a high disturbance potential. Immediate actions should be taken for these materials to be removed by a licensed asbestos removal contractor (LARC). *As an interim measure, restrict access.*
P2	Materials that pose a medium health risk to people in their current state. They can be friable materials with minor damage, or non-friable materials in poor condition. Due to poor/fair condition/location/surface treatment, release of asbestos fibres upon contact may occur. Removal or encapsulation and regular reviews are recommended for these materials. Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.
P3	Materials that pose a low health risk to people in their current state. They are either friable materials in good condition or non-friable with slight damage or unpainted surfaces, with a low disturbance potential. Due to nature of the material, they do not readily release asbestos fibres upon contact. These materials should be identified and warning labels affixed. The material does not present a health risk unless disturbed. Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.
P4	Materials that pose a very low health risk to people in their current state. They are generally non-friable materials in good condition and have a very low disturbance potential. Due to the nature of the material, they do not readily release asbestos fibres upon contact. These materials should be identified and warning labels affixed. The material does not present a health risk unless disturbed. Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.
P*	Due to inaccessibility a full risk assessment could not be completed. Further investigation is required if any works or access to the area is to be undertaken so that Asbestos material risks can be identified and managed.

Limitations

This report has been prepared in accordance with the agreement between C120867 Mirvac Real Estate Pty Ltd and Greencap.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report relates only to the identification of Hazardous materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the survey has attempted to locate the Hazardous materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect Hazardous materials were collected for analysis. Other Hazardous materials of similar appearance are assumed to have a similar content.

Not all suspected Hazardous materials were sampled. Only those Hazardous materials that were physically accessible could be located and identified. Therefore it is possible that Hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

(a) Locations behind locked doors;
(b) Inset ceilings or wall cavities;
(c) Those areas accessible only by dismantling equipment or performing minor localised demolition works;
(d) Service shafts, ducts etc., concealed within the building structure;
(e) Energised services, gas, electrical, pressurised vessel and chemical lines;
(f) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc;
(g) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works;
(h) Height restricted areas;
(i) Areas deemed unsafe or hazardous at time of audit;
(j) Sub–surface soil layers; and
(k) Areas around and below building slabs.

In addition to areas that were not accessible, the possible presence of hazardous building materials may not have been assessed because it was not considered practicable as:

1. It would require unnecessary dismantling of equipment; and/or
2. It was considered disruptive to the normal operations of the building; and/or
3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
4. The hazardous material was not considered to represent a significant exposure risk; and
5. The time taken to determine the presence of the hazardous building material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the Hazardous Register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been identified.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing Hazardous materials or unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors

Statements of Limitation

All and any Services proposed by Greencap to the Client were subject to the Terms and Conditions listed on the Greencap website at: https://www.greencap.com.au/terms–conditionsUnless otherwise expressly agreed to in writing and signed by Greencap, Greencap does not agree to any alternative terms or variation of these terms if subsequently proposed by the Client. The Services were carried out in accordance with the current and relevant industry standards of testing, interpretation and analysis. The Services were carried out in accordance with Commonwealth, State, Territory or Government legislation, regulations and/or guidelines. The Client was deemed to have accepted these Terms when the Client signed the Proposal (where indicated) or when the Company commenced the Services at the request (written or otherwise) of the Client.

The services were carried out for the Specific Purpose, outlined in the body of the Proposal. To the fullest extent permitted by law, Greencap, its related bodies corporate, its officers, consultants, employees and agents assume no liability, and will not be liable to any person, or in relation to, any losses, damages, costs or expenses, and whether arising in contract, tort including negligence, under statute, in equity or otherwise, arising out of, or in connection with, any matter outside the Specific Purpose.

The Client acknowledged and agreed that proposed investigations were to rely on information provided to Greencap by the Client or other third parties. Greencap made no representation or warranty regarding the completeness or accuracy of any descriptions or conclusions based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Greencap have any liability for, or in relation to, any work, reports, information, plans, designs, or specifications supplied or prepared by any third party, including any third party recommended by Greencap. The Client releases and indemnifies Greencap from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Greencap by the Client, its employees or other third parties.

The Client was to ensure that Greencap had access to all information, sites and buildings as required by or necessary for Greencap to undertake the Services. Notwithstanding any other provision in these Terms, Greencap will have no liability to the Client or any third party to the extent that the performance of the Services was not able to be undertaken (in whole or in part) due to access to any relevant sites or buildings being prevented or delayed due to the Client or their respective employees or contractors expressing safety or health concerns associated with such access.

Unless otherwise expressly agreed to in writing and signed by Greencap, Greencap, its related bodies corporate, its officers, employees and agents assume no liability and will not be liable for lost profit, revenue, production, contract, opportunity, loss arising from business interruption or delay, indirect or consequential loss or loss to the extent caused or contributed to by the Client or third parties, suffered or incurred arising out of or in connection with our Proposals, Reports, the Project or the Agreement. In the event Greencap is found by a Court or Tribunal to be liable to the Client for any loss or damage arising in connection with the Services, the Client's entitlement to recover damages from Greencap shall be reduced by such amount as reflects the extent to which any act, default, omission or negligence of the Client, or any third party, caused or contributed to such loss or damage. Unless otherwise agreed in writing and signed by both parties, Greencap's total aggregate liability will not exceed the total consulting fees paid by the client in relation to this Proposal. For further detail, see Greencap's Terms and Conditions available at https://www.greencap.com.au/terms–conditions

The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purpose as outlined in the Agreement, and only those third parties who have been authorized in writing by Greencap. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorized in writing by Greencap. Any person relying upon this Report beyond its exclusive use and Specific Purpose, and without the express written consent of Greencap, does so entirely at their own risk and without recourse to Greencap for any loss, liability or damage. To the extent permitted by law, Greencap assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. Except as specifically agreed by Greencap in writing, it does not authorize the use of this Report by any third party. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.

The conclusions, or data referred to in this Report, should not be used as part of a specification for a project without review and written agreement by Greencap. This Report has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Greencap does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site it investigated.

This Report should be read in whole and should not be copied in part or altered. The Report as a whole set outs the findings of the investigations. No responsibility is accepted by Greencap for use of parts of the Report in the absence (or out of context) of the balance of the Report.

APPENDIX - Sample Analysis Results and Plans

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ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 316216

Client Details

Client	Greencap Pty Ltd
Attention	Dennis Tam
Address	Ground Floor, North Building, 22 Giffnock Ave, MACQUARIE PARK, NSW, 2113

Sample Details

Your Reference	**J181205**
Number of Samples	20 Paint, 4 Dust
Date samples received	10/02/2023
Date completed instructions received	10/02/2023

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details

Date results requested by	16/02/2023
Date of Issue	16/02/2023

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Results Approved By
Hannah Nguyen, Metals Supervisor
Ken Nguyen, Senior Customer Service

Authorised By

Nancy Zhang, Laboratory Manager

Lead (dust)					
Our Reference	UNITS	316216-5	316216-16	316216-17	316216-18
Your Reference		J051894-AQ001521	J051890-AQ001518	J051890-AQ001519	J051890-AQ001520
Type of sample		Dust	Dust	Dust	Dust
Date prepared	-	13/02/2023	13/02/2023	13/02/2023	13/02/2023
Date analysed	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Lead	mg/kg	3,000	260	210	14

Lead in Paint						
Our Reference		316216-1	316216-2	316216-3	316216-4	316216-6
Your Reference	UNITS	J051894-AQ001429	J051894-AQ001439	J051894-AQ001440	J051894-AQ001441	J051890-AQ001442
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Date analysed	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Lead in paint	%w/w	0.03	9.0	0.47	2.7	0.008

Lead in Paint						
Our Reference		316216-7	316216-8	316216-9	316216-10	316216-11
Your Reference	UNITS	J051890-AQ001445	J051890-AQ001446	J051890-AQ001447	J051890-AQ001448	J051890-AQ001449
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Date analysed	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Lead in paint	%w/w	0.03	10	<0.005	0.02	0.02

Lead in Paint						
Our Reference		316216-12	316216-13	316216-14	316216-15	316216-19
Your Reference	UNITS	J051890-AQ001450	J051890-AQ001452	J051890-AQ001455	J051890-AQ001456	J051890-AQ001479
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Date analysed	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Lead in paint	%w/w	0.02	17	17	2.7	<0.005

Lead in Paint						
Our Reference		316216-20	316216-21	316216-22	316216-23	316216-24
Your Reference	UNITS	J051890-AQ001480	J051890-AQ001505	J051890-AQ001506	J051890-AQ001513	J051890-AQ001515
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Date analysed	-	14/02/2023	14/02/2023	14/02/2023	14/02/2023	14/02/2023
Lead in paint	%w/w	<0.005	0.008	0.01	0.01	<0.005

Method ID	Methodology Summary
Metals-020	Determination of various metals by ICP-AES.
Metals-020/021/022	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL: Lead (dust)						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			13/02/2023	[NT]	[NT]	[NT]	[NT]	13/02/2023	[NT]
Date analysed	-			14/02/2023	[NT]	[NT]	[NT]	[NT]	14/02/2023	[NT]
Lead	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	116	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			14/02/2023	6	14/02/2023	14/02/2023		14/02/2023	[NT]
Date analysed	-			14/02/2023	6	14/02/2023	14/02/2023		14/02/2023	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	6	0.008	<0.005	46	103	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	9	14/02/2023	14/02/2023		[NT]	[NT]
Date analysed	-			[NT]	9	14/02/2023	14/02/2023		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	9	<0.005	<0.005	0	[NT]	[NT]

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	21	14/02/2023	14/02/2023		[NT]	[NT]
Date analysed	-			[NT]	21	14/02/2023	14/02/2023		[NT]	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	[NT]	21	0.008	0.005	46	[NT]	[NT]

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

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

The recommended maximums for analytes in urine are taken from “2018 TLVs and BEIs”, as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.

Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2

Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

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

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

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

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

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

Measurement Uncertainty estimates are available for most tests upon request.

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

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

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[redacted]

LEAD DUST GUIDANCE [redacted]

Introduction

The purpose of this guidance document is to provide recommendations/working procedures for defit strip out work following the identification of lead containing dust within ceiling voids. [redacted]

Note that this advice applies only to the scenarios discussed in this document; if other scenarios are encountered, they may have different risks and separate advice may be needed.

Preamble

Lead is an accumulative poison and can be inhaled or swallowed when a process generates lead dust, fumes or mists. Once absorbed into the body, lead can cause both immediate and long-term health problems

Lead can enter the body in two main ways:

- Ingestion: Workers may swallow lead dust which gets on food, drinks or cigarettes or by inadvertent transfer from hand to mouth. Approximately 30% of the lead a person swallows is absorbed into the body; and
- Inhalation: By breathing air contaminated with lead dust or fumes. Up to 70% of the lead dust or fumes breathed in is absorbed by the body.

Lead in air comes mainly from industrial sources (e.g., mining, smelters and product manufacturers). Wind-blown soil and road dust also may contain naturally occurring lead as well as lead from industrial sources, deteriorated paint, and the combustion of leaded fuel and aviation fuel. These are likely the primary source for lead dust accumulation within buildings.

Regulatory Requirements

The Model WHS Regulations cover various responsibilities of a Person Conducting a Business or Undertaking (PCBU) for harmonised states (states that adopt the Model WHS Regulations, i.e. all states except Victoria) to provide safe working conditions for workers, including contractors and visitors. Parts of this regulation specify management options and control requirements for workplaces where a risk of exposure to lead exists. Similar legislation applies in Victoria, with responsibilities applying to the employer in place of the PCBU.

A PCBU (or employer) at a place of work at which a lead process is carried out must ensure that contamination by lead is confined to the area in which the lead process is carried out and that lead contamination of the surrounding environment does not occur.

The various state based OHS/WHS legislation refers to the Control of Risk in relation to Lead Processes and Lead Risk Work.

These general principles include, but are not limited to the following housekeeping and hygiene practices:

- Containment of lead contamination to the lead process area
- Cleaning methods (to avoid spreading contamination)
- Prohibition on eating, drinking and smoking within the removal areas (eating and drinking areas to be provided away from lead work areas)
- providing changing rooms, and washing, showering and toilet facilities
- Laundering, disposal and removal of personal protective equipment (PPE) – with training on appropriate PPE use, handling and disposal, to minimise exposure and spreading contamination (to workers and others).
  Review of control measures

Whilst these general principals apply across all jurisdictions, reference to the relevant state based OHS/WHS Regulations is recommended given the nuances between each state.

Lead Process

The Model Work Health and Safety Regulations require a PCBU to identify lead processes or lead risk work. Regulation 392 (Meaning of lead process) provides a detailed description of lead process work but Safe Work Australia[1] provides a general outline that a lead process is any work that exposes a worker to:

- lead particulates, lead dust or lead fumes, for example grinding, sanding or welding (or other power tools)
- molten alloys containing lead
- lead included in batteries or parts of batteries, and
- lead based spray paint, including any abrasive blasting or water jet treatment of surfaces coated in lead based paint.

If the work is a lead process, workers must receive information about the health risks and toxic effects associated with exposure to lead before they start the work. This duty is mirrored in VIC.

Lead Risk Work

A PCBU (or employer) has a duty to assess each lead process carried out by the business and determine if it is lead risk work. Any worker carrying out lead risk work must be given information about the process before they start. They must also be provided information about health monitoring.

"Lead Risk" is currently defined as work that may lead to blood lead levels of:

- For a female of reproductive capacity: 10 µg/dL (0.48 µmol/L) (in the process of being halved to 5 µg/dL (0.24 µmol/L) by the end of 2020 across Australia).
- In any other case: 30 µg/dL (1.44 µmol/L) (in the process of being reduced to 20 µg/dL (0.97 µmol/L) by end of 2020 across Australia).

In assessing a lead process, regard must be had to the following:

- Past biological monitoring results of workers
- Airborne lead levels
- The form of lead used
- The tasks and processes required to be undertaken with lead
- The likely duration and frequency of exposure to lead
- Possible routes of exposure to lead
- Any information about incidents, illnesses or diseases in relation to the use of lead at the workplace

Important Note:
This assessment must be made without regard for the use of personal protective equipment. This reinforces the regulatory requirement to use the hierarchy of controls to manage the risks associated with lead. If adequate controls (not PPE) are implemented so the work is unlikely to increase blood lead levels, the work would not be considered lead risk work.

Workplace Exposure Standards for airborne lead

The Workplace Exposure Standard (WES)[2] for lead in air is currently 0.05 mg/m3 time-weighted average (TWA) 8-hours. Because of the variability associated with the monitoring for lead exposure, an 8 h-TWA of 0.025 mg/m3 can be adopted as the exposure level at the boundary of the regulated area or lead work area.

Lead in dust

No specific level or concentration (mg/kg or %) requirement relating to lead dust in occupational environments has been specified or provided by Safe Work Australia or the various state-based WHS regulators. The main Australian screening criteria for lead in dust are found in the National Environment Protection (Assessment of Site Contamination) Measure (the NEPM) Schedule B1 - *Guideline on Investigation Levels for Soil and Groundwater*. The NEPM provides Health-based Investigation Levels (HILs) for contaminants in soil for varying exposure scenarios, primarily based on public health. Table 1 shows the current HILs for lead in soil to protect the health of site users, including sensitive users.

[1] https://www.safeworkaustralia.gov.au/topic/lead#lead-processes-and-lead-risk-work
[2] Workplace exposure standards for airborne contaminants. Safe Work Australia 2019

Greencap has adopted the most sensitive and protective Health Investigation Level (HIL) for lead in soil of 300 mg/kg in soil as an initial guideline value for lead in dust. Soil is not the same as dust. Dust is more likely to become airborne hence the lowest measure for lead in soil is used.

Table 1.	Health based investigation levels for lead in soil (mg/kg)			
	HIL A Residential A	HIL B Residential B	HIL C Recreation/Open space	HIL D Commercial / Industrial
Lead	300	1,200	600	1,500

Notes:
HIL A – Residential with garden/accessible soil, includes childcare centres, preschools and primary schools.
HIL B – Residential with minimal opportunities for soil access.
HIL C – Public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths.
HIL D – Commercial/industrial, includes premises such as shops, offices, factories and industrial sites

The lowest HIL (HIL-A) is based on residential exposure for 35 years and is designed to protect the general population having direct exposure to soil and dust by ingestion and inhalation, including children and toddlers playing in the soil and gardeners licking soil from hands and mouth. The HILs are based on assumptions of long-term exposure and on average concentrations, with a maximum concentration of 250% the HIL for any result and a specified standard deviation.

HILs for less sensitive exposures have higher lead levels, as they assume less frequent exposure (HIL B and HIL C) and/or less sensitive populations (HIL D is for adult workers on a site with contaminated soil outside and dust inside, with the dust being at half the concentration of the soil. Workers are assumed to spend 8 hours inside and 1 hour outside, for a working lifetime).

Risk-based assessment of lead dust in ceiling voids, for maintenance and removal works
In lieu of specific guidance, a risk-based approach is employed, and each task can be assessed on a case by case basis. The following values can be considered under a risk-based lead management approach:

Lead dust concentration below 300mg/kg:

Greencap considers lead dusts with a concentration below 300mg/kg to pose a negligible risk to persons accessing / working in these areas. Lead Dust samples with a result below 300mg/kg are therefore reported as negative in our hazardous material risk assessment reports. This does not preclude the requirements to adequately control lead dusts overall but below this level it is considered as a low risk and unlikely to increase blood lead levels in most situations.

Lead dust concentration 300-1200mg/kg:

Greencap consider 300mg/kg to be a 'trigger value' where control measures should be implemented to minimise dust generation and ingestion/inhalation pathways. Housekeeping and hygiene controls should be implemented such as dust suppression, use of PPE (if needed), nitrile gloves and suitable decontamination such as hand washing. These controls would allow work to continue with a low risk to workers accessing these areas for maintenance or defit works. Note that this concentration range is 0.03-0.1% lead, which corresponds to the concentration range allowed in paint (maximum allowable 0.1%)

Dust at these levels does not necessarily need to be removed for typical maintenance tasks expected in ceiling voids where the dust volume is low e.g., average dust thickness of 1-2 mm across the surfaces and the airborne dust is kept low by use of dust suppression methods (minimise disturbance of settled dust, use cleaning methods that minimise dust generation such as wet dusting or vacuuming using a vacuum with a class H (HEPA) filter on the exhaust. Low levels of airborne dust (below the Workplace Exposure Standard (WES) for 'nuisance dust' in air of 10 mg/m3)[3] will contain airborne lead levels at less than half the lead WES TWA[4]. Note that airborne dust at 10 mg/m3 would be quite

[3] Workplace Exposure Standard (WES) for 'nuisance dust' in air of 10 mg/m3, measured as inhalable dust (8 hour TWA). Workplace exposure standards for airborne contaminants. Safe Work Australia 2019.
[4] Pb at 1200 mg/kg = 0.01mg Pb in 10mg dust. Airborne dust at 10mg/m3 would contain Pb at 0.012 mg/m3 or less than ¼ WES.

visible and should be controlled so that it is below this level. *Note that additional specific advice may be needed where 'unusual' maintenance tasks (e.g., markedly different to the examples listed in Table 2, with higher exposure potential due to longer duration or frequency) are to be undertaken.*

If ceiling void dust needs to be removed during the defit, dust containing lead between 300-1200mg/kg may be removed by the demolition/defit contractor providing they are using suitable dust suppression and/or PPE as noted above. With suitable dust suppression in place, the risk to adjacent tenancies/areas from residual dust is extremely low providing the dust volume/thickness identified in the ceiling void is low (e.g. <1-2 mm) Where large quantities/thickness of lead dust is identified, a further assessment/review of methodology/controls is required.

The ceiling may be removed as a total entity and disposed as demolition waste - providing the dust volume is low (as above) AND overall dust (including dust generated from the demolition activities such as plaster and insulation dust) is suppressed to protect worker health and neighbours and bystanders. Specific advice may be needed about local jurisdictional requirements for disposal, especially if dust loads are high.

If lead dust is removed separately, the waste (e.g. contents of a HEPA vacuum) should be contained and identified as lead waste and disposed according to the local jurisdiction waste regulations (which differ among jurisdictions). Most states have a lead waste threshold of 1200 mg/kg lead that recognizes concentrations above this as higher risk and below 1200 mg/kg as lower risk waste. Additional advice and testing may be needed to meet specific waste transport and disposal requirements.

Before undertaking any maintenance or defit/removal work, the risk for potential exposure must be assessed in each site-specific circumstances (i.e. are there any unusual circumstances at the site or surrounding neighbours (next door or above/below) that need additional protection, such as a nearby childcare centre or medical centre.

Workers should have lead awareness training, so that they are aware that lead has been detected on the site, the toxic nature of lead and how it can enter the body, and the need for dust suppression and good hygiene practices, such as no eating, drinking or smoking in the work area and the need to wash hands and mouth area after work and before eating, drinking or smoking. If it is difficult to control airborne dust levels (e.g. for dust removal work in enclosed ceiling spaces), there may be need for PPE to provide a safe working environment and workers undertaking such tasks should have adequate training in correct work procedures, including the selection, use and maintenance of personal protective equipment and good personal hygiene practices.

Lead dust concentrations greater than 1200mg/kg:

Greencap considers lead dusts with concentrations over 1200mg/kg have the potential to pose a moderate-high risk of lead exposure and therefore activity that will disturb settled dusts may be classified as Lead Risk Work. Where large scale disturbance i.e. removal of fixed ceiling during tenancy defit is required, a Lead removal specialist should be engaged to carry out suitable lead dust remediation using suitable control measures. The extent of the controls required will vary depending on the scope of the works. For example, large scale dust removal projects may require full enclosure of the work area, decontamination facilities and negative pressure units to be utilised.

An independent hygienist should be engaged to conduct control air monitoring to determine lead levels of the workplace and the regulated areas during large scale lead dust removal projects. Clearance air monitoring should also be conducted upon completion of removal works inside the work area.

After completion of removal works surface clearance swab sampling is the most effective way to determine that the area has been decontaminated to a satisfactory standard. Sampling should be conducted on hard non-absorbent surfaces such as flooring, window sills and shelves.

Acceptable loading for surface swab samples after lead paint removal or remediation are as follows:

a) Interior floors: 1 mg/m2 (as lead).
b) Interior window sills: 5 mg/m2 (as lead).
c) Exterior surfaces: 8 mg/m2 (as lead).

If surface dust swab lead loading levels are above the detailed criteria, it is an indication that further decontamination of the area is required prior to dismantling of the containment to the area.

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Table 2. Ongoing Maintenance Ceiling to remain in place -Recommended Controls for Low/Moderate Lead Risk 300 - 1200 mg/kg Pb

Task*	Frequency*	Who will be doing the works	Duration* (how long will it take)	Steps (including tools typically required)*	Controls for Low/Moderate Risk Lead Work (where settled dust in low volume/thickness has been identified e.g. <1-2mm average)	
					Personal Protective Equipment	
Running Cable	Max. 6 times/ year	Electrician	Maximum 10 minutes/space	• access via manhole • feeding a cable or conduit through ceiling space • possibly need to connect wiring in ceiling space	• If dust cannot be controlled - Single use respirator suitable for lead dust (e.g. P2/N95/N99) • disposable gloves (latex, nitrile etc.) • eye protection as appropriate • Task specific consideration given to disposable coveralls or work coveralls that may remain/be laundered at worksite	**Job set up:** • disposable plastic drop (200 mm) sheets should be used below work areas; • erect barriers (tape or other means) to prevent access to the work area by unprotected workers. • post "Lead warning" signs or barrier tape at every entrance to the work. Examples:   **Work activities:** • Workers must be trained in the hazards and health of effects of lead and the need to minimise dust disturbance and for good personal hygiene practices.. • Work dust free as possible, minimise disturbance of settled dust. • use cleaning methods that minimise the generation of dust, such as wet dusting or vacuuming using a vacuum with a class H (HEPA) filter on the exhaust. **General Housekeeping:** • the work area must be kept clean, and compressed air or dry sweeping must never be used; • workers must not eat, drink, chew gum, smoke, or bite fingernails in the work area; • tea breaks and lunch breaks must be taken in a clean area separate from the work area; • dust and waste must be cleaned up and placed in marked lead-waste containers that are dust-tight; **Decontamination:** -workers must wash their hands before eating, drinking, smoking, or leaving the work area; washing facilities to be provided, including wash basins, hot/warm water, soap, and disposable towels; - workers should remove all work clothes and shoes at breaks and end of the workday and leave them at work for reuse and/or laundering.
Lighting fitting replacement	Max. 25 times/year	Electrician	Maximum 10 minutes	• access via manhole cover • possibly feeding a cable or conduit through ceiling space • remove existing fitting and replace with new		
Patch and Painting	Max 3 times/year	Gyprock/ builder	Maximum in one given space 1 hour (not including patch and painting)	• scan for electrical cables on other side of ceiling space • once all clear ceiling is cut out with hand saw • structural support is then added into ceiling space • new gyprock is secured in place by screws, patched and painted.		
Leaking pipe	Max 3 times/year	Plumber/ sprinkler technician Gyprock/ builder	Maximum 2 hours (plumber) Maximum 1 hour if hole requires to be cut (Gyproc/ builder)	• access via manhole, if there is no manhole scan for electrical cables on other side of ceiling space • once all clear ceiling is cut out with hand saw • plumber attends to access ceiling space to repair pipe • structural support is then added into ceiling space • new gyprock is secured in place by screws, patched and painted		

* If tasks, frequencies, durations or processes or other exposure potentials are significantly different and may cause higher exposure, additional advice may be needed.

If lead concentrations >1200 mg/kg, this indicates a moderate/high lead risk and a need for more specific advice, controls and potential monitoring.

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Table 3. Ceiling Removal required as part of defit scope - Recommended Controls for Low Lead Risk

Lead levels in Dust	Task	Who will be doing the works	Duration (how long will it take)	Steps (including tools typically required)	Controls for Low Risk Lead Work	
					Personal Protective Equipment	
Under 300mg/kg	Inspection of plant/cables in ceiling void prior to defit works	Electrician	Maximum in one given space 1 hour	• access via manhole • possibly need to disturb wiring/ducting in ceiling space	• If dust cannot be controlled - Single use respirator suitable for general demolition dust • disposable gloves (latex, nitrile etc.) • eye protection as appropriate	**Job set up:** • disposable plastic drop (200 mm) sheets should be used below work areas; • erect barriers (tape or other means) to prevent access to the work area by unprotected workers. **Work activities:** • Work dust free as possible, minimise disturbance of settled dust. • use cleaning methods that minimise the generation of dust, such as wet dusting or vacuuming using a vacuum with a class H (HEPA) filter on the exhaust. **General Housekeeping:** • the work area must be kept clean, and compressed air or dry sweeping must never be used; • workers must not eat, drink, chew gum, smoke, or bite fingernails in the work area; • tea breaks and lunch breaks must be taken in a clean area separate from the work area; **Good Hygiene:** -workers must wash their hands before eating, drinking, smoking, or leaving the work area; washing facilities to be provided, including wash basins, hot/warm water, soap, and towels; - workers should remove all work clothes and shoes at breaks and end of the workday and leave them at work for reuse and/or laundering.
	Removal of ceiling lining as part of defit	Defit/Demo contractor	Will vary per tenancy	• Ceiling lining removed by use of hand tools		

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Ceiling Removal required as part of defit scope - Recommended Controls for Low/Moderate Lead Risk

Lead levels in Dust	Task	Who will be doing the works	Duration (how long will it take)	Steps (including tools typically required)	Controls for Low/Moderate Risk (where settled dust is identified at low volume/thickness e.g. <1-2mm average across site surface)	
					Personal Protective Equipment	
300-1200 mg/kg	Inspection of plant/cables in ceiling void prior to defit works	Electrician/ HVAC Technician/ Sprinkler Technician	Estimation of Maximum in one given space 1 hour	• access via manhole • possibly need to disturb wiring/ducting in ceiling space	• If dust cannot be controlled - Single use respirator suitable for lead dust (e.g. P2/N95/N99) • disposable gloves (latex, nitrile etc.) • eye protection as appropriate • Task specific consideration given to disposable coveralls or work coveralls that may remain/be laundered at worksite	**Job set up:** • disposable plastic drop (200 mm) sheets should be used below work areas; • erect barriers (tape or other means) to prevent access to the work area by unprotected workers. • post "Lead warning" signs or barrier tape at every entrance to the work. Examples:   **Work activities:** • Workers must be trained in the hazards and health of effects of lead and the need to minimise dust disturbance and for good personal hygiene practices. • Work dust free as possible, minimise disturbance of settled dust. • If dust needs to be removed, use cleaning methods that minimise the generation of dust, such as wet dusting or vacuuming using a vacuum with a class H (HEPA) filter on the exhaust. Compressed air or dry sweeping must never be used. **General Housekeeping:** • the work area must be kept clean; • workers must not eat, drink, chew gum, smoke, or bite fingernails in the work area; • tea breaks and lunch breaks must be taken in a clean area separate from the work area; **Good Hygiene:** -workers must wash their hands before eating, drinking, smoking, or leaving the work area; washing facilities to be provided, including wash basins, hot/warm water, soap, and disposable towels; - workers should remove all work clothes and shoes at breaks and end of the workday and leave them at work for reuse and/or laundering.
	Removal of ceiling lining during defit	Defit/Demo contractor	Will vary per tenancy	• Ceiling lining removed by use of hand tools		
	Removal of Dust to Surfaces in the former Ceiling Void following removal of ceiling lining	Defit/Demo contractor	Will vary per tenancy	• Removal of settled dust	As above	As above Dust and waste from vacuuming/wet wiping must be placed in in marked lead-waste containers and disposed of accordingly. There may be a need for further testing of the waste prior to disposal to determine, waste classification under the relevant waste framework for each state or territory (generally under Environment Protection Regulations).

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Ceiling Removal required as part of defit scope - Recommended Controls for Moderate/High Lead Risk

Lead levels in Dust	Task	Who will be doing the works	Duration (how long will it take)	Steps (including tools typically required)	Controls for Moderate/High Risk Lead Work	
					Personal Protective Equipment	
Greater than 1200 mg/kg	Lead removal contractor to be engaged. Assessment made of the proposed tasks and Lead Removal Control Plan developed which details the methods and programming for the removal of lead materials, including: • Site-specific set-up requirements • Lead removal methodology; • Controls during removal process; • Notification for vacating building occupants; • Site access and egress; • Fire and emergency procedures; • Isolation of services; • Movement of waste; • Isolation of road ways; and • Protection of surrounding areas from exposure to lead. Lead dust removal will require: • Prevention of escaping lead bearing dusts; • Adequate signage around work area; • Appropriate personal protective equipment; • Personal hygiene and facilities – no smoking, washing of hands prior to eating etc.; • Removal of Lead dust by vacuuming of all surfaces (with a HEPA filter fitted) within and including the enclosure to remove all remaining traces of lead dust; • Decontamination of personnel and equipment; • Appropriate waste disposal • Clearance inspection, and if required testing via surface soil or dust sampling; and • Medical surveillance of lead workers (Blood tests) as part of ongoing health monitoring.					