Asbestos & Hazardous Materials Survey

AMP Capital

123 Pitt Street
Sydney NSW

September 2021

RISKTECH Compliance

Asbestos & Hazardous Materials Survey

Report For	AMP Capital
Address	123 Pitt Street, Sydney NSW
Prepared By	Ruth Heywood Consultant (RiskTech Compliance)
Date of Inspection	9 September 2021
Conferred With	Cameron Holterman Facility Supervisor

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During the course of normal site works care should be exercised when entering any previously inaccessible areas and it is important to cease work pending further sampling if materials suspected of containing asbestos or other hazardous materials are present. Therefore prior to refurbishment or demolition works, further investigations and assessment is required to ensure materials that may be in previously inaccessible areas or areas not fully inspected.

Document Revision Record

File Name	Prepared By	Reviewed By	Issue No.	Issue Date
CBRE HAZMAT 45 Clarence St Sydney NSW Jul21	Ruth Heywood Consultant	Bernard Day General Manager	1	7/10/21

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1. Executive Summary

Scope

RiskTech Compliance were engaged by AMP Capital to undertake an Asbestos and Hazardous Materials Survey of the property located at 123 Pitt Street, Sydney NSW to assess the possible presence of Asbestos and Hazardous Materials used in the construction of the building.

The survey process encompassed an inspection of accessible areas of the building in accordance with NSW *Work Health and Safety Regulation*, 2017 and the SafeWork NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace*, 2019.

This report documents RiskTech Compliance's survey findings as per this scope. This is a non-destructive assessment for occupational purposes, not for major refurbishment or demolition. Hazardous materials assessed include asbestos containing materials (ACM), synthetic mineral fibre (SMF), polychlorinated biphenyls (PCBs) and lead-based paint.

The site was occupied at the time of the inspection and it should be noted that only the accessible areas of the building on site were assessed.

Findings

The table below summarises the identified/suspected hazardous materials on site:

Hazardous Material	Details	Risk Rating
Asbestos	Nil	-
SMF	Insulation materials throughout: A/C ductwork in the ceiling space, internal insulation to hot water heaters & zip boilers, compressed ceiling tiles, office levels, sarking insulation in plant rooms & pillow insulation in penetrations	Low
PCBs	Nil	-
Lead Paint	Nil	-

Recommendations

Priority Recommendations

- Nil

Management Recommendations

- Maintain identified SMF containing materials in good condition.

Refurbishment/Demolition Recommendations

- Undertake an intrusive hazardous materials assessment prior to renovations.
- Remove SMF materials under controlled conditions prior to demolition/refurbishment.

2. Introduction

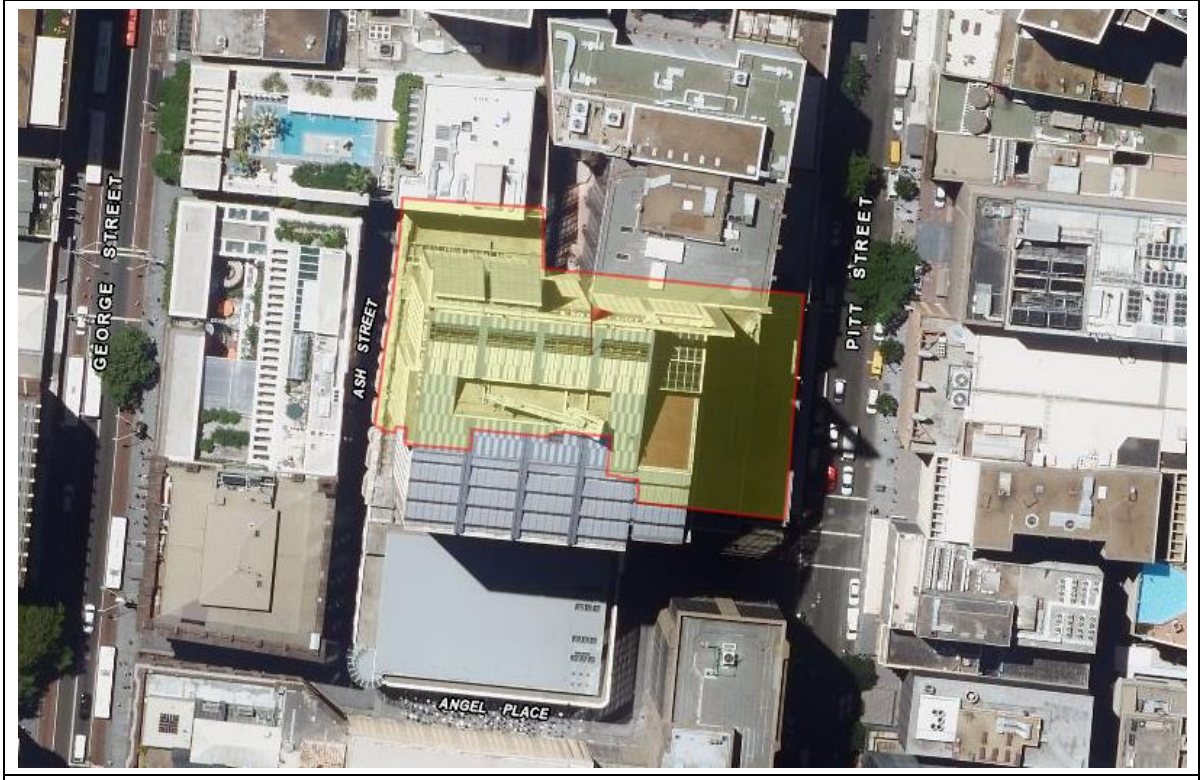
RiskTech Compliance were engaged by AMP Capital to undertake an Asbestos and Hazardous Materials Survey of the property located at 123 Pitt Street, Sydney NSW to assess the possible presence of Asbestos and Hazardous Materials used in the construction of the building.

This report includes an asbestos register for the site, prepared in accordance with NSW *Work Health and Safety Regulation,* 2017 and the Safe Work NSW *Code of Practice How to Manage and Control Asbestos in the Workplace*, 2019.

This report documents RiskTech Compliance's survey findings as per this scope. This is a non-destructive assessment for occupational purposes, not for major refurbishment or demolition. Hazardous materials assessed include asbestos containing materials (ACM), synthetic mineral fibre (SMF), polychlorinated biphenyls (PCBs) and lead-based paint.

2.1 Site Description

Site Address	Angel Place 123 Pitt Street, Sydney NSW
Construction Date	1999
Site Type	Commercial
Levels	32 Levels + 5 Plant Room Levels + 5 Levels underground car parking
Description	The site consists of a 35 Level commercial building located in Sydney CBD. Plant rooms are located on Levels 3, 4, 32, 33 & 34. A total of 5 underground parking areas/levels is provided below the building with a loading dock on the Lower Ground Level.



Site Location: 123 Pitt Street, Sydney NSW Image courtesy Sixmaps 2021

2.2 Scope

The survey process encompassed an inspection of the exterior and interior areas including plant rooms of the building on site. This report documents RiskTech's survey findings as per this scope.

The survey was undertaken in accordance with:

- *NSW Work Health and Safety Regulation*, 2017;
- *SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace*, 2019.

The scope included an Asbestos and Hazardous Building Materials survey of the building on site, with express intent to identify the presence of the following:

- Asbestos Containing Materials (ACM);
- Synthetic Mineral Fibres (SMF);
- Polychlorinated Biphenyls (PCBs); &
- Lead Paint.

The survey involved:

- Discussions with relevant personnel and review of historical aerial photographs to ascertain the building age and history.
- Review of relevant documentation including previous audit reports and abatement records where present.
- A visual inspection of accessible and representative structural elements and construction materials of the building to identify hazardous materials.
- Detailed sampling and identification of suspected asbestos materials. Small representative samples of suspected asbestos-containing material are collected in plastic bags with clip-lock seals.
    - No samples were collected during the current assessment.
    - Refer to **Appendix 2** for previous laboratory results.
- Sampling of suspected lead paint materials. The objective of lead paint identification in this survey is to highlight the presence of lead-based paints within the building, not to specifically identify every source of lead-based paint. Paint chip samples are collected and subsequently analysed for lead content in an independent NATA-accredited laboratory.
    - No paint chip samples were collected during the current assessment.
- During the inspection, details of the capacitors were noted and assessed against a list of known PCB-containing capacitors: *Identification of PCB-Containing Capacitors – Australian & New Zealand Environment and Conservation Council (ANZECC) 1997*. Access to the capacitors within insitu light fittings was not available at the time of the audit, as a qualified electrician was not present to access the fittings. An assessment on the likelihood of light fittings containing PCB capacitors has been made in lieu of a visual inspection, based on the apparent age and style of the light fittings.
- Identification of SMF materials was undertaken by visual assessment only.
- Preparation of this report, including findings, recommendations, an Asbestos & Hazardous Materials Register, photographs & laboratory results.

A strategy of using representative samples of suspected hazardous materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the audit 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. Where these factors have indicated that there is a possibility of exposure to airborne asbestos fibres or other hazardous material, appropriate risk control measures are recommended.

The quantities presented in the Asbestos & Hazardous Materials Registers are indicative estimates only and should not be used as absolute quantities for tendering purposes to cost removal / remediation. Furthermore, further intrusive investigations and testing should be undertaken prior to planned redevelopment works in order to ascertain the full extent and quantities of hazardous materials and also to engage a professional quantity surveyor organisation if quantities are to be relied upon.

The scope of works did not include sub-surface investigations for asbestos / hazardous materials or identification of any asbestos / hazardous materials containing underground services such as telecommunication and electrical conduits, stormwater, sewer and drinking water pipework and service pits or similar materials.

2.3 Risk Assessment

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

- Evidence of physical damage
- Proximity of air plenums and direct air stream
- Friability of the material
- Requirement for access for building/maintenance operations
- Likelihood of disturbance of the asbestos material
- Accessibility
- Exposed surface areas
- Environmental conditions

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

The risk factors described above are used to rank the health risk posed by the presence of asbestos-containing materials.

- A *low* risk ranking describes asbestos materials that pose a low risk to personnel, employees and the general public providing they stay in a stable condition.
- A *medium* risk ranking applies to materials that pose an increased risk to people in the area.
- Asbestos materials that possess a *high* risk ranking pose a high risk to personnel or the public in the area of the material.

2.4 Priority Rating System for Control Recommendations

The following priority rating is adopted to assist in managing the ACM identified in the building.

A P1 (high priority) to P4 (low priority) rating system is employed:

P1 – Immediate remedial works are required

P2 – Remedial works are required within 3-6 months

P3 – Remedial works are generally not required, but where required, these works should be undertaken within a planned control program

P4 – No remedial works are required

2.5 Documentation/History

Access to the building and discussions were held with Cameron Holterman, Facility Supervisor for the site.

The following previous asbestos or hazardous materials documentation was available for review:

A previous Asbestos Materials Risk Assessment Report developed by Noel Arnold & Associates (NAA) in November 2010 was available for review. 2 samples were taken during the inspection of which none were found to contain asbestos. No other materials were suspected of containing asbestos during this inspection.

An Asbestos and Hazardous Material Register and Management Plan developed by RiskTech Pty Ltd in September 2017 was available for review. 8 samples were taken during the inspection of which none were found to contain asbestos. No other materials were suspected of containing asbestos during this inspection. No lead containing paint systems or polychlorinated biphenyls (PCBs) containing capacitors were identified or suspected to be present on site. Standard synthetic mineral fibre (SMF) items were identified on site (e.g. compressed ceiling tiles in office areas, insulation material to air conditioning duct work, pillow insulation in penetrations, pipe work insulation & internal insulation to hot water heaters, boilers & mini zip boilers).

2.6 Asbestos Remediation Works

No information was available for asbestos remediation works on site.

2.7 Limitations/Areas Not Accessed

This is a non-destructive assessment for occupational purposes. It is not to be used for any major refurbishment or demolition, where a more invasive destructive survey would be undertaken in line with plans for re-development.

In accordance with the *NSW Work Health and Safety Regulation,* 2017 inaccessible areas that are likely to contain asbestos must be presumed as containing asbestos material until further inspection and analysis of samples has been undertaken by an approved analyst.

Typical areas likely to be deemed inaccessible under this regulation are:

- Height restricted areas e.g. Inaccessible ceiling/roof spaces and facade;
- Inaccessible sub-floor spaces/tunnels;
- Under carpet/vinyl or other floor coverings;
- Above set ceilings;
- Service shafts, risers, ducts etc. concealed within building structure;
- Lift shaft, landing doors and lift cabin fittings and doors;
- Areas accessible only by dismantling plant and equipment or performing localised demolition works;
- Concealed and inaccessible areas such voids and cavities within building structure, which are only accessible during major demolition works;
- Concealed behind other materials and linings;
- Building façade fixing brackets;
- Wall cavities/partitions;
- Behind ceramic wall and floor tiles;
- Inside mechanical equipment e.g. within air conditioning re-heat boxes;
- Gaskets & sealants to pipework, ductwork, mechanical equipment, window glazing & construction joints;
- Waterproof membranes;
- Sealed fire doors;
- Areas or rooms where access was restricted or impeded due to operational activities, stored equipment, plant or product, safety risks or locked;
- Areas below ground including beneath concrete slab; &
- Within live electrical switchboards and other energised components.

Other specific areas not accessed during the survey include:

- Façade and elevated areas (height restricted access);
- Limited access to ceiling spaces (height restricted access, limited manhole locations and plant & equipment restricting access);
- Service pits (e.g. stormwater, sewer, wastewater, electrical & telecommunications) and underground pipework, conduits or similar (e.g. telecommunication & electrical conduits and stormwater, sewer & drinking water pipework).

It should be noted that the presence of residual asbestos material on structural steel elements (e.g. columns & beams) and adjacent surfaces or materials (e.g. walls & ductwork), on plant items (e.g. boilers, vessels & pipework), behind walls, ceilings and floor coverings or covered / concealed with insulation, sealant, cement or other materials cannot be ascertained without extensive removal and impact to the insulation, linings, fittings, fixtures and services.

As the survey assessment is focused on reasonable accessible areas, it is possible that asbestos / hazardous materials may not be identified without further investigations, demolition or damage to building structures and associated finishing materials, fixtures and fittings, isolation and dismantling of disused and/or operation plant and equipment and also work, health and safety considerations (e.g. heights & live equipment).

As sampling of suspected asbestos / hazardous materials is only representative, it is possible that asbestos may not be detected in the sample collected due to factors such as non-homogeneity of asbestos within the material and also the sensitivity and constraints of the analytical method.

3. Findings

3.1 Asbestos

The following ACMs were identified on site.

Asbestos Material	Location	Posed Risk	Extent
Nil	-	-	-

The following ACMs were presumed to be present on site, but could not be verified due to accessibility issues:

Asbestos Material	Location	Posed Risk	Extent
Nil	-	-	-

3.1.1 Discussion

No asbestos materials were identified or suspected to present on site during the current hazardous materials inspection, therefore an asbestos management plan is not required for the site.

3.1.2 Photographs - Asbestos

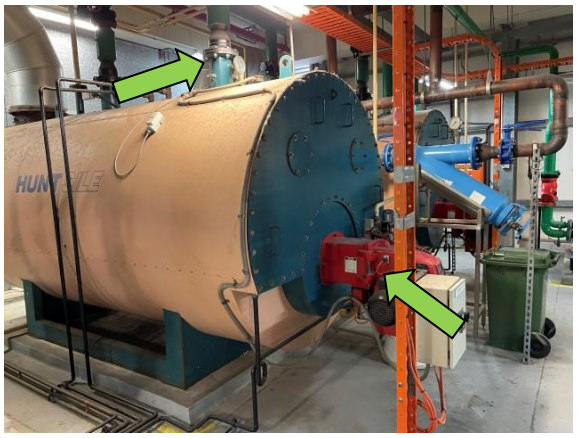


Photo 1: Level 34, Boiler Room, Boiler Motor & Pipe Work – Non-asbestos gaskets

Photo 2: Level 32, High Rise Lift Motor Room, Lift Motor – Non-asbestos brake pads

3.2 Synthetic Mineral Fibre (SMF)

3.2.1 Background Information

Synthetic Mineral Fibre (SMF) is a man-made insulation material used extensively in industrial, commercial and residential sites as fire rating, reinforcement in construction materials and as acoustic and thermal insulators. Types of SMF materials include fibreglass, rockwool, ceramic fibres and continuous glass filaments.

There are two basic forms of SMF insulation, bonded and un-bonded. Bonded SMF is where adhesives, binders or cements have been applied to the SMF before delivery and the SMF product has a specific shape. Un-bonded SMF has no adhesives, binders or cements and the SMF is loose material packed into a package.

3.2.2 Survey Findings

The following SMF materials were identified on site:

SMF Item	Location/Comments
Compressed ceiling tiles	All Levels, Office Areas
Insulation material to air conditioning ductwork	All Levels, office areas, ceiling space throughout
Internal insulation to hot water heaters & mini zip boilers	All levels, kitchenettes
Lower Ground Level, Cleaners Store Room	
Boiler Insulation	Level 34 Plant Room
Pipe Work Insulation	All Levels, pipe work risers

The SMF materials identified on site were generally in a good condition and installed to industry standards. These materials do not represent an increased health risk in their current condition.

3.2.3 Photographs - SMF

Photo 7: All Levels, Office Areas – SMF compressed ceiling tiles

Photo 8: All Levels, Ceiling Space, Air Conditioning Duct Work – SMF insulation

	
Photo 9: All Levels, Kitchenettes, Mini zip boilers – SMF internal insulation	**Photo 10:** All Levels, Electrical penetrations – SMF pillow insulation

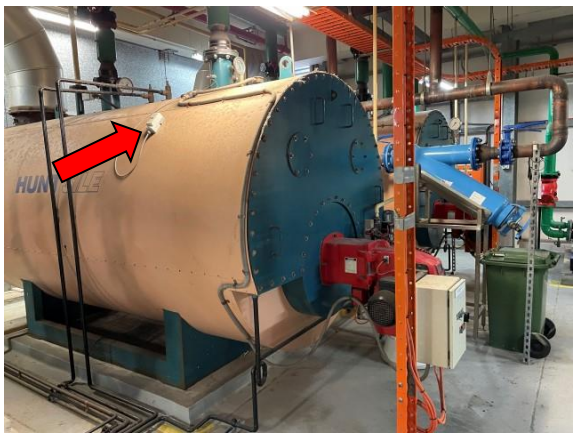
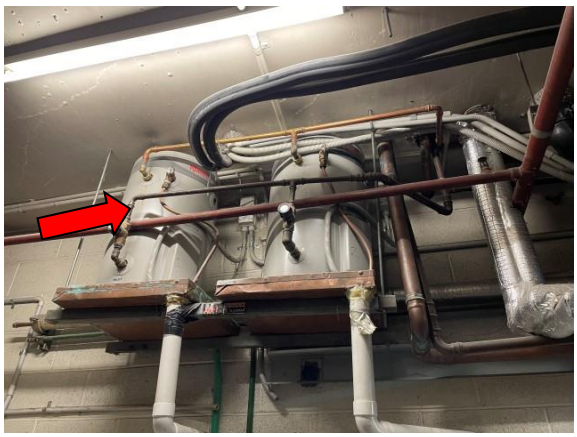

	

Photo 11: Level 34, Plant Room, Boiler – SMF internal insulation	**Photo 12:** Lower Ground Level, Cleaners Store Room, Hot water heaters – SMF internal insulation

3.3 Polychlorinated Biphenyls (PCBs)

3.3.1 Background Information

The major use of PCBs in the electrical industry has been as an insulating fluid inside transformers and capacitors. Capacitors containing PCBs were installed in various types of equipment including fluorescent light fittings during the 1950's, 60's and 70's.

3.3.2 Summary of Findings

No PCB containing capacitors were identified during the current Hazardous Materials Survey.

As the building was constructed in 1999, the fluorescent light fittings throughout the building are unlikely to contain PCB containing capacitors as these were phased out in the late 1970's.

3.4 Lead Paint

3.4.1 Background Information

In December 2017, Standards Australia has adopted a significantly lower lead content limit from 1% to 0.1% for the definition of lead paint.

Lead paint, as defined by the Australian/New Zealand Standard AS/NZS 4361.2: 2017 *Guide to hazardous paint management; Part 2: Lead paint in residential, public and commercial buildings* is "*a paint film that contains greater than 0.1% lead by mass in the dry film*."

Paint with lead pigment was manufactured up until the late 1960's, and in 1969 the National Health and Medical Research Council's Uniform Paint Standard was amended to restrict lead content in domestic paint. Paint manufactured for non-industrial use since 1970's contain less than 1% lead. However, it is possible that industrial paints containing a higher lead concentration may have been applied to residential, public and commercial buildings.

Since 1997, paints have been manufactured with less than 0.1% lead by mass and this limit has been adopted by Standards Australia for the definition of lead-containing paint.

3.4.2 Summary of Findings

No lead paint items were identified during the current Hazardous Materials Survey.

4. Recommendations

4.1 Priority Recommendations

- Nil

4.2 Management Recommendations

- Manage SMF materials in good condition.

4.3 Refurbishment Recommendations

- Undertake an intrusive hazardous materials assessment prior to renovations. This helps identify asbestos/other hazardous materials which may be present in previously inaccessible areas (e.g. beneath carpet, above set ceilings etc.).
- It is imperative that demolition/refurbishment works cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered.
- Remove identified SMF containing materials under controlled conditions prior to refurbishment/demolition.

Appendix 1 Asbestos Register

Example Asbestos Register

The Asbestos Register on the following pages contains a detailed description and risk assessment information. This is outlined below:

Each asbestos item's location and description is included in the first column

The sample number corresponds to the Laboratory report (if samples taken) in Appendix 2

Photos of selected items are included in the Section 3 Findings

An estimated amount of the asbestos materials is outlined here

Based on the risk assessment, the control priority is included here as a guide:
P1 – Immediate remedial works are required.
P2 – Remedial works are required within 3-6 months.
P3 – Remedial works are generally not required, but where required, these works should be undertaken within a planned control program.
P4 – No remedial works are required.

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Labelled ?	Control Priority	Control Recommendation
Ground Floor												
Ground Floor Lobby, Western Wall Fibre cement sheeting	A01	Positive	1	5m²	Good	Non Friable	Low	Low	2018	No	P4	Label and maintain item in good condition. Remove by a Class A/B licensed asbestos contractor prior to renovations.
Switch Room Electrical cabinet – electrical backing board *Not sampled due to live equipment	-*	Suspected Positive	2	1 units	Good	Non Friable	Low	Low	2018	Yes	P4	Maintain in good condition and remove by a Class A/B asbestos contractor prior to renovations.

Sample Status identifies if the material contains asbestos:
- **Positive**: the sample contains asbestos (refer to the analysis report in Appendix 2)
- **Negative**: the sample does not contain asbestos.
- Where the material was not sampled, but is similar to another sample, the sample status is **Assumed Negative** or **Assumed Positive**.
- Based on knowledge, an item may be **Suspected Positive** or **Suspected Negative** if the material was inaccessible at the time of inspection

These columns outline the risk assessment of each ACM:
- **Condition:** Good, Fair or Poor
- **Friability:** Friable or Non-friable
- **Disturbance Potential:** Low, Med or High depending on a number of factors such as access requirements, airflow etc
- **Risk Status:** describes the overall health risk posed by the ACM (Low, Med or High)

A date for re-inspection is given based upon the risk assessment

Do the materials have asbestos warning labels?

Recommended control measures are included for identified ACM

Asbestos Register

Site Address: 123 Pitt Street, Sydney NSW								**Assessed By:** **Date:**		**Ruth Heywood** **Consultant (RTC)** **9/09/2021**		
Location **Item Description** **Comments**	**Sample No.**	**Sample Status**	**Photo No.**	**Extent**	**Condition**	**Friability**	**Disturbance Potential**	**Risk Status**	**Re-inspect Date**	**Labelled ?**	**Control Priority**	**Control Recommendation**
Exterior												
Façade No access to upper sections of façade *no asbestos materials suspected	-	-	-	-	-	-	-	-	-	-	-	-
Driveway entrances, entrances to the building, surrounding the building No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Roof Level (Level 35), Cooling tower area & upper roof level section No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Level 34 (Plant Room)												
Boiler Room, Boiler Boiler End – Rope gasket	NAA Sample 82666-01	Negative	-	-	-	-	-	-	-	-	-	-
Boiler Room, Hot Water Pump Pipe Work – Gasket	RiskTech 2017 - 01	Negative	-	-	-	-	-	-	-	-	-	-
Boiler Room, Boiler Boiler Ends, Hatches – Gasket material	RiskTech 2017 - 02	Negative	-	-	-	-	-	-	-	-	-	-
Boiler Room, Boiler Pipe Work on Top of Boiler – Gasket	RiskTech 2017 - 03	Negative	-	-	-	-	-	-	-	-	-	-
Boiler Room, Boiler Boiler Motor – Gasket	RiskTech 2017 - 04	Negative	-	-	-	-	-	-	-	-	-	-
Throughout Plant Room Pipe Work Penetrations – Vermiculite insulation material	NAA Sample 82666-02	Negative	-	-	-	-	-	-	-	-	-	-

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Labelled ?	Control Priority	Control Recommendation
Throughout, Electrical Cabinets Electrical backing boards *not sampled - live equipment and no bituminous board present	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Plant Room Throughout Fire Doors (tagged – 1999 & 200_) - Core insulation *not sampled – age of manufacture	-*	Presumed Negative	-	-	-	-	-	-	-	-	-	-
Chiller room & plant rooms No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Level 33 (Plant Room)												
Throughout, Electrical Cabinets Electrical backing boards *not sampled - live equipment and no bituminous board present	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Plant Room Throughout Fire Doors (tagged – 1999 & 200_) - Core insulation *not sampled – age of manufacture	-*	Presumed Negative	-	-	-	-	-	-	-	-	-	-
Diesel Generator Room, Diesel Generator Pipe Work – Metal gaskets No asbestos materials identified	-	Negative	-	-	-	-	-	-	-	-	-	-
Hydrant Pump Room, Diesel Generator Room, Corridors, Fire stairwells, Roof area, Switch room No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Level 32 (Plant Room)												
High Rise Lift Motor Room Lift Motor – Brake pad	RiskTech 2017 - 07	Negative	-	-	-	-	-	-	-	-	-	-
Throughout, Electrical Cabinets Electrical backing boards *not sampled - live equipment and no bituminous board present	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Labelled ?	Control Priority	Control Recommendation
Plant Room Throughout Fire Doors (tagged – 1999 & 200_) - Core insulation *not sampled – age of manufacture	-*	Presumed Negative	-	-	-	-	-	-	-	-	-	-
Lift Motor Room, Plant Room, air handling units, building managers office, office areas, toilets No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Levels 5-31												
Level 21, Mid Rise Lift Motor Room Lift Motor – Brake pad	RiskTech 2017 - 08	Negative	-	-	-	-	-	-	-	-	-	-
Fire Stairwells, Throughout Fire Doors (tagged – 1999 & 200_) - Core insulation *not sampled – age of manufacture	-*	Presumed Negative	-	-	-	-	-	-	-	-	-	-
Throughout, Electrical Cabinets Electrical backing boards *not sampled - live equipment and no bituminous board present	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Hallways, toilets, office areas, lift lobby areas, fire stairwells & riser cupboards, electrical cupboards No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Levels 3 & 4 (Plant Room)												
Level 4, Air Plenum, Behind Heritage Facade Columns – Vermiculite insulation	RiskTech 2017 - 06	Negative	-	-	-	-	-	-	-	-	-	-
Fire Stairwells, Throughout Fire Doors (tagged – 1999 & 200_) - Core insulation *not sampled – age of manufacture	-*	Presumed Negative	-	-	-	-	-	-	-	-	-	-

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Labelled ?	Control Priority	Control Recommendation
Throughout, Electrical Cabinets Electrical backing boards *not sampled - live equipment and no bituminous board present	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Plant Room, Store Rooms, Air handling units, electrical rooms, air plenums No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Ground Level												
Fire Stairwells, Throughout Fire Doors (tagged – 1999 & 200_) - Core insulation *Not sampled – age of manufacture	-*	Presumed Negative	-	-	-	-	-	-	-	-	-	-
Lobby areas No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Lower Ground to level B5												
Fire Stairwells, Throughout Fire Doors (tagged – 1999 & 200_) - Core insulation *Not sampled – age of manufacture	-*	Presumed Negative	-	-	-	-	-	-	-	-	-	-
Level B5, Fuel Tank Room Pipe Work - Gasket	RiskTech 2017 - 05	Negative	-	-	-	-	-	-	-	-	-	-
Car park areas, bin storage areas, driveways, lobby areas, plant rooms, loading docks, toilets, showers, cleaners room, dock master office, lift lobby areas No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-

Synthetic Mineral Fibres (SMF) Register

Location Item Description	Photo No.	Form	Extent	Condition	Risk Status	Control Recommendations
Exterior						
No SMF materials were identified or suspected during the current Hazardous Materials Survey	-	-	-	-	-	-
Interior – All Levels						
Office areas Ceiling - Compressed ceiling tiles		Bonded	~5,000m^2	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Office areas Ceiling Space - Air conditioning duct work		Bonded	~200m^2	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Kitchenettes Mini zip boilers – Internal insulation		Bonded	~30 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Riser Cupboards & Electrical Cupboards Penetrations – Pillow insulation		Bonded	~2,000 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Riser Cupboards, Plant Rooms & Car Park Areas Pipe Work – Insulation		Bonded	~200m^2	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Level 34, Plant Room, Boiler Internal insulation		Bonded	2 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Lower Ground Level, Cleaners Store, Hot Water Heaters Internal insulation		Bonded	4 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments

Polychlorinated Biphenyls (PCBs) Register

Location Item Description	Photo No.	Capacitor Specifications	No. Fittings	PCB Containing (Yes/No)	Control Recommendations
Exterior					
No PCB containing capacitors were identified throughout the site during the current Hazardous Materials Survey	-	-	-	-	As the building was constructed in 1999 PCBs are unlikely to be present on site as these were phased out in the late 1970's
Interior					
No PCB containing capacitors were identified throughout the site during the current Hazardous Materials Survey	-	-	-	-	As the building was constructed in 1999 PCBs are unlikely to be present on site as these were phased out in the late 1970's

Lead Paint Register

Location Item Description	Photo No.	Sample No.	Sample Result	Lead Paint? (Y/N) Note	Extent	Condition	Control Recommendations
Exterior							
No lead paint systems were identified or suspected during the current survey	-	-	-	-		-	-
Interior							
No lead paint systems were identified or suspected during the current survey	-	-	-	-		-	-

Note: Australian Standard "AS4361.2: 2017 *Guide to Hazardous Paint Management; Part 2: Lead Paint in Residential Public and Commercial Buildings*", is that which contains in excess of 0.1% lead by weight.

Appendix 2 Asbestos Lab Results

SAFE WORK & ENVIRONMENTS

06/10/2017

Attention: Matthew Hyde
Company: Risktech Pty Ltd
Fax/email: mhyde@risktech.com.au
Address: Level 5, 3 Rider Boulevard Rhodes NSW 2138

SWE Reference: S106842.21
Client Reference: 123 Pitt
Date of Receipt: 31/09/2017
NATA Accreditation No: **17092**

Asbestos Identification
This report presents the results of 8 samples, received at SWE Concord office on 31 September 2017 for analysis for asbestos.

1. Introduction: 8 samples collected by client were examined and analysed as received for the presence of asbestos.

2. Methods: The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining.

3. Results:

SWE Ref.	DATE ANALYSED	SAMPLE DESCRIPTION	DIMENSIONS (mm/g)	ANALYSIS RESULTS
S106842.21-A01	6/10/2017	1 - Blue fibrous gasket material	30x5x2 mm	No Asbestos Detected Organic Fibre Detected
S106842.21-A02	6/10/2017	2 - Brown fibrous gasket material	50x10x2 mm	No Asbestos Detected Organic Fibre Detected
S106842.21-A03	6/10/2017	3 - Blue fibrous gasket material	15x5x2 mm	No Asbestos Detected Organic Fibre Detected
S106842.21-A04	6/10/2017	4 - Blue fibrous gasket material	7x3x2 mm	No Asbestos Detected Organic Fibre Detected
S106842.21-A05	6/10/2017	5 - Green fibrous gasket material	10x5x2 mm	No Asbestos Detected Organic Fibre Detected
S106842.21-A06	6/10/2017	6 - Beige powdery mica vermiculite material	7.25 g	No Asbestos Detected Organic Fibre Detected
S106842.21-A07	6/10/2017	7 - Dark brown woven fibrous rope insulation	15x10x2 mm	No Asbestos Detected Synthetic Mineral Fibre Detected
S106842.21-A08	6/10/2017	8 - Dark green woven fibrous rope insulation	15x4x2 mm	No Asbestos Detected Synthetic Mineral Fibre Detected

Methodology: Qualitative identification of asbestos type fibres in bulk using Polarised Light Microscope carried out in accordance with AS4964-2004 and SWE's *In-House Method 3 – Fibre Identification*. The collection of the sampling is not covered under the below NATA Accreditation Scope.

Safe Work and Environments Pty Ltd
7/103 Majors Bay Road, Concord, NSW 2137
Phone: 02 8757 3611 Fax: 02 8757 3612
Email: **enquiries@swe.com.au**

SAFE WORK & ENVIRONMENTS

NATA Accreditation Number: 17092
NATA Accreditation Scope: 7.82.31 – Asbestos Fibre Identification
7.84.31 – Asbestos

NATA WORLD RECOGNISED ACCREDITATION

Analysed and reported by

Rune Knoph
Approved Issuer of Reports

The results of the tests, calibrations and/or measurements in this document are traceable to Australian/national standards. Accredited for compliance with ISO/IEC 17025.

Safe Work and Environments Pty Ltd
7/103 Majors Bay Road, Concord, NSW 2137
Phone: 02 8757 3611 Fax: 02 8757 3612
Email: **enquiries@swe.com.au**

CHAIN OF CUSTODY - Client

Safe Work and Environments Pty Ltd

Safe Work and Environments Pty Ltd
35/103 Majors Bay Road, Concord, NSW 2137
Ph 02 8757 3611 / enquiries@swe.com.au

S668424

RECEIVED 3/10/17 by Sam me 6/10/17

Client:	RiskTech Pty Limitied	**Client Project Name / Number / Site etc (ie report title):**	123 Pitt
Contact Person:	Matthew Hyde	**PO No.:**	
Project Mgr:		**Quote No. :**	
Sampler:	Matthew Hyde	**Date results required:**	Std
Address:	Level 5, 3 Rider Boulevard Rhodes NSW 2138	**Or choose: standard / same day / 1 day / 2 day / 3 day** *Note: Inform lab in advance if urgent turnaround is required - surcharges apply*	
Phone: 02 8745 2067	**Mob:** 0481 117 987	**Report format: esdat / equis /**	
Email:	mhyde@risktech.com.au	**Lab Comments:**	

Sample Information					Tests Required														Comments
Sample ID	**Client Sample ID or information**	**Depth**	**Date sampled**	**Type of sample**	**Asbestos**														**Provide as much information about the sample as you can**
	1	-	26/09/17	Gasket	✓														
	2	-	26/09/17	Gasket	✓														
	3		26/09/17	Gasket	✓														
	4		26/09/17	Gasket	✓														
	5		26/09/17	Gasket	✓														
	6		26/09/17	Vermiculite	✓														
	7		29/09/17	Rope	✓														
	8		29/09/17	Rope	✓														

Relinquished by (Company):	RiskTech Pty Limitied	**Received by (Company):**	***Lab use only:***
Print Name:	Matthew Hyde	**Print Name:**	**Samples Received: Cool or Ambient (circle one)**
Date & Time:	29/09/17	**Date & Time:**	**Temperature Received at:** (if applicable)
Signature:		**Signature:**	**Transported by: Hand delivered / courier**