Asbestos & Hazardous Materials Survey

Mirvac

700 Bourke Street,
Melbourne VIC

February 2026

RISKTECH Compliance

Asbestos & Hazardous Materials Survey

Report For	Mirvac
Address	700 Bourke Street, Melbourne VIC
Site Inspection By	Rehan Akram Consultant, RiskTech Compliance
Date of Inspection	2 February 2026
Conferred With	Ross Petousis Facility Supervisor, Mirvac

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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.

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1. Executive Summary

Scope

RiskTech Compliance (RiskTech) was commissioned by Mirvac to undertake an Asbestos and Hazardous Materials Survey of 700 Bourke Street, Melbourne VIC to assess the possible presence of Asbestos and Hazardous Materials used in the construction of the building on site.

The survey process encompassed an inspection of accessible areas of the building in accordance with *VIC Occupational Health and Safety Regulations 2017* and *Managing Asbestos in the Workplace: Compliance Code* (*WorkSafe Victoria, 2019*).

This report documents RiskTech's survey findings as per this scope. This is a non-destructive assessment for occupational purposes, not intended for major refurbishment or demolition. The hazardous materials included in this assessment are asbestos, synthetic mineral fibre (SMF), polychlorinated biphenyls (PCBs) and lead-based paint.

Findings

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

Hazardous Material	Details	Risk Status
Asbestos	• Nil	-
SMF	• Pipework insulation – Level 15 Boiler Room, Ceiling Space of Office Levels 1-14; • Rigid & flexible ductwork Insulation - Ceiling Space of Office Levels 1-14; • Internal insulation to hot water units – Level 15 Plant Room & Office Levels 1-14; • Fire stopping insulation - Electrical and Communications Cupboards Office Levels 1-8.	Low
PCBs	• Nil	-
Lead Paint	• Nil	-

Recommendations

Priority Recommendations

- Nil

Management Recommendations

- No asbestos materials were identified on site therefore an Asbestos Management Plan is not required to be developed for the site.
- Maintain identified SMF containing materials in good condition. Remove under controlled conditions prior to demolition/refurbishment.

Refurbishment/Demolition Recommendations

- Nil

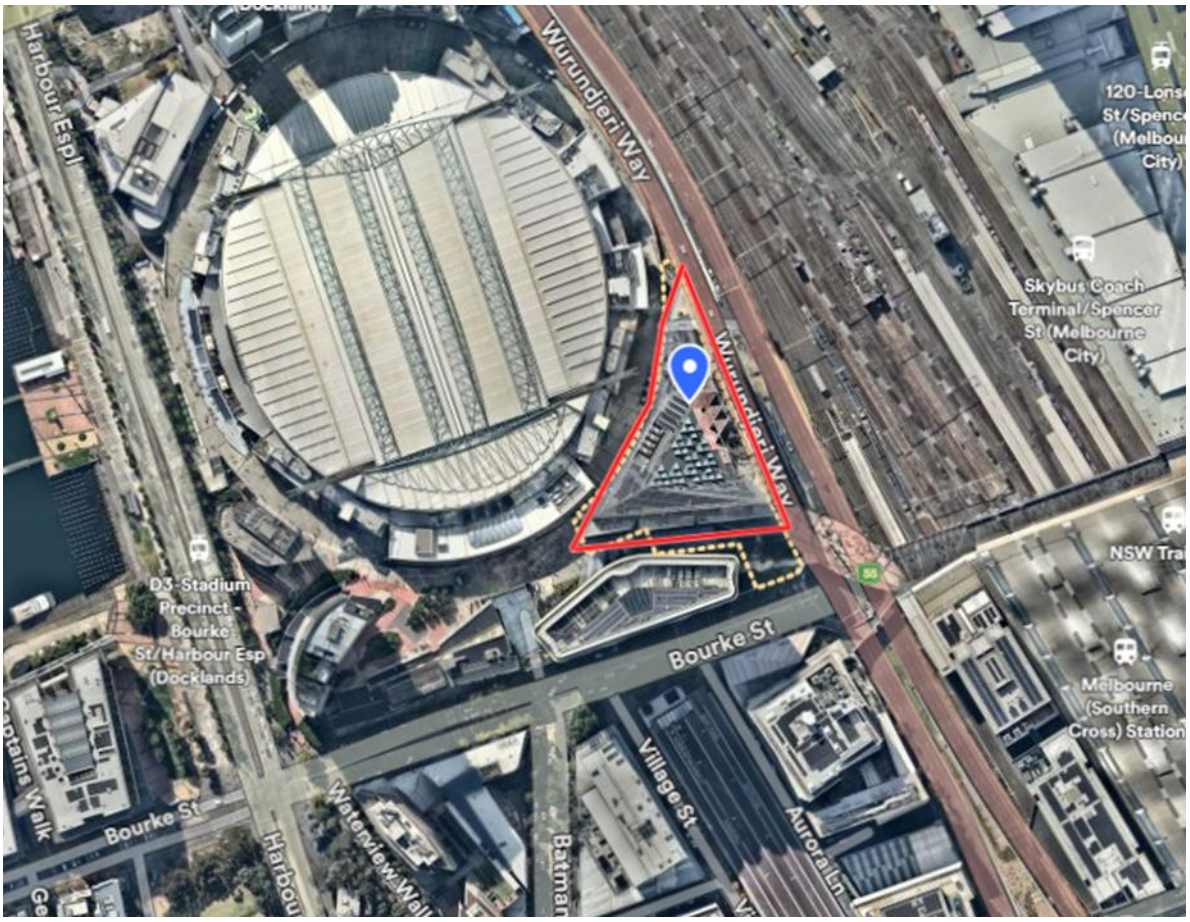
2. Introduction

RiskTech Compliance (RiskTech) was commissioned by Mirvac Property to undertake an Asbestos and Hazardous Materials Survey of 700 Bourke Street, Melbourne VIC to assess the possible presence of Asbestos and Hazardous Materials used in the construction of the building on site.

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

2.1 Site Description

Site Address	700 Bourke Street, Melbourne VIC
Construction Date	2013
Site Type	Commercial
Description	Level 15 – Plant Rooms Levels 1-14 Offices Ground and Mezzanine – NAB Branch & Cafe P1 and P2 – Basement Level Parking, Loading Dock and Plant Rooms Access to the Loading Dock is via Wurundjeri Way and access to the car park is via Bourke Street. This site covers approximately 8,977m².



Site Location: 700 Bourke Street, Melbourne VIC

Image courtesy Nearmap 2026

2.2 Scope

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

The survey was undertaken in accordance with:

- *VIC Occupational Health and Safety Regulations 2017*; &
- *VIC Compliance Code: Managing Asbestos in Workplaces, 2019*.

The scope included an Asbestos and Hazardous Building Materials survey of the building, 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 to ascertain the building age and history.
- Review of relevant documentation including previous audit reports and abatement records where present.
- 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 hazardous materials survey (refer to **Appendix 2** for previous laboratory results).
- Sampling of representative suspected lead paint materials. The objective of lead paint identification in this survey is to highlight the presence of lead-based paints within the buildings, not to specifically identify every source of lead-based paint.
    - No paint chip samples were collected during the current hazardous materials survey as no suspected lead paint systems were identified.
- 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 vast majority of capacitors within in-situ 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.
- Preparation of this report, including findings, recommendations, an Asbestos & Hazardous Materials Register, photographs and laboratory results.

A strategy of using representative samples of suspected asbestos 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 Materials Register 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 asbestos 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 materials or identification of any asbestos 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 health 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 on the site.

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 site and discussions were held with Ross Petusis, Facilities Manager for Mirvac. The site was operational at the time of the assessment.

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

1. An Asbestos & Hazardous Materials Audit was conducted of the site prior to the construction of the building dated November 2010, developed by Noel Arnold & Associates (Ref: MC0666:86258). A total of 5 samples were taken during this assessment of which 1 returned a positive result for asbestos.

This report identified/suspected the following asbestos containing materials on site:

- Cement sheet debris fragments in the car park area under the bridge.

It is assumed the asbestos material was removed prior to the construction of the current building in 2013.

2. *Asbestos & Hazardous Materials Survey 700 Bourke Street, Melbourne VIC* – Developed by RiskTech in December 2020. A total of 3 samples were taken as part of this assessment which all returned negative results for asbestos. No lead paint was identified.

2.6 Asbestos Removal Documentation

The table below summarises historical asbestos removal works, which have been undertaken at 700 Bourke Street, Melbourne VIC. It is noted that no Asbestos/Hazardous materials were identified on site in the previous Asbestos/Hazardous Materials Report.

Clearance Certification for Asbestos Removal Works		
Location	**Asbestos Material Removed**	**Report / Certification Details**
-	-	-

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 *VIC Occupational Health and Safety Regulations 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 & boilers;
- Gaskets & sealants to pipework, ductwork, mechanical equipment, window glazing & construction joints;
- Energised services, gas, electrical and chemical pipes / conduits;
- Waterproof membranes;
- Sealed fire doors or access panels;
- 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:

- External upper façade (height restricted); &
- Toilets, storage rooms & car parking attendant room – Ground Level (locked).

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 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 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

3.1.1 Summary of Findings

The following ACMs were identified on site.

Asbestos Material	Location	Risk Status	Extent
Nil	-	-	-

The following ACMs were presumed to be present on site.

Asbestos Material	Location	Risk Status	Extent
Nil	-	-	-

No asbestos materials were identified on site therefore an Asbestos Management Plan is not required to be developed for the site.

3.1.2 Photographs

Photo 1: Level 15, Plant Room, Boiler Room, Motor to Boiler – Non-asbestos containing gaskets

Photo 2: Level 15, Plant Room, Boiler Room, Pipework to Boiler – Non-asbestos containing gaskets

Photo 3 & 4: Level 15, Plant Room, Ductwork, Sprayed Insulation – Non-asbestos insulation material

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.

The following SMF materials were identified on site:

SMF Item	Location/Comments
Pipework insulation	Level 15, Plant Room - Boiler Room, Ceiling Space of Office Levels 1-14
Rigid Ductwork Insulation	Ceiling Space of Office Levels 1-14
Flexible Ductwork Insulation	Ceiling Space of Office Levels 1-14
Internal insulation to hot water units	Level 15, Plant Room
Boiler insulation	Level 15, Plant Room - Boiler room
Fire stopping insulation	Electrical and Communications Cupboards Office Levels 1-14 Level P1 Main Switch Room

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.

3.2.2 Photographs

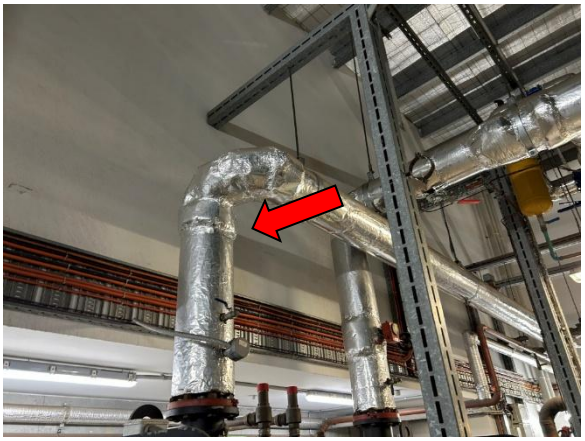


Photo 5: Roof Level, Boiler Room – SMF to pipework insulation

Photo 6: Roof Level, Boiler Room – SMF to internal areas of boiler

Photo 7: Level 15, Plant Room– SMF internal insulation to hot water units

Photo 8: Office Levels, Electrical and Communications Cupboards – Fire stopping insulation to floor/ceiling penetrations

Photo 9: Office Levels, Kitchenettes– SMF internal insulation to hot water units

Photo 10: Office Levels, Ceiling Space– SMF to flexible ductwork 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 associated with light fittings and electrical equipment were identified on site during the current Hazardous Materials Survey.

However, original old appearance light fittings may be present in inaccessible areas or back of house areas such as ceiling space voids and storage rooms which have not been refurbished. As these areas were constructed in the 1970's, the original light fittings, if present may contain PCB capacitors.

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 contains 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.

3.4.1 Summary of Findings

As the building was constructed in 2013 lead paint systems are unlikely to contain lead paint.

No lead paint systems were identified on site.

4. Recommendations

4.1 Priority Recommendations

- Nil

4.2 Management Recommendations

- No asbestos materials were identified on site therefore an Asbestos Management Plan is not required to be developed for the site.
- Maintain identified SMF containing materials in good condition. Remove under controlled conditions prior to demolition/refurbishment.

4.3 Refurbishment/Demolition Recommendations

- Remove identified SMF materials under controlled conditions prior to refurbishment/demolition.

Appendix 1 Asbestos & Hazardous Materials 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 (chrysotile)**	1	5m²	Good	Non-Friable	Low	Low	Feb 2030	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 unit	Good	Non-Friable	Low	Low	Feb 2030	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). The type of asbestos – chrysotile, amosite or crocidolite is listed as well if NATA-accredited results are available.
- **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: 700 Bourke Street, Melbourne VIC									**Assessed By:** **Date:**	**Rehan Akam** **Consultant, RiskTech** **2/2/2026**		
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**
Roof Level												
Façade, Upper Levels No access to upper sections of façade	-	-	-	-	-	-	-	-	-	-	-	Further inspection required to the façade when access is made available.
Exterior Roof Level, Throughout No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Level 15 Plant Room												
Boiler Room Motor to Boiler - Gasket	RTC2020-A01	Negative	1	-	-	-	-	-	-	-	-	-
Boiler Room Pipework - Gasket	RTC2020-A02	Negative	2	-	-	-	-	-	-	-	-	-
Generator Room Pipework & Manifold – Gaskets *Not sampled due to manufacture date 2012	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Various Locations Ductwork – Sprayed insulation	RTC2020-A03	Negative	3, 4	-	-	-	-	-	-	-	-	-
Plant Room Electrical Distribution Boards No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Fire Stairwell & Plant Room Fire Doors (Tagged RE Spence, 2012) - Core Insulation *Not sampled due to age of manufacture	-*	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
Interior – Levels 1-14												
Fire Stairwell & Plant Room Fire Doors (Tagged RE Spence, 2012) - Core Insulation *Not sampled due to age of manufacture	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Electrical Cupboards Electrical Distribution Boards No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Offices, toilets, hallways, plant rooms, lift lobby areas, ceiling space No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Levels P1 & P2												
Fire Stairwell & Plant Room Fire Doors (Tagged RE Spence, 2012) - Core Insulation *Not sampled due to age of manufacture	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Main Switch Room Electrical Distribution Boards No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Offices, toilets, hallways, plant rooms, lift lobby areas, car park, loading dock No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-

Synthetic Mineral Fibres (SMF)

Location Item Description	Photo No.	Form	Extent	Condition	Risk Status	Control Recommendations
Exterior - Roof Level						
Throughout No SMF materials identified	-	-	-	-	-	-
Interior – Level 15 Plant Room						
Boiler Plant Room Hot Water Pipework - Insulation	5	Bonded	~40 m	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments.
Boiler Room, Boiler - Insulation	6	Bonded	2 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments.
Plant Room Adjacent Potable Water Tank Internal Insulation to Hot Water Units	7	Bonded	~6 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments.
Interior – Level 1 - 14						
Electrical/Communications Rooms Fire Stopping Insulation	8	Bonded	~40m^2	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments.
Kitchens Internal Insulation to Hot Water Units	9	Bonded	~14 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments.
Ceiling Space Rigid Ductwork Insulation	-	Bonded	~800 m	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments.
Ceiling Space Flexible Ductwork Insulation	10	Bonded	~800 m	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments.
Ceiling Space Pipework Insulation	-	Bonded	~1000 m	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments.
Interior – Level P1 & P2						
Main Switch Room Fire Stopping Insulation	-	Bonded	2 m^2	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 – Roof Level					
No PCB containing capacitors were identified during the current survey. Fluorescent light fittings (new appearance)	-	-	-	No	As the building was constructed in 2013, fluorescent light fittings are unlikely to contain PCBs as they were phased out in the late 1970's
Interior – Level 15 Plant Room					
Fluorescent light fittings (new appearance)	-	-	-	No	As the building was constructed in 2013, fluorescent light fittings are unlikely to contain PCBs as they were phased out in the late 1970's
Interior – Levels 1-14					
Fluorescent light fittings (new appearance)	-	-	-	No	As the building was constructed in 2013, fluorescent light fittings are unlikely to contain PCBs as they were phased out in the late 1970's
Interior – Levels P1 & P2					
Throughout car park areas & fire stairwells Fluorescent light fittings (new appearance)	-	-	-	No	As the building was constructed in 2013, fluorescent light fittings are unlikely to contain PCBs as they were phased out in the late 1970's

Lead Paint Register

Location Item Description	Photo No.	Sample No.	Lead content (%)	Lead Paint? Yes/No[1, 2]	Extent	Condition	Control Recommendations
Exterior – Roof Level							
No lead paint materials were identified	-	-	-	-	-	-	-
Interior – Level 15 Plant Room							
No lead paint materials were identified	-	-	-	-	-	-	-
Interior – Level 1 - 14							
No lead paint materials were identified	-	-	-	-	-	-	-
Interior – Level P1 & P2							
No lead paint materials were identified	-	-	-	-	-	-	-

Note 1: Lead paint is defined as "a paint film that contains greater than 0.1% lead by mass in the dry film" (*AS 4361.2-2017 Guide to Hazardous Paint Management; Part 2: Lead Paint in Residential Public and Commercial Buildings*)

Note 2: Lead-free paint is defined as "a paint film that contains less than, or equal to, 0.1% lead by mass in the dry film" (AS 4361.2-2017)

Appendix 2 Previous Asb Sample Results

SAFE WORK & ENVIRONMENTS

10 December 2020

Attention:	Matthew Hyde
Company:	RiskTech Compliance
Fax/email:	mhyde@risktech.com.au
Address:	Level 5, 3 Rider Boulevard, Rhodes NSW 2138
Client Reference:	700 Bourke Street, Docklands VIC

SWE Report Reference:	S109316.35
Date of Receipt:	08 December 2020
Sample Analysis Date:	09 December 2020
SWE Laboratory:	Suite 25, 103 Majors Bay Road, Concord NSW 2137

NATA WORLD RECOGNISED ACCREDITATION

Accredited for compliance with ISO/IEC 17025 - Testing

NATA Accreditation No: 17092 **Site Number:** 18665

Asbestos Identification

1.Introduction: This report presents the results of 3 samples, forwarded by RiskTech Compliance on 08 December 2020 and analysed as received for the presence of asbestos. The collection of samples for analysis is not covered under the laboratory NATA Accreditation. The sampling reference location is not verified by Safe Work and Environments (SWE).

2. Methods: Samples are examined under a Stereo Microscope and selected fibres are analysed via Polarized Light Microscopy in conjunction with Dispersion Staining; in accordance with Australian Standard *AS4964-2004* and SWE's In-House *ALM-Method 3 - Fibre Identification*.

3. Results:

SWE REF.	CLIENT REFERENCE	SAMPLE DESCRIPTION	ANALYTICAL RESULTS
S109316.35/A 01	RTC2020-A01	White gasket material 0.35 g	No Asbestos Detected Synthetic Mineral Fibre Detected Organic Fibre Detected
S109316.35/A 02	RTC2020-A02	Red gasket material 0.24 g	No Asbestos Detected Organic Fibre Detected
S109316.35/A 03	RTC2020-A03	Beige insulation material 6.17 g	No Asbestos Detected Organic Fibre Detected

Analysed and reported by:

Vince Nguyen
Analyst

Rune Knoph
Approved Issuer of Report

S109316.35-FID-101220

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