Mirvac

Asbestos and Hazardous Materials Pre-Demolition Assessment

90 Collins St

Melbourne CBD Vic 3000

17/03/2023

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Asbestos and Hazardous Materials Pre-Demolition Assessment

Prepared for.

Mirvac

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Quality Information

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Revision	Description	Date	Originator	Reviewer	Approver
R01	Final	17/03/2023	Simon Blanch	Aaron Holmes	Aaron Holmes

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Executive Summary

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by Mirvac to conduct an asbestos and hazardous materials (hazmat) pre-demolition assessment of 90 Collins St located at 90 Collins St, Melbourne CBD Vic 3000 (the site).

The purpose of the hazmat pre-demolition assessment was to identify and assess the health risk posed by hazmat, including asbestos containing materials (ACM) which may be encountered during future demolition/refurbishment works of the building. This is in order to meet the requirements of the relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.

State/Territory legislation and industry guidance requires that information in this report is supplied on the understanding that the area surveyed is scheduled for demolition/refurbishment works, and that identified asbestos and other hazmat will be removed prior to, or as part of these works. Asbestos or other hazmat remaining in situ will need to be detailed in the asbestos and hazmat register and site-specific asbestos management plan designed to control the risks of exposure to hazardous materials.

The following hazardous building materials were identified at the time of the assessment:

Property	Asbestos Containing Materials		Lead Based Paint	Lead Containing Dust	Synthetic Mineral Fibre	Poly-chlorinated Biphenyls	Ozone Depleting Substances
	Non-Friable	Friable					
90 Collins St	✓	✓	✓	✓	✓	-	✓

Full details of the material assessments can be located within **Appendix A: Asbestos and Hazardous Materials Register**.

Areas of No Access or Limited Access were present and are described in Section 2.2. It should be presumed that hazmat are present in these areas until further inspection can confirm or refute their presence.

A number of other recommendations were made in the body of this report which address the ongoing management of hazardous building materials at this site.

This executive summary must be read in conjunction with this entire report and the limitations contained therein.

1. Introduction

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by Mirvac to conduct an asbestos and hazardous materials (hazmat) pre-demolition assessment of 90 Collins St located at 90 Collins St, Melbourne CBD Vic 3000 (the Site). Simon Blanch of Tetra Tech conducted the assessment on the 02/02/2023.

1.1. Site Information

The asbestos and hazardous materials pre-demolition assessment was undertaken of 90 Collins St located at 90 Collins St, Melbourne CBD Vic 3000 (the site).

Table 1: Site Information	
Site:	90 Collins St, 90 Collins St, Melbourne CBD Vic 3000
Age (Circa):	1987
Site Description:	High Rise

1.2. Objective and Scope of Works

The objectives/scope of the hazmat assessment was to:

- Identify the presence of the following confirmed and or suspected hazmat building materials within accessible areas of nominated building(s):
  - Asbestos Containing Materials (ACM);
  - Lead Based Paint (LBP);
  - Lead Containing Dust (LCD);
  - Synthetic Mineral Fibres (SMF);
  - Polychlorinated Biphenyls in fluorescent light capacitors (PCBs); and
  - Ozone Depleting Substances (ODSs).
- Collect samples of suspected ACM and/or LBP and LCD, for analysis by a NATA accredited laboratory;
- Visually determine the presence of SMF, PCB-containing light fittings and ODSs;
- Recommend risk management strategies to mitigate risks associated with ACM and other hazmat for removal and ongoing occupancy;
- Prepare a detailed assessment report in alignment with the requirements of relevant State/Territory Regulations, Compliance Codes, Codes of Practice and Guidance Notes, and
- Provide a copy of the assessment report in electronic (PDF) format to Mirvac.

2. Findings

The results of the asbestos and hazardous materials pre-demolition assessment are provided in a register format which is designed to provide readily available information about the presence of hazmat prior to demolition or refurbishment.

2.1. Assessment Findings

The findings of this assessment are presented in tabulated format, including building materials that have been photographed are depicted in **Appendix A: Asbestos and Hazardous Materials Register**.

The following significant key findings are noted:

2.1.1. Asbestos Containing Materials

Location	Material Description	Risk Rating
External / Roof / East Plant Area / Generator or Motor for Motorised Basket	Gaskets	Low
External / Roof / East Plant Area / Switchboard Adjacent Cooling Tower Tank	HRC Fuses	Low
External / Roof / West Plant Area / Expansion Joint Render to Concrete Wall Panels	Render	Low
Internal / All Levels / Throughout / Hard Ductwork	Mastic Sealant (brown)	Low
Internal / GF / External Plant Room / Electrical Cupboards	HRC Fuses	Low
Internal / GF / External Plant Room / Within AC Ductwork	Heater Bank Insulation	Low
Internal / GF / Loading Dock / Small Fire Door to Loading Bay	Fire Door Core	Low
Internal / L12 / Ceiling Space / Circular to Square Ductwork Joins	Mastic Sealant (brown)	Low
Internal / L12 / Ceiling Space / Square Ductwork	Mastic Sealant (brown)	Low
Internal / L12 / Switchroom / Electrical Components	Internal Components	Low
Internal / L12 / Switchroom / Spare HRC Fuses on Floor	Millboard Membrane	Low
Internal / L14 / Plant Room / Around the Heater Core to the Ductwork	Heater Bank Insulation	Low
Internal / L14 / Plant Room / Switchboard Adjacent Main Entry Door	HRC Fuses	Low
Internal / L14 / Lift Motor Room / Fire Door	Fire Door Core	Low
Internal / L21 / Plant Room / Electrical Services Cupboard	Arc Shields	Low
Internal / L22 / Plant Room / Within Electrical Cupboards	HRC Fuses	Low
Internal / L23 / Lift Motor Room / Lift Motor Electrical Boards	HRC Fuses	Low
Internal / L23 / Lift Motor Room / Switchboard	Arc Shields	Low
Internal / L23 / North Fire Stairwell / Fire Doors	Internal Fire Door Core	Low

Internal / L23 / Plant Room / Fire Door to Stairs and Lift Motor Room	Fire Door Core	Low
Internal / L23 / Plant Room / To Machinery	Grey Gasket Material	Low
Internal / L23 / Plant Room / Within Electrical Cupboards	HRC Fuses	Low
Internal / L23 / South Stairwell / Fire Doors	Internal Fire Door Core	Low
Internal / L2-3, L5-13 and 15-21 / Lift Lobby and Electrical Service Room / Fire Entry Door	Fire Door Core	Low
Internal / L2-3, L5-13 and 15-21 / Lift Lobby and Electrical Service Room / Grey Switchboards	HRC Fuses	Low
Internal / L6 / Lift Lobby Electrical Services Room / Black Switchboards	HRC Fuses	Low
Internal / Lift Shaft / Base / Within the Base of the Lift Shaft	Electrical Components	Low
Internal / Lift Shaft / Lift Cart / To Electrical Equipment on top of the lift	Electrical Components	Low

2.1.2. Lead Based Paint

Location	Material Description	Risk Rating
Internal / L23 / Plant Room / To Generator	Red Paint	Low
Internal / L14 / Plant Room / Fire Doors Throughout	Brown (Light) Paint	Very Low

2.1.3. Lead Containing Dust

Location	Material Description	Risk Rating
Internal / GF / External Plant Room / West Cooling Tower Room	Dust	Low
Internal / L11 / Pipe Riser / Pipe Riser Switchbanks	Dust	Low

2.1.4. Synthetic Mineral Fibres

Location	Material Description	Risk Rating
Internal / L14 / Plant Room / To Walls, Ductwork and Steel Beams	Sprayed Vermiculite	Low
Internal / L22 / Plant Room / Metal Covered Redundant Pipe Work Painted White	Insulation Material	Low
Internal / B2 / Store Room Adjacent Lift Lobby / To High Level Ductwork	Mastic Sealant	Very Low

Internal / GF / Car Park Plant Room / Rigid Ductwork	Insulation Material	Very Low
Internal / GF / External Plant Room / AC Ductwork	Insulation Material	Very Low
Internal / GF / External Plant Room / Metal Covered Pipes	Insulation Material	Very Low
Internal / GF / External Plant Room / Redundant Hot Water Unit in Room 1141	Insulation Material	Very Low
Internal / GF / External Plant Room / To AHU Wall Lining	Insulation Material	Very Low
Internal / GF / External Plant Room / West Ductwork Room Construction Joints	Ceramic Fibre	Very Low
Internal / GF / External Plant Room / West Ductwork Room Window Frames	Insulation Material	Very Low
Internal / GF / Loading Dock / High Level Pipes	Insulation Material	Very Low
Internal / L10 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Very Low
Internal / L11 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Very Low
Internal / L11 / Pipe Riser / Pipework Insulation	Insulation Material	Very Low
Internal / L12 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Very Low
Internal / L13 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Very Low
Internal / L14 / Plant Room / Air Handling Unit Wall Lining	Insulation Material	Very Low
Internal / L14 / Plant Room / Behind Grey Mastic Expansion Joint	Ceramic Fibre	Very Low
Internal / L14 / Plant Room / Exhaust Fan 4 Ductwork To South Room	Ductwork Mastic	Very Low
Internal / L14 / Plant Room / Grey Expansion Joint Mastic to Outer Concrete Walls	Construction Joint Mastic	Very Low
Internal / L14 / Plant Room / Metal Covered Pipes	Insulation Material	Very Low
Internal / L14 / Plant Room / Pipework Adjacent Main Entry Door	Pillow Insulation	Very Low
Internal / L14 / Plant Room / Rigid Ductwork	Insulation Material	Very Low
Internal / L14 / Plant Room / To Outer Window Frame Supports	Insulation Material	Very Low
Internal / L16 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Very Low

Internal / L18 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Very Low
Internal / L20 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Very Low
Internal / L22 / Plant Room / AC Ductwork	Insulation Material	Very Low
Internal / L22 / Plant Room / Exhaust Units from Boilers	Insulation Material	Very Low
Internal / L22 / Plant Room / Hot Water Units	Insulation Material	Very Low
Internal / L22 / Plant Room / Modules Boilers Internals	Insulation Material	Very Low
Internal / L22 / Plant Room / Pipe Riser Pipes	Insulation Material	Very Low
Internal / L22 / Plant Room / To Floor Slab Penetrations	Pillow Insulation	Very Low
Internal / L23 / Plant Room / Calorifier Insulation	Insulation Material	Very Low
Internal / L23 / Plant Room / Generator Exhausts	External Insulation	Very Low
Internal / L23 / Plant Room / Large Diameter Pipes Behind the Generator	Insulation Material	Very Low
Internal / L23 / Plant Room / Metal Covered Pipes to the Calorifier	Insulation Material	Very Low
Internal / L23 / South Air Handling Unit AHU-7 / AHU-7 Wall Lining	Insulation Material	Very Low
Internal / L23 / South Air Handling Unit AHU-7 / Ductwork Foil Lined Insulation	Insulation Material	Very Low
Internal / L23 / South Air Handling Unit AHU-7 / Metal Covered Pipes to AHU-7	Insulation Material	Very Low
Internal / L2-3, L5-11, L13, and L15-21 / Kitchen Area / Hot Water Unit	Insulation Material	Very Low
Internal / L2-3, L5-13 and 15-21 / Female Toilet / To Rigid and Flexible Ductwork	Insulation Material	Very Low
Internal / L2-3, L5-13 and 15-21 / Lift Lobby and Electrical Service Room / Pipe Work Riser	Insulation Material	Very Low
Internal / L2-3, L5-13 and 15-21 / Lift Lobby and Electrical Service Room / Rigid and Flexible Ductwork	Insulation Material	Very Low
Internal / L2-3, L5-13 and 15-21 / Lift Lobby and Electrical Service Room / To Cable Penetrations	Pillow Insulation	Very Low
Internal / L2-3, L5-13 and 15-21 / Main Office / Rigid Ductwork	Insulation Material	Very Low
Internal / L2-3, L5-13 and 15-21 / Main Office Areas / Flexible Ductwork	Insulation Material	Very Low

Internal / L2-3, L5-13 and 15-21 / Main Office Areas / Throughout Office Areas	Compressed Ceiling Tiles	Very Low
Internal / L2-3, L5-13 and 15-21 / Male Toilet / Ceiling Void to Rigid and Flexible Ductwork	Insulation Material	Very Low
Internal / L3 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Very Low
Internal / L6 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Very Low

2.1.5. Polychlorinated Biphenyls

No suspect PCB containing capacitors identified at the time of the assessment.

2.1.6. Ozone Depleting Substances

Location	Material Description	Risk Rating
Internal / GF / Car Park Plant Room / South Wall	Unknown Refrigerant	Very Low
Internal / L2-3, L5-13 and 15-21 / Main Office / Ceiling Void Ductwork	R22 Hydrochlorofluorocarbon (HCFC)	Very Low

2.2. Access Restrictions

Where no access or limited access areas have been identified it should be presumed that hazmat are present in these areas until further investigation can confirm or refute their presence.

No inspection can be guaranteed to locate all asbestos and hazmat in specific locations. The assessment cannot be regarded as absolute, without extensive invasion of structures. Future demolition and or renovation to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

2.2.1. No Access Areas

The following areas were not accessible at the time of the assessment:

- Within live electrics, plant and ductwork throughout; and
- Areas outside the scope of assessment.

2.2.2. Limited Access Areas

Access to the following areas was limited at the time of the assessment:

- Ceiling voids;
- Wall voids;
- Below floors;
- Behind ceramic wall tiles;
- Beneath floor coverings;

- Subfloor spaces;
- Risers;
- Formwork to concrete slabs; and
- Roof.

3. Recommendations

The following recommendations are provided with respect to hazmat identified during the assessment of the site. This assessment only covers the parts of the site that have been accessed and been assessed in accordance with the approved scope.

3.1. Asbestos Containing Materials

The preference will always be to eliminate the asbestos hazards from the site and if it is practicable for the occupier to do so then asbestos removal should always be considered. ACM on site, which were found to be in a bonded and stable condition, may be managed in situ and periodically inspected if removal is not practicable.

If managed in situ, all identified or presumed ACM should be appropriately labelled, where possible, and regularly inspected to assess their condition and potential changes to health risk.

Prior to any demolition, partial demolition, renovation or refurbishment, ACM likely to be disturbed by those works should be removed in accordance with relevant codes of practices, compliance codes and legislation.

3.1.1. Asbestos Control Measures

- If the ACM is friable, in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions should be applied, and removal is required as soon as practicable using a licensed contractor.
- If the ACM is friable, accessible but in a stable condition, removal is preferred. However, if removal is not immediately practicable, short-term control measures (i.e. restrict access, sealing, enclosure etc) may be employed until removal can be facilitated.
- If the ACM is non-friable and, in a poor/unstable condition, disturbance should be minimised. Removal or encapsulation may be appropriate controls. ACM which are found in localised areas and identified as damaged, consisting of small qualities of non-friable cement debris may not require the highest removal priority. The removal priority may be lowered due to a low risk of disturbance. Further confirmation can be obtained via asbestos fibre air monitoring where the result is found to be < 0.01 fibre/mL.
- For the instances above and further assessment of the risk, airborne fibre monitoring is recommended and can assist with decisions on the most appropriate, and urgency of, control measures.
- Where ACM is in a good, stable condition, ongoing maintenance and periodic inspection would be appropriate control measures.
- Remaining ACM identified or presumed should be appropriately labelled where possible. Those items should be regularly inspected to ensure they are not deteriorating and resulting in a potential risk to health.
- An asbestos management plan (AMP) should be created and maintained for all ACM that remain at the site to assist the persons conducting a business or undertaking (PCBU) with the management of these materials. The AMP must ensure that suitable control measures are implemented to prevent site personnel and others from being exposed to airborne asbestos fibres.

- Schedule periodic reassessment of ACM remaining on-site to monitor their aging/deterioration so that the PCBU can be alerted if any ACM require encapsulation or removal.
- Prior to any demolition or refurbishment works, all asbestos and hazardous materials identified and likely to be disturbed by demolition or refurbishment works should be removed in accordance with the legislative requirements and relevant codes of practice or compliance codes.
- During future demolition works, if any materials that are not referenced in this report and are suspected of containing asbestos are encountered, then works must cease and an asbestos hygienist should be notified to determine whether the material contains asbestos.

The recommendations, conclusions or stability of asbestos materials contained in this report shall not abrogate a person of their responsibility to work in accordance with statutory requirements, codes of practice, guidelines, material safety data sheets, work instructions or reasonable work practices.

3.2. Lead Based Paint

- Any works that are likely to disturb lead based paint surface should be undertaken in accordance with the Australian Standard (AS4361.2:2017), Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings.
- Prior to any disturbance of lead based paint a comprehensive risk assessment is to be conducted.
- Any loose and peeling lead based paint should be stabilised (using hand-held scrapers, drop cloths and wet misting where appropriate) and the paint chips disposed of as hazardous waste.
- Any remediation works that may generate dust or fumes (i.e. sanding, burning) must be performed under controlled conditions by a suitably resourced and experienced hazardous material/waste abatement contractor (e.g. a Class A licensed asbestos removal contractor).

3.3. Lead Containing Dust

- Any work processes involving lead containing dust must be undertaken in a manner to ensure that no worker is exposed to lead at concentrations above the workplace exposure standard (WES) of 0.05mg/m^3 over an eight-hour day.
- Prior to any disturbance of lead containing dust a comprehensive risk assessment is to be conducted.
- Lead containing dust removal works should include the use of high efficiency particulate air (HEPA) filtered vacuum cleaners and wet wiping techniques by a licensed contractor under controlled lead-containing dust conditions in conjunction with air monitoring and clearances by a competent hygienist.

3.4. Synthetic Mineral Fibres

- SMF materials that are likely to be disturbed during any proposed demolition/refurbishment works should be handled in accordance with The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].

3.5. Ozone Depleting Substances

- Removal of refrigerants should be undertaken prior to any future demolition, partial demolition, renovation or refurbishment, where ODS's are likely to be disturbed. A licensed contractor who will recycle and reuse the refrigerant should decommission CFC and HCFC based equipment that is being disposed of in accordance with Association of Fluorocarbon Consumers and Manufacturers, The Australian Refrigeration and Air Conditioning Code of Good Practice – 1992 and the Australian Commonwealth Government Ozone Protection Act – 1989.

3.6. Training

Information, instruction and training must be provided to workers, contractors and others who may come into contact with hazardous materials in a workplace, either directly or indirectly.

Depending on the circumstances this hazardous materials awareness training may include:

- The purpose of the training;
- The health risks of hazardous materials;
- The types, uses and likely occurrence of hazardous materials on site, in plant and/or equipment in the workplace;
- The trainee's roles and responsibilities for hazmat management;
- Where the asbestos and hazardous materials register is located and how it can be accessed;
- The timetable for removal of hazmat from the workplace;
- The processes and procedures to be followed to prevent exposure, including exposure from any accidental release of hazmat into the workplace;
- Where applicable, the correct use of maintenance and control measures, protective equipment and work methods to minimise the risks from hazmat, limit the exposure of workers and limit the spread of hazmat outside any work area;
- The National Exposure Standard (NES) and control levels for hazmat; and
- The purpose of any air monitoring or health surveillance that may occur.

Should any further suspect asbestos and/or hazmat become evident during future disturbance/ refurbishment works which have not been addressed in this report, Tetra Tech should be contacted immediately so that a WHS consultant can confirm the status of the suspect material/s.

Tetra Tech is able to assist with all aspects of Risk Management for removal of asbestos and other hazardous materials resulting from these findings

Appendix A: Asbestos and Hazardous Materials Register

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Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Roof / East Plant Area / Generator or Motor for Motorised Basket	Gaskets	Asbestos	754-SYDEN228268164A8	Suspected Asbestos	Non-Friable	1 Unit	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	1
External	Roof / East Plant Area / Switchboard Adjacent Cooling Tower Tank	HRC Fuses	Asbestos	754-SYDEN228268338A4	Suspected Asbestos	Friable	12 Units	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	2
External	Roof / Throughout / Floor Concrete Blocks	Construction Joint Mastic	Asbestos	AI09249	No Asbestos Detected	-	200 m	-	-	-	3
External	Roof / Throughout / Walls	Mastic Sealant	Asbestos	Previously sampled 69164	No Asbestos Detected	-	-	-	-	-	4
External	Roof / West Plant Area / Cooling Tower Pipe	Gaskets	Asbestos	754-SYDEN228268164A9	None Suspected	-	8 Units	-	-	Rubber gaskets and rubber seals to the water towers. No suspect asbestos material identified at the time of the assessment.	5

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Roof / West Plant Area / Expansion Joint Render to Concrete Wall Panels	Render	Asbestos	Al09251	Chrysotile Asbestos Detected	Non-Friable	100 m	Low	Prior to refurbishment or demolition	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	6
External	Roof / West Plant Area / White Mastic To Concrete Floor Pavers	Mastic Sealant	Asbestos	Al09250	No Asbestos Detected	-	240 m	-	-	-	7
Internal	All Levels / Throughout / Hard Ductwork	Mastic Sealant (brown)	Asbestos	Refer 95073M-001-003 Prensa (2021)	Suspected Asbestos	Non-Friable	Throughout	Low	-	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	8
Internal	B1 / Plant Room / Air Conditioning Ductwork	Vermiculite	Asbestos	Previously Sampled 69169	No Asbestos Detected	-	-	-	-	-	9
Internal	B1 / Plant Room / Gaskets to Pump Machinery	Orange Gasket Material	Asbestos	Previously sampled 69165.1	No Asbestos Detected	-	-	-	-	-	10

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	B1 / Plant Room / Gaskets to Pump Machinery	Green Gasket Material	Asbestos	Previously sampled 69168	No Asbestos Detected	-	-	-	-	-	11
Internal	B2 / MDF Room / To Ledges and Floor Below Penetration to Floor Above	Vermiculite Debris	Asbestos	AI09247	No Asbestos Detected	-	3 m²	-	-	-	12
Internal	B2 / Store Room Adjacent Lift Lobby / To High B2 Ductwork	Mastic Sealant	Asbestos	AI09248	No Asbestos Detected	-	2 m	-	-	-	13
Internal	B2 / Store Room Adjacent Lift Lobby / To Small Ductwork	Sprayed Vermiculite	Asbestos	AI09236.13	No Asbestos Detected	-	6 m²	-	-	-	14
Internal	GF / Car Park Plant Room / Between Concrete and Bricks	Construction Joint Mastic	Asbestos	AI09244.2	No Asbestos Detected	-	24 m	-	-	-	15
Internal	GF / Car Park Plant Room / Small Brackets to Outer Wall	Sprayed Vermiculite	Asbestos	AI09243.2	No Asbestos Detected	-	5 Units	-	-	-	16
Internal	GF / Car Park Plant Room / To Large Ductwork	Sprayed Vermiculite	Asbestos	AI09236.2	No Asbestos Detected	-	40 m²	-	-	-	17

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / External Plant Room / AHU Plenums	Mastic Sealant	Asbestos	AI09225.1	No Asbestos Detected	-	80 m	-	-	-	18
Internal	GF / External Plant Room / Between Concrete and Bricks	Construction Joint Mastic	Asbestos	AI09244.1	No Asbestos Detected	-	24 m	-	-	-	19
Internal	GF / External Plant Room / Bitumen to Pipes Under Metal Casing	Bituminous Membrane	Asbestos	AI09245	No Asbestos Detected	-	15 m²	-	-	-	20
Internal	GF / External Plant Room / Electrical Cupboards	HRC Fuses	Asbestos	754-SYDEN228268 164A3.1	Suspected Asbestos	Friable	3 Units	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	21
Internal	GF / External Plant Room / Stairwell to Plant Room	Textured Coating	Asbestos	AI09227.2	No Asbestos Detected	-	80 m²	-	-	-	22
Internal	GF / External Plant Room / To Water Tank in Room 1141 Tower 1	Bituminous Membrane	Asbestos	AI09246.1	No Asbestos Detected	-	40 m	-	-	-	23

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / External Plant Room / To Water Tank in Room 1141 Tower 2	Bituminous Membrane	Asbestos	AI09246	No Asbestos Detected	-	40 m	-	-	-	24
Internal	GF / External Plant Room / West Ductwork Room Window Grills, To Small External Window Frame Supports	Sprayed Vermiculite	Asbestos	AI09243.1	No Asbestos Detected	-	4 m²	-	-	-	25
Internal	GF / External Plant Room / West Exhaust Air Rooms	Ductwork Mastic	Asbestos	AI24273.1	No Asbestos Detected	-	10 m	-	-	-	26
Internal	GF / External Plant Room / Within AC Ductwork	Heater Bank Insulation	Asbestos	754-SYDEN228268164A7.1	Suspected Asbestos	Friable	2 Units	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	27
Internal	GF / Loading Dock / Hatch Door to Riser	Vermiculite	Asbestos	AI09226.4	No Asbestos Detected	-	1 m²	-	-	-	28

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / Loading Dock / Small Fire Door to Loading Bay	Fire Door Core	Asbestos	754-SYDEN228268338A1.1	Suspected Asbestos	Friable	1 Unit	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	29
Internal	GF / Loading Dock / To High GF Ceiling and Ductwork	Sprayed Vermiculite	Asbestos	AI09236.1	No Asbestos Detected	-	24 m²	-	-	-	30
Internal	Goods Lift / Floor / Black Speckled Floor Tiles	Vinyl Floor Tiles	Asbestos	AI09258	No Asbestos Detected	-	1 m²	-	-	-	31
Internal	L10 / Lift Lobby Electrical Services Room / Fire Stop to Penetrations	Vermiculite	Asbestos	AI09257	No Asbestos Detected	-	8 m²	-	-	-	32
Internal	L10 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Asbestos	AI09263	No Asbestos Detected	-	200 m²	-	-	-	33
Internal	L11 / Main Office Areas / Red Rigid Ductwork Mastic	Mastic Sealant	Asbestos	AI09253	No Asbestos Detected	-	15 m	-	-	-	34

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L11 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Asbestos	AI09261	No Asbestos Detected	-	200 m²	-	-	-	35
Internal	L11 / Pipe Riser / To Base of Riser	Vermiculite Debris	Asbestos	AI09255	No Asbestos Detected	-	1 m²	-	-	-	36
Internal	L12 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Asbestos	AI09266	No Asbestos Detected	-	200 m²	-	-	-	37
Internal	L12 / Ceiling Space / Circular to Square Ductwork Joins	Mastic Sealant (brown)	Asbestos	Previously Sampled Same as 95073M-001-003 Prensa (2021)	Chrysotile Asbestos Detected	Non-Friable	Throughout	Low	Prior to refurbishment or demolition	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	38
Internal	L12 / Ceiling Space / Square Ductwork	Mastic Sealant (grey)	Asbestos	Previously sampled 95073M-001-006 Prensa (2021)	No Asbestos Detected	-	-	-	-	-	39

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L12 / Ceiling Space / Square Ductwork	Mastic Sealant (brown)	Asbestos	Previously sampled 95073M-001-003 Prensa (2021)	Chrysotile Asbestos Detected	Non-Friable	Throughout	Low	Prior to refurbishment or demolition	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	40
Internal	L12 / Perimeter Walls / Throughout	Sprayed Vermiculite	Asbestos	Previously sampled 95073M-001-004 Prensa (2021)	No Asbestos Detected	-	-	-	-	-	41
Internal	L12 / Switchroom / Electrical Components	Internal Components	Asbestos	Visual Observation (Prensa 2021).1	Suspected Asbestos	Friable	2 Units	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	42
Internal	L12 / Switchroom / Floor and Wall Joins	Mastic Sealant (grey)	Asbestos	Previously sampled 95073M-001-008 Prensa (2021)	No Asbestos Detected	-	-	-	-	-	43

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L12 / Switchroom / Floor Penetrations	Board	Asbestos	Previously sampled 95073M-001-007 Prensa (2021)	No Asbestos Detected	-	-	-	-	-	44
Internal	L12 / Switchroom / Spare HRC Fuses on Floor	Millboard Membrane	Asbestos	Visual Observation (Prensa 2021)	Suspected Asbestos	Friable	2 Units	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	45
Internal	L13 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Asbestos	AI09262	No Asbestos Detected	-	200 m²	-	-	-	46
Internal	L14 / Plant Room / Air Handling Unit Panel Sealant	Mastic Sealant (Black & Dark Grey)	Asbestos	AI09241	No Asbestos Detected	-	40 m	-	-	-	47
Internal	L14 / Plant Room / Around the Heater Core to the Ductwork	Heater Bank Insulation	Asbestos	754-SYDEN228268 164A7	Suspected Asbestos	Friable	2 Units	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in	48

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	L14 / Plant Room / Ductwork Flange Joint Mastic	Mastic Sealant	Asbestos	AI09242	No Asbestos Detected	-	40 m	-	-	-	49
Internal	L14 / Plant Room / Exhaust Fan 4 Ductwork To South Room	Ductwork Mastic	Asbestos	AI24273	No Asbestos Detected	-	15 m	-	-	-	50
Internal	L14 / Plant Room / Grey Expansion Joint Mastic to Outer Concrete Walls	Construction Joint Mastic	Asbestos	AI09244	No Asbestos Detected	-	40 m	-	-	-	51
Internal	L14 / Plant Room / Hatch Door to Riser	Vermiculite	Asbestos	AI09226.5	No Asbestos Detected	-	1 Unit	-	-	-	52
Internal	L14 / Plant Room / Switchboard Adjacent Main Entry Door	HRC Fuses	Asbestos	754-SYDEN228268 338A3	Suspected Asbestos	Friable	40 Units	Low	Prior to refurbishment or demolition	Loose fuses on top of Switchboard. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	53

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L14 / Plant Room / To Small External Window Frame Supports	Sprayed Vermiculite	Asbestos	AI09243	No Asbestos Detected	-	6 Units	-	-	-	54
Internal	L14 / Plant Room / To Walls, Ductwork and Steel Beams	Sprayed Vermiculite	Asbestos	AI09240	No Asbestos Detected	-	240 m²	-	-	-	55
Internal	L14 / Lift Motor Room / Fire Door	Fire Door Core	Asbestos	Visual Observation.3	Suspected Asbestos	Friable	1 Unit	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	56
Internal	L15, L20 and L21 / Kitchen Area / Sink Pad to Sink Unit	Plastic Membrane	Asbestos	Previously Sampled Refer 62723/07 by Another Company	None Suspected	-	3 Units	-	-	Confirm status, suspected negative due to age and appearance.	57
Internal	L16 / Lift Lobby Electrical Services Room / Under Sink Adjacent Fire Door	Bitumen Coating	Asbestos	AI09252	No Asbestos Detected	-	.5 m²	-	-	-	58

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L16 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Asbestos	AI09260	No Asbestos Detected	-	200 m²	-	-	-	59
Internal	L17 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Asbestos	AI09260.1	No Asbestos Detected	-	200 m²	-	-	-	60
Internal	L18 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Asbestos	AI09264	No Asbestos Detected	-	200 m²	-	-	-	61
Internal	L2, L5, L8, L9, L15, L19 and L21 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Asbestos	AI09236.8	No Asbestos Detected	-	200 m²	-	-	-	62
Internal	L20 / Female Toilet / Formwork to the Concrete Soffit within the Ceiling Void	Fibre Cement Sheet	Asbestos	AI09238.1	No Asbestos Detected	-	1 m²	-	-	-	63
Internal	L20 / Lift Lobby Electrical Services Room / Fire Stop to Penetrations	Vermiculite	Asbestos	AI09239	No Asbestos Detected	-	4 m²	-	-	-	64

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L20 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Asbestos	AI09236	No Asbestos Detected	-	200 m²	-	-	-	65
Internal	L20 / Main Office Areas / To Rigid Ductwork	Mastic Sealant (Green)	Asbestos	AI09237.16	No Asbestos Detected	-	34 m²	-	-	-	66
Internal	L21 / External Balcony / Grey Floor Mastic	Construction Joint Mastic	Asbestos	AI24279	No Asbestos Detected	-	20 m	-	-	-	67
Internal	L21 / Plant Room / Electrical Services Cupboard	Arc Shields	Asbestos	Visual Observation.2	Suspected Asbestos	Non-Friable	Throughout	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	68
Internal	L22 / Plant Room / Gattic Cover to the Lift Motor Room	Supalux Board	Asbestos	AI09228	No Asbestos Detected	-	5 m²	-	-	-	69
Internal	L22 / Plant Room / Hatch Door to Domestic Water Tank	Vermiculite	Asbestos	AI09226.1	No Asbestos Detected	-	1 Unit	-	-	-	70

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L22 / Plant Room / Hatch Door to TEF 1 & 2 & Relief Air	Vermiculite	Asbestos	AI09226.2	No Asbestos Detected	-	2 Units	-	-	-	71
Internal	L22 / Plant Room / To Panels of Water Tank	Mastic Sealant (grey)	Asbestos	AI09229	No Asbestos Detected	-	30 m	-	-	-	72
Internal	L22 / Plant Room / To Pipe Work of Pump Machinery	Blue Gasket Material	Asbestos	Previously Sampled Refer 69166	No Asbestos Detected	-	4 Units	-	-	-	73
Internal	L22 / Plant Room / To Pipe Work of Pump Machinery	Green Gasket Material	Asbestos	Previously Sampled Refer 69167	No Asbestos Detected	-	4 Units	-	-	-	74
Internal	L22 / Plant Room / To Pipe Work of Pump Machinery	Orange Gasket Material	Asbestos	Previously Sampled Refer 69165	No Asbestos Detected	-	4 Units	-	-	-	75
Internal	L22 / Plant Room / Within Electrical Cupboards	HRC Fuses	Asbestos	754-SYDEN228268 164A2	Suspected Asbestos	Friable	100 Units	Low	Prior to refurbishment or demolition	Live service supply. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	76

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L23 / Lift Motor Room / Lift Motor Brake Pads	Friction Material	Asbestos	Al09235	No Asbestos Detected	-	8 Units	-	-	-	77
Internal	L23 / Lift Motor Room / Lift Motor Electrical Boards	HRC Fuses	Asbestos	754-SYDEN228268 164A4	Suspected Asbestos	Friable	4 Units	Low	Prior to refurbishment or demolition	Live service supply. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	78
Internal	L23 / Lift Motor Room / Switchboard	Arc Shields	Asbestos	Visual Observation.1	Suspected Asbestos	Non-Friable	Throughout	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	79
Internal	L23 / North Fire Stairwell / Fire Doors	Internal Fire Door Core	Asbestos	754-SYDEN228268 164A1	Suspected Asbestos	Friable	23 Units	Low	Prior to refurbishment or demolition	Tag Dated 1980's. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	80

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L23 / North Fire Stairwell / To Concrete Walls	Textured Coating	Asbestos	AI09227	No Asbestos Detected	-	400 m²	-	-	-	81
Internal	L23 / Plant Room / Calorifier Pump	Green Gasket Material	Asbestos	AI09230	No Asbestos Detected	-	1 Unit	-	-	-	82
Internal	L23 / Plant Room / Fire Door to Stairs and Lift Motor Room	Fire Door Core	Asbestos	754-SYDEN228268 164A1.2	Suspected Asbestos	Friable	2 Units	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	83
Internal	L23 / Plant Room / Green Pipes to Generator Flange Gaskets	Green Gasket Material	Asbestos	AI09233	No Asbestos Detected	-	4 Units	-	-	-	84
Internal	L23 / Plant Room / Hatch Doors throughout the Plant Room	Vermiculite	Asbestos	AI09226.3	No Asbestos Detected	-	3 Units	-	-	-	85
Internal	L23 / Plant Room / To Machinery	Grey Gasket Material	Asbestos	Previously sampled 69161	Chrysotile Asbestos Detected	Non-Friable	1 Unit	Low	Prior to refurbishment or demolition	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with	86

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	L23 / Plant Room / Top Flange to Generator	Light Green Gasket Material	Asbestos	AI09234	No Asbestos Detected	-	1 Unit	-	-	-	87
Internal	L23 / Plant Room / Within Electrical Cupboards	HRC Fuses	Asbestos	754-SYDEN228268 164A3	Suspected Asbestos	Friable	2 Units	Low	Prior to refurbishment or demolition	Live service supply. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	88
Internal	L23 / South Air Handling Unit AHU-7 / Between Brickwork and Concrete	Construction Joint Mastic	Asbestos	Previously Sampled Refer 69164	No Asbestos Detected	-	4 m	-	-	-	89
Internal	L23 / South Air Handling Unit AHU-7 / To Hatch Door Internals to RAF6	Vermiculite	Asbestos	AI09226	No Asbestos Detected	-	2 m²	-	-	Debris is evident below the Hatch Door as the hatch is out of place and damaged	90
Internal	L23 / South Air Handling Unit AHU-7 / To Wall Panels of the AHU-7	Mastic Sealant (grey)	Asbestos	AI09225	No Asbestos Detected	-	24 m	-	-	-	91

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L23 / South Stairwell / Fire Doors	Internal Fire Door Core	Asbestos	754-SYDEN228268 164A1.1	Suspected Asbestos	Friable	23 Units	Low	Prior to refurbishment or demolition	Tag Dated 1980's Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	92
Internal	L23 / South Stairwell / To Concrete Walls	Textured Coating	Asbestos	AI09227.1	No Asbestos Detected	-	400 m²	-	-	-	93
Internal	L2-3, L5-13 and 15-21 / Lift Lobby and Electrical Service Room / Fire Entry Door	Fire Door Core	Asbestos	754-SYDEN228268 338A1.13	Suspected Asbestos	Friable	18 Units	Low	Prior to refurbishment or demolition	Confirm status and maintain in current condition if to remain in-situ in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	94
Internal	L2-3, L5-13 and 15-21 / Lift Lobby and Electrical Service Room / Grey Switchboards	HRC Fuses	Asbestos	754-SYDEN228268 338A2.7	Suspected Asbestos	Friable	80 Units	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	95

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L2-3, L5-13 and 15-21 / Main Office / Below False Floors to Office Area	None	Asbestos	754-SYDEN228268164A6	None Suspected	-	240 m²	-	-	Concrete below Timber Panelled Floor to Allow for Cables and Conduit No suspect asbestos material identified at the time of the assessment.	96
Internal	L2-3, L5-13 and 15-21 / Main Office / Concrete Columns to Outer Walls	None	Asbestos	754-SYDEN228268164A5	None Suspected	-	120 m²	-	-	Plaster has been cut out and removed from outer columns only concrete visible and no signs of any other material present No suspect asbestos material identified at the time of the assessment.	97
Internal	L2-3, L5-L13, L15-19 and L21 / Female Toilet / Formwork to the Concrete Soffit	Fibre Cement Sheet	Asbestos	AI09238.1	No Asbestos Detected	-	-	-	-	-	98
Internal	L2-3, L5-L13, L15-19 and L21 / Lift Lobby Electrical Services Room / Fire Stop to Penetrations	Vermiculite	Asbestos	AI09239.1	No Asbestos Detected	-	4 m²	-	-	-	99
Internal	L2-3, L5-L13, L15-19 and L21 / Main Office Areas / To Rigid Ductwork	Mastic Sealant (Green)	Asbestos	AI09237.1	No Asbestos Detected	-	-	-	-	-	100
Internal	L3 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Asbestos	AI09265	No Asbestos Detected	-	200 m²	-	-	-	101

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L6 / Lift Lobby Electrical Services Room / Black Switchboards	HRC Fuses	Asbestos	754-SYDEN228268338A2.16	Suspected Asbestos	Friable	3 Units	Low	Prior to refurbishment or demolition	Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	102
Internal	L6 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	Asbestos	AI09259	No Asbestos Detected	-	200 m²	-	-	-	103
Internal	L7 / Main Office Areas / Fire Rating to Steel Beams in Kitchen and Lunch Area	Sprayed Vermiculite	Asbestos	AI09236.9	No Asbestos Detected	-	200 m²	-	-	-	104
Internal	Lift Shaft / Base / Within the Base of the Lift Shaft	Electrical Components	Asbestos	754-SYDEN228268164A10	Suspected Asbestos	Non-Friable	1 Unit	Low	Prior to refurbishment or demolition	A lift engineer could help access the lift shaft and cart. Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	105

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Lift Shaft / Lift Cart / To Electrical Equipment on top of the lift	Electrical Components	Asbestos	754-SYDEN228268 164A11	Suspected Asbestos	Friable	1 Units	Low	Prior to refurbishment or demolition	A lift engineer could help access the lift shaft and cart. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	106
Internal	GF / External Plant Room / Cooling Tower Tank	Green (Light) Paint	Lead Paint	F13161	Lead Detected (<0.005% w/w)	-	40 m	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	107
Internal	L10 / External Balcony / Floor	Grey Paint	Lead Paint	AI09256	Lead Detected (<0.005% w/w)	-	40 m²	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	108
Internal	L14 / Plant Room / Exhaust Fan 4 Ductwork To South Room	Cream Paint	Lead Paint	L19824	Lead Detected (0.01% w/w)	-	2 m²	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	109
Internal	L14 / Plant Room / Fire Doors Throughout	Brown (Light) Paint	Lead Paint	L19823	Lead Detected (0.15% w/w)	-	4 Units	Very Low	-	>0.1% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS 4361.2, Guide to	110

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition works. Conduct a risk assessment to determine the level of remediation controls required.	
Internal	L14 / Plant Room / Return Air Flow Units	Red (Dark) Paint	Lead Paint	L19822	Lead Detected (<0.005% w/w)	-	1 Unit	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	111
Internal	L23 / Plant Room / Caliorifier Metal Casing	Cream Paint	Lead Paint	AI09231	Lead Detected (0.071% w/w)	-	12 m	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	112
Internal	L23 / Plant Room / Pipe work	White Paint	Lead Paint	Previously Sampled L07460	Lead Detected (0.005% w/w)	-	-	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	113
Internal	L23 / Plant Room / To Generator	Red Paint	Lead Paint	AI09232	Lead Detected (1.4% w/w)	-	12 m²	Low	-	>0.1% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition works. Conduct a risk assessment to determine the level of remediation controls required.	114

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / External Plant Room / West Cooling Tower Room	Dust	Lead Dust	F13183	Lead Detected (62mg/kg)	-	10 m²	Low	-	<1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Manage in-situ, conduct a risk assessment to determine the level of remediation controls required prior to any activities including refurbishment or demolition that may disturb the dust.	115
Internal	L11 / Pipe Riser / Pipe Riser Switchbanks	Dust	Lead Dust	AI09254	Lead Detected (180mg/kg)	-	4 m²	Low	-	>1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Implement intermediate control measures. Conduct a risk assessment to determine the level of remediation controls required prior to any activities including refurbishment or demolition that may disturb the dust.	116
Internal	B2 / Store Room Adjacent Lift Lobby / To High B2 Ductwork	Mastic Sealant	SMF	AI09248.1	SMF Detected	-	2 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	117
Internal	GF / Car Park Plant Room / Rigid Ductwork	Insulation Material	SMF	754-SYDEN228268164S7.4	Suspected SMF	-	80 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	118
Internal	GF / External Plant Room / AC Ductwork	Insulation Material	SMF	754-SYDEN228268164S7.3	Suspected SMF	-	100 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	119

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	GF / External Plant Room / Metal Covered Pipes	Insulation Material	SMF	754-SYDEN228268164S3.5	Suspected SMF	-	80 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	120
Internal	GF / External Plant Room / Redundant Hot Water Unit in Room 1141	Insulation Material	SMF	754-SYDEN228268164S22	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	121
Internal	GF / External Plant Room / To AHU Wall Lining	Insulation Material	SMF	754-SYDEN228268164S2.1	Suspected SMF	-	80 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	122
Internal	GF / External Plant Room / West Ductwork Room Construction Joints	Ceramic Fibre	SMF	754-SYDEN228268164S20.1	Suspected SMF	-	20 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	123
Internal	GF / External Plant Room / West Ductwork Room Window Frames	Insulation Material	SMF	754-SYDEN228268164S19.1	Suspected SMF	-	4 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	124
Internal	GF / Loading Dock / High GF Pipes	Insulation Material	SMF	754-SYDEN228268164S3.3	Suspected SMF	-	24 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	125

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L10 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	SMF	Al09263.1	SMF Detected	-	200 m2	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	126
Internal	L11 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	SMF	Al09261.1	SMF Detected	-	200 m2	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	127
Internal	L11 / Pipe Riser / Pipework Insulation	Insulation Material	SMF	754-SYDEN228268 164S23	Suspected SMF	-	24 m	Very Low	-	Loose pillow to floor penetration. Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	128
Internal	L12 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	SMF	Al09266.1	SMF Detected	-	200 m2	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	129
Internal	L13 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	SMF	Al09262.1	SMF Detected	-	200 m2	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	130
Internal	L14 / Plant Room / Air Handling Unit Wall Lining	Insulation Material	SMF	754-SYDEN228268 164S18	Suspected SMF	-	240 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	131

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L14 / Plant Room / Behind Grey Mastic Expansion Joint	Ceramic Fibre	SMF	754-SYDEN228268 164S20	Suspected SMF	-	40 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	132
Internal	L14 / Plant Room / Exhaust Fan 4 Ductwork To South Room	Ductwork Mastic	SMF	AI24273.2	SMF Detected	-	15 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	133
Internal	L14 / Plant Room / Grey Expansion Joint Mastic to Outer Concrete Walls	Construction Joint Mastic	SMF	AI09244.3	SMF Detected	-	40 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	134
Internal	L14 / Plant Room / Metal Covered Pipes	Insulation Material	SMF	754-SYDEN228268 164S3.4	Suspected SMF	-	100 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	135
Internal	L14 / Plant Room / Pipework Adjacent Main Entry Door	Pillow Insulation	SMF	754-SYDEN228268 338S1.1	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	136
Internal	L14 / Plant Room / Rigid Ductwork	Insulation Material	SMF	754-SYDEN228268 164S7.1	Suspected SMF	-	400 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	137

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L14 / Plant Room / To Outer Window Frame Supports	Insulation Material	SMF	754-SYDEN228268 164S19	Suspected SMF	-	6 Units	Very Low	-	Encapsulate exposed sections under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	138
Internal	L14 / Plant Room / To Walls, Ductwork and Steel Beams	Sprayed Vermiculite	SMF	754-SYDEN228268 164S17	SMF Detected	-	240 m²	Low	-	Encapsulate exposed sections under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	139
Internal	L16 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	SMF	AI09260.3	SMF Detected	-	200 m2	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	140
Internal	L18 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	SMF	AI09264.1	SMF Detected	-	200 m2	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	141
Internal	L20 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	SMF	AI09236.14	SMF Detected	-	200 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	142
Internal	L22 / Plant Room / AC Ductwork	Insulation Material	SMF	754-SYDEN228268 164S7	Suspected SMF	-	24 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	143

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L22 / Plant Room / Exhaust Units from Boilers	Insulation Material	SMF	754-SYDEN228268 164S4	Suspected SMF	-	3 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	144
Internal	L22 / Plant Room / Hot Water Units	Insulation Material	SMF	754-SYDEN228268 164S6	Suspected SMF	-	2 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	145
Internal	L22 / Plant Room / Metal Covered Redundant Pipe Work Painted White	Insulation Material	SMF	754-SYDEN228268 164S3.1	Suspected SMF	-	8 m	Low	-	Encapsulate exposed sections under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	146
Internal	L22 / Plant Room / Modules Boilers Internals	Insulation Material	SMF	754-SYDEN228268 164S5	Suspected SMF	-	3 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	147
Internal	L22 / Plant Room / Pipe Riser Pipes	Insulation Material	SMF	754-SYDEN228268 164S9	Suspected SMF	-	12 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	148
Internal	L22 / Plant Room / To Floor Slab Penetrations	Pillow Insulation	SMF	754-SYDEN228268 164S8	Suspected SMF	-	12 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	149

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L23 / Plant Room / Calorifier Insulation	Insulation Material	SMF	754-SYDEN228268 164S10	Suspected SMF	-	12 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	150
Internal	L23 / Plant Room / Generator Exhausts	External Insulation	SMF	754-SYDEN228268 164S11	Suspected SMF	-	2 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	151
Internal	L23 / Plant Room / Large Diameter Pipes Behind the Generator	Insulation Material	SMF	754-SYDEN228268 164S12	Suspected SMF	-	14 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	152
Internal	L23 / Plant Room / Metal Covered Pipes to the Calorifier	Insulation Material	SMF	754-SYDEN228268 164S3.2	Suspected SMF	-	12 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	153
Internal	L23 / South Air Handling Unit AHU-7 / AHU-7 Wall Lining	Insulation Material	SMF	754-SYDEN228268 164S2	Suspected SMF	-	20 m²	Very Low	-	Perforated Metal Walls Internal to the Ducting. Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	154
Internal	L23 / South Air Handling Unit AHU-7 / Ductwork Foil Lined Insulation	Insulation Material	SMF	754-SYDEN228268 164S1	Suspected SMF	-	34 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	155

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L23 / South Air Handling Unit AHU-7 / Metal Covered Pipes to AHU-7	Insulation Material	SMF	754-SYDEN228268 164S3	Suspected SMF	-	20 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	156
Internal	L2-3, L5-11, L13, and L15-21 / Kitchen Area / Hot Water Unit	Insulation Material	SMF	754-SYDEN228268 164S13	Suspected SMF	-	18 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	157
Internal	L2-3, L5-13 and 15-21 / Female Toilet / To Rigid and Flexible Ductwork	Insulation Material	SMF	754-SYDEN228268 164S16.1	Suspected SMF	-	12 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	158
Internal	L2-3, L5-13 and 15-21 / Lift Lobby and Electrical Service Room / Pipe Work Riser	Insulation Material	SMF	754-SYDEN228268 164S21	Suspected SMF	-	80 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	159
Internal	L2-3, L5-13 and 15-21 / Lift Lobby and Electrical Service Room / Rigid and Flexible Ductwork	Insulation Material	SMF	754-SYDEN228268 164S7.11	Suspected SMF	-	28 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	160
Internal	L2-3, L5-13 and 15-21 / Lift Lobby and Electrical Service Room / To Cable Penetrations	Pillow Insulation	SMF	754-SYDEN228268 338S1	Suspected SMF	-	12 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	161

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L2-3, L5-13 and 15-21 / Main Office / Rigid Ductwork	Insulation Material	SMF	754-SYDEN228268 164S16	Suspected SMF	-	140 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	162
Internal	L2-3, L5-13 and 15-21 / Main Office Areas / Flexible Ductwork	Insulation Material	SMF	754-SYDEN228268 164S15	Suspected SMF	-	80 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	163
Internal	L2-3, L5-13 and 15-21 / Main Office Areas / Throughout Office Areas	Compressed Ceiling Tiles	SMF	754-SYDEN228268 164S14	Suspected SMF	-	240 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	164
Internal	L2-3, L5-13 and 15-21 / Male Toilet / Ceiling Void to Rigid and Flexible Ductwork	Insulation Material	SMF	754-SYDEN228268 164S7.10	Suspected SMF	-	12 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	165
Internal	L3 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	SMF	AI09265.1	SMF Detected	-	200 m2	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	166
Internal	L6 / Main Office Areas / Throughout the Underside of the Ceiling to Concrete Columns	Sprayed Vermiculite	SMF	AI09252.1	SMF Detected	-	200 m2	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	167

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Roof / Throughout / Adjacent Roof Entry Door	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN228268338O5	Non ODS Refrigerant	-	2 Units	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	168
External	Roof / West Plant Area / West Wall Adjacent Cooling Tower	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN228268338O4	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	169
Internal	GF / Car Park Plant Room / South Wall	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN228268338O3	Non ODS Refrigerant	-	2 Units	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	170
Internal	GF / Car Park Plant Room / South Wall	Unknown Refrigerant	ODS	754-SYDEN228268338O2	Suspected ODS	-	1 Unit	Very Low	-	No data was visible at the time of the assessment. Confirm status of suspected ozone depleting substances identified in the assessment.	171
Internal	L14 / Plant Room / East Of Entry Door	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN228268338O1	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	172
Internal	L22 / Plant Room / AC Unit	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN228268164O1	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	173

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	L2-3, L5-13 and 15-21 / Main Office / Ceiling Void Ductwork	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN228268164O2	ODS Refrigerant	-	24 m²	Very Low	-	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	174
Internal	L23 / Chiller Plant Room / Chillers	R134a Hydrofluorocarbon (HFC)	ODS	754-SYDEN228268164O3	Non ODS Refrigerant	-	2 Chillers	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	175
Internal	L2 / External Balcony Hatches	-	No Access	-	-	-	-		-	Tenant Access Only, no or limited access potential hazardous materials present within inaccessible areas	176
Internal	L4	-	No Access	-	-	-	-	-	-	L4 was alarmed at the time of Inspection, no or limited access potential hazardous materials present within inaccessible areas	177

Appendix B: Laboratory Analysis Certificate

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Bulk Identification Report

Job No: 754-SYDEN228268 Bulk ID Report 90 Collins St 10022023
Client: Mirvac
Client Address: Building Managers Office, Ground Floor,
90 Collins Street, Melbourne VIC 3000

Contact: Michael Zerella
E-mail: michael.zerella@mirvac.com
Date Sampled: 08-02-23
Date Analysed: 16-02-23
Date Authorised: 21-02-23
Sampled By: Simon Blanch, Paul Sessarego
Site: 90 Collins St Melbourne Vic 3000

Accredited for compliance with ISO/IEC 17025 - Testing
Accreditation No:2220
Corporate Site No:16909

Please note: Where you have provided the samples for analysis, Tetra Tech Coffey Pty Ltd does not take any responsibility for the quality of the such samples. This report relates exclusively to the samples analysed by Tetra Tech Coffey Pty Ltd and as such only the samples submitted or collected for analysis have been considered in presenting these results. The data and results contained in this report are not representative of the site, product or source material as a whole. Tetra Tech Coffey Pty Ltd does not make any warranty or representation in relation to the site, product or source material as a whole. If you suspect any material to contain asbestos, then you must immediately stop the works and activities at the site or in respect of the materials and engage Tetra Tech Coffey Pty Ltd or another suitably trained asbestos hygienist to sample, assess or re-assess (as the case may be) the material suspected to contain asbestos.

Test Method: **Asbestos in Bulk Samples and Non-homogenous Material**
Tetra Tech Coffey Pty Ltd analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Coffey SOP WILAB1, and Australian Standard (AS) 4964 – 2004, Method for the qualitative identification of asbestos in bulk samples (AS 4964). The detection limit for the test method as per AS 4964 is 0.1 g/kg. For non-homogenous samples a semi-quantitative aspect is adopted for the test method and is taken into account when reporting the results. As per Tetra Tech Coffey Pty Ltd's NATA approved SOP WILAB1 sample retention periods are set at 1 month for all samples from the date of analysis.

Analysed At: Tetra Tech Coffey Pty Ltd Laboratory, Level 20, Tower B, Citadel Towers 799 Pacific Highway Chatswood NSW 2067

Total Samples: 40

Approved Identifier
Panika Wongchanda

Approved Signatory
Matthew Tang

Sample No.	Location & Description	Sample Size (~)	Results
AI09225	Internal, L23, South Air Handling Unit AHU-7, Grey Mastic To Wall Panels of the AHU-7, Mastic Sealant - Grey rubbery mastic material	25 x 17 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09226	Internal, L23, South Air Handling Unit AHU-7, To Hatch Door Internals to RAF6, Vermiculite - Beige powdery mica vermiculite material	45 x 20 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09227	Internal, L23, North Fire Stairwell, To Concrete Walls, Textured Coating - Grey paint-like coating material	40 x 30 x 4 mm	No asbestos fibres detected
AI09228	Internal, L22, Plant Room, Gattic Cover to the Lift Motor Room, Supalux Board - Beige powdery mica vermiculite material	35 x 28 x 4 mm	No asbestos fibres detected Organic fibres detected
AI09229	Internal, L22, Plant Room, Sealant to Panels of Water Tank, Grey Mastic Sealant - Grey rubbery mastic material	35 x 10 x 3 mm	No asbestos fibres detected
AI09230	Internal, L23, Plant Room, Calorifier Pump, Green Gasket Material - Green fibrous gasket material	40 x 10 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09233	Internal, L23, Plant Room, Green Pipes to Generator Flange Gaskets, Green Gasket Material - Blue painted green fibrous gasket material	17 x 8 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09234	Internal, L23, Plant Room, Top Flange to Generator, Light Green Gasket Material - Blue fibrous gasket material	22 x 19 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09235	Internal, L23, Lift Motor Room, Lift Motor Brake Pads, Friction Material - Grey hardened rubber-like material	8 x 8 x 2 mm	No asbestos fibres detected
AI09236	Internal, L20, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - Grey vitreous fibrous insulation material	110 x 55 x 3 mm	No asbestos fibres detected Organic fibres detected Synthetic mineral fibres detected

Sample No.	Location & Description	Sample Size (~)	Results
AI09237	Internal, L20, Main Office Areas, To Rigid Ductwork, Green Mastic Sealant - Green hardened mastic material	18 x 10 x 3 mm	No asbestos fibres detected
AI09238	Internal, L20, Female Toilet, Formwork to the Concrete Soffit within the Ceiling Void, Fibre Cement Sheet - Beige layered fibre cement sheet material	56 x 25 x 4 mm	No asbestos fibres detected Organic fibres detected
AI09239	Internal, L20, Lift Lobby Electrical Services Room, Fire Stop to Penetrations, Vermiculite - Beige powdery mica vermiculite material	30 x 25 x 5 mm	No asbestos fibres detected Organic fibres detected
AI09240	Internal, L14, Plant Room, To Walls, Ductwork and Steel Beams, Sprayed Vermiculite - Grey vitreous fibrous insulation material	90 x 50 x 3 mm	No asbestos fibres detected Organic fibres detected Synthetic mineral fibres detected
AI09241	Internal, L14, Plant Room, Air Handling Unit Panel Sealant, Mastic Sealant - Grey sticky mastic material	50 x 4 x 4 mm	No asbestos fibres detected Organic fibres detected
AI09242	Internal, L14, Plant Room, Ductwork Flange Joint Mastic, Mastic Sealant - Yellow painted grey rubbery mastic material	47 x 17 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09243	Internal, L14, Plant Room, To Small External window Frame Supports, Sprayed Vermiculite - Beige powdery mica vermiculite material	65 x 40 x 4 mm	No asbestos fibres detected Organic fibres detected
AI09244	Internal, L14, Plant Room, Grey Expansion Joint Mastic To Outer Concrete Walls, Construction Joint Mastic - Beige rubbery mastic material with attached vitreous insulation material	60 x 20 x 15 mm	No asbestos fibres detected Synthetic mineral fibres detected
AI09245	Internal, GF, External Plant Room, Bitumen to Pipes Under Metal Casing, Bituminous Membrane - Black sticky bituminous adhesive material	53 x 32 x 2 mm	No asbestos fibres detected
AI09246	Internal, GF, External Plant Room, To Water Tank in Room 1141 Tower 2, Bituminous Membrane - Black sticky bituminous adhesive material	68 x 35 x 3 mm	No asbestos fibres detected
AI09247	Internal, B2, MDF Room, To ledges and Floor Below Penetration to Floor Above, Vermiculite Debris - Beige powdery mica vermiculite material	55 x 20 x 6 mm	No asbestos fibres detected Organic fibres detected
AI09248	Internal, B2, Store Room Adjacent Lift Lobby, To High Level Ductwork, Mastic Sealant - White painted brown rubbery mastic material	17 x 12 x 3 mm	No asbestos fibres detected Synthetic mineral fibres detected
AI09249	External, Roof, Throughout, Throughout Floor Concrete Blocks, Construction Joint Mastic - Cream hardened mastic material	42 x 20 x 6 mm	No asbestos fibres detected
AI09250	External, Roof, West Plant Area, White Mastic To Concrete Floor Pavers, Mastic Sealant - Brown hardened mastic material	140 x 12 x 5 mm	No asbestos fibres detected Organic fibres detected
AI09251	External, Roof, West Plant Area, Expansion Joint Render to Concrete Wall Panels, Render - Brown cement-like material with attached loose fibre bundles	35 x 28 x 12 mm	**Chrysotile (white asbestos) detected** **Organic fibres detected**
AI09252	Internal, L16, Lift Lobby Electrical Services Room, Under Sink Adjacent Fire Door, Bitumen Coating - Black crumbly bituminous material	30 x 14 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09253	Internal, L11, Main Office Areas, Red Rigid Ductwork Mastic, Mastic Sealant - Brown rubbery mastic material	17 x 11 x 2 mm	No asbestos fibres detected Organic fibres detected
AI09255	Internal, L11, Pipe Riser, To Base of Riser, Vermiculite Debris - Beige powdery mica vermiculite material & debris	25 x 15 x 8 mm	No asbestos fibres detected Organic fibres detected
AI09257	Internal, L10, Lift Lobby Electrical Services Room, Fire Stop to Penetrations, Vermiculite - Beige powdery mica vermiculite material	30 x 22 x 2 mm	No asbestos fibres detected Organic fibres detected
AI09258	Internal, Goods Lift, Floor, Black Speckled Floor Tiles, Vinyl Floor Tiles - Black vinyl tile & amber adhesive	65 x 38 x 4 mm	No asbestos fibres detected Organic fibres detected
AI09259	Internal, L6, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - Grey vitreous fibrous insulation material	45 x 30 x 3 mm	No asbestos fibres detected Synthetic mineral fibres detected
AI09260	Internal, L16, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - Beige vitreous fibrous insulation material	17 x 13 x 4 mm	No asbestos fibres detected Organic fibres detected Synthetic mineral fibres detected
AI09261	Internal, L11, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - Grey vitreous fibrous insulation material	32 x 22 x 3 mm	No asbestos fibres detected Organic fibres detected Synthetic mineral fibres detected
AI09262	Internal, L13, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - Grey vitreous fibrous insulation material	40 x 23 x 3 mm	No asbestos fibres detected Synthetic mineral fibres detected

Sample No.	Location & Description	Sample Size (~)	Results
AI09263	Internal, L10, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - Grey vitreous fibrous insulation material	35 x 15 x 3 mm	No asbestos fibres detected Synthetic mineral fibres detected
AI09264	Internal, L18, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - Grey vitreous fibrous insulation material	30 x 20 x 3 mm	No asbestos fibres detected Organic fibres detected Synthetic mineral fibres detected
AI09265	Internal, L3, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - Grey vitreous fibrous insulation material	65 x 20 x 3 mm	No asbestos fibres detected Synthetic mineral fibres detected
AI09266	Internal, L12, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - Grey vitreous fibrous insulation material	53 x 30 x 3 mm	No asbestos fibres detected Synthetic mineral fibres detected
AI24273	Internal, L14, Plant Room, Exhaust Fan 4 Ductwork To South Room, Ductwork Mastic - White painted beige rubbery mastic material	12 x 4 x 3 mm	No asbestos fibres detected Synthetic mineral fibres detected
AI24279	Internal, L21, External Balcony, Grey Floor Mastic, Construction Joint Mastic - Grey sticky mastic material	25 x 19 x 4 mm	No asbestos fibres detected

Bulk Identification Report

Job No: 754-SYDEN228268 Mirvac 90 Collins Street 10122019
Client: Mirvac
Client Address: Level 28, 200 George Street,
Sydney NSW 2000

Contact: Melanie Jones
E-mail: melanie.jones@mirvac.com
Date Sampled: 18/11/2019
Date Printed: 10/12/2019
Sampled By: Phoebe Quessy & Jake Iskenderian
Site: 90 Collins Street

Accredited for compliance with ISO/IEC 17025 - Testing
Accreditation No:2220
Corporate Site No:16909

Please note: In accepting the results, you (the client) agree that Coffey Services Australia Pty Ltd does not accept any responsibility for the sample submitted in relation to its source and is not liable for any works undertaken at site based on the analytical data provided. Only the samples submitted for analysis have been considered in presenting these results. Should any other material suspected to contain asbestos be found at the site, then works should cease and a suitably trained asbestos hygienist should be engaged to sample or assess the material.

Test Method: **Asbestos in Bulk Samples and Non-homogenous Material**
Coffey analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Coffey SOP WILAB1, and Australian Standard (AS) 4964 – 2004, Method for the qualitative identification of asbestos in bulk samples (AS 4964). The detection limit for the test method as per AS 4964 is 0.1 g/kg. For non-homogenous samples a semi quantitative aspect is adopted for the test method and is taken into account when reporting the results. As per Coffey's NATA approved SOP WILAB1 sample retention periods are set at 1 month (no asbestos detected) and 3 months (asbestos detected).

Total Samples: **11**

Matthew Tang
Approved Identifier

Patricy Cortes
Approved Signatory

Sample No.	Location & Description	Sample Size	Results
69160	L23 plant room, gasket to machinery - Green painted beige fibrous gasket material	~ 9 x 3 x 2 mm	No asbestos fibres detected Organic fibres detected Synthetic mineral fibres detected
69161	L23 plant room, small thick triangle shaped gasket to machinery - Grey fibrous gasket material	~ 19 x 9 x 3 mm	**Chrysotile (white asbestos) detected**
69162	L23 plant room, small thin triangle shaped gasket to machinery - Green fibrous gasket material	~ 15 x 13 x 3 mm	No asbestos fibres detected Organic fibres detected
69163	L23 plant room, gasket to calorifier - Green fibrous gasket material	~ 12 x 8 x 3 mm	No asbestos fibres detected Organic fibres detected
69164	Exterior, roof, mastic to floor throughout - Grey soft mastic material	~ 15 x 11 x 4 mm	No asbestos fibres detected Organic fibres detected
69165	L22, water pumps orange gasket - Orange fibrous gasket material	~ 21 x 14 x 3 mm	No asbestos fibres detected Organic fibres detected
69166	L22, water pumps blue gasket - Blue fibrous gasket material	~ 19 x 13 x 3 mm	No asbestos fibres detected Organic fibres detected
69167	L22, water pumps green gasket - Green fibrous gasket material	~ 27 x 15 x 3 mm	No asbestos fibres detected Organic fibres detected
69168	B1, water pumps, green gasket - White painted green fibrous gasket material	~ 12 x 10 x 3 mm	No asbestos fibres detected Organic fibres detected
69169	Throughout, level 2 plant room, to beams, coating - Grey vitreous fibrous insulation material	~ 95 x 86 x 5 mm	No asbestos fibres detected Synthetic mineral fibres detected
69170	Level 14, plant room, vermiculite coating to walls and beams - Grey semi-flexible vinyl tile & amber adhesive	~ 60 x 50 x 4 mm	No asbestos fibres detected

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12 Ashley St Chatswood NSW 2067
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customerservice@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 232436

Client Details

Client	Coffey Environment
Attention	Phoebe Quessy
Address	Level 19, Tower B, Citadel Tower, 799 Pacific Hwy, Chatswood, NSW, 2067

Sample Details

Your Reference	**SYDEN228268 90 Collins St**
Number of Samples	1 paint
Date samples received	05/12/2019
Date completed instructions received	05/12/2019

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	10/12/2019
Date of Issue	10/12/2019

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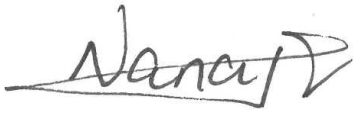
Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***

Results Approved By
Jaimie Loa-Kum-Cheung, Metals Supervisor

Authorised By



Nancy Zhang, Laboratory Manager

Lead in Paint		
Our Reference		232436-1
Your Reference	UNITS	L07460
Date Sampled		20/11/2019
Type of sample		paint
Date prepared	-	09/12/2019
Date analysed	-	10/12/2019
Lead in paint	%w/w	0.005

Method ID	Methodology Summary
Metals-004	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			09/12/2019	[NT]	[NT]	[NT]	[NT]	09/12/2019	[NT]
Date analysed	-			10/12/2019	[NT]	[NT]	[NT]	[NT]	10/12/2019	[NT]
Lead in paint	%w/w	0.005	Metals-004	<0.005	[NT]	[NT]	[NT]	[NT]	104	[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.

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.

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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www.envirolab.com.au

CERTIFICATE OF ANALYSIS 316378

Client Details

Client	Tetra Tech Coffey Pty Ltd
Attention	Simon Blanch
Address	Level 19, Tower B, Citadel Tower, 799 Pacific Hwy, Chatswood, NSW, 2067

Sample Details

Your Reference	**754-SYDEN228268 Mirvac-90 Collins Street VIC**
Number of Samples	7 Paint, 2 Dust
Date samples received	13/02/2023
Date completed instructions received	13/02/2023

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.

Please refer to the last page of this report for any comments relating to the results.

Report Details

Date results requested by	20/02/2023
Date of Issue	20/02/2023

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

Authorised By

Nancy Zhang, Laboratory Manager

Lead in Paint						
Our Reference		316378-1	316378-2	316378-3	316378-4	316378-5
Your Reference	UNITS	A109231	A109232	L19822	L19823	L19824
Date Sampled		09/02/2023	09/02/2023	09/02/2023	09/02/2023	09/02/2023
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	16/02/2023	16/02/2023	16/02/2023	16/02/2023	16/02/2023
Date analysed	-	16/02/2023	16/02/2023	16/02/2023	16/02/2023	16/02/2023
Lead in paint	%w/w	0.071	1.4	<0.005	0.15	0.01

Lead in Paint			
Our Reference		316378-7	316378-9
Your Reference	UNITS	F13161	A109256
Date Sampled		09/02/2023	09/02/2023
Type of sample		Paint	Paint
Date prepared	-	16/02/2023	16/02/2023
Date analysed	-	16/02/2023	16/02/2023
Lead in paint	%w/w	<0.005	<0.005

Lead (dust)			
Our Reference		316378-6	316378-8
Your Reference	UNITS	A109254	F13183
Date Sampled		09/02/2023	09/02/2023
Type of sample		Dust	Dust
Date prepared	-	14/02/2023	14/02/2023
Date analysed	-	14/02/2023	14/02/2023
Lead	mg/kg	180	62

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 in Paint					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			16/02/2023	[NT]	[NT]	[NT]	[NT]	16/02/2023	[NT]
Date analysed	-			16/02/2023	[NT]	[NT]	[NT]	[NT]	16/02/2023	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	[NT]	[NT]	[NT]	[NT]	100	[NT]

QUALITY CONTROL: Lead (dust)						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			14/02/2023	[NT]	[NT]	[NT]	[NT]	14/02/2023	[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]	100	[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.

Report Comments

Acid Extractable Metals in Paint: Minimal sample was supplied for sample 316378-5 (<0.01g).

LRM Global Pty Ltd
65 Stubbs Street
Kensington VIC 3031

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Web: www.lrmglobal.com.au
Telephone: (03) 9371 3400
ABN: 34 116 540 277

Qualitative Identification of Asbestos in Bulk Samples

Rapid Consulting Engineers Pty Ltd
6/83-87 Dover St
Cremorne VIC 3121

Client Ref: 90 Collins St Melbourne
Job Number: 57299.000
Batch Number: -
Received Date: October 14, 2022
Issue Date: October 19, 2022
Analysed Date: October 19, 2022
No of Samples: 8

Dear Hayden,

This report presents the analytical results of samples forwarded by Rapid Consulting Engineers Pty Ltd for asbestos analysis.

Methodology:
The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining Method. (**LRM Global ID Method 1**) and AS4964 - 2004

Analytical Results:

Sample No.	Sample Description	Result
221085-L15-F/G3-1-S-2	The sample consisted of sealant Location: Precast joint Sample Dimensions: 4.0cm X 3.0cm X 0.5cm	No Asbestos Detected
221085-L15-F/G3-2-B-2	The sample consisted of foam like material Location: Window head Sample Dimensions: 4.0cm X 2.0cm X 0.5cm	No Asbestos Detected
221085-L15-F/G3-2-S-2	The sample consisted of rubber material Location: Window head Sample Dimensions: 1.0cm X 1.0cm X 0.5cm	No Asbestos Detected
221085-L15-F/G3-2-FS-1	The sample consisted of fire spray Location: Precast connection Sample Dimensions: 4.0cm X 4.0cm X 1.0cm	No Asbestos Detected Organic Fibre Detected Synthetic Mineral Fibre Detected
221085-L15-F/G3-2-FB-1	The sample consisted of fire blanket Location: Precast to structure Sample Dimensions: 6.0cm X 3.0cm X 1.0cm	No Asbestos Detected Synthetic Mineral Fibre Detected
221085-L10-F/G3-1-BG-2	The sample consisted of gasket material Location: Precast joint Sample Dimensions: 3.0cm X 2.0cm X 0.5cm	No Asbestos Detected
221085-L15-F/G3-1-FB-2	The sample consisted of fire blanket Location: Window head Sample Dimensions: 4.0cm X 4.0cm X 0.5cm	No Asbestos Detected Synthetic Mineral Fibre Detected

BEAM FIRE SPRAY **L15 NW CORNER**	The sample consisted of fire spray Location: Beam NW corner Sample Dimensions: 8.0cm X 6.0cm X 1.0cm	No Asbestos Detected Synthetic Mineral Fibre Detected

Approved Identifier
Thelma Mihalitsis

Report Issued by
Thelma Mihalitsis

NATA
WORLD RECOGNISED
ACCREDITATION
Accreditation No: 15684

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

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65 Stubbs Street
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Web: www.lrmglobal.com.au
Telephone: (03) 9371 3400
ABN: 34 116 540 277

Qualitative Identification of Asbestos in Bulk Samples

Rapid Consulting Engineers Pty Ltd
6/83-87 Dover St
Cremorne VIC 3121

Client Ref: 90 Collins St Melbourne
Job Number: 57304.000
Batch Number: -
Received Date: October 14, 2022
Issue Date: October 19, 2022
Analysed Date: October 19, 2022
No of Samples: 7

Dear Hayden,

This report presents the analytical results of samples forwarded by Rapid Consulting Engineers Pty Ltd for asbestos analysis.

Methodology:
The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining Method. (**LRM Global ID Method 1**) and AS4964 - 2004

Analytical Results:

Sample No.	Sample Description	Result
221085-L15-E/F2-1-FB-1	The sample consisted of mastic Location: Precast joint Sample Dimensions: 8.0cm X 2.0cm X 0.5cm	No Asbestos Detected
221085-L15-E/F2-2-FB-1	The sample consisted of fire blanket Location: Precast to structure Sample Dimensions: 6.0cm X 4.0cm X 1.0cm	No Asbestos Detected Synthetic Mineral Fibre Detected
221085-L15-E/F2-1-BG-1	The sample consisted of gasket material Location: Precast joint Sample Dimensions: 4.0cm X 1.0cm X 0.5cm	No Asbestos Detected
221085-L15-E/F2-1-S-2	The sample consisted of sealant Location: Precast joint Sample Dimensions: 4.0cm X 2.0cm X 1.0cm	No Asbestos Detected
221085-L15-E/F2-2-FS-1	The sample consisted of fire spray Location: Precast connection Sample Dimensions: 5.0cm X 5.0cm X 1.0cm	No Asbestos Detected Organic Fibre Detected Synthetic Mineral Fibre Detected
221085-L15-E/F2-2-S-2	The sample consisted of sealant Location: Window head Sample Dimensions: 2.0cm X 2.0cm X 0.5cm	No Asbestos Detected
221085-L15-E/F2-2-B-2	The sample consisted of foam like material Location: Window head Sample Dimensions: 2.0cm X 2.0cm X 0.5cm	No Asbestos Detected

Approved Identifier
Thelma Mihalitsis

Report Issued by
Thelma Mihalitsis

WORLD RECOGNISED
ACCREDITATION
Accreditation No: 15684

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

Appendix C: Photographs

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Line ID 1: External, Roof, East Plant Area, Generator or Motor for Motorised Basket, Gaskets - Suspected Asbestos

Line ID 2: External, Roof, East Plant Area, Switchboard Adjacent Cooling Tower Tank, HRC Fuses - Suspected Asbestos

Line ID 3: External, Roof, Throughout, Floor Concrete Blocks, Construction Joint Mastic - No Asbestos Detected

Line ID 4: External, Roof, Throughout, Walls, Mastic Sealant - No Asbestos Detected

Line ID 5: External, Roof, West Plant Area, Cooling Tower Pipe , Gaskets - None Suspected

Line ID 5.1: External, Roof, West Plant Area, Cooling Tower Pipe , Gaskets - None Suspected

Line ID 6: External, Roof, West Plant Area, Expansion Joint Render to Concrete Wall Panels, Render - Chrysotile Asbestos Detected

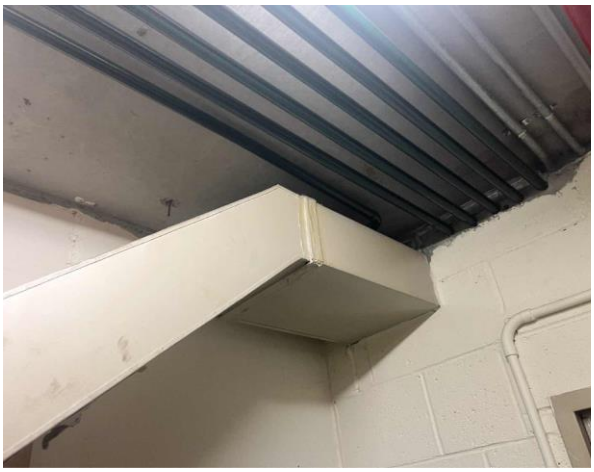
Line ID 6.1: External, Roof, West Plant Area, Expansion Joint Render to Concrete Wall Panels, Render - Chrysotile Asbestos Detected

Line ID 7: External, Roof, West Plant Area, White Mastic To Concrete Floor Pavers, Mastic Sealant - No Asbestos Detected

Line ID 11: Internal, B1, Plant Room, Gaskets to Pump Machinery, Green Gasket Material - No Asbestos Detected

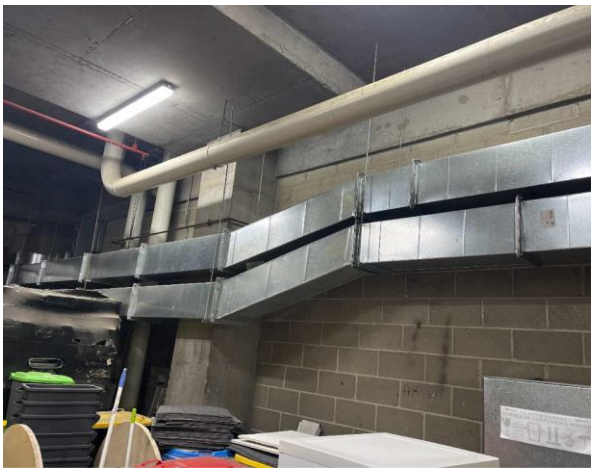
Line ID 12: Internal, B2, MDF Room, To Ledges and Floor Below Penetration to Floor Above, Vermiculite Debris - No Asbestos Detected

Line ID 12.1: Internal, B2, MDF Room, To Ledges and Floor Below Penetration to Floor Above, Vermiculite Debris - No Asbestos Detected

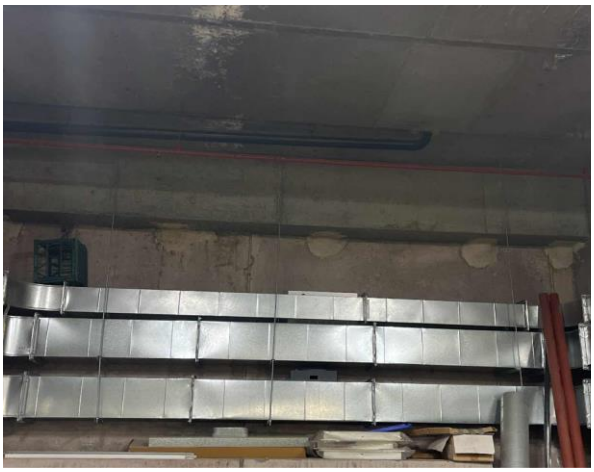


Line ID 13: Internal, B2, Store Room Adjacent Lift Lobby, To High Level Ductwork, Mastic Sealant - No Asbestos Detected

Line ID 14: Internal, B2, Store Room Adjacent Lift Lobby, To Small Ductwork, Sprayed Vermiculite - No Asbestos Detected

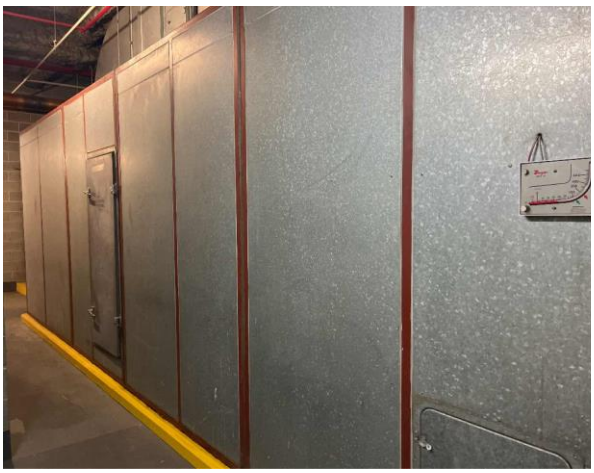


Line ID 15: Internal, GF, Car Park Plant Room, Between Concrete and Bricks, Construction Joint Mastic - No Asbestos Detected

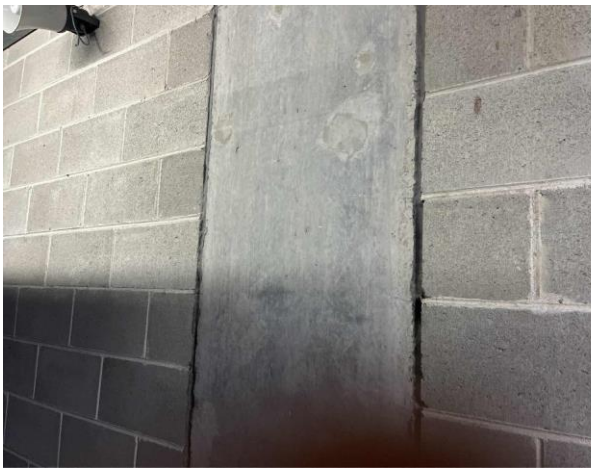


Line ID 16: Internal, GF, Car Park Plant Room, Small Brackets to Outer Wall, Sprayed Vermiculite - No Asbestos Detected

Line ID 17: Internal, GF, Car Park Plant Room, To Large Ductwork, Sprayed Vermiculite - No Asbestos Detected



Line ID 18: Internal, GF, External Plant Room, AHU Plenums, Mastic Sealant - No Asbestos Detected



Line ID 19: Internal, GF, External Plant Room, Between Concrete and Bricks, Construction Joint Mastic - No Asbestos Detected

Line ID 20: Internal, GF, External Plant Room, Bitumen to Pipes Under Metal Casing, Bituminous Membrane - No Asbestos Detected

Line ID 21: Internal, GF, External Plant Room, Electrical Cupboards, HRC Fuses - Suspected Asbestos

Line ID 22: Internal, GF, External Plant Room, Stairwell to Plant Room, Textured Coating - No Asbestos Detected

Line ID 23: Internal, GF, External Plant Room, To Water Tank in Room 1141 Tower 1, Bituminous Membrane - No Asbestos Detected

Line ID 24: Internal, GF, External Plant Room, To Water Tank in Room 1141 Tower 2, Bituminous Membrane - No Asbestos Detected

Line ID 24.1: Internal, GF, External Plant Room, To Water Tank in Room 1141 Tower 2, Bituminous Membrane - No Asbestos Detected

Line ID 25: Internal, GF, External Plant Room, West Ductwork Room Window Grills, To Small External Window Frame Supports, Sprayed Vermiculite - No Asbestos Detected

Line ID 26: Internal, GF, External Plant Room, West Exhaust Air Rooms, Ductwork Mastic - No Asbestos Detected

Line ID 27: Internal, GF, External Plant Room, Within AC Ductwork, Heater Bank Insulation - Suspected Asbestos

Line ID 28: Internal, GF, Loading Dock, Hatch Door to Riser, Vermiculite - No Asbestos Detected

Line ID 28.1: Internal, GF, Loading Dock, Hatch Door to Riser, Vermiculite - No Asbestos Detected

Line ID 29: Internal, GF, Loading Dock, Small Fire Door to Loading Bay, Fire Door Core - Suspected Asbestos

Line ID 30: Internal, GF, Loading Dock, To High Level Ceiling and Ductwork, Sprayed Vermiculite - No Asbestos Detected

Line ID 31: Internal, Goods Lift, Floor, Black Speckled Floor Tiles, Vinyl Floor Tiles - No Asbestos Detected

Line ID 32: Internal, L10, Lift Lobby Electrical Services Room, Fire Stop to Penetrations, Vermiculite - No Asbestos Detected

Line ID 33: Internal, L10, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - No Asbestos Detected

Line ID 35: Internal, L11, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - No Asbestos Detected

Line ID 36: Internal, L11, Pipe Riser, To Base of Riser, Vermiculite Debris - No Asbestos Detected

Line ID 37: Internal, L12, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - No Asbestos Detected

Line ID 47: Internal, L14, Plant Room, Air Handling Unit Panel Sealant, Mastic Sealant (Black & Dark Grey) - No Asbestos Detected

Line ID 47.1: Internal, L14, Plant Room, Air Handling Unit Panel Sealant, Mastic Sealant (Black & Dark Grey) - No Asbestos Detected

Line ID 48: Internal, L14, Plant Room, Around the Heater Core to the Ductwork, Heater Bank Insulation - Suspected Asbestos

Line ID 49: Internal, L14, Plant Room, Ductwork Flange Joint Mastic, Mastic Sealant - No Asbestos Detected

Line ID 50: Internal, L14, Plant Room, Exhaust Fan 4 Ductwork To South Room, Ductwork Mastic - No Asbestos Detected

Line ID 51: Internal, L14, Plant Room, Grey Expansion Joint Mastic to Outer Concrete Walls, Construction Joint Mastic - No Asbestos Detected

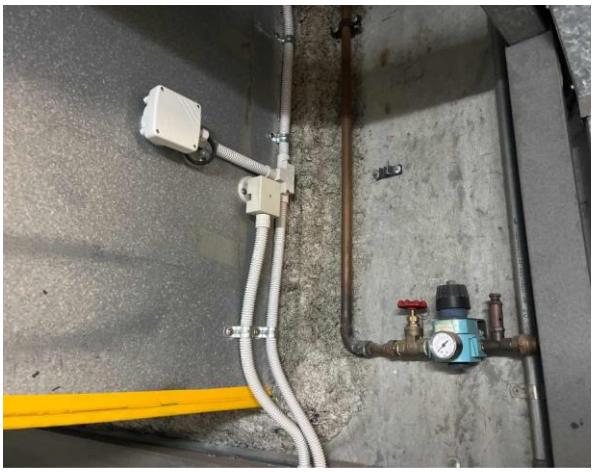
Line ID 52: Internal, L14, Plant Room, Hatch Door to Riser, Vermiculite - No Asbestos Detected

Line ID 53: Internal, L14, Plant Room, Switchboard Adjacent Main Entry Door, HRC Fuses - Suspected Asbestos

Line ID 54: Internal, L14, Plant Room, To Small External Window Frame Supports, Sprayed Vermiculite - No Asbestos Detected

Line ID 54.1: Internal, L14, Plant Room, To Small External Window Frame Supports, Sprayed Vermiculite - No Asbestos Detected

Line ID 55: Internal, L14, Plant Room, To Walls, Ductwork and Steel Beams, Sprayed Vermiculite - No Asbestos Detected



Line ID 55.1: Internal, L14, Plant Room, To Walls, Ductwork and Steel Beams, Sprayed Vermiculite - No Asbestos Detected

Line ID 55.2: Internal, L14, Plant Room, To Walls, Ductwork and Steel Beams, Sprayed Vermiculite - No Asbestos Detected

Line ID 56: Internal, L14, Lift Motor Room, Fire Door, Fire Door Core - Suspected Asbestos

Line ID 57: Internal, L15, L20 and L21, Kitchen Area, Sink Pad to Sink Unit, Plastic Membrane - None Suspected

Line ID 58: Internal, L16, Lift Lobby Electrical Services Room, Under Sink Adjacent Fire Door, Bitumen Coating - No Asbestos Detected

Line ID 60: Internal, L17, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - No Asbestos Detected

Line ID 62: Internal, L2, L5, L8, L9, L15, L19 and L21, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - No Asbestos Detected

Line ID 63: Internal, L20, Female Toilet, Formwork to the Concrete Soffit within the Ceiling Void, Fibre Cement Sheet - No Asbestos Detected

Line ID 64: Internal, L20, Lift Lobby Electrical Services Room, Fire Stop to Penetrations, Vermiculite - No Asbestos Detected

Line ID 64.1: Internal, L20, Lift Lobby Electrical Services Room, Fire Stop to Penetrations, Vermiculite - No Asbestos Detected

Line ID 65: Internal, L20, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - No Asbestos Detected

Line ID 65.1: Internal, L20, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - No Asbestos Detected

Line ID 66: Internal, L20, Main Office Areas, To Rigid Ductwork, Mastic Sealant (Green) - No Asbestos Detected

Line ID 67: Internal, L21, External Balcony, Grey Floor Mastic, Construction Joint Mastic - No Asbestos Detected

Line ID 68: Internal, L21, Plant Room, Electrical Services Cupboard, Arc Shields - Suspected Asbestos

Line ID 69: Internal, L22, Plant Room, Gattic Cover to the Lift Motor Room, Supalux Board - No Asbestos Detected

Line ID 70: Internal, L22, Plant Room, Hatch Door to Domestic Water Tank, Vermiculite - No Asbestos Detected

Line ID 71: Internal, L22, Plant Room, Hatch Door to TEF 1 & 2 & Relief Air, Vermiculite - No Asbestos Detected

Line ID 72: Internal, L22, Plant Room, To Panels of Water Tank, Mastic Sealant (grey) - No Asbestos Detected

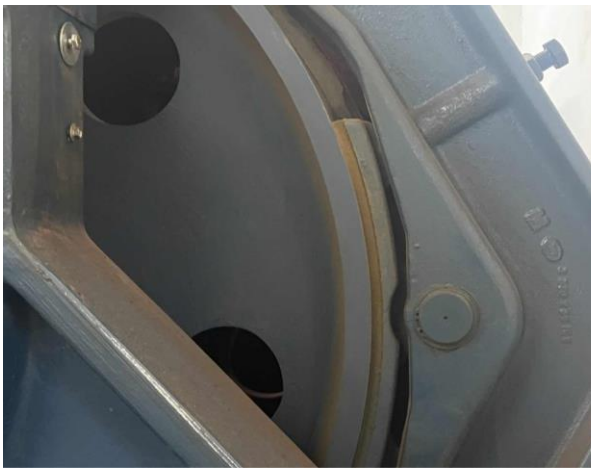
Line ID 72.1: Internal, L22, Plant Room, To Panels of Water Tank, Mastic Sealant (grey) - No Asbestos Detected

Line ID 73: Internal, L22, Plant Room, To Pipe Work of Pump Machinery, Blue Gasket Material - No Asbestos Detected

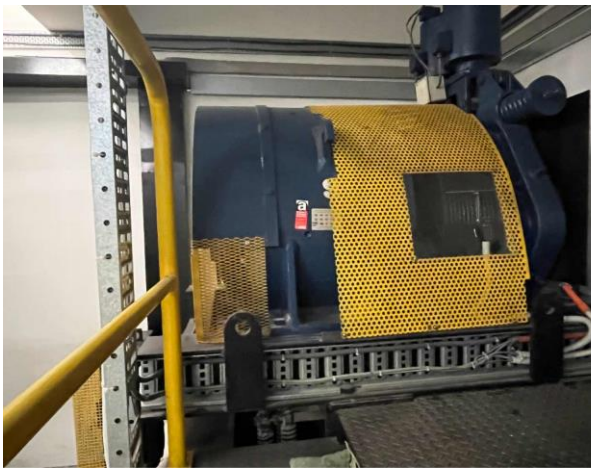
Line ID 74: Internal, L22, Plant Room, To Pipe Work of Pump Machinery, Green Gasket Material - No Asbestos Detected

Line ID 75: Internal, L22, Plant Room, To Pipe Work of Pump Machinery, Orange Gasket Material - No Asbestos Detected

Line ID 76: Internal, L22, Plant Room, Within Electrical Cupboards, HRC Fuses - Suspected Asbestos



Line ID 77: Internal, L23, Lift Motor Room, Lift Motor Brake Pads, Friction Material - No Asbestos Detected



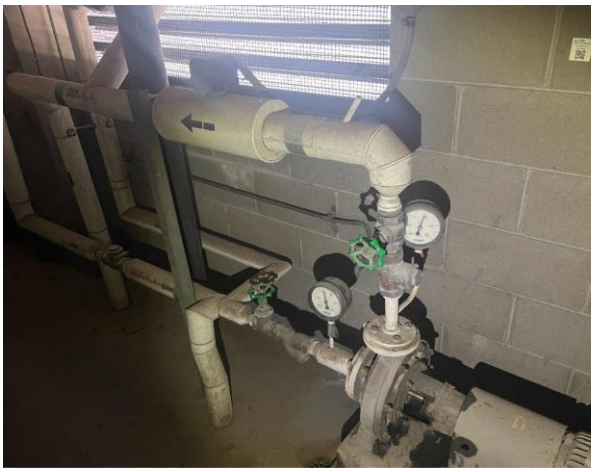
Line ID 77.1: Internal, L23, Lift Motor Room, Lift Motor Brake Pads, Friction Material - No Asbestos Detected

Line ID 78: Internal, L23, Lift Motor Room, Lift Motor Electrical Boards, HRC Fuses - Suspected Asbestos

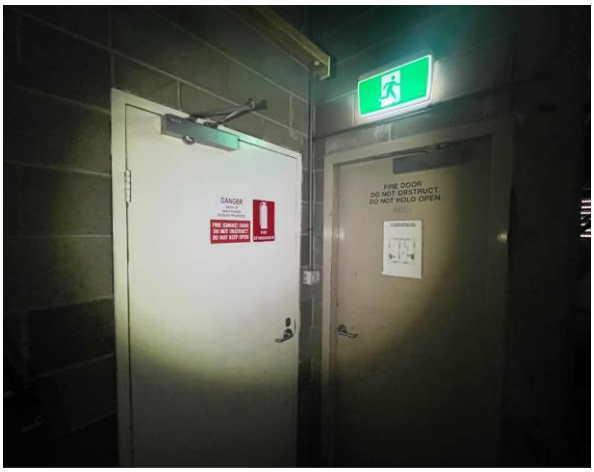
Line ID 79: Internal, L23, Lift Motor Room, Switchboard, Arc Shields - Suspected Asbestos

Line ID 80: Internal, L23, North Fire Stairwell, Fire Doors , Internal Fire Door Core - Suspected Asbestos

Line ID 81: Internal, L23, North Fire Stairwell, To Concrete Walls, Textured Coating - No Asbestos Detected



Line ID 82: Internal, L23, Plant Room, Calorifier Pump, Green Gasket Material - No Asbestos Detected



Line ID 83: Internal, L23, Plant Room, Fire Door to Stairs and Lift Motor Room, Fire Door Core - Suspected Asbestos

Line ID 84: Internal, L23, Plant Room, Green Pipes to Generator Flange Gaskets, Green Gasket Material - No Asbestos Detected

Line ID 85: Internal, L23, Plant Room, Hatch Doors throughout the Plant Room, Vermiculite - No Asbestos Detected

Line ID 86: Internal, L23, Plant Room, To Machinery, Grey Gasket Material - Chrysotile Asbestos Detected

Line ID 87: Internal, L23, Plant Room, Top Flange to Generator, Light Green Gasket Material - No Asbestos Detected

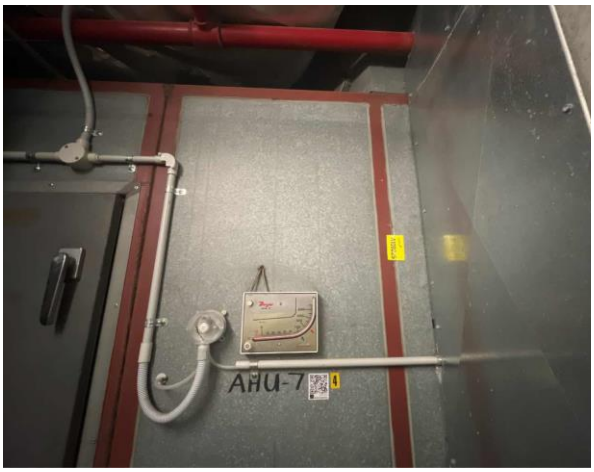
Line ID 88: Internal, L23, Plant Room, Within Electrical Cupboards, HRC Fuses - Suspected Asbestos

Line ID 89: Internal, L23, South Air Handling Unit AHU-7, Between Brickwork and Concrete, Construction Joint Mastic - No Asbestos Detected

Line ID 90: Internal, L23, South Air Handling Unit AHU-7, To Hatch Door Internals to RAF6, Vermiculite - No Asbestos Detected

Line ID 90.1: Internal, L23, South Air Handling Unit AHU-7, To Hatch Door Internals to RAF6, Vermiculite - No Asbestos Detected

Line ID 90.2: Internal, L23, South Air Handling Unit AHU-7, To Hatch Door Internals to RAF6, Vermiculite - No Asbestos Detected



Line ID 91: Internal, L23, South Air Handling Unit AHU-7, To Wall Panels of the AHU-7, Mastic Sealant (grey) - No Asbestos Detected

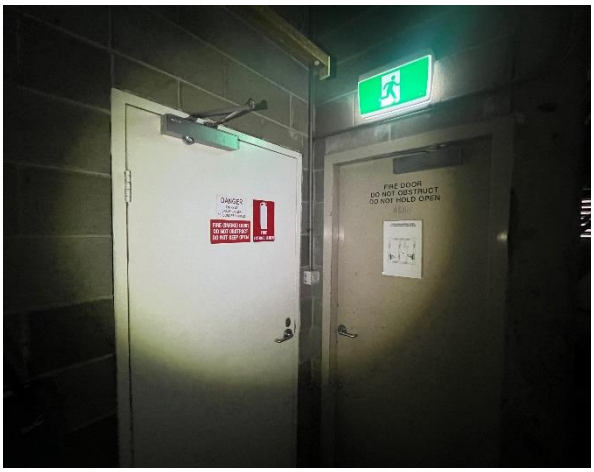
Line ID 92: Internal, L23, South Stairwell, Fire Doors, Internal Fire Door Core - Suspected Asbestos

Line ID 93: Internal, L23, South Stairwell, To Concrete Walls, Textured Coating - No Asbestos Detected

Line ID 94: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Fire Entry Door, Fire Door Core - Suspected Asbestos

Line ID 94.1: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Fire Entry Door, Fire Door Core - Suspected Asbestos

Line ID 94.2: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Fire Entry Door, Fire Door Core - Suspected Asbestos



Line ID 94.3: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Fire Entry Door, Fire Door Core - Suspected Asbestos

Line ID 95: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Grey Switchboards, HRC Fuses - Suspected Asbestos

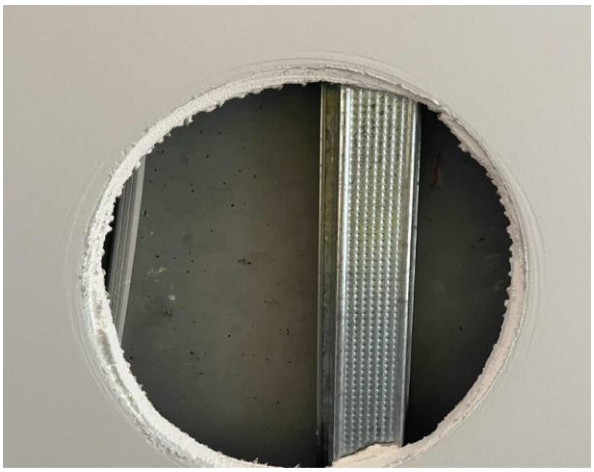
Line ID 95.1: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Grey Switchboards, HRC Fuses - Suspected Asbestos

Line ID 95.2: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Grey Switchboards, HRC Fuses - Suspected Asbestos

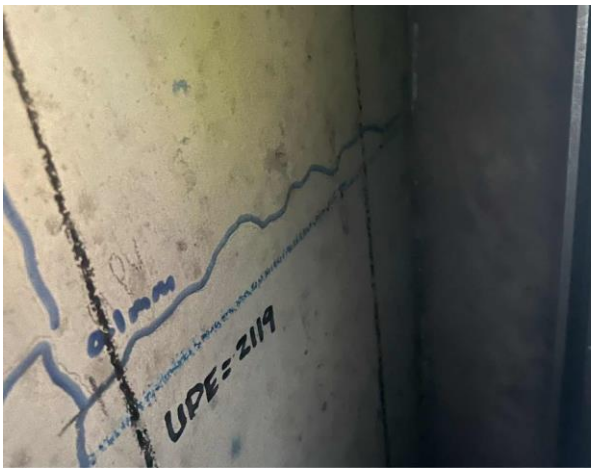
Line ID 95.3: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Grey Switchboards, HRC Fuses - Suspected Asbestos

Line ID 96: Internal, L2-3, L5-13 and 15-21, Main Office, Below False Floors to Office Area, None - None Suspected

Line ID 96.1: Internal, L2-3, L5-13 and 15-21, Main Office, Below False Floors to Office Area, None - None Suspected

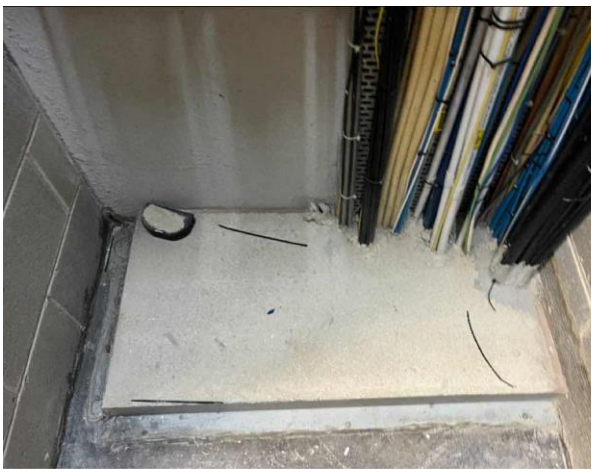


Line ID 97: Internal, L2-3, L5-13 and 15-21, Main Office, Concrete Columns to Outer Walls, None - None Suspected



Line ID 97.1: Internal, L2-3, L5-13 and 15-21, Main Office, Concrete Columns to Outer Walls, None - None Suspected

Line ID 99: Internal, L2-3, L5-L13, L15-19 and L21, Lift Lobby Electrical Services Room, Fire Stop to Penetrations, Vermiculite - No Asbestos Detected



Line ID 99.1: Internal, L2-3, L5-L13, L15-19 and L21, Lift Lobby Electrical Services Room, Fire Stop to Penetrations, Vermiculite - No Asbestos Detected

Line ID 99.2: Internal, L2-3, L5-L13, L15-19 and L21, Lift Lobby Electrical Services Room, Fire Stop to Penetrations, Vermiculite - No Asbestos Detected

Line ID 101: Internal, L3, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - No Asbestos Detected

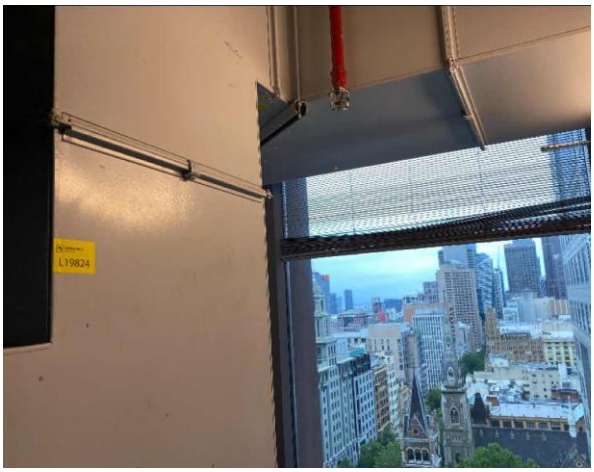
Line ID 102: Internal, L6, Lift Lobby Electrical Services Room, Black Switchboards, HRC Fuses - Suspected Asbestos

Line ID 103: Internal, L6, Main Office Areas, Throughout the Underside of the Ceiling to Concrete Columns, Sprayed Vermiculite - No Asbestos Detected

Line ID 104: Internal, L7, Main Office Areas, Fire Rating to Steel Beams in Kitchen and Lunch Area, Sprayed Vermiculite - No Asbestos Detected

Line ID 107: Internal, GF, External Plant Room, Cooling Tower Tank, Green (Light) Paint - Lead Detected (<0.005% w/w)

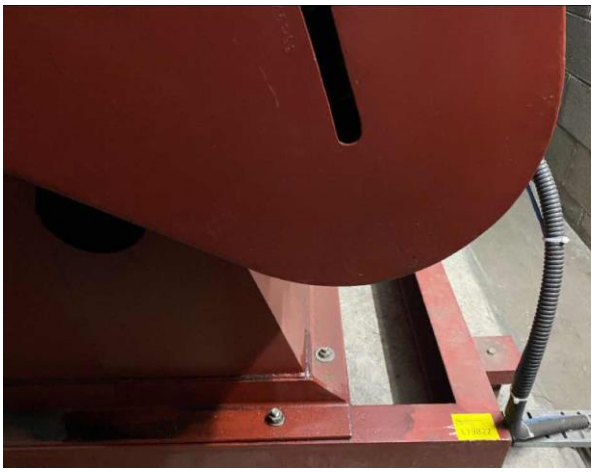
Line ID 108: Internal, L10, External Balcony, Floor, Grey Paint - Lead Detected (<0.005% w/w)



Line ID 109: Internal, L14, Plant Room, Exhaust Fan 4 Ductwork To South Room, Cream Paint - Lead Detected (0.01% w/w)

Line ID 110: Internal, L14, Plant Room, Fire Doors Throughout, Brown (Light) Paint - Lead Detected (0.15% w/w)

Line ID 111: Internal, L14, Plant Room, Return Air Flow Units, Red (Dark) Paint - Lead Detected (<0.005% w/w)



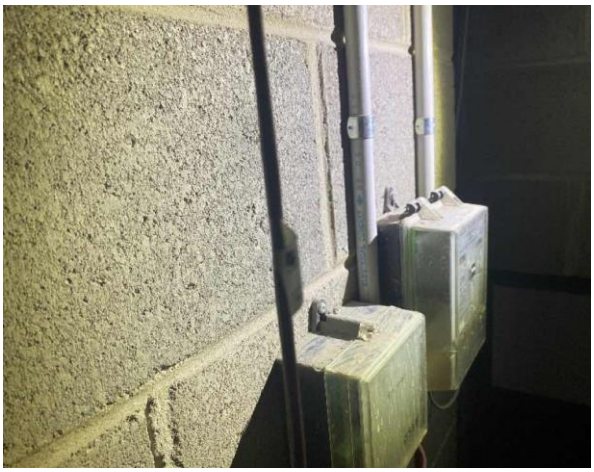
Line ID 111.1: Internal, L14, Plant Room, Return Air Flow Units, Red (Dark) Paint - Lead Detected (<0.005% w/w)

Line ID 112: Internal, L23, Plant Room, Caliorifier Metal Casing, Cream Paint - Lead Detected (0.071% w/w)

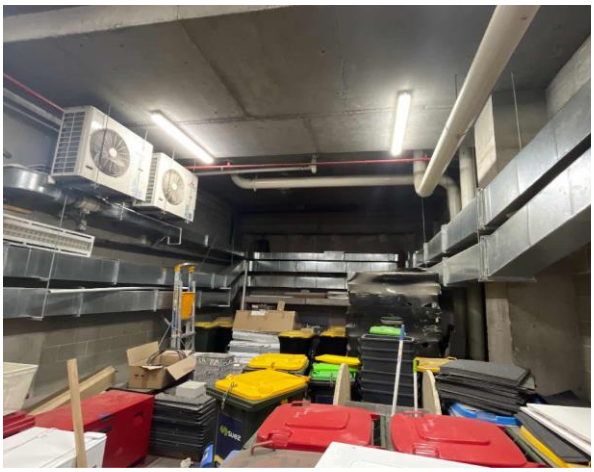
Line ID 113: Internal, L23, Plant Room, Pipe work , White Paint - Lead Detected (0.005% w/w)

Line ID 114: Internal, L23, Plant Room, To Generator, Red Paint - Lead Detected (1.4% w/w)

Line ID 115: Internal, GF, External Plant Room, West Cooling Tower Room, Dust - Lead Detected (62mg/kg)



Line ID 116: Internal, L11, Pipe Riser, Pipe Riser Switchbanks, Dust - Lead Detected (180mg/kg)

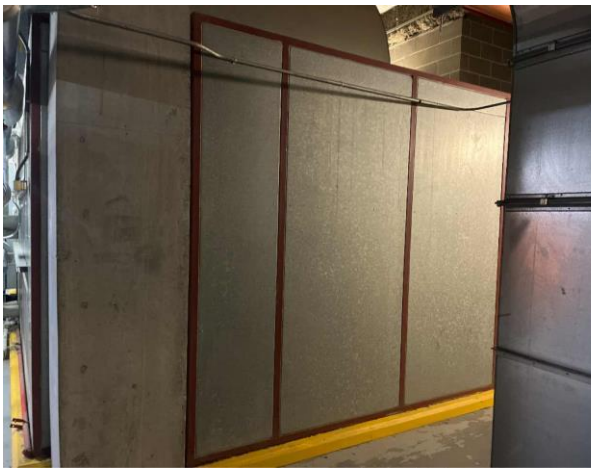


Line ID 118: Internal, GF, Car Park Plant Room, Rigid Ductwork, Insulation Material - Suspected SMF

Line ID 119: Internal, GF, External Plant Room, AC Ductwork, Insulation Material - Suspected SMF

Line ID 120: Internal, GF, External Plant Room, Metal Covered Pipes, Insulation Material - Suspected SMF

Line ID 121: Internal, GF, External Plant Room, Redundant Hot Water Unit in Room 1141, Insulation Material - Suspected SMF

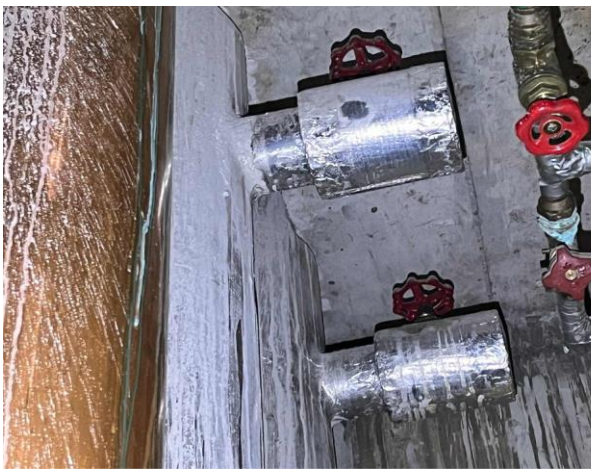


Line ID 122: Internal, GF, External Plant Room, To AHU Wall Lining, Insulation Material - Suspected SMF

Line ID 123: Internal, GF, External Plant Room, West Ductwork Room Construction Joints, Ceramic Fibre - Suspected SMF

Line ID 124: Internal, GF, External Plant Room, West Ductwork Room Window Frames, Insulation Material - Suspected SMF

Line ID 125: Internal, GF, Loading Dock, High Level Pipes, Insulation Material - Suspected SMF



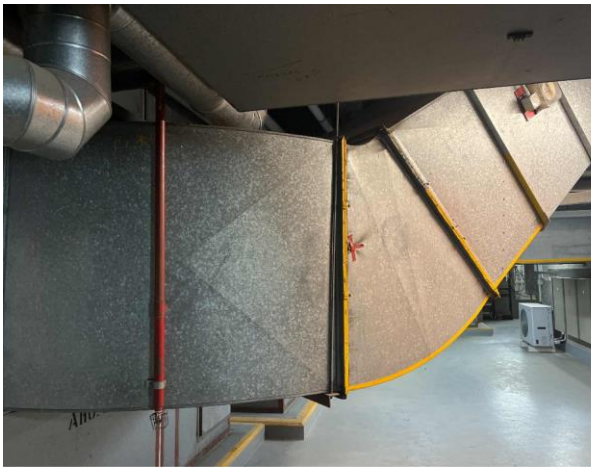
Line ID 128: Internal, L11, Pipe Riser, Pipework Insulation, Insulation Material - Suspected SMF

Line ID 131: Internal, L14, Plant Room, Air Handling Unit Wall Lining, Insulation Material - Suspected SMF

Line ID 132: Internal, L14, Plant Room, Behind Grey Mastic Expansion Joint, Ceramic Fibre - Suspected SMF

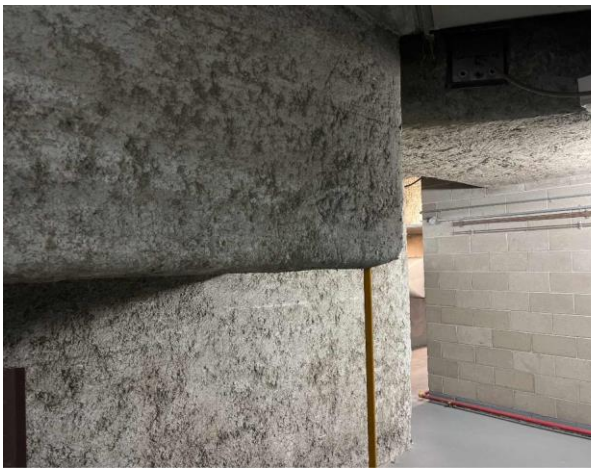
Line ID 135: Internal, L14, Plant Room, Metal Covered Pipes, Insulation Material - Suspected SMF

Line ID 136: Internal, L14, Plant Room, Pipework Adjacent Main Entry Door, Pillow Insulation - Suspected SMF



Line ID 137: Internal, L14, Plant Room, Rigid Ductwork, Insulation Material - Suspected SMF

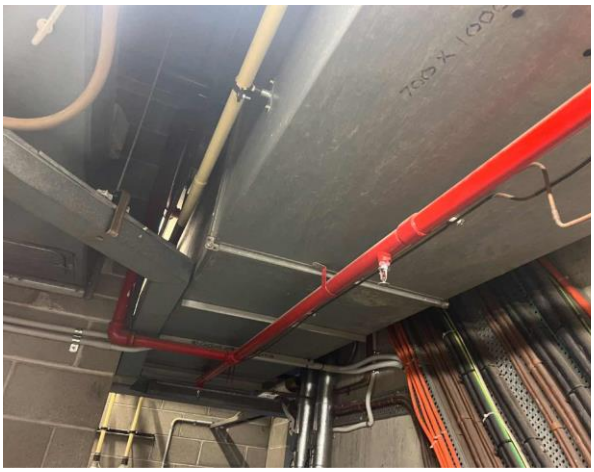
Line ID 138: Internal, L14, Plant Room, To Outer Window Frame Supports, Insulation Material - Suspected SMF



Line ID 139: Internal, L14, Plant Room, To Walls, Ductwork and Steel Beams, Sprayed Vermiculite - SMF Detected

Line ID 139.1: Internal, L14, Plant Room, To Walls, Ductwork and Steel Beams, Sprayed Vermiculite - SMF Detected

Line ID 139.2: Internal, L14, Plant Room, To Walls, Ductwork and Steel Beams, Sprayed Vermiculite - SMF Detected

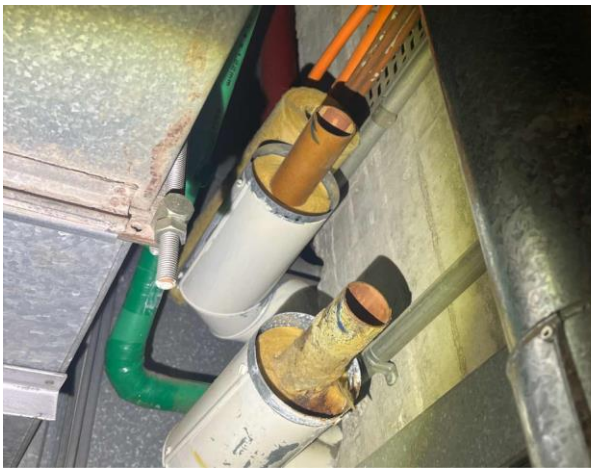


Line ID 143: Internal, L22, Plant Room, AC Ductwork, Insulation Material - Suspected SMF

Line ID 144: Internal, L22, Plant Room, Exhaust Units from Boilers, Insulation Material - Suspected SMF

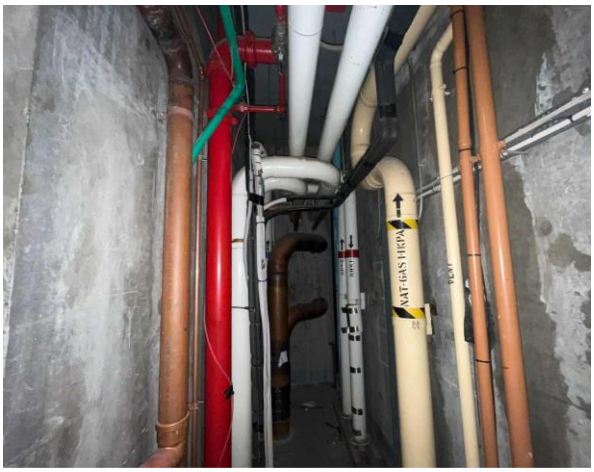
Line ID 144.1: Internal, L22, Plant Room, Exhaust Units from Boilers, Insulation Material - Suspected SMF

Line ID 145: Internal, L22, Plant Room, Hot Water Units, Insulation Material - Suspected SMF



Line ID 146: Internal, L22, Plant Room, Metal Covered Redundant Pipe Work Painted White, Insulation Material - Suspected SMF

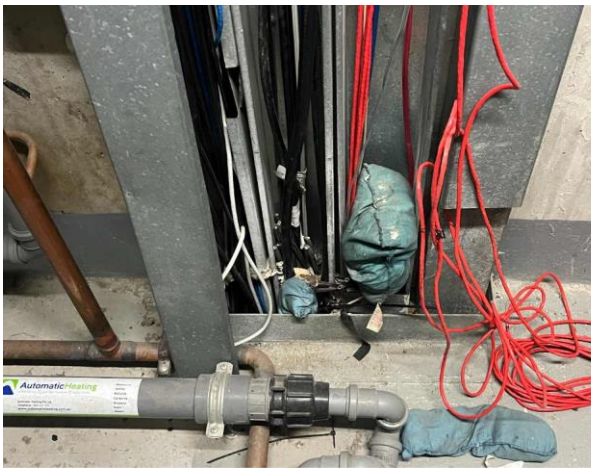
Line ID 147: Internal, L22, Plant Room, Modules Boilers Internals, Insulation Material - Suspected SMF



Line ID 148: Internal, L22, Plant Room, Pipe Riser Pipes, Insulation Material - Suspected SMF

Line ID 148.1: Internal, L22, Plant Room, Pipe Riser Pipes, Insulation Material - Suspected SMF

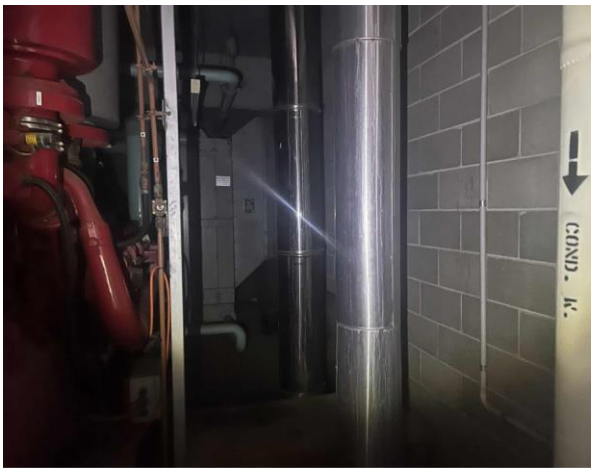
Line ID 149: Internal, L22, Plant Room, To Floor Slab Penetrations, Pillow Insulation - Suspected SMF



Line ID 149.1: Internal, L22, Plant Room, To Floor Slab Penetrations, Pillow Insulation - Suspected SMF

Line ID 150: Internal, L23, Plant Room, Calorifier Insulation, Insulation Material - Suspected SMF

Line ID 151: Internal, L23, Plant Room, Generator Exhausts, External Insulation - Suspected SMF



Line ID 152: Internal, L23, Plant Room, Large Diameter Pipes Behind the Generator, Insulation Material - Suspected SMF

Line ID 153: Internal, L23, Plant Room, Metal Covered Pipes to the Calorifier, Insulation Material - Suspected SMF

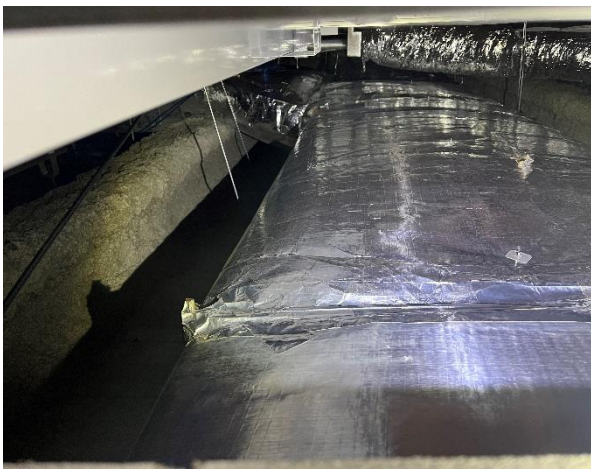
Line ID 154: Internal, L23, South Air Handling Unit AHU-7, AHU-7 Wall Lining, Insulation Material - Suspected SMF

Line ID 155: Internal, L23, South Air Handling Unit AHU-7, Ductwork Foil Lined Insulation, Insulation Material - Suspected SMF

Line ID 156: Internal, L23, South Air Handling Unit AHU-7, Metal Covered Pipes to AHU-7, Insulation Material - Suspected SMF

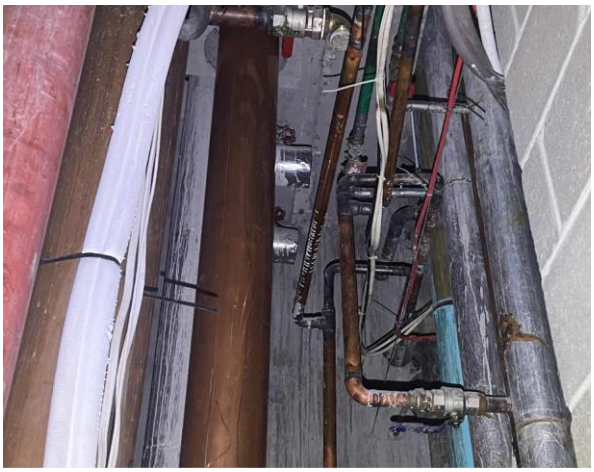
Line ID 157: Internal, L2-3, L5-11, L13, and L15-21, Kitchen Area, Hot Water Unit, Insulation Material - Suspected SMF

Line ID 157.1: Internal, L2-3, L5-11, L13, and L15-21, Kitchen Area, Hot Water Unit, Insulation Material - Suspected SMF

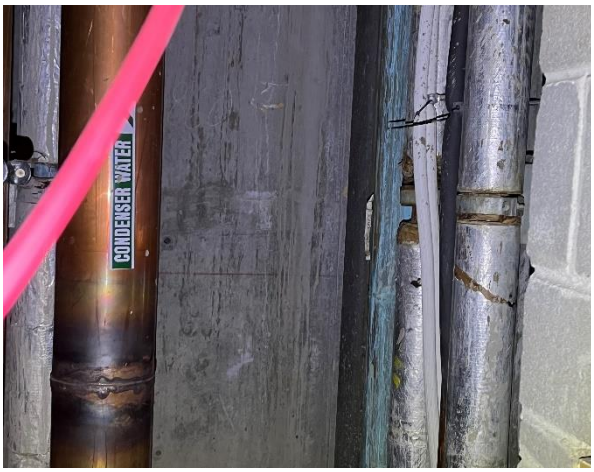


Line ID 158: Internal, L2-3, L5-13 and 15-21, Female Toilet, To Rigid and Flexible Ductwork, Insulation Material - Suspected SMF

Line ID 158.1: Internal, L2-3, L5-13 and 15-21, Female Toilet, To Rigid and Flexible Ductwork, Insulation Material - Suspected SMF



Line ID 159: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Pipe Work Riser, Insulation Material - Suspected SMF

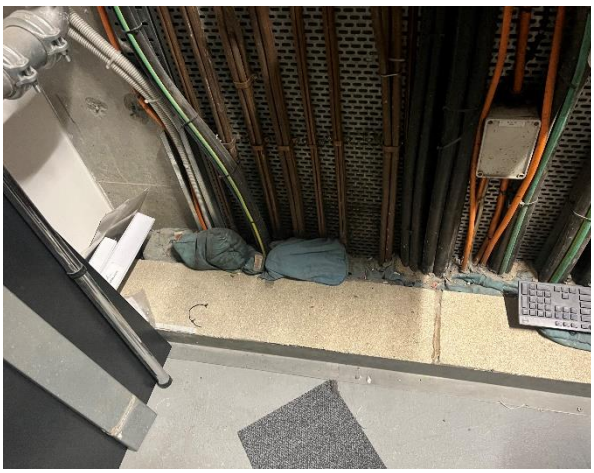


Line ID 159.1: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Pipe Work Riser, Insulation Material - Suspected SMF

Line ID 160: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Rigid and Flexible Ductwork, Insulation Material - Suspected SMF

Line ID 160.1: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Rigid and Flexible Ductwork, Insulation Material - Suspected SMF

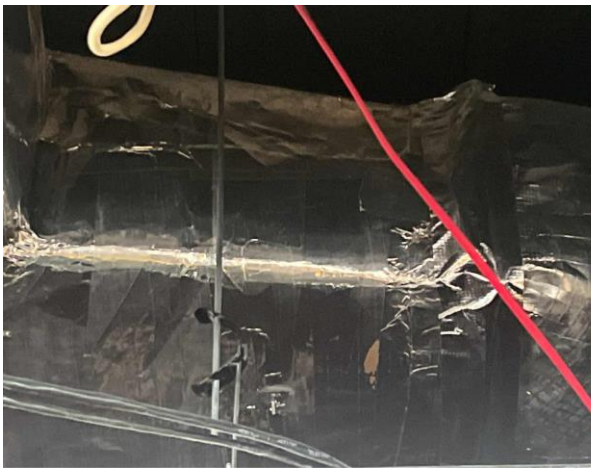
Line ID 160.2: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, Rigid and Flexible Ductwork, Insulation Material - Suspected SMF



Line ID 161: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, To Cable Penetrations, Pillow Insulation - Suspected SMF

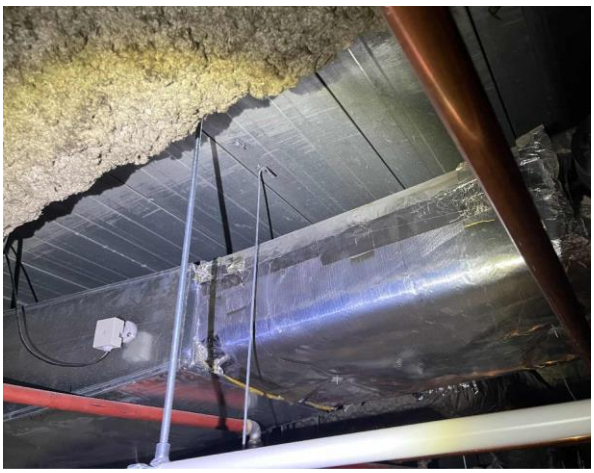
Line ID 161.1: Internal, L2-3, L5-13 and 15-21, Lift Lobby and Electrical Service Room, To Cable Penetrations, Pillow Insulation - Suspected SMF

Line ID 162: Internal, L2-3, L5-13 and 15-21, Main Office, Rigid Ductwork, Insulation Material - Suspected SMF



Line ID 162.1: Internal, L2-3, L5-13 and 15-21, Main Office, Rigid Ductwork, Insulation Material - Suspected SMF

Line ID 162.2: Internal, L2-3, L5-13 and 15-21, Main Office, Rigid Ductwork, Insulation Material - Suspected SMF



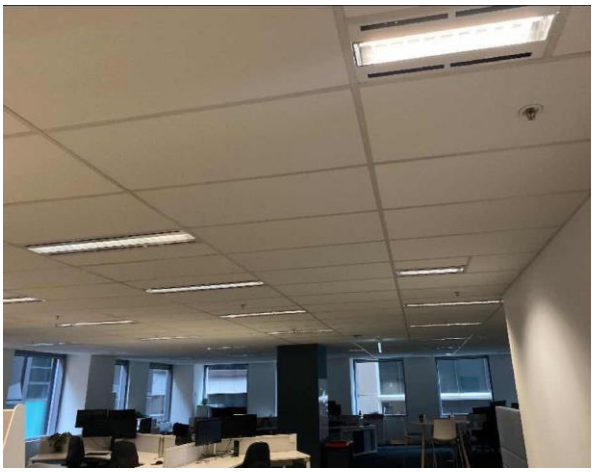
Line ID 162.3: Internal, L2-3, L5-13 and 15-21, Main Office, Rigid Ductwork, Insulation Material - Suspected SMF

Line ID 163: Internal, L2-3, L5-13 and 15-21, Main Office Areas, Flexible Ductwork, Insulation Material - Suspected SMF

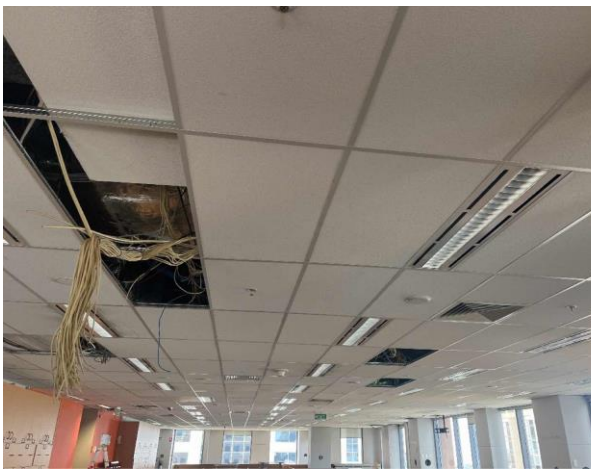
Line ID 163.1: Internal, L2-3, L5-13 and 15-21, Main Office Areas, Flexible Ductwork, Insulation Material - Suspected SMF

Line ID 163.2: Internal, L2-3, L5-13 and 15-21, Main Office Areas, Flexible Ductwork, Insulation Material - Suspected SMF

Line ID 164: Internal, L2-3, L5-13 and 15-21, Main Office Areas, Throughout Office Areas, Compressed Ceiling Tiles - Suspected SMF



Line ID 164.1: Internal, L2-3, L5-13 and 15-21, Main Office Areas, Throughout Office Areas, Compressed Ceiling Tiles - Suspected SMF



Line ID 164.2: Internal, L2-3, L5-13 and 15-21, Main Office Areas, Throughout Office Areas, Compressed Ceiling Tiles - Suspected SMF

Line ID 165: Internal, L2-3, L5-13 and 15-21, Male Toilet, Ceiling Void to Rigid and Flexible Ductwork, Insulation Material - Suspected SMF

Line ID 165.1: Internal, L2-3, L5-13 and 15-21, Male Toilet, Ceiling Void to Rigid and Flexible Ductwork, Insulation Material - Suspected SMF

Line ID 165.2: Internal, L2-3, L5-13 and 15-21, Male Toilet, Ceiling Void to Rigid and Flexible Ductwork, Insulation Material - Suspected SMF

Line ID 168: External, Roof, Throughout, Adjacent Roof Entry Door, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 169: External, Roof, West Plant Area, West Wall Adjacent Cooling Tower, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

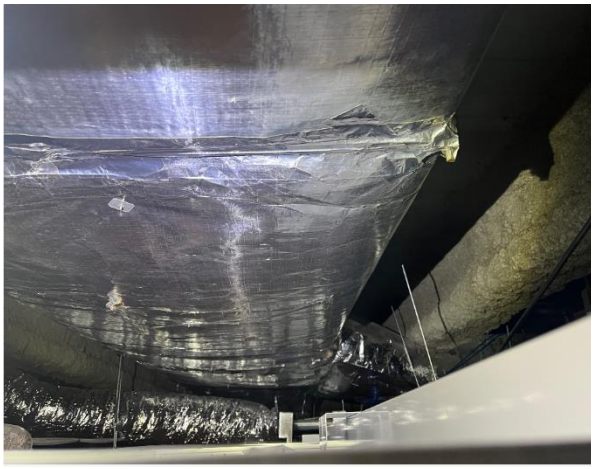
Line ID 170: Internal, GF, Car Park Plant Room, South Wall, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 171: Internal, GF, Car Park Plant Room, South Wall, Unknown Refrigerant - Suspected ODS

Line ID 172: Internal, L14, Plant Room, East Of Entry Door, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 173: Internal, L22, Plant Room, AC Unit, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant

Line ID 174: Internal, L2-3, L5-13 and 15-21, Main Office, Ceiling Void Ductwork, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 174.1: Internal, L2-3, L5-13 and 15-21, Main Office, Ceiling Void Ductwork, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant

Line ID 174.2: Internal, L2-3, L5-13 and 15-21, Main Office, Ceiling Void Ductwork, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant

Line ID 174.3: Internal, L2-3, L5-13 and 15-21, Main Office, Ceiling Void Ductwork, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant

Appendix D: Risk Assessment

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Risk Assessment

The risk assessment is explained, in the tables below. Our semi-quantitative risk assessment borrows elements from the materials risk assessment documented in HSG264: Asbestos: The survey guide – HSE and the priority risk assessment documented in HSG 227: A comprehensive guide to Managing Asbestos in premises – HSE, providing an element of quantification to the qualitative nature of site risk assessment.

Some of the elements of these well documented risk assessments have been omitted. Most notably the asbestos type from the materials risk assessment, as all types of asbestos are listed by the International Agency for Research on Cancer (IARC) as Type 1 Carcinogens. In addition, we have omitted the maintenance activity from HSG 277. The reason being that human risk factors associated with maintenance activities are often difficult to assess in-situ and require detailed input from the Person in Control of a Business of Undertaking (PCBU).

The risk assessment then takes into account all other Hazardous materials and utilizes similar algorithms to create a risk assessment for those materials.

The asbestos containing material risk score is a quantitative assessment determined by the sum of the scores based on the material assessment and the likelihood of exposure, i.e. Risk score = Material Score + Location Score (out of as possible 18).

An explanation of the material assessment and likelihood of exposure scores can be found in the tables below.

Table 2 - Risk Scores

Overall Risk Assessment Score	Overall Risk Rating
0 – 4	Very Low
5 – 8	Low
9 – 13	Moderate
14 – 18	High

Table 3 – Product Type (or debris)

Examples of Materials – Asbestos	Examples of Materials - Hazmat	Score
Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)	SMF composite products / insulation batts / woven products, Lead paint, Lead Compounds/Alloys/Products, Small PCB containing electrical capacitors	1
Asbestos insulating board, mill boards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	RCF woven/treated products, Lead paint flakes, Industrial PCB containing industrial transformers	2
Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing	RCF loose fill products, Lead dust, PCB containing oils in bulk storage, or uncontained spills.	3

Table 4 – Extent of Damage or Deterioration

Examples of Materials – Asbestos	Examples of Materials - Hazmat	Score
Good condition: no visible damage	Good condition: no visible damage	0
Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	Low damage: a few scratches or surface marks; Peeling paint, Large paint flakes, Redundant PCB container in accessible area out of electrical product	1
Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	Medium damage: significant breakage of materials or several small areas where material has been damaged, good condition sprays and insulation, large amounts of fine flaking paint and debris, Leaking PCB containing electrical equipment	2
High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	High damage or delamination of materials. Visible debris, Lead dust, Pooling PCB oils, leaking oil bulk containers	3

Table 5 – Surface type and treatment

Examples of Materials – Asbestos	Examples of Materials - Hazmat	Score
Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	SMF/RCF composite products, insulation products sealed behind a non-friable barrier, Lead paints <0.1%w/w, lead, compounds/ alloys/ products <0.1%w/w lead, PCB oils <2mg/kg	0
Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.	SMF/RCF woven and insulation products, Lead paints ≥0.1%w/w and <0.25%w/w, PCB ≥2mg/kg and <50mg/kg in oil	1
Unsealed asbestos insulating board, or encapsulated lagging and sprays	SMF/RCF heat-treated insulation products, Lead paints ≥0.25%w/w and <1.0%w/w, Lead dusts above recommended clearance indicator based on AS/NZS4361.2. PCB ≥50mg/kg and <10,000mg/kg in oil	2
Unsealed laggings and sprayed asbestos	Lead dusts a multiple of at least 5 times above recommended clearance indicator based on AS/NZS4361.2, Lead paint >1.0%, ≥10,000mg/kg in oil (10%w/w)	3

[2] Lead and PCB refers specifically to the analysis result

Appendix E: Legislative Requirements

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Legislative Requirements

The assessment, and preparation of this report have been undertaken in accordance with the requirements of State/Territories legislation and standards outlined below.

State/Territories Relevant Legislation

States & Territories	Acts	Legislation
Australian Capital Territory (ACT)	ACT Work Health & Safety Act 2011	ACT Work Health & Safety Regulation 2011
New South Wales (NSW)	NSW Work Health & Safety Act 2011	NSW Work Health & Safety Regulation 2017
Northern Territory (NT)	NT Work Health & Safety Act 2011	NT Work Health & Safety Regulation 2017
Queensland (QLD)	QLD Work Health & Safety Act 2011	QLD Work Health & Safety Regulation 2011
South Australia (SA)	SA Work Health & Safety Act 2012	SA Work Health & Safety Regulation 2012
Tasmania (TAS)	Tasmanian Work Health & Safety Act 2012	Tasmanian Work Health & Safety Regulation 2012
Victoria (VIC)	Victorian Occupational Health and Safety Act 2004	Victorian Occupational Health and Safety Regulation 2017
Western Australia (WA)	Occupational Safety and Health Act 1984	Occupational Safety and Health Regulation 1996

States/Territories Code of Practices & Compliance Codes

States & Territories	Codes of Practices & Compliance Codes	
Australian Capital Territory (ACT)	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
New South Wales (NSW)	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
Northern Territory (NT)	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
Queensland (QLD)	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
South Australia (SA)	Code of Practice: How to manage and Control asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
Tasmania (TAS)	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
Victoria (VIC)	Compliance Code: Managing Asbestos in Workplaces.	Compliance Code: Removing Asbestos in Workplaces.

Western Australia (WA)	Code of Practice for Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)].	Code of Practice for the Safe Removal of Asbestos [NOHSC:2002(2005)]

The Victorian Compliance Codes align with the intent of the SafeWork Australia Model Code of Practice

Hazardous Materials Standard & Guidance Notes

Hazardous Material	Guidance Notes
Lead Based Paint	AS/NZS *4361.2:2017* Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings
Lead Containing Dust	National Environmental Protection Measure (NEPM) (NEPC,1999) as updated in 2013.
Synthetic Mineral Fibres	National Occupational Health and Safety Commission (1990) Synthetic Mineral Fibres; National Standard for Synthetic Mineral Fibres; and the National Code of Practice for the Safe Use of Synthetic Mineral Fibres
Polychlorinated Biphenyls	ANZECC (1997) Identification of PCB-containing Capacitors: An Information Booklet for Electricians and Electrical Contractors
Ozone Depleting Substances	UNEP (2001) Inventory of Trade Names of Chemical Products containing Ozone Depleting Substances and their Alternatives

Each section is to be read in conjunction with the whole of this report, including the appendices.

Appendix F: Methodology

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Methodology

Hazmat surveys are undertaken considering a risk management approach, in accordance with relevant statutory regulations and relevant Codes of Practice. A risk assessment was conducted based on a number of factors associated with hazmat identified during the survey and prioritised through Risk and Action Classifications.

The assessment involved the onsite investigation for the presence of ACM, SMF, LBP systems, LCD, PCB and ODS including chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs) and hydrofluorocarbons (HFCs). Information was collected from the site owners/occupiers/tenants where available on relevant issues pertaining to the site. Based on the available data and the status at the time of inspection, where items were identified, visual and/or analytical characterisation (where required) was performed and reported in **Appendix A: Asbestos and Hazardous Materials Register**.

The assessment was conducted on the basis of the condition, type and location of the materials at the time of inspection. The scope of this investigation did not allow intrusive sampling techniques to be undertaken in all locations, and consequently the register may have limitations as a reference document for the purposes of renovation or demolition.

Only 'typical' suspected material occurrences are inspected and sampled. Sampling is undertaken on a representative basis, for example, the inspection of one fire door of the same type within the same area is undertaken (i.e. not every 'matching' fire door is examined), unless specifically instructed. Sample collection was performed in a non-destructive and non-invasive manner by competent persons. Presumptions, based on knowledge and experience, that inaccessible areas contain asbestos materials may also be made and stated within the register.

Samples collected are representative of the material sampled, individually identified, transported, analysed and reported in accordance with relevant Statutory Regulations, Codes of Practice and Tetra Tech's Work Instructions. Laboratories undertaking analysis are appropriately NATA certified for the analysis conducted. LCD thresholds are adopted from lead in soil thresholds found in the National Environment Protection Assessment of Site Contamination (ASC) Measure (1999) as amended in 2013 (NEPM).

The presence of asbestos in bulk samples is determined by Polarised Light Microscopy (PLM) with dispersion staining techniques. Where asbestos was found to exist, a risk assessment was conducted on each item and a priority rating applied. This was conducted in accordance with the protocols described in **Appendix D: Risk Assessment**.

The asbestos and hazmat register is made up of relevant information gathered on site plus Tetra Tech's assessment of risk and assignment of action ratings. Reference to photographs, where available, is made in the register along with sample identification and analysis results, where applicable. Sample analysis results from previous assessments may be utilised and referenced in this register.

Appendix G: Statement of Limitations

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Statement of Limitations

Tetra Tech has conducted work concerning the environmental status of the property which is the subject of this report and has prepared this report on the basis of that assessment.

The work was conducted, and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within the time and budgetary requirements of the client, and in reliance on certain data and information made available to Tetra Tech. The analyses, evaluations, opinions and conclusions presented in this report are based on those instructions, requirements, data or information, and they could change if such instructions etc. are in fact inaccurate or incomplete.

Investigations have been based on inspections conducted in accordance with relevant guidelines and standards, and normal industry practice, having regard to the client's instruction, and interpretations of conditions are based on the data from those inspections and, where relevant and conducted, testing. To the best of our knowledge, they represent a reasonable interpretation of the condition of the site as able to be inspected.

This report has been provided by Tetra Tech for the sole use of the client and only for the purpose for which it was prepared. Any representation contained in the report is made only for the client.

No inspection can be guaranteed to locate all asbestos in a specific location. The assessment cannot be regarded as absolute, without extensive invasion of structures. Future demolition and or renovation to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

The assessment brief is to identify every reasonably accessible hazmat. Reasonably accessible does not extend to searching for concealed hazmat beneath concrete encased structural beams or beneath concrete floors, behind another hazmat, or any other locations which, to access, would cause structural damage that could potentially destabilise the structure or the building. Given the way in which hazmat was used in the construction of buildings, some may only be detected during the course of subsequent demolition.

Any areas within the remit of the assessment but not described within the body of the report or in the hazmat register should be regarded by the client as un-assessed, and suspected as ACM potentially containing amphibole asbestos. A competent person should assess such areas before any work affecting them is carried out.

It must be assumed that materials visually assessed as presumed asbestos contain amphibole asbestos, unless sampled and analysed to prove otherwise. All areas where access was not possible must also be presumed to contain asbestos until proven otherwise.

Asbestos Containing Materials

Tetra Tech assessors take samples at any situations known, or suspected, to contain Asbestos. Where the analysis determines that No Asbestos is Detected (NAD) the samples are listed in the report to provide information for potential future assessments.

Representative sampling is defined as one like sample per consistent material type, situation or item. In these instances, only one test sample will be collected for analytical confirmation and the results expressed as consistent and typical of the building. It is advisable to presume that materials similar to those positively identified as asbestos also contain asbestos until proved otherwise. It should not be presumed that materials similar in appearance to those tested and found not to contain asbestos also do not contain asbestos.

Due to the very low concentration of asbestos fibres and the non-homogenous matrix of vinyl floor tiles, false negative results may be obtained. Therefore, the accuracy of all results cannot be guaranteed.

Notably, with some asbestos containing bulk material it can be very difficult, or impossible to detect the presence of asbestos using the polarised light microscopy analytical method, even after ashing or disintegration of samples. This is due to the low grade or small length or diameter of asbestos fibres

present in the material, or attributed to the fact that, very fine fibres have been distributed individually throughout the materials.

The analysis of many asbestos products used as a component of insulation materials, may be compromised in instances where the material has been heat affected, as heat may alter the morphology of the fibrous material.

Internal building materials should be assumed to contain asbestos until otherwise assessed.

Subsurface drains and pipes may be constructed of asbestos cement, but this could not be assessed. Any subsurface pipes, particularly those constructed of fibre-cement or concrete, should be assumed to contain asbestos until otherwise assessed.

It is also noted that sub-surface conditions can change with time, and the report is based on data that was gathered at the time of the report. Tetra Tech will not update the report and has not taken into account events occurring after the time the assessment was conducted.

The following limitations and restrictions to specific materials, installations and locations are commonly found during assessments of this nature, even if safe access can be provided through consultation with the client this inspection and report may not include the following areas:

- **Risers / Ceiling, Floor or Wall Cavities, and Voids** - may be completely blocked or bricked in. Occasionally may only be detected if shown on building construction plans or during demolition
- **Columns / Structural Elements** - these will not be penetrated if doing so will damage the stability of the building
- **Roofs / External Areas** - these will not be checked if safe access cannot be achieved
- **Confined Spaces** - these will not be checked if safe access cannot be achieved
- **Restricted Access** - areas subject to restricted access will not be checked unless special arrangements have been made through the client within the remit of the assessment
- **Live Plant or Electrical Installations** - live electrical installations including fuse boxes, electrical control cabinets, distribution panels etc. are not routinely checked for safety reasons. Electrical equipment will only be examined if it is locked off and an isolation certificate has been issued. Under exceptional circumstances, when arranged by the client, examination of non-isolated equipment may take place under the supervision of an electrician
- **Live Refrigerators / Cold Rooms / Mechanical Equipment / Heater Units / Kilns** - may contain asbestos internally, which is not visible or accessible until the unit is isolated and dismantled

The Client must not rely on an inspection or report as indicating that a site or a building is “asbestos free”. All that the report can be relied upon to show is that no asbestos was found (or that only such asbestos was found as was reported to be found) in the course of the inspection. The findings of the report must be considered together with the specific scope and limitations of the type of inspection undertaken.

This report does not comment on, or present information regarding regulatory waste disposal practices and the associated waste disposal legislative requirements for hazardous materials. Prior to the disposal of any hazardous materials from site, clarification from the EPA should be sought by you, the client or the controller of the site (PCBU).

As part of the site inspection, materials may be suspected to be non-hazardous based on age and/or appearance. If any of these materials are damaged or likely to be disturbed, due to (but not limited to) maintenance activities or building inspections, a risk assessment and sampling of this material, with analytical confirmation should be undertaken in conjunction with the processes outlined in the Asbestos Management Plan (AMP) for the site.

Materials including (but not limited to) e.g. fire retardants, vermiculite, sprayed coatings and insulations cannot be feasibly sampled in their entirety due to the heterogeneous nature of such materials. Sample results provided are only representative of the material sampled, and in that particular sample location. If any such materials are damaged or likely to be disturbed, due to (but not limited to) maintenance activities or building inspections, a risk assessment and targeted area sampling, with analytical

confirmation should be undertake in conjunction with the processes outlined in the Asbestos Management Plan (AMP) for the site.

Should any other material suspected to contain asbestos or hazmat be found at the site, then works should cease and a suitably trained asbestos hygienist should be engaged to sample or assess the material.