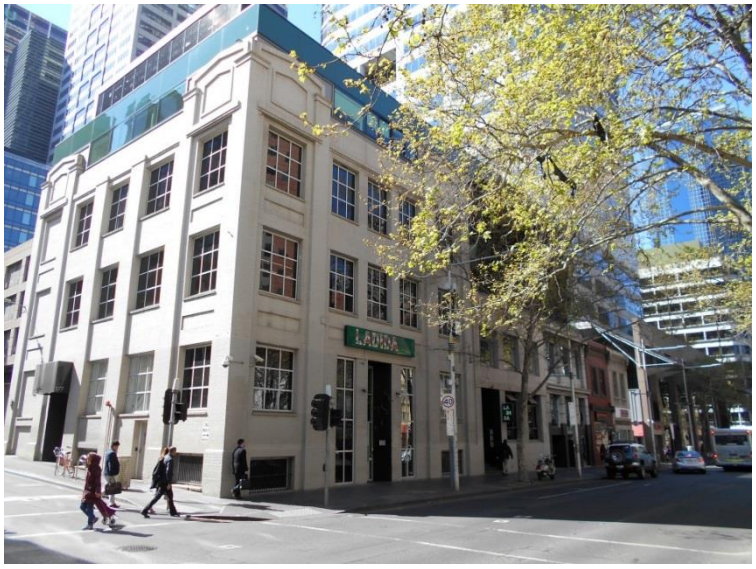
Asbestos & Hazardous Materials Survey

AMP Capital



577 Little Bourke Street, Melbourne VIC

October 2019

RISKTECH Compliance

Asbestos & Hazardous Materials Survey

Report For:	AMP Capital
Address:	577 Little Bourke Street, Melbourne VIC
Prepared By:	Matthew Hyde, Senior Consultant (RiskTech Compliance)
Date of Inspection:	16 October 2019
Conferred With:	Darren Hynes, Senior Facilities Manager

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Document Revision Record

File Name	Prepared By	Reviewed By	Issue No.	Issue Date
AMP HAZMAT 577 Little Bourke Street Melbourne VIC Oct19	Matthew Hyde (Senior Consultant)	Bernard Day (General Manager)	1	30/10/19

Contents

1. Executive Summary

Scope

RiskTech Compliance were engaged by AMP Capital to undertake an Asbestos and Hazardous Materials Survey of the site located at 577 Little Bourke Street, Melbourne VIC to assess the possible presence of Asbestos and Hazardous Materials used in the construction of the building.

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

Findings

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

Hazardous Material	Details	Risk Rating
Asbestos	Mastic Sealant – Exterior, Original Façade (west side), Windows	Low
SMF	Insulation materials throughout: ductwork insulation, compressed ceiling tiles, internal insulation to hot water heaters & mini zip boilers	Low
PCBs	Nil	-
Lead Paint	Lord of the Fries Tenancy – Level 1, Walls – White Paint	Low

Recommendations

Priority Recommendations

- Nil

Management Recommendations

- Asbestos materials identified on site should be managed through the Asbestos Management Plan developed by RiskTech Compliance for this site in conjunction with this report.
- Schedule periodic reassessment of the asbestos-containing materials remaining on-site to monitor their aging/deterioration.
- Identified and suspected Asbestos Materials should be labelled to warn contractors that the materials should not be damaged.

Refurbishment/Demolition Recommendations

- Undertake an intrusive hazardous materials assessment prior to renovations.
- Engage an appropriately licenced Asbestos Removal Contractor to remove asbestos materials prior to renovations/demolition under controlled conditions.
- Engage an asbestos consultant to undertake clearance inspections and update the asbestos register following the removal of asbestos materials.
- It is imperative that demolition/refurbishment works cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered.
- Maintain identified SMF materials in good condition. Remove under controlled conditions prior to demolition/refurbishment.
- Remove flaking damaged paint prior to accessing the Level 1 roof area of the Lord of the Fries tenancy. When demolition or refurbishment works are to involve the

disturbance of confirmed lead-containing paint, dust suppression techniques should be utilised.

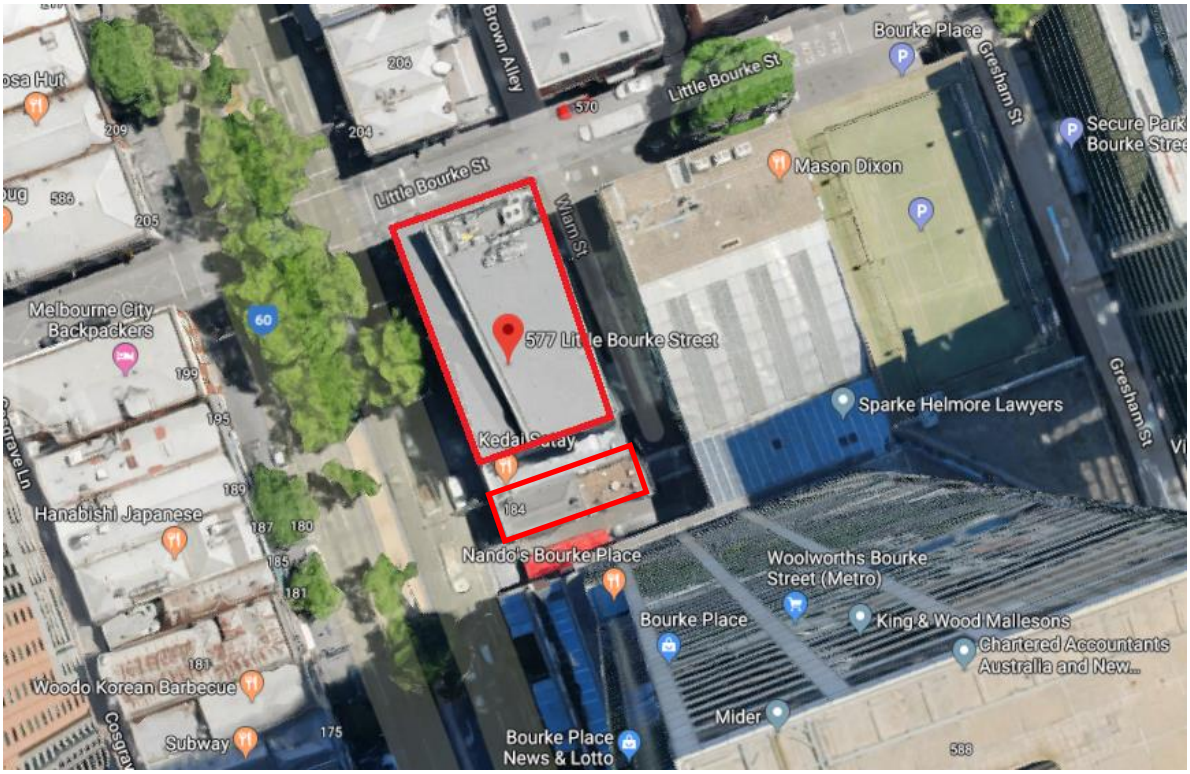
2. Introduction

RiskTech Compliance were engaged by AMP Capital to undertake an Asbestos and Hazardous Materials Survey of the site located at 577 Little Bourke Street, Melbourne VIC to assess the possible presence of Asbestos and Hazardous Materials used in the construction of the building.

This report includes an asbestos register for the site, prepared in accordance with *VIC Occupational Health and Safety Regulations 2017* and *Managing Asbestos in Workplaces – Victorian Compliance Code 2018.*

2.1 Site Description

Site Address	577 Little Bourke Street, Melbourne VIC
Construction Date	Original Façade – 1940's / Refurbished 2005
Site Type	Commercial
Levels	3 Levels + Roof Level/Plant Rooms + 1 Basement Level
Description	The site consists of a 3 level commercial building located in Melbourne CBD. Plant rooms are located on Level 4 and the roof level. A Basement Level is provided for services such as electricity, gas and fire sprinkler valve room. No car parking is provided for the building. An additional building (Lord of the Fries) is located to the south of the main building. The building is 2 levels however the 1st floor has been sealed off from the ground floor and is no longer accessible.



Site Location: 577 Little Bourke Street, Melbourne VIC — Image courtesy Google Maps 2019

2.2 Scope

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

- The *VIC Occupational Health and Safety Act 2004;*
- *VIC Occupational Health and Safety Regulations 2017;*
- *VIC Compliance Code: Managing Asbestos in Workplaces, 2018.*

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

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

The survey involved:

- Discussions with relevant personnel to ascertain the building age and history.
- Review of relevant documentation including previous audit reports and abatement records where present.
- A visual inspection of accessible and representative hazardous materials.
- Detailed sampling and identification of suspected asbestos materials. Small representative samples of suspected asbestos-containing material were collected in plastic bags with clip-lock seals.
    - 2 samples were collected and subsequently analysed in an external NATA-accredited laboratory (Safe Work & Environments) for the presence of asbestos by Polarised Light Microscopy.
    - Refer to **Appendix 2** for laboratory results.
- Sampling of suspected lead paint materials. The objective of lead paint identification in this survey is to highlight the presence of lead-based paints within the buildings, not to specifically identify every source of lead-based paint.
    - 3 lead paint chip samples were collected in a clip-lock plastic bag and submitted to an external NATA accredited laboratory (Envirolab Services Pty Ltd) for analysis of lead content (represented as a percentage by weight) using ICP-AES methods.
    - Refer to **Appendix 3** for laboratory results.
- During the inspection, details of the capacitors were noted and assessed against a list of known PCB-containing capacitors: *Identification of PCB-Containing Capacitors – Australian & New Zealand Environment and Conservation Council (ANZECC) 1997*. Access to the vast majority of capacitors within in-situ light fittings was not available at the time of the audit, as a qualified electrician was not present to access the fittings. An assessment on the likelihood of light fittings containing PCB capacitors has been made in lieu of a visual inspection, based on the apparent age and style of the light fittings.
- Preparation of this report, including findings, recommendations, an Asbestos & Hazardous Materials Register, photographs & laboratory results.

A strategy of using representative samples of suspected hazardous materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the audit should be interpreted such that all visually similar materials in the same vicinity must be assumed to be composed of the same material until proven otherwise. Where these factors have indicated that there is a possibility of exposure to airborne asbestos fibres or other hazardous material, appropriate risk control measures are recommended.

2.3 Risk Assessment

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

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

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

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

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

2.4 Priority Rating System for Control Recommendations

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

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

P1 – Immediate remedial works are required

P2 – Remedial works are required within 3-6 months

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

P4 – No remedial works are required

2.5 Documentation/History

Access to the building and discussions were held with Darren Hynes, Facilities Manager for the site.

A previous Asbestos & Hazardous Materials Survey undertaken at the site by Greencap in June 2015 was supplied for review. A total of 2 samples were taken as part of this assessment which 1 returned a positive result for asbestos. This report identified the following item:

- Mastic sealant to windows on the original façade (west side);

Previous Asbestos Surveys		
Company	**Document Details**	**Date**
Greencap	Hazardous Materials Risk Assessment (reference: C107254:J132800)	June 2015

No documentation regarding previous Asbestos/Hazardous Materials remedial works was supplied as part of this assessment.

2.6 Limitations/Areas Not Accessed

This is an occupational assessment and not intended for the purposes of refurbishment works that may be undertaken in the future. The building was fully tenanted at the time of inspection.

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

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

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

It should be noted that the presence of residual asbestos material on plant items (eg; boilers) or behind wall, ceiling and floor linings cannot be ascertained without extensive removal and impact to the linings, fittings and services.

Other specific areas not accessed during the survey include:

- External upper façade (height restricted).
- Lord of the Fries Tenancy Level 1 – Limited access (only from door hatch)

3. Findings

3.1 Asbestos

The following ACMs were identified on site.

Asbestos Material	Location	Posed Risk	Extent
Nil	-	-	-

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

Asbestos Material	Location	Posed Risk	Extent
Mastic Sealant	Exterior, Original Façade (west side), Windows	Low	~10 Windows

3.1.1 Discussion

The asbestos containing materials (ACMs) suspected on site were generally found to be in a good/stable condition and do not represent an increased risk in their current condition.

3.1.2 Photographs – Asbestos Containing Material

Photo 1: Exterior, Original Façade, Windows – Asbestos containing mastic sealant

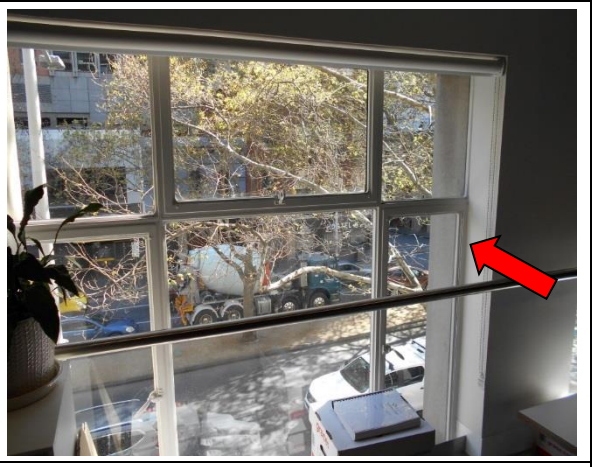


Photo 2: Interior, Original Façade, Windows – Asbestos containing mastic sealant
(Photo taken from Level 2)

3.2 Synthetic Mineral Fibre (SMF)

3.2.1 Background Information

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

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

3.2.2 Summary of Findings

The following SMF materials were identified on site:

SMF Item	Location/Comments
Internal insulation to hot water heaters	Roof Level, Plant Room Area Adjacent Chiller
Insulation material to air conditioning duct work	Level 4, Plant Room All Levels, Office Areas, Ceiling Space
Compressed Ceiling Tiles	Level 2, Office Area, Ceiling
Pillow Insulation	Level 4, Plant Room, Penetrations All Levels, Electrical Cupboards, Penetrations

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

3.2.3 Photographs - SMF

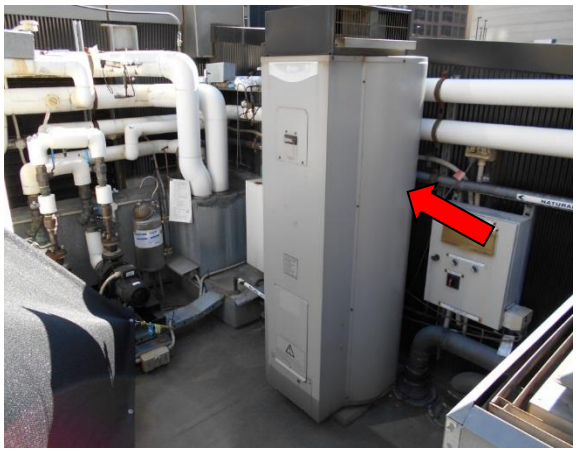


Photo 3: Level 4, Roof Area, Adjacent Chiller – SMF internal insulation to hot water heater

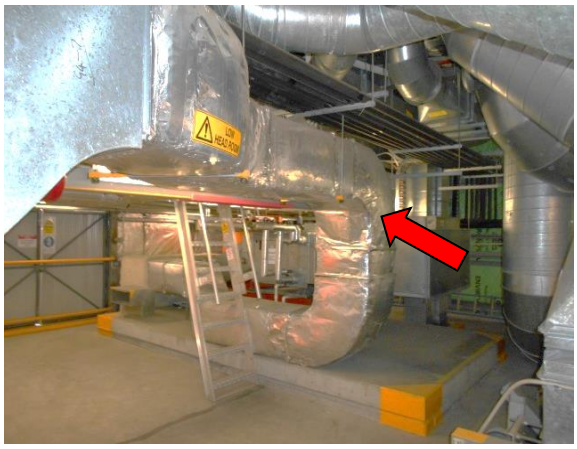


Photo 4: Level 4, Plant Room, Ductwork – SMF insulation

	
Photo 5: Level 2, Office Area, Ceiling – SMF compressed ceiling tiles	**Photo 6:** All Levels, Electrical Cupboards, Penetrations – SMF pillow insulation

3.3 Polychlorinated Biphenyls (PCBs)

3.3.1 Background Information

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

3.3.2 Summary of Findings

No PCB containing capacitors associated with the majority of the light fittings and electrical equipment were identified on site during the current Hazardous Materials Survey.

However, original old appearance light fittings may be present in inaccessible areas or back of house areas such as ceiling space voids and storage rooms which have not been refurbished (e.g. Lord of the Fries Building – Level 1). As these areas were constructed in the 1940's, the original light fittings, if present may contain PCB capacitors.

3.4 Lead Paint

3.4.1 Background Information

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

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

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

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

3.4.2 Summary of Findings

As sections of the building was constructed in the 1940's, older paint layers across the site may contain lead paint. A total of 4 lead paint samples were collected as part of this inspection of which 1 returned a positive result for lead paint.

The following lead paint systems were identified:

Lead Paint	Location/Comments	Extent
White colour paint	Lord of the Fries Building – Level 1, Walls	~30m^2

The lead paint systems identified on site were observed to be in a fair condition at the time of inspection. It is noted that this area has been secured and access is not currently possible. It is recommended to remove flaking paint under controlled conditions and overpaint within non-lead containing paint prior to access being required in the area.

3.4.3 Photographs – Lead Paint

Photo 7: Lord of the Fries Building – Level 1, Walls (positive lead paint sample on the white paint)

4. Recommendations

4.1 Priority Recommendations

- Nil

4.2 Management Recommendations

- Asbestos materials identified on site should be managed through the Asbestos Management Plan developed by RiskTech Compliance for this site in conjunction with this report (Ref. AMP 577 Little Bourke St ASBMANPLAN Oct19).
- Label asbestos-containing materials (ACM) to warn of the dangers of disturbing these materials as per the *VIC Occupational Health and Safety Regulations 2017* and *Managing Asbestos in Workplaces* Victorian Compliance Code 2018.
- Schedule periodic reassessment (minimum every 5 years) of the ACM remaining on-site to monitor their aging/deterioration - as per *Managing Asbestos in Workplaces – Victorian Compliance Code 2018.*
- Maintain identified SMF materials in good condition. Remove under controlled conditions prior to demolition/refurbishments.

4.3 Demolition/Refurbishment Recommendations

- Undertake an intrusive hazardous materials assessment prior to renovations. This helps identify asbestos/other hazardous materials which may be present in previously inaccessible areas (e.g. beneath carpet, above set ceilings, in wall cavities etc.).
- Engage an appropriately licenced (Class A/B) Asbestos Removal Contractor to remove asbestos materials prior to renovations/demolition under controlled conditions in accordance with *VIC Occupational Health and Safety Regulations, 2017* and *How to Safely Remove Asbestos in the Workplace, 2018 – Victorian Compliance Code 2018.*
- Engage an asbestos consultant to undertake clearance inspections and update the asbestos register following the removal of asbestos materials as per the *VIC Occupational Health and Safety Regulations, 2017* and *How to Safely Remove Asbestos in the Workplace, 2018 – Victorian Compliance Code 2018*.
- It is imperative that demolition/refurbishment works cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered.
- Remove identified SMF materials under controlled conditions prior to demolition.
- Remove flaking damaged paint prior to accessing the Level 1 roof area of the Lord of the Fries tenancy. When demolition or refurbishment works are to involve the disturbance of confirmed lead-containing paint, dust suppression techniques should be utilised. Any works, which may disturb potential lead-based paint systems, should be conducted in accordance with the requirements of *Australian Standard AS 4361.2 2017 Guide to lead paint management, Part 2: Residential and commercial buildings*.

Appendix 1 Asbestos & Hazardous Materials Register

Example Asbestos Register

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

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

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

Photos of selected items are included in the Section 3 Findings

An estimated amount of the asbestos materials is outlined here

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

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

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

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

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

Do the materials have asbestos warning labels?

Recommended control measures are included for identified ACM

Asbestos Register

Site Address: 577 Little Bourke Street, Melbourne VIC								**Assessed By:**	**Matthew Hyde** **Senior Consultant (RiskTech Compliance)**			
								Date:	**16/10/2019**			
Location **Item Description** **Comments**	**Sample No.**	**Sample Status**	**Photo No.**	**Extent**	**Condition**	**Friability**	**Disturb. Potential**	**Risk Status**	**Re-inspect Date**	**Labelled**	**Control Priority**	**Control Recommendation**
Exterior												
Entrances to the building, driveway entrances, surrounding the building No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
West Side, Original Facade Windows – Mastic sealant	Greencap 2015 J132800-AMP002-001	Positive	1 & 2	~10 Windows	Good	Non Friable	Low	Low	June 2021	No	P4	Label & maintain item in good condition. Remove by a Class A/B licensed asbestos contractor prior to refurbishment / demolition.
Roof Level, Throughout Waterproof membrane *No sampled due to installed circa 2005	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Roof Level, Throughout No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Level 4 Plant Room												
Central Adjacent Entrance Ductwork – Sprayed insulation	Greencap 2015 J132800-AMP002-001	Negative	-	-	-	-	-	-	-	-	-	-
Electrical Cabinets x2 Within Cabinets – Electrical backing boards *not sampled – no bituminous board present	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Interior – Levels 1-3												
Electrical Riser Cupboards Within Electrical Cabinets – Electrical backing boards *not sampled – no bituminous boards present	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturb. Potential	Risk Status	Re-inspect Date	Labelled	Control Priority	Control Recommendation
Fire Stairs, Entrance Fire Doors (tag – 2004) - Core insulation *not sampled – age of manufacture	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Office areas, lift lobbies, toilets, riser cupboards No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Ground Level												
Fire Stairs & Corridors Fire Doors (tag – 2004) - Core insulation *not sampled – age of manufacture	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Lift lobby, tenancy entrances, corridors, riser cupboards, toilets No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Interior – Basement Level												
Stairwell to Sprinkler Valve Room Wall Expansion Joint – Mastic sealant	RTC2019-02	Negative	-	-	-	-	-	-	-	-	-	-
Sprinkler Valve Room Infill Panels below Stairwell – Fibre cement sheeting	RTC2019-01	Negative	-	-	-	-	-	-	-	-	-	-
Plant Rooms & Electrical Riser Cupboards Fire Doors (tag – 2004) - Core insulation *not sampled – age of manufacture	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
Electrical Riser Cupboards Within Electrical Cabinets – Electrical backing boards *not sampled – no bituminous boards present	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-
La Di Da Tenancy Within Electrical Cabinets – Electrical backing boards *not sampled – no bituminous boards present	-*	Suspected Negative	-	-	-	-	-	-	-	-	-	-

Location Item Description Comments	Sample No.	Sample Status	Photo No.	Extent	Condition	Friability	Disturb. Potential	Risk Status	Re-inspect Date	Labelled	Control Priority	Control Recommendation
La Di Da Tenancy (Old Medici Bar) Toilets (behind ceramic wall tiles) - Fibre cement sheeting	Same as RTC2019-01	Assumed Negative	-	-	-	-	-	-	-	-	-	-
La Di Da tenancy, toilets, bar areas, corridors, plant rooms, cool rooms No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Lord of the Fries Building												
Ground level No asbestos materials identified	-	-	-	-	-	-	-	-	-	-	-	-
Level 1 – No access (only at doorway hatch on roof area)	-	-	-	-	-	-	-	-	-	-	-	-

Synthetic Mineral Fibres (SMF)

Location Item Description	Photo No.	Form	Extent	Condition	Risk Status	Control Recommendations
Exterior						
Roof Area Hot water heater - Suspected internal insulation	3	Bonded	1 Unit	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Interior – Level 4						
Plant Room Ductwork (Rigid) - Insulation material	4	Bonded	~10m^2	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Plant Room Penetrations – Pillow Insulation material	-	Bonded	~50 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Interior – Levels 1-3						
Office areas (level 2), Ceiling Ceiling Tiles – Compressed SMF ceiling tiles	5	Bonded	~100m^2	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Office areas, Ceiling Space Ductwork - Insulation material	-	Bonded	~30m^2	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Electrical Cupboards Penetrations – Pillow Insulation material	-	Bonded	~50 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Interior – Ground Level						
No SMF materials were identified during the current Hazardous Materials Survey	-	-	-	-	-	-
Interior – Basement Level						
Plant Room, Electrical Risers Penetrations – Pillow Insulation material	6	Bonded	~20 units	Good	Low	Maintain in good condition. Remove under controlled conditions prior to demolition/refurbishments
Lord of the Fries Building						
Ground Level - No SMF materials were identified during the current Hazardous Materials Survey	-	-	-	-	-	-
Level 1 – No access (only at doorway hatch on roof area)	-	-	-	-	-	-

Polychlorinated Biphenyls

Location Item Description	Photo No.	Capacitor Specifications	No. Fittings	PCB Containing (Yes/No)	Control Recommendations
Exterior					
No PCB containing capacitors were identified during the current survey	-	-	-	No	-
Interior – Level 4					
Throughout Plant Room & fire stairwells Fluorescent light fittings (new appearance)	-	-	-	No	-
Interior – Levels 1-3					
Throughout office areas, toilets & fire stairwells Fluorescent light fittings (new appearance)	-	-	-	No	-
Interior – Ground Level					
Throughout tenancy areas, lift lobby areas, toilets & corridors Fluorescent light fittings (new appearance)	-	-	-	No	-
Interior – Basement Level					
Throughout Plant Room areas, corridors & tenancy areas Fluorescent light fittings (new appearance)	-	-	-	No	-
Lord of the Fries Building					
Ground Level Fluorescent light fittings (new appearance)	-	-	-	No	-
Level 1 – No access (only at doorway hatch on roof area)	-	-	-	No	-

Lead Paint

Location Item Description	Photo No.	Sample No.	Sample Results	Extent	Condition	Control Recommendations
Exterior						
Surrounding Building (northern end) Brick Walls – Grey colour paint	-	RTC2019 - LP02	Negative	-	-	-
Interior – Level 4						
Throughout No lead paint systems identified	-	-	-	-	-	-
Interior – Levels 1-3						
Throughout No lead paint systems identified	-	-	-	-	-	-
Interior – Ground Level						
Throughout No lead paint systems identified	-	-	-	-	-	-
Interior – Basement Level						
Throughout Concrete Walls – White colour	-	RTC2019 - LP01	Negative	-	-	-
Lord of the Fries Building						
Ground Level No lead paint systems identified	-	-	-	-	-	-
Level 1 Walls – White colour	7	RTC2019 - LP03	**Positive (0.28%)**	~30m^2	Fair	Remove flaking paint and overpaint within non-lead containing paint prior to access being required in the area. Removal of paint must be undertaken under controlled conditions.

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

Appendix 2 Asbestos Lab Results

SAFE WORK & ENVIRONMENTS

21 October 2019

Attention: Matthew Hyde
Company: RiskTech Compliance
Email: mhyde@risktech.com.au
Address: Level 5, 3 Rider Boulevard, Rhodes NSW 2138
Client Reference: 577 Little Bourke

NATA WORLD RECOGNISED ACCREDITATION

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

SWE Report Reference: S108450.19-FID1.v1-181019
Date of Receipt: 18 October 2019
Sample Analysis Date: 21 October 2019
SWE Laboratory: Suite 25, 103 Majors Bay Road, Concord NSW 2137

Accreditation number: 17092 **Site number:** 18665

Asbestos Identification

1. Introduction: This report presents the results of two (2) samples, forwarded by Matthew Hyde on 18 October 2019 and analysed as received for the presence of asbestos. The collection of samples for analysis is not covered under the laboratory NATA Accreditation. The sampling reference location is not verified by Safe Work and Environments (SWE).

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

3. Results:

SWE REF.	CLIENT REFERENCE	SAMPLE DESCRIPTION	ANALYTICAL RESULT
S108450.19/A01	RTC2019-01	Beige fibre cement sheet 0.60 g	No Asbestos Detected Organic Fibre Detected
S108450.19/A02	RTC2019-02	Grey mastic material 2.97 g	No Asbestos Detected Organic Fibre Detected

Analysed and reported by:

Vince Nguyen
Analyst

Rune Knoph
Approved Issuer of Report

Safe Work and Environments Pty Ltd 88127010995
25/103 Majors Bay Road, Concord, NSW 2137
Phone: 02 8757 3611
Email: **enquiries@swe.com.au**

CHAIN OF CUSTODY - Client

Client:	Jaromowo Pty Ltd (trading as RiskTech Compliance)
Contact Person:	Matthew Hyde
Sampler:	Matthew Hyde
Address:	Level 5, 3 Rider Boulevard Rhodes NSW 2138
Phone:	02 8745 2067 **Mob:** 0481 117 987
Email:	mhyde@risktech.com.au

Client Project Name / Site etc (ie report title): 577 Little Bourke

Quote No. :

Date results required: Std

Note: Inform lab in advance if urgent turnaround is required - surcharges apply

Lab Comments:

SAFE WORK & ENVIRONMENTS
ENVIRONMENTAL & WHS CONSULTANTS
Safe Work and Environments Pty Ltd
7/103 Majors Bay Road, Concord, NSW 2137

Sample Information				Tests Required									Comments
Lab Sample ID	**RiskTech Sample ID**	**Date sampled**	**Type of sample**	**Asbestos**									**Provide as much information about the sample as you can**
	RTC2019-01	16/10/2019	FC sheet	✓									
	RTC2019-02	16/10/2019	Mastic	✓									

Relinquished by (Company):	RiskTech Compliance		
Print Name:	Matthew Hyde		
Date:	18/10/19	**Time:**	9am
Signature:			

Received by (Company):	SWE
Print Name:	VINCE NGUYEN
Date & Time:	18/10/19
Signature:	

Lab use only: S108450.19

Due 22/10/19

Appendix 3 Lead Paint Lab Results

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

CERTIFICATE OF ANALYSIS 228752

Client Details

Client	Risktech Compliance Pty Ltd
Attention	Matthew Hyde
Address	Level 5, 3 Rider Blvd, Rhodes, NSW, 2138

Sample Details

Your Reference	**577 Little Bourke**
Number of Samples	3 PAINT
Date samples received	18/10/2019
Date completed instructions received	18/10/2019

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	25/10/2019
Date of Issue	24/10/2019

NATA Accreditation Number 2901. This document shall not be reproduced except in full.

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

Results Approved By
Loren Bardwell, Senior Chemist

Authorised By

Nancy Zhang, Laboratory Manager

Lead in Paint				
Our Reference		228752-1	228752-2	228752-3
Your Reference	UNITS	RTC2019-LP01	RTC2019-LP02	RTC2019-LP03
Type of sample		PAINT	PAINT	PAINT
Date Sampled		16/10/2019	16/10/2019	16/10/2019
Date prepared	-	21/10/2019	21/10/2019	21/10/2019
Date analysed	-	22/10/2019	22/10/2019	22/10/2019
Lead in paint	%w/w	<0.005	0.075	0.28

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-7	[NT]
Date prepared	-			21/10/2019	2	21/10/2019	21/10/2019		21/10/2019	[NT]
Date analysed	-			22/10/2019	2	22/10/2019	22/10/2019		22/10/2019	[NT]
Lead in paint	%w/w	0.005	Metals-004	<0.005	2	0.075	0.053	34	98	[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; 60-140% for organics (+/-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.

CHAIN OF CUSTODY FORM - Client

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ENVIROLAB GROUP
National phone number 1300 424 344

Sydney Lab - Envirolab Services
12 Ashley St, Chatswood, NSW 2067
✆ 02 9910 6200 | ✉ sydney@envirolab.com.au

Perth Lab - MPL Laboratories
16-18 Hayden Crt, Myaree, WA 6154
✆ 08 9317 2505 | ✉ lab@mpl.com.au

Melbourne Lab - Envirolab Services
25 Research Drive, Croydon South, VIC 3136
✆ 03 9763 2500 | ✉ melbourne@envirolab.com.au

Adelaide Office - Envirolab Services
7a The Parade, Norwood, SA 5067
✆ 08 7087 6800 | ✉ adelaide@envirolab.com.au

Brisbane Office - Envirolab Services
20a, 10-20 Depot St, Banyo, QLD 4014
✆ 07 3266 9532 | ✉ brisbane@envirolab.com.au

Darwin Office - Envirolab Services
Unit 7, 17 Willes Rd, Berrimah, NT 0820

Client:	Jaromowo Pty Ltd (trading as RiskTech Compliance)	Client Project Name/Number/Site etc (ie report title):	577 Little Bourke
Contact Person:	Matthew Hyde		
Project Mgr:		PO No.:	
Sampler:	Matthew Hyde	Envirolab Quote No. :	
Address:	5/3 Rider Boulevard RHODES NSW 2138	Date results required:	STD Or choose: standard / same day / 1 day / 2 day / 3 day *Note: Inform lab in advance if urgent turnaround is required - surcharges apply*
Phone:	02 8745 2067 Mob: 0481 117 987	Additional report format: esdat / equis /	
Email:	mhyde@risktech.com.au	Lab Comments:	

Sample information					Tests Required											Comments
Envirolab Sample ID	Client Sample ID or information	Depth	Date sampled	Type of sample	Pb Paint	Asbestos										Provide as much information about the sample as you can
1	RTC2019-LPO1	-	16/10/2019	White Colour	✓											
2	RTC2019-LPO2	-	16/10/2019	Grey Colour	✓											
3	RTC2019-LPO3	-	16/10/2019	Cream Colour	✓											

☐ *Please tick the box if observed settled sediment present in water samples is to be included in the extraction and/or analysis*

Relinquished by (Company):	RiskTech Compliance	Received by (Company):	ECS Sydney	*Lab Use Only*	
Print Name:	Matthew Hyde	Print Name:	CLAIRE McKENZIE	Job number: 278752	Cooling: Ice / Ice pack / None
Date & Time:	18/10/2019: 9am	Date & Time:	18/10/19 16:21	Temperature: –	Security seal: Intact / Broken / None
Signature:		Signature:		TAT Req - SAME day / 1 / 2 / 3 / 4 / STD	