

Hazardous Materials Management Plan

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

Harry Jensen Activity Centre
2 Watson Road, Millers Point, 2000
10th March 2020



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1. Introduction

This Hazardous Materials Register and management plan has been prepared to assist the City of Sydney (City), its managing agents, contractors and tenants identify all hazardous materials in the facility and highlights control measures to be put in place.

The objective of this document is to ensure that the City's workers, contractors and tenants are, so far as is reasonably practicable, not at risk of any uncontrolled exposure to hazardous materials at properties owned or managed by the City by:

- Informing all workers, tenants and contractors of areas where hazardous materials exist;
- Providing training and information to all workers, tenants and contractors on what to do if they encounter or disturb hazardous materials, including emergency response procedures;
- Ensuring that City of Sydney complies with the *NSW Work Health and Safety Act 2011*, the *Work Health and Safety Regulation 2017* and the SafeWork NSW Codes of Practices on *How to Manage and Control Asbestos in the Workplace* and *How to Safely Remove Asbestos*.

City of Sydney workers, managing agents, contractors and tenants need to familiarise themselves with these requirements, which are outlined in this plan.

This plan will increase the awareness of City workers and tenants of the risks arising from hazardous materials and how those risks are to be managed in conjunction with, managing agents and contractors. It is to be used by all who are involved in planning or managing responsive or refurbishment maintenance or other works on City properties, including demolition and emergency maintenance as a result of property damage.

This document is intended to be a living document that is updated as necessary. It is designed to be kept at a convenient location on site where it can be reviewed by all relevant personnel. It has also been designed so that updates and other information can be added at any time when required.

This plan clarifies the protocols, processes, roles and responsibilities of City workers, managing agents and contractors.

The residential properties that the City owns or manages are not defined as workplaces under the NSW Work Health and Safety Act 2011 when they are used as residences and leased to tenants in accordance with the NSW Residential Tenancies Act 2011. When maintenance or refurbishment work is carried out on these properties then they become the temporary workplace of the contractor.

Any further information about this plan should, in the first instance, contact the City's managing agent (details in Part 9).

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Risk Summary

The hazardous materials covered in this management plan are:

- Asbestos;
- Polychlorinated biphenyls (PCB);
- Lead based Paint;
- Lead dust;
- Synthetic Mineral Fibres (SMF).

A common feature of each of hazardous materials identified in this report is that they only become a risk to health and safety when they are in a deteriorated or damaged condition or when proper controls are not implemented for maintenance or refurbishment work. For example:

- When asbestos-containing material is in a good condition it does not create a risk to health. When it is fully bonded and sealed in a cement matrix, such as in fibro, it does not create a risk. The risk to health occurs when asbestos fibres are released into the atmosphere and can be inhaled;
- When lead paint is in a good condition it does not create a risk to health. The risk to health occurs when it is flaking and it can be ingested, particularly by young children;
- When PCBs are fully sealed within the capacitor of a fluorescent light fitting, they do not create a risk. The risk to health occurs only when the PCBs leak from a worn or damaged capacitor.

The summary of risks is included in the attached Hazardous Materials Register included in Appendix A.

2. Scope

This plan applies to all properties that the City owns or manages.

This plan addresses the requirements of the NSW Work Health and Safety Regulation 429 for the preparation of an asbestos management plan for a workplace where asbestos may be present and encompasses the identification and management of risks arising from:

- Asbestos in Buildings;
- Asbestos in Grounds;
- Lead Paint; and
- PCBs.

Information regarding each of these hazardous materials is included in Appendices A. In addition to this, relevant Australian Standards, Acts and Regulations can be referred to for more comprehensive information about these hazards and in the handling of them. These are, but are not limited to the following:

- NSW Work Health and Safety Act 2011;
- NSW Work Health and Safety Regulations 2017;
- SafeWork NSW Code of Practice - How to Manage and Control Asbestos in the Workplace 2016;
- SafeWork NSW Code of Practice – How to Safely Remove Asbestos 2016;
- AS4964:2004 Method for the qualitative identification of asbestos in bulk samples;
- AS4361.2 Guide to Lead Paint Management Part 2: Residential and commercial buildings;
- Australian and New Zealand Environment and Conservation Council (ANZECC) Information Booklet for Electricians and Electrical Contractors on the Identification of PCB-Containing Capacitors 1997 (updated 2005).

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3. Roles and Responsibilities

The roles and responsibilities of the City, its managing agent and the stakeholders involved in this plan are as follows:

Managing agent

- Receipt of maintenance requests from its client(s);
- To package the works, including scope of works, performance requirements and identification of known or possible presence of hazardous materials;
- Calling of tenders / quotations – including briefing of contractors for refurbishment maintenance;
- Assessment and recommendation of quotations and tenders;
- Facilitating contractor's access for site inspections and clarification of requirements;
- Ensure works are classified as a high priority where they involve the identification of known or possible presence of hazardous materials;
- Issue work order requests for the work to be completed;
- Confirm with the client that the ordered works have been completed;
- Notify the Property Manager as soon as practically possible;
- Confirmation with tenant / contractor that ordered works have been completed;
- Sign-off of works completed by contractors; and
- Update the Hazardous Materials Register and management plan if any hazardous materials remedial works are completed at the site.

Property / Portfolio Manager

- Monitoring of managing agent;
- Ensure workers, contractors, managing agents and tenants are aware of the Hazardous Materials Management Plan and its location on the property.

Contractors

- Developing and implementing safe working methods that comply with Work Health and Safety legislation, including using only competent and trained workers;
- Undertaking pre-tender / quotation inspections to ascertain the scope of works, including the possible presence of hazardous materials;
- Notifying their appointed contact being the managing agent or Property Manager of any previously unidentified hazardous materials affecting the proposed works – whether during the pre-tender inspection or during execution of the works;
- Notifying their appointed contact being the managing agent or Property Manager of any issues or concerns about the behaviour of the occupiers in relation to safe management of any hazardous materials that are encountered;

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- Notifying their appointed contact being the managing agent or Property Manager when the works are completed; and
- In the event a contractor has removed a hazardous material(s) they are to provide the managing agent with documentation that the hazardous material(s) have been disposed of in accordance with SafeWork NSW, EPA and Local Government guidelines.

City Workers, clients and tenants

- Reasonably comply with the requirements of this plan;
- Obtaining approvals prior to undertaking any works or attachment of fixtures to the premises that may expose or damage hazardous materials.

4. Training

City workers involved in the management of works on City owned or managed properties will be trained in the following:

- Information on the presence of hazardous materials in City properties;
- Overview of the legislation, codes of practice and standards - and typical locations where hazardous materials may be encountered;
- Information on the health risks associated with the hazardous materials covered by this plan;
- Procedures to be followed in the event of discovery, damage or disturbance to a hazardous material; and
- Protocols for informing Property Managers, managing agents and contractors about the known and possible hazardous materials prior to any works commencing as well as for the updating of the City's Hazardous Materials Register.

This information will be provided to City workers and its contractors by the managing agents or Portfolio/Property Manager at these milestones:

- Before the commencement of work in an area where hazardous materials has been identified through an induction;
- When the contents of this plan have been updated.

5. Risk Management

The City manages (via the managing agents) the risks associated with the potential exposure of workers and other persons in the workplace to the risk of hazardous materials by the following:

- Before any refurbishment maintenance is to be undertaken for buildings completed before 1990 identifying asbestos and other hazardous materials ACM at the workplace and recording these in the asbestos register;
- Before any responsive maintenance is arranged for buildings completed before 1990 make the contractor aware that asbestos containing material may be present and that the requirements of the Codes of Practice on Asbestos should be applied;
- Assessing the risk of exposure to airborne asbestos and other hazardous materials;
- Eliminating or minimising the risks by implementing control measures;
- Reviewing control measures to ensure they are effective.

When choosing the most appropriate control measure, the following hierarchy of controls must be considered:

- Eliminating the risk (for example, removing the asbestos);
- Substituting the risk, isolating the risk or applying engineering controls (for example, enclosing, encapsulation, sealing or using certain tools);
- Using administrative controls (for example, safe work practices);
- Using PPE.

Where the hazardous material is in a stable condition then it may be left undisturbed until a major refurbishment is required, when it would be assessed for possible removal as part of those works.

Under most circumstances, the presence and condition of hazardous materials in City properties would not present any health concerns to residents or contractors undertaking routine maintenance works, where there is no impact to structural elements.

In the absence of a comprehensive condition assessment of every dwelling it is not possible to be completely confident that all known hazardous materials are identified.

By applying the controls and protocols in this Hazardous Materials Management Plan it is possible to manage the risk in a way that avoids the substantial cost of such an extensive condition assessment

It is possible over a more reasonable period of time and at a modest cost to obtain this sort of information as maintenance or refurbishment works are programmed and undertaken.

Generally, it is more an issue for older dwellings that have not undergone any significant maintenance or refurbishment works during the past 20 years or so.

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Therefore, to manage the uncertainty it will be assumed that properties built prior to 1990 may have some hazardous material present and so the City shall alert the managing agent and contractors so that appropriate precautionary measures may be taken, both during pre-tender inspections and execution of the works.

6. Work Procedures – General Requirements

Disturbance of Hazardous Materials

Once stakeholders are familiar with the Hazardous Materials Register, they must also know what actions to take if hazardous materials are disturbed.

Asbestos

When asbestos containing materials are disturbed, they pose a risk of releasing asbestos fibres. Asbestos containing materials can be disturbed by cutting, sawing, breaking sanding etc.

If a person identifies disturbed asbestos containing material or are involved in disturbing asbestos containing materials then they should isolate the area, contact the relevant Managing Agent immediately and wash hands thoroughly.

The Managing Agent should undertake the following steps:

- Contact a licensed contractor to remove the bagged broken pieces and remediate any areas where there is the possibility of exposed fibres;
- If the disturbed asbestos was friable, engage an independent hygienist to undertake air monitoring of the area and provide a clearance certificate;
- Update of the Hazardous Materials Registers.

Further information on the management of asbestos in the workplace can be found in the SafeWork Codes of Practice on How to Manage and Control Asbestos in the Workplace and How to Safely Remove Asbestos.

PCBs

PCBs were used in the production on fluorescent light tubes in the 1970s. They are occasionally found in the domestic environment in older style fluorescent lights.

If any PCBs highlighted in the attached register are found leaking in fluorescent light fittings the following steps should be taken:

- Cover up the light fitting and inform all affected persons;
- Wash hands immediately;
- Contact the relevant property manager to inform them of the issue.

The Managing agent will undertake the following steps:

- Contact a licensed contractor to remove the fluorescent light fitting to the appropriately licensed facility;
- Update of the Hazardous Materials Registers.

Further information on the management of PCBs can be found in the *NSW Polychlorinated biphenyl (PCB) chemical control order 1997 administered under the Environmentally Hazardous Chemicals Act*.

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Lead Based Paint

Lead based paint was commonly used in paint applications up until the early 1990s. If personnel identify any disturbed lead based paint, the following precautions should be undertaken:

- Flaking lead paint on walls or in soil where children may be present – quarantine / clean up immediate area, identify removal as high priority on maintenance program; and
- Isolate the area where the lead based paint has been disturbed;
- Wash hands immediately;
- Contact the Managing Agent to inform them of the issue.

The Managing Agent should undertake the following steps:

- Review the condition of the paint and advise on the most appropriate risk mitigation strategy;
- Update of the Hazardous Materials Registers.

Further information on the management of lead paint can be found in the *National Code of Practice for the Control and Safe Use of Inorganic Lead at Work (1994)*.

Synthetic Mineral Fibres

SMF containing materials are usually found in insulation products such as roof insulation and hot water pipe insulation. If staff or contractors are working with SMF products they should ensure that they were gloves, safety glasses and a dust mask.

Further information on the management of Synthetic Mineral Fibres can be found in the *National Code of Practice for the Safe Use of Synthetic Mineral Fibres (1990)*.

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7. Specific Contractor and Consultant Information

Under the NSW Work Health and Safety Act 2011, Persons Conducting a Business or Undertaking have obligations to all personnel who access the site as a place of work. These obligations are similar to those for staff members at the site, with all contractors required to make themselves familiar with the register before entering and the site and commencing work.

Contractor acknowledgement

All contractors must review the Hazardous Materials Register and fill out the signoff sheet prior to commencing work, included in Appendix C.

Under no circumstances are contractors permitted to come on site and commence work without signing off on review of the Hazardous Materials Register (Appendix C).

Contractors working in areas where Hazardous Materials exist

Once contractors have reviewed the Hazardous Materials Register, they should be aware of hazards near their particular location of work. There are now four situations that may be encountered during the course of the work. The following scenarios outline the situations that may occur and the risk measures to be put into place by the contractor.

1. The contractor is working in an area where no hazards exist. This situation does not require risk management practices as the hazard does not exist. The contractor can carry out work as required.
2. The contractor is working in an area where it is possible they may disturb hazardous materials, however not working directly on the hazardous materials. This situation requires the contractor to be extremely careful and aware whilst working. If the contractor disturbs any hazardous materials he should notify onsite staff/tenants and the managing agent immediately.
3. The contractor's work requires minor disturbance of hazardous materials. This situation requires the contractor to have a complete risk assessment with adequate measures effectively control the exposure to hazardous materials. Control measures may include, but are not limited to:
 - Isolating the area where work will be undertaken to prevent unauthorised access;
 - Inform the managing agent of assessment;
 - Using non-powered tools and equipment;
 - Use dust suppression techniques;
 - Wear all the necessary personal protective equipment (PPE) including respirator and gloves;
 - Prepare a Safe Work Method Statement to carry out the necessary works.

In addition, the contractor must:

- Inform the site representative that the work is about to commence;
- Ensure the area is isolated from personnel;

- Ensure there is no fibre risk after their work is completed by thoroughly cleaning around the affected area.

The planned works are not to commence if the contractor has not undertaken a risk assessment for the job or does not have the identified control measures in place.

An example of this work may be an electrical contractor who has to make a small intrusion into a piece of asbestos cement sheeting to get wires through to their necessary work area. *The register should then be updated.*

4. The contractors work requires significant disturbance to hazardous materials. No work should be done by the contractor. If significant disturbance is required by a contractor to complete the necessary work, then an appropriately licensed contractor must be engaged to complete the works to the hazardous materials. The register should then be updated.

8. Record Keeping

As incidents concerning the presence, condition or removal of hazardous materials are reported and investigated and as a result this plan and the Hazardous Materials Register (Appendix A) will be updated.

The Hazardous Materials Register is updated by the City's managing agent and monitored by the City's Projects and Property Division, which will be maintained once investigations have been completed.

9. Communication

This plan is available on the City's website at <http://www.cityofsydney.nsw.gov.au/>.

Tenants in City owned or managed residential properties have been advised that the residential properties are not defined as workplaces under the NSW Work Health and Safety Act 2011 when they are used as residences and leased to tenants in accordance with the Residential Tenancies Act 2011.

The following parties and key stakeholders will be advised of this plan and where to locate it:

- Managing agents;
- Portfolio/Property Managers;
- Project Managers;
- All contractors that have been engaged by the City for maintenance related works;
- All City employees.

Maintenance conducted at City properties is classified as either reactive or capital works. All contractors conducting reactive maintenance are supervised by managing agents and contractors conducting capital works are supervised by Project Managers or managing agents. The managing agent or Project Manager will be responsible for communicating the presence of hazardous materials, where known, to their respective contractors before works commence.

The City has appointed its managing agent as the contact in regard to this plan. Queries, further information and advice can be obtained from the:

WHS Manager
Ventia Pty Ltd,
Level 21 Town Hall House,
456 Kent Street, Sydney 2000,
Phone: 1800 332 254 Helpdesk
Email: CityOfSydney@ventia.com.au

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10. Incident Reporting

This section addresses what must be done, by whom and by when – once hazardous materials exposure has occurred or management requirements have not been complied with.

The managing agent is to be advised immediately of any incidents which have resulted in a disturbance of a hazardous material on the premises:

WHS Manager
Ventia Pty Ltd,
Level 21 Town Hall House,
456 Kent Street, Sydney 2000,
Phone: 1800 332 254 Helpdesk
Email: CityOfSydney@ventia.com.au

Contractors reporting incidents are to report the incident to the managing agent or Project Manager. In the absence of the managing agent's WHS Manager or Project Manager, the incident is to be reported directly to managing agents Helpdesk for assistance.

City employees are to complete and submit an incident report using the online Incident / Accident Report form on the Safety Management System as soon as reasonably practicable.

After receiving notice of a hazardous materials incident, the managing agent or the City shall engage a suitably qualified contractor to conduct an investigation and provide recommendations on the treatment of the hazardous materials.

The City or the managing agent will arrange for the recommended treatment to be undertaken and for the Hazardous Materials Register to be updated.

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11. Evaluation

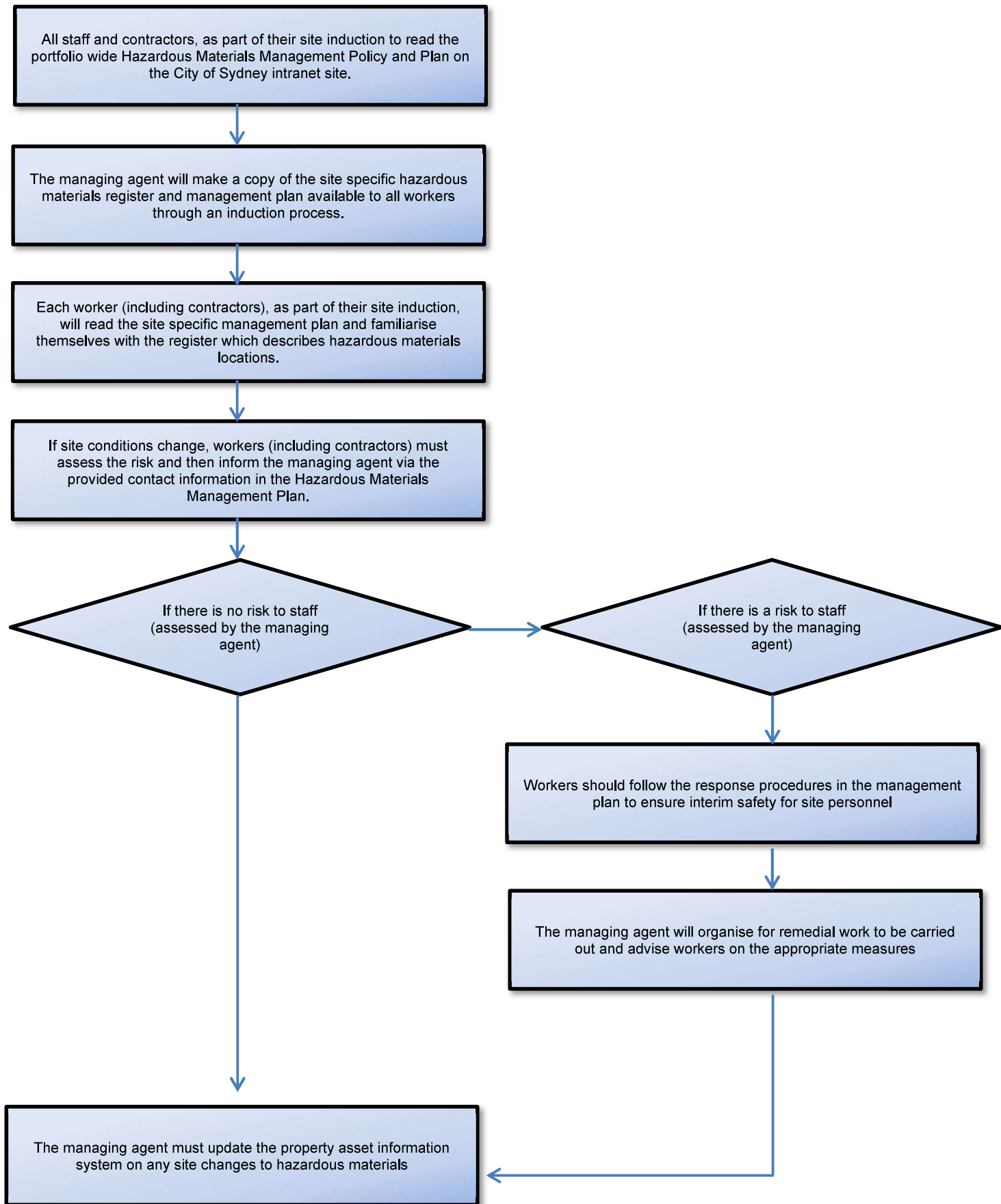
This plan and its implication will be reviewed on a biennial basis to ensure ongoing relevance and effectiveness. The review will consider:

1. Has the plan been effective in preventing hazardous material incidents? If not, why not?
2. Where incidents did occur, what were their causes and consequences? What lessons were derived from these for the City, managing agents, Property Managers, Project Managers or the contractors? Are any changes required to the procedures?
3. Is the City's Hazardous Materials Register reflecting an accurate classification of properties with or without hazardous materials?

APPENDIX A. Hazardous Materials Register

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APPENDIX B. Staff Training Process





APPENDIX C. Contractor Signoff Sheet
(Note: to be managed by managing agent)

Contractor Signoff Sheet				
Company Name	Name	Work Description	Date	Acknowledgement of Hazardous Materials Register review - signature

APPENDIX D. Remedial Works Clearance

(Note: To be managed by managing agent)

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APPENDIX E. Hazardous Materials Survey

(Note: to be managed by managing agent)

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Hazardous Building Materials Survey

2 Watson Road, Millers Point NSW 2000

Harry Jensen Centre

Prepared for: Ventia Pty Ltd

Job Number | VEN-01-17187

Report ID | ADE-17187-Harry Jensen Centre

Date | 05.05.2020



ADE
CONSULTING
GROUP

Document Information

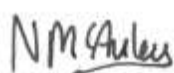
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Prepared for: Ventia Pty Ltd
Project Address: 2 Watson Road, Millers Point NSW 2000
File Reference: VEN-01-17187
Report Reference: ADE-17187-Harry Jensen Centre
Date: 05.05.2020

Document Control

Version	Date	Author	Revision description	Reviewer
V1d	03/04/2020	Nicholas McAuley	Draft for internal review	Bibiana Ortiz
V2d	20/04/2020	Nicholas McAuley	Draft for client review	Marjetica McAuley
V2f	05/02/2020	Nicholas McAuley	Final for issue	Bibiana Ortiz

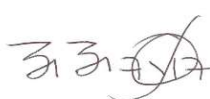
For and on behalf of
ADE Consulting Group Pty Ltd

Prepared by:



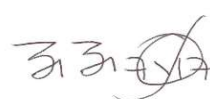
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Executive Summary

Ventia commissioned ADE Consulting Group Pty Ltd (ADE) to undertake a Hazardous Materials Survey of Harry Jensen Centre located at 2 Watson Road, Millers Point NSW 2000. The site inspection was carried out on the 10.03.2020.

The building was operational at the time of the inspection; therefore, not all materials were accessible during the survey. Please refer to the register for the detection of inaccessible areas and materials. ADE recommends performing specific targeted pre-demolition survey before performing demolition or refurbishment works in those specific inaccessible areas.

Summary of Results

Asbestos Containing Material (ACM)

Asbestos-containing materials were detected or presume to be present as below:

Location	Material	Risk Score	Recommendation
Kitchen, eaves exterior panels (extends through kitchen above cupboards)	Asbestos cement eaves	Low	Leave, label and maintain in the current condition. For further information, refer to Section 4.
Laundry and bathroom building, ceiling	Fibre cement sheeting	Low	Leave, label and maintain in the current condition. For further information, refer to Section 4.
Interior, kitchen, vents, electrical duct heating	Electrical duct heating	Low	Leave, label and maintain in the current condition. For further information, refer to Section 4.

Synthetic Mineral Fibre (SMF) Containing Materials

Synthetic Mineral Fibres (SMF) was detected or presume to be present as below:

Location	Material	Risk Score	Recommendation
Interior, male bathroom, ceiling space	Ac ducting	Low	Leave and maintain in current condition, remove prior to refurbishment or demolition. For further information refer to Section 4.

Lead-Based Paint Systems

Lead (Pb) based paint material were detected or presume to be present as below:

Location	Material	Risk Score	Recommendation
Interior, kitchen, ceiling panels	White paint system	Low	Leave and maintain in current condition. For further information refer to Section 4.
Interior, sink area adjacent kitchen, walls	Light purple paint system	Low	Leave and maintain in current condition. For further information refer to Section 4.
Laundry and bathroom building, walls	White paint system	Low	Leave and maintain in current condition. For further information refer to Section 4.

Lead containing dust (LCD)

No lead containing dusts (LCDs) were identified within the building at the time of the inspection.

Polychlorinated Biphenyls (PCBs)

No electrical capacitors suspected to contain polychlorinated biphenyls (PCBs) were identified in the fluorescent light fit

1 Introduction

1.1 Background

Ventia commissioned ADE Consulting Group Pty Ltd (ADE) to undertake a Hazardous Materials Survey of Harry Jensen Centre located at 2 Watson Road, Millers Point NSW 2000 (herein referred to as “the site”).

The building was operational at the time of the inspection; therefore, not all materials were accessible during the survey. Please refer to the register for the detection of inaccessible areas and materials. ADE recommends performing specific targeted pre-demolition survey before performing demolition or refurbishment works in those specific inaccessible areas.

The purpose of the survey was to identify and inspect the condition of hazardous materials at the site. The results of the survey and the respective Hazardous Materials Register are provided in this report (Please refer to Appendix II - Hazardous Materials Register).

The site inspections were carried out on 10.03.2020 by Michael Le and Aklesh Chand, Occupational Hygienists representing ADE.

For the purpose of this report, hazardous materials are limited to:

- Asbestos Containing Material (ACM);
- Synthetic Mineral Fibres (SMFs);
- Lead-Based- Paint;
- Lead Containing Dust (LCD);
- Polychlorinated Biphenyls (PCBs); and
- Ozone Depleting Substances (ODSs).

To ensure its contextual integrity, this report must be read in its entirety and should not be copied, distributed or referred to in part only.

1.2 Scope of Work

The scope of work included the following:

- Develop a site-specific Safety, Health & Environmental Work Method Statement prior to undertaking survey;
- Inspection of the areas of concern at the site;
- Inspection of the condition of identified materials suspected of containing asbestos, lead in paint, synthetic mineral fibres and polychlorinated biphenyls in light fittings, lead-containing dust, and ozone-depleting substances;
- Collect representative samples of the suspected hazardous materials and submit them to be analysed by a testing laboratory which was NATA accredited for the required analyses;
- Where suspected, the accessible hazardous materials were sampled or presumed to be present in inaccessible areas and / or where other hazards were present (e.g. where electrical hazards were present);
- Provide recommendations for the removal of the hazardous materials identified or control measures strategies where the removal of the hazardous materials was not practical; and

- Prepare an updated Hazardous Materials Register for the site to ensure compliance with the relevant legislation

No survey can be guaranteed to locate all hazardous materials at a specific site. The demolition or refurbishment of site structures may uncover hazardous materials which were concealed or otherwise impractical to access during this assessment.

Table 1. Summary of Site Information.

Site details	
Site address:	2 Watson Road, Millers Point NSW 2000
Inspected areas/ (interior and exterior)	All accessible interior and exterior areas of recreational centre
General Description	Small one-story recreational centre with verandah and small garden

1.3 Access Restrictions / Areas Not Accessed

Potentially hazardous materials may have been concealed within restricted and or inaccessible areas/voids at the time of this survey. These areas may include:

Restricted Areas:

- Inset ceilings or wall cavities;
- Areas only accessible by dismantling equipment or performing minor localised demolition works;
- Service shafts, ducts etc. concealed within the building structure;
- Voids or internal areas of the plant, equipment, air-conditioning ducts, etc.; and
- Inaccessible areas such as voids and cavities created and intimately concealed within the building structure (these voids are only accessible following major demolition works).

2 Survey Methodology

2.1 Sampling Strategy

Hazardous Material surveys are performed using a risk assessment approach in agreement with the legal regulations and current Codes of Practice. The hazmat surveys involve the site identification and inspection of Asbestos Containing Materials (ACM), Synthetic Mineral Fibres (SMF), lead-based paint systems, Lead Containing Dust (LCD), Polychlorinated Biphenyls (PCBs), and Ozone Depleting Substances (ODS) when applicable.

The hazmat consultant performs a visual inspection within all accessible areas to identify the hazardous building materials. When the hazmat consultant suspects a potentially hazardous building material, a sample of the material is collected and sent to a NATA accredited laboratory for the required analysis. Where identical suspected hazardous materials were detected at different locations, only visual confirmation is made rather than the collection of additional samples. The following observations are recorded at the time of the inspection:

- Location;
- Description;
- Quantity;
- Condition; and
- Friability (where applicable).

ADE understands that all identified hazardous building materials will be accessible during the demolition or refurbishment works.

2.2 Hazardous Building Materials Identification

2.2.1 Asbestos Containing Materials

Following the visual inspection, the hazmat consultant collects samples of the typical suspected asbestos-containing materials. These samples are sent to a NATA accredited laboratory for identification analysis. The laboratory certificate of analysis provides the results in regard to the presence or absence of asbestos, the type of asbestos and the presence or absence of Synthetic Mineral Fibres.

Dust samples are to be collected by the hazmat consultant only in those cases where dust is observed near to suspected asbestos-containing material. Where no asbestos source is observed or suspected at the time of the inspection, no dust sample is collected for asbestos identification.

2.2.2 Synthetic Mineral Fibres (SMF) containing materials

The Code of Practice for Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)], is currently archived. The current guidelines to consult for the management of SMF are:

- NSW SafeWork information guide on the safe management of synthetic mineral fibres (SMF) – glasswool and rockwool

- NSW SafeWork guide to handle refractory ceramic fibres

Synthetic Mineral Fibres is a term to describe a fibrous product artificially manufactured from mineral raw materials into a fibrous “Woollen” product used for insulation. SMF can be classified into three groups: Glasswool, Rockwool and Refractory Ceramic Fibres (RCF).

Glasswool is manufactured by melting glass into a fibrous “wool”, and Rockwool is manufactured by melting volcanic rock into fibrous “wool”. Glasswool and rockwool are used as thermal, acoustic, and electrical insulation in many materials in buildings.

Refractory ceramic fibres (RCF) are made from Kaolin and are used in industrial sites for high-performance thermal insulation in furnaces, kilns, and industrial heaters. RCF is not likely to be present in commercial sites, residential premises, or public buildings. Therefore, in this hazmat survey, SMF refers to glasswool and rockwool materials only.

The hazmat consultant visually inspects the suspected SMF containing materials and documented during the inspection and in the report.

No dust samples are collected for SMF identification. However, positive SMF fibres in dust may be revealed from laboratory results for asbestos in dust identification analysis. SMF fibres in dust are understood to be friable SMF.

2.2.3 Lead-Based Paint

Paint sampling was undertaken as per the methodology described in Appendix A of AS/NZS 4361.2:2017 and submitted to a NATA accredited testing laboratory. AS 4361.2 (2017) Guide to Hazardous Paint Management, Part 2: Lead Paint in Residential, Public and Commercial Buildings; [8] defines lead paint in which the lead content (calculated as lead metal) is greater than 0.1 percent by weight of the dry film.

2.2.4 Lead Containing Dust (LCD)

Where significant amounts of dust are observed at the time of the inspection, dust samples are collected by the hazmat consultant. For this survey, significant amounts are to be understood as the dust quantity equal to or greater than 1 gram per 0.1 square meters.

Sampling is conducted following the methods outlined with AS4874 – 2000 Guide to the Investigation of Potentially Contaminated Soil and Deposited Dust as a Source of Lead Available to Humans; The collected samples are submitted to a NATA accredited laboratory for lead analysis. As per the [13]National Environment Protection Measure Schedule B7, Derivation of Health Based Investigation Levels[13], for industrial and commercial sites, lead in soil at the concentration greater than 1500mg/kg will require further appropriate health investigation and evaluation assessment.

2.2.5 Polychlorinated Biphenyls (PCBs)

For de-energised premises, all accessible fluorescent light fittings are visually inspected for the PCB's containing capacitors or PCB's containing ballasts listed in Scheduled Waste Management: Identification of PCB-Containing Capacitors - [10]ANZECC (1997) *Identification of PCB-containing Capacitors: An Information Booklet for Electricians and Electrical Contractors*;

For energised premises, capacitors and ballast inspection are not possible due to the electrical hazard. Under these circumstances, all fluorescent light fittings should be treated as potentially containing PCB capacitors until proven otherwise.

2.2.6 Ozone Depleting Substances (ODSs)

The ID number of the refrigerant gases and extinguisher gases are recorded and compared against the United Nations Environment Programmer's Division of Technology, Inventory of Trade Names of Chemical Product Containing Ozone Depleting Substances, and their Alternatives, 2001[14] and the Ozone Protection and Synthetic Greenhouse Gas (OSGG) Management Act 1989;[11] in agreement with the Australian Government, Department of the Environment and Energy.

2.3 Definitions

Friable asbestos: Asbestos-containing material that breaks and crumbles by hand pressure.

Friable asbestos in good condition: Friable asbestos within a fully sealed enclosure in good condition. For example, asbestos-containing insulation inside a fire door is the fire door in good condition.

Friable asbestos in fair condition: Friable asbestos within an enclosure fair condition or partially sealed. For example, asbestos-containing insulation inside a fire door is the fire door broken in small areas or asbestos-containing fuses being the fuses in good condition.

Friable asbestos in poor condition: Exposed friable asbestos. For example, loose asbestos insulation or loose woven materials, dust containing asbestos fibres, asbestos-containing insulation inside a fire door being the door heavily damaged and exposing the insulation.

Non-friable (bonded) asbestos: Asbestos-containing material that is mixed and bonded within a matrix with other materials.

Non-Friable asbestos in good condition: Asbestos-containing materials within a bonded matrix in good condition. For example, unbroken asbestos-containing compressed cement sheeting.

Non-Friable asbestos in fair condition: Asbestos-containing materials within a bonded matrix in fair condition. For example, asbestos-containing compressed cement sheeting with cracks and broken edges.

Non-Friable asbestos in poor condition: Asbestos-containing materials within a bonded matrix in poor condition. For example, asbestos-containing compressed cement debris.

Friable SMF: Unbonded glasswool and rockwool insulation with no adhesives, loose material packed into a package. Friable SMF can be packed loose and mixed with adhesives during installation. There are three main types of unbonded glasswool and rockwool materials:

- Wet Spray: Where glasswool and rockwool SMF fibres are mixed with cement and sprayed as fire protection in multi-storey buildings.
- Loose-fill: Where the glasswool and rockwool SMF material is sprayed into ceiling and cavity spaces of buildings

- **Dry Spray:** When the glasswool and rockwool SMF densely packed material is blown dry into a closed stud cavity. This method should only occur where the target area is enclosed to prevent the release of loose fibres. For example, SMF dry sprayed in wall cavities and loose-fill insulation retrofit.

Friable SMF in good condition: Friable glasswool and rockwool SMF insulation within an enclosure in good condition. For example, SMF insulation pillows being the pillowcases in good condition.

Friable SMF in fair condition: Friable glasswool and rockwool SMF insulation within an enclosure fair condition. For example, SMF insulation pillows being the pillowcases broken in small areas. Also, wet sprayed SMF insulation.

Friable SMF in poor condition: Exposed friable glasswool and rockwool SMF insulation. For example, dust containing SMF fibres, Friable glasswool and rockwool SMF insulation within a heavily damaged enclosure exposing the insulation.

Non-Friable SMF: Bonded glasswool and rockwool SMF insulation containing binding agents such adhesives or cement that have been cured in the manufacturing process prior to packaging, delivery, and installation. Bonded glasswool and rockwool SMF insulation have a specific shape such as in a batt or blanket form or as compressed boards. The presence of binding agents is that they significantly reduce fibre release during handling.

Non-Friable SMF in good condition: Bonded glasswool and rockwool SMF insulation batts or blankets that keeps its form.

Non-Friable SMF in fair condition: Bonded glasswool and rockwool SMF insulation batts or blankets that show some minor deterioration due to age.

Non-Friable SMF in poor condition: Bonded glasswool and rockwool SMF insulation batts or blankets that show major deterioration due to age.

Lead-based paint: Lead-based paint defined as paint with >0.1%w/w of lead, as per *AS 4361.2 (2017) Guide to Hazardous Paint Management, Part 2: Lead Paint in Residential, Public and Commercial Buildings*;[8].

Lead-based paint in good condition: Lead-based painted surfaces that show no damage or deterioration signs. Stable paint system.

Lead-based paint in fair condition: Lead-based painted surfaces that show minor damage such as flaking or delamination in small areas.

Lead-based paint in poor condition: Lead-based painted surfaces that shows major damage on most of the surface area.

Lead containing dust: Lead containing dust requiring further health investigation established as lead with >1500 mg/kg, as per the National Environment Protection Measure Schedule B7, Derivation of Health Based Investigation Levels;

Polychlorinated Biphenyls (PCB) containing capacitors: PCBs containing capacitors listed in the *ANZECC (1997) Identification of PCB-containing Capacitors: An Information Booklet for Electricians and Electrical Contractors*:[10]. Also, capacitors with the year of manufacture (YOM) before 1986 without sticker for PCB status as per described in Queensland Department of Environmental and Heritage Protection, Guideline Waste Management, Managing Polychlorinated biphenyl 2016;[15]

Polychlorinated Biphenyls in good condition: PCB containing capacitors showing no leaks of the oil content.

Polychlorinated Biphenyls in poor condition: Leaking PCB containing capacitors.

Ozone Depleting Substances: Chlorofluorocarbons, Hydrochlorofluorocarbons, Hydrofluorocarbons, Fluorinated gases, Halons and Hydrobromofluorocarbons refrigerant and extinguisher gases listed in the United Nations Environment Programmer's Division of Technology, Inventory of Trade Names of Chemical Product Containing Ozone Depleting Substances, and their Alternatives, 2001; and Ozone Protection and Synthetic Greenhouse Gas (OSGG) Management Act 1989;. Referred by the Australia Government Department of the Environment and Energy.

2.4 Risk descriptors and Priority Rating

The descriptors listed below were used to calculate the risk to human health for the suspected asbestos-containing materials observed during the survey.

2.4.1 Asbestos

Table 2. Asbestos Risk Descriptors

Type	Accessible			Inaccessible		
	Condition			Condition		
	Good	Fair	Poor	Good	Fair	Poor
Friable asbestos	Low	Medium	High	Low	Medium	High
Non-Friable asbestos (bonded)	Low	Medium	High	Low	Medium	Medium
No Asbestos Detected NAD	N/A	N/A	N/A	N/A	N/A	N/A

2.4.2 Synthetic Mineral Fibres

Table 3. SMF Risk Descriptors

Type	Accessible			Inaccessible		
	Condition			Condition		
	Good	Fair	Poor	Good	Fair	Poor
Friable SMF	Low	Low	Medium	Low	Low	Low
Non-Friable SMF (bonded)	Low	Low	Low	Low	Low	Low
No SMF Detected NAD	N/A	N/A	N/A	N/A	N/A	N/A

2.4.3 Lead Based Paint

Table 4. Lead Based Paint Risk Descriptors

Type	Accessible			Inaccessible		
	Condition			Condition		
	Good	Fair	Poor	Good	Fair	Poor
Lead-based paint (>0.1%w/w of lead)	Low	Medium	High	Low	Low	Medium
Non-Lead based paint (≤0.1%w/w of lead)	N/A	N/A	N/A	N/A	N/A	N/A

2.4.4 Lead Containing Dust

Table 5. Lead Containing Dust Risk Descriptors

Lead concentration	Accessible	Inaccessible
Dust with >1500 mg/kg of lead	Medium	Low
Dust with ≤1500 mg/kg of lead	Low	Low

2.4.5 Polychlorinated Biphenyls

Table 6. Polychlorinated Biphenyls Risk Descriptors

	Accessible		Inaccessible	
Capacitor type	Condition			
	Good	Poor	Good	Poor
PCB containing capacitors within the list ANZECC 1997	Low	High	Low	Medium
Capacitor manufactured before 1986 without a sticker	Low	High	Low	Medium
Non-PCBs capacitors or Capacitors manufactured after 1986	N/A	N/A	N/A	N/A

2.4.6 Ozone Depleting Substances

The only identification of Ozone Depleting refrigerant gases will be performed during this inspection. Risk assessment for occupational purposes will not be conducted as it is out of the scope of this work. Please refer to the conclusions and recommendations chapter for more information about the management of these substances for demolition works.

3 Results Table

Table 7. The following table lists the hazardous materials were identified or presumed to be present and the recommendation.

While the majority of the suspected hazardous building materials were sampled at the time of the inspection, some materials were not sampled due to electrical hazards, enclosure or specific technical dismantling requirements. In those cases these materials must be assumed to contain hazardous substances and recorded as “presumed hazardous” materials in the Register and report in line with the current legislation.

Location	Material	Risk Score	Recommendation
Asbestos			
Kitchen, eaves exterior panels (extends through kitchen above cupboards)	Asbestos cement eaves	Low	Leave, label and maintain in the current condition. For further information, refer to Section 4.
Interior, kitchen, vents, electrical duct heating	Electrical duct heating	Low	Leave, label and maintain in the current condition. For further information, refer to Section 4.
Laundry and bathroom building, ceiling	Fibre cement sheeting	Low	Leave, label and maintain in the current condition. For further information, refer to Section 4.
SMF			
Interior, male bathroom, ceiling space	Ac ducting	Low	Leave and maintain in current condition, remove prior to refurbishment or demolition. For further information refer to Section 4.
Lead-based paint system			
Interior, kitchen, ceiling panels	White paint system	Low	Leave and maintain in current condition. For further information refer to Section 4.
Interior, sink area adjacent kitchen, walls	Light purple paint system	Low	Leave and maintain in current condition. For further information refer to Section 4.
Laundry and bathroom building, walls	White paint system	Low	Leave and maintain in current condition. For further information refer to Section 4.
Lead containing dust			
No lead containing dust observed or detected			
PCB			
No PCBs observed or detected			
ODS			
No ODS observed or detected			

4 Conclusions and Recommendations

Recommendations for Asbestos:

Risk score	Hazmat material	Recommended Action
Low	Friable Asbestos	Label the item in line with the Asbestos Management Plan (AMP) and the <i>SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace (2019)</i> . Reinspect periodically. Maintain in current condition if to remain in situ, otherwise remove before refurbishment or demolition following the <i>SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2019)</i> ;
Low	Non- Friable Asbestos	Label the item in line with the Asbestos Management Plan (AMP) and the <i>SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace (2019)</i> . Reinspect periodically. Maintain in current condition if to remain in situ, otherwise remove before refurbishment or demolition following the <i>SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2019)</i> ;

Recommendations for SMF:

Risk score	Hazmat material	Recommended Action
Low	Non-Friable SMF	Maintain in current condition if to remain in situ, otherwise, remove prior to refurbishment or demolition as a preventive action to minimise the generation of fibres and dust during refurbishment or demolition works. A hazardous materials removal contractor can perform the removal. SafeWork Australia does not need to be notified. Air monitoring is not necessary. The material can be disposed as a General waste construction. Clearance is not required. For further information refer to the NSW SafeWork information guide on the safe management of synthetic mineral fibres (SMF) – glasswool and rockwool

Recommendations for Lead:

Risk score	Hazmat material	Recommended Action
Low	Lead-Based Paint System	Paint removal is not required. Maintain in current condition if to remain in situ. Otherwise, it is recommended to stabilise the surfaces by overpainting with lead-free paint before demolition or refurbishment. The contractor must comply with the requirements described in the AS4361.2.2017. The contractor must notify SafeWork Australia if a lead risk process is identified. Monitoring for airborne lead is compulsory, refer to Clause 49, 50 and 402 of the <i>Workplace Health and Safety (WHS) Regulation 2017</i> . Lead-based paint is pre-classified as per the EPA guidelines as hazardous waste, except for paints from residential, educational or child-care premises. Any lead paint waste must be disposed of accordingly. Make Safe certificate is recommended following the stabilisation. If removal of lead-based paint system is considered, please contact an occupational hygienist.

Negligible risk score does not require any actions.

Appendix I – Aerial Photograph

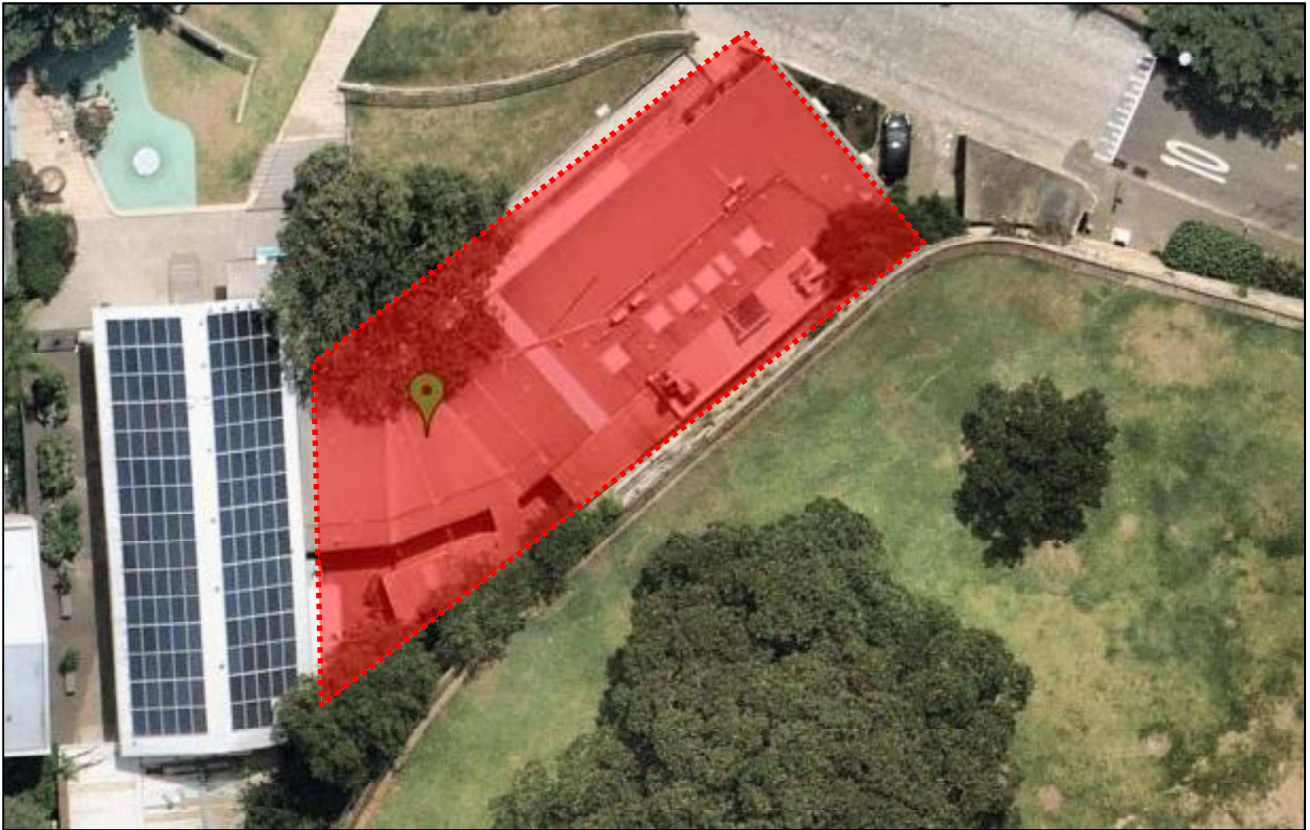


Figure 1. Location of the subject areas inspected at 2 Watson Road, Millers Point NSW 2000, Australia (*map adapted from nearmaps, accessed on 27.03.2020*).

Appendix II – Hazardous Materials Register

Property name: Harry Jensen centre
Occupational Hygienist - surveyor: Michael Le, Aklesh Chand

Site Address: 2 Watson Road, Millers Point NSW 2000
Inspection Date: 10.03.2020

Build date: 1960
Res-inspection Date: 10.03.2025

Internal / External	Location			Material	Material Identification						Risk Assessment				Risk Management			
	Level	Room	Material type/description		Type of Material	Quantity	Units	Event number	Photo Number	Sample Number	Analytical results	Friability	Accessibility for public	Accessibility to contractors	Condition	Risk Factors Based on friability, accessibility to public and condition	Exposure based on events, contractors and condition	Control Recommendation / Comments
Interior	Ground Level	Male bathroom, ceiling space	Ac ducting	SMF	10	linear m	1	1	Visual observation	Presumed to contain SMF	Non friable	Inaccessible	Accessible	Good	Low	Low	Maintain in current condition if to remain in situ, otherwise, remove prior to refurbishment or demolition as a preventive action to minimise the generation of fibres and dust during refurbishment or demolition works. Refer to section 4 for further information.	N/A
Interior	Ground Level	Computer room, office area, under carpet	Vinyl sheeting	Asbestos	20	sq m	2	–	HJ-Acb1	No asbestos detected	Non friable	Inaccessible	Accessible	Good	N/A	N/A	N/A	N/A
Interior	Ground Level	Computer room, walls and ceiling	Gyprock	Asbestos	20	sq m	3	–	Visual observation	Non asbestos product	Non friable	Accessible	Accessible	Good	N/A	N/A	N/A	N/A
Interior	Ground Level	Kitchen, ceiling panels and panels above stove exhaust	Masonite and gyprock	Asbestos	50	sq m	4	–	Visual observation	Non asbestos product	Non friable	Inaccessible	Accessible	Good	N/A	N/A	N/A	N/A
Interior	Ground Level	Kitchen, ceiling panels	White paint system	Lead	50	sq m	5	2	HJ-Pb1	0.17% w/w of lead	N/A	Inaccessible	Accessible	Good	Low	Low	Paint removal is not required. Maintain in current condition if to remain in situ. Re-inspect periodically. Refer to section 4 for further information.	N/A
Interior and exterior	Ground Level	Kitchen, eaves exterior panels (extends through kitchen above cupboards)	Asbestos cement eaves	Asbestos	10	sq m	6	3	HJ-Acb2	Asbestos detected, Ch, Am and Cr	Non friable	Inaccessible	Accessible	Good	Low	Low	Maintain in current condition if to remain in situ, otherwise remove before refurbishment or demolition. Label the item in line with the Asbestos Management Plan. Re-inspect periodically. Refer to section 4 for further information.	5 Years
Interior	Ground Level	Kitchen, vents, electrical duct heating	Electrical duct heating	Asbestos	1	units	7	4	Visual observation	Presumed to contain asbestos, required disassembling and isolation for sample	Friable	Inaccessible	Inaccessible	Good	Low	Low	Label the item in line with the Asbestos Management Plan (AMP) and the SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace (2019). Reinspect periodically. Maintain in current condition if to remain in situ, otherwise remove before refurbishment or demolition. Refer to section 4 for further information.	5 Years
Interior	Ground Level	Sink area adjacent kitchen, walls	Light purple paint system	Lead	50	sq m	8	5	HJ-Pb2	0.20% w/w of lead	N/A	Inaccessible	Accessible	Good	Low	Low	Paint removal is not required. Maintain in current condition if to remain in situ. Re-inspect periodically. Refer to section 4 for further information.	N/A
Interior	Ground Level	Walls and skirting throughout	White paint system	Lead	150	sq m	9	–	HJ-Pb3	0.054% w/w of lead	N/A	Accessible	Accessible	Good	N/A	N/A	N/A	N/A
Interior	Ground Level	Laundry and bathroom building, ceiling	Fibre cement sheeting	Asbestos	50	sq m	10	6	HJ-Acb3	Asbestos detected, Ch	Non friable	Inaccessible	Accessible	Good	Low	Low	Maintain in current condition if to remain in situ, otherwise remove before refurbishment or demolition. Label the item in line with the Asbestos Management Plan. Re-inspect periodically. Refer to section 4 for further information.	5 Years
Exterior	Ground Level	Windows	Putty	Asbestos	10	linear m	11	–	HJ-Acb4	No asbestos detected	Non friable	Accessible	Accessible	Good	N/A	N/A	N/A	N/A
Exterior	Ground Level	Laundry and bathroom building, walls	White paint system	Lead	150	sq m	12	6	HJ-Pb4	0.21% w/w of lead	N/A	Accessible	Accessible	Good	Low	Low	Paint removal is not required. Maintain in current condition if to remain in situ. Re-inspect periodically. Refer to section 4 for further information.	N/A
Interior	Ground Level	Main entryway, top of floor	Vinyl sheeting	Asbestos	10	sq m	13	–	HJ-Acb5	No asbestos detected	Non friable	Accessible	Accessible	Good	N/A	N/A	N/A	N/A

Appendix III –Photographs



Photo 1: Interior, male bathroom, ceiling space, air conditioning ducting presumed to contain SMF insulation



Photo 2: Interior, kitchen, ceiling panels, lead based white paint system



Photo 3: Interior, kitchen, eaves exterior panels (extends through kitchen above cupboards) containing asbestos



Photo 4: Interior, kitchen, vents, electrical duct heating with asbestos presumed present



Photo 5: Interior, sink area adjacent kitchen, walls, light purple paint system containing lead



Photo 6: Interior, laundry and bathroom building, ceiling, fibre cement sheeting containing asbestos and walls with white paint system containing lead

Appendix IV –References

The survey works and production of this report have been undertaken in accordance with the requirements of:

- [1] *Workplace Health and Safety (WHS) Act 2011*;
- [2] *Workplace Health and Safety (WHS) Regulation 2017*;
- [3] *SafeWork NSW Code of Practice: Demolition Work (2019)*;
- [4] *AS2601 (2001) The Demolition of Structures*;
- [5] *SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace (2019)*;
- [6] *SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2019)*;
- [7] *AS4361.1 (2017) Guide to Lead Paint Management. Part 1: Industrial Applications*;
- [8] *AS 4361.2 (2017) Guide to Hazardous Paint Management, Part 2: Lead Paint in Residential, Public and Commercial Buildings*;
- [9] *AS4874 – 2000 Guide to the Investigation of Potentially Contaminated Soil and Deposited Dust as a Source of Lead Available to Humans*;
- [10] *ANZECC (1997) Identification of PCB-containing Capacitors: An Information Booklet for Electricians and Electrical Contractors*;
- [11] *Ozone Protection and Synthetic Greenhouse Gas (OSGG) Management Act 1989*;
- [12] *Ozone Protection and Synthetic Greenhouse Gas (OSGG) Management Regulations 1995*;
- [13] *National Environment Protection Measure Schedule B7, Derivation of Health Based Investigation Levels*;
- [14] *United Nations Environment Programmer’s Division of Technology, Inventory of Trade Names of Chemical Product Containing Ozone Depleting Substances, and their Alternatives, 2001*;
- [15] *Queensland Department of Environmental and Heritage Protection, Guideline Waste Management, Managing Polychlorinated biphenyl 2016*;
- [16] *NSW SafeWork information guide on the safe management of synthetic mineral fibres (SMF) – glasswool and rockwool*;
- [17] *NSW SafeWork guide to handle refractory ceramic fibres*;
- [18] *Code of Practice for the Safe Handling of Equipment Containing Polychlorinated Biphenyls, Electrical Contractor’s Associations of Australia 1993*;
- [19] *EPA Polychlorinated Biphenyl (PCB) chemical control order 1997*;
- [20] *EPA Waste Classification Guidelines Part 1*.

Appendix V – Statement of Limitations

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

This report is solely for the use of the client and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments is provided by ADE.

The following should also be noted:

While the survey has attempted to locate all the hazardous materials, the survey was a visual inspection and sampling process. Only those hazardous materials that were physically accessible could be located and identified. Therefore, it is possible that materials, which may be concealed within inaccessible areas/voids, may not have been located during the survey. Such inaccessible areas fall into a number of categories:

- Locations behind locked doors;
- In set ceilings or wall cavities;
- Those areas accessible only by dismantling equipment or performing minor localized demolition works;
- Service shafts, ducts etc., concealed within the building structure;
- Voids or internal areas of plant, equipment, air-conditioning ducts, etc.;
- Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure (these voids are only accessible during major demolition works); and,
- Height restricted areas.

Destructive surveying and sampling techniques were not employed to gain access to those areas listed above. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of asbestos has been detected.

Therefore prior to any refurbishment works, further investigations should be performed using destructive survey sampling techniques. During the course of normal site works care should be exercised when entering any previously inaccessible areas and it is imperative that work cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered. This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works, or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.

This report excludes radioactive and chemicals (it is limited to the hazardous materials identified in section 1)

Appendix VI – Laboratory Certificates of Analysis



Sydney Laboratory Services

A division of A. D. Envirotech Australia Pty Ltd
Unit 4/10-11 Millennium Court,
Silverwater 2128
Ph: (02) 9648-6669

A.B.N. 52 093 452 950

Analysis report: VEN-01-17187 ASB 13

Date Received: 11.03.2020
Date Analysed: 18.03.2020
Report Date: 18.03.2020
Client: Ventia
Job Location: Harry Jensen Centre
Analytical method: AS 4964-2004 "Method for the qualitative identification of asbestos in bulk samples" in conjunction with AD Envirotech's ABI Methods for Polarised Light Microscopy with dispersion staining

Analysis performed by:

A handwritten signature in black ink that reads 'Jiaqi Zhou'.

Jiaqi Zhou
Approved asbestos identifier

Results Authorised By:

A handwritten signature in black ink that reads 'Jiaqi Zhou'.

Jiaqi Zhou
Approved Signatory



Accreditation No. 14664.

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/national standards.

Tests not covered by NATA are denoted with *.

General Comments:

Sydney Laboratory Services is responsible for all the information in the report, except that provided by the customer. All sampling information included in the report has been provided by customer; ADE Consulting Group.

Information provided by ADE Consulting Group can affect the validity of the results.

Sample analysed as received.

Samples are stored for minimum period of 1 month if longer time is not advised by client.

Due to the difficulty of estimating the load on the swab the test is carried out for presence or absence of asbestos only.

¹ Independent confirming technique such as infrared spectroscopy, X-ray diffraction, scanning or transmission electron microscopy is advised.

² Due to the sample size not meeting the Australian Standard 4964-2004 requirements, the result might be compromised.

**Accreditation No.14664.**

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/national standards.

Tests not covered by NATA are denoted with *.

Client Sample ID.	Laboratory Sample No.	Sample Description/Matrix	Sample Dimensions (cm) unless stated otherwise	Result	Comments
HJ- Asb1	17187-Asb58	Vinyl and Underlay ^{1,2}	7.6 x 4.7 x 0.2	No Chrysotile asbestos found	Nil
				No Amosite asbestos found	Nil
				No Crocidolite asbestos found	Nil
				No Synthetic Mineral Fibres found	Nil
				Organic fibres found	Nil
HJ- Asb2	17187-Asb59	Fibre Cement	2.6 x 1.1 x 0.2	Chrysotile asbestos found	Nil
				Amosite asbestos found	Nil
				Crocidolite asbestos found	Nil
				No Synthetic Mineral Fibres found	Nil
				Organic fibres found	Nil
HJ- Asb3	17187-Asb60	Fibre Cement ²	0.6 x 0.7 x 0.1	Chrysotile asbestos found	Nil
				No Amosite asbestos found	Nil
				No Crocidolite asbestos found	Nil
				No Synthetic Mineral Fibres found	Nil
				Organic fibres found	Nil
HJ- Asb4	17187-Asb61	Puty	1.8 x 0.9 x 0.4	No Chrysotile asbestos found	Nil
				No Amosite asbestos found	Nil
				No Crocidolite asbestos found	Nil
				No Synthetic Mineral Fibres found	Nil
				Organic fibres found	Nil
HJ- Asb5	17187-Asb62	Vinyl, underlay and glue ^{1,2}	8.5 x 7.2 x 0.3	No Chrysotile asbestos found	Nil
				No Amosite asbestos found	Nil
				No Crocidolite asbestos found	Nil
				No Synthetic Mineral Fibres found	Nil
				Organic fibres found	Nil



Sydney Laboratory Services

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Silverwater 2128
Ph: (02) 9648-6669

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Batch Number : 2000597
Report Number : VEN-01-17187 (946-949)



Accreditation No.14664
Accredited for compliance with ISO/IEC 17025 - Testing.

This certificate of analysis contains General Comments and Analytical Results. Quality Control Report and Laboratory Quality Acceptance Criteria have been issued separately.

This report supersedes any previous report(s) with this reference. This document shall not be reproduced, except in full.

This report has been electronically signed by authorised signatories below.

Authorised By

Jasmine Franco



Page : 2 of 4
Batch Number : 2000597
Report Number : VEN-01-17187 (946-949)

General Comments

Samples are analysed on as received basis. Sampling is not covered by NATA accreditation.

Where moisture determination has been performed, results are reported on dry weight basis.

Where the PQL of reported result differs from standard PQL, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

Samples were analysed within holding time described by laboratory internal procedures if not stated otherwise. If samples delivered do not meet required analytical criteria, results will be marked with ^.

However surrogate standards are added to samples, results are not corrected for standards recoveries.

Analysis of VOC in water samples are performed on unfiltered waters (as received) spiked with surrogates and injection standards only.

SLS is responsible for all the information in the report, except that provided by the customer.

All sampling information included in the report has been provided by customer; ADE Consulting Group.

Information provided by ADE Consulting Group can affect the validity of the results.



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Batch Number : 2000597
Report Number : VEN-01-17187 (946-949)

Certificate of Analysis

Contact:	Bibiana Ortiz	Date Reported:	13/03/2020
Customer:	ADE Consulting Group	No. of Samples:	4
Address:	Unit 6 7 Millennium Court Silverwater NSW	Date Received:	11/03/2020
		Date of Analysis:	11/03/2020
Cust Ref:	VEN-01-17187		

Glossary:

- *NATA accreditation does not cover the performance of this service
- ND-not detected,
- NT-not tested
- INS-Insufficient material to perform the test
- LCS-Laboratory Control Sample
- RPD-Relative Percent Difference
- N/A-Not Applicable
- < less than
- > greater than
- PQL- Practical Quantitation Limit
- *Analytical result might be compromised due to sample condition or holding time requirements
- Reaction rate 1 = Slight
- Reaction rate 2 = Moderate
- Reaction rate 3 = High
- Reaction rate 4 = Vigorous



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Batch Number : 2000597
Report Number : VEN-01-17187 (946-949)

Certificate of Analysis

		Sample ID:		2020003946	2020003947	2020003948	2020003949
		Sample Name		17182-HJ-Pb1	17182-HJ-Pb2	17182-HJ-Pb3	17182-HJ-Pb4
Parameter	Units	PQL					
ESA-MP-01,ICP-01							
Lead	mg/kg	50	1700	2000	540	2100	
Lead (w/w)	%	0.005	0.17	0.20	0.054	0.21	



ADECONSULTINGGROUP
SOLUTIONS THROUGH INNOVATION

Further details regarding ADE's Services are available via

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