

Office of Sport

Asbestos and Hazardous Materials Reinspection Assessment

Jindabyne Sports & Recreation Centre

The Barry Way

Jindabyne NSW 2627

08/02/2023



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Asbestos and Hazardous Materials Reinspection Assessment

Prepared for

Office of Sport

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Report Date: 08/02/2023

754-SYDEN311850 - Jindabyne Sports & Recreation Centre - HMRR - 14122022

Quality Information

Revision History

Revision	Description	Date	Originator	Reviewer	Approver
R01	Final	08/02/2023	Simon Blanch	Richard Wilkinson	Richard Wilkinson

Distribution

Report Status	No. of copies	Format	Distributed to	Date
R01	1	PDF	Office of Sport	08/02/2023

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Executive Summary

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by Office of Sport to conduct an asbestos and hazardous materials (hazmat) reinspection assessment of Jindabyne Sports & Recreation Centre located at The Barry Way, Jindabyne NSW 2627 (the site).

The purpose of the hazmat assessment was to assess and document the health risks posed by hazmat, including asbestos containing materials (ACM) which are considered accessible during normal occupation of the building. This is in order to meet the requirements of the relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.

State/Territory legislation and industry guidance requires that the registers be used by and made available to property owners, employers, workers, persons intending business at the premises and Health and Safety Representatives, as part of an overall hazardous materials management plan designed to control the risks of exposure to hazardous materials.

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

Property	Asbestos Containing Materials		Lead Based Paint	Lead Containing Dust	Synthetic Mineral Fibre	Poly-chlorinated Biphenyls	Ozone Depleting Substances
	Non-Friable	Friable					
Jindabyne Sports & Recreation Centre	✓	✓	✓	✓	✓	-	✓

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

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

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

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

The survey inspection conducted was not a destructive pre demolition/ refurbishment survey. A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works.

1. Introduction

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by Office of Sport to conduct an asbestos and hazardous materials (hazmat) reinspection assessment of Jindabyne Sports & Recreation Centre located at The Barry Way, Jindabyne NSW 2627 (the Site). Simon Blanch of Tetra Tech conducted the assessment on the 14/12/2022.

The survey inspection conducted was not a destructive pre demolition/ refurbishment survey. A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works.

1.1. Site Information

The asbestos and hazardous materials reinspection assessment was undertaken of Jindabyne Sports & Recreation Centre located at The Barry Way, Jindabyne NSW 2627 (the site).

Table 1: Site Information	
Site:	Jindabyne Sports & Recreation Centre, The Barry Way, Jindabyne NSW 2627
Age (Circa):	1970's
Site Description:	Sports Facility

1.2. Objective and Scope of Works

The objectives/scope of the asbestos and hazardous materials reinspection assessment was to:

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

2. Findings

The results of the asbestos and hazardous materials reinspection assessment are provided in a register format which is designed to provide readily available information about the presence of hazmat in the workplace.

2.1. Assessment Findings

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

The following significant key findings are noted:

2.1.1. Asbestos Containing Materials

Location	Material Description	Risk Rating
External / Lodge 5 / Building Perimeter / West End, Below Deck, Debris	Fibre Cement Sheet	Medium
External / Lodge 5 / Building Perimeter / West End, Below Deck, in Soil	Fibre Cement Sheet	Medium
External / TAFE / Classroom Building / Adjacent Puzzle Room Entry, Ground	Fibre Cement Sheet Debris	Medium
Internal / Maintenance / Chemical Store / Waste Bag of Asbestos Adjacent Entry Door	Fibre Cement Sheet	Medium
Internal / Student Lodges / Blacksallees Lodge / Basement Plant Room, Adjacent Brick Pillar	Compressed Cement Sheeting Debris	Medium
Internal / Student Lodges / Blacksallees Lodge / Redundant Plant Equipment, Loose Gasket	Gasket Material	Medium
Internal / Student Lodges / Crackenback Lodge / Basement Plant Room, Adjacent Brick Pillar	Compressed Cement Sheeting Debris	Medium
Internal / Student Lodges / Crackenback Lodge / Redundant Plant Equipment, Loose Gasket	Gasket Material	Medium
Internal / Student Lodges / Kareela Lodge / Basement Plant Room, Adjacent Brick Pillar	Compressed Cement Sheeting Debris	Medium
Internal / Student Lodges / Kareela Lodge / Redundant Plant Equipment, Loose Gasket	Gasket Material	Medium
Internal / Student Lodges / Merritts Lodge / Basement Plant Room, Adjacent Brick Pillar	Compressed Cement Sheeting Debris	Medium
Internal / Student Lodges / Merritts Lodge / Redundant Plant Equipment, Loose Gasket	Gasket Material	Medium
Internal / Student Lodges / Ramshead Lodge / Basement Plant Room, Adjacent Brick Pillar	Compressed Cement Sheeting Debris	Medium
Internal / Student Lodges / Ramshead Lodge / Redundant Plant Equipment, Loose Gasket	Gasket Material	Medium
Internal / Student Lodges / Snowgums Lodge / Basement Plant Room, Adjacent Brick Pillar	Compressed Cement Sheeting Debris	Medium

Internal / Student Lodges / Snowgums Lodge / Redundant Plant Equipment, Loose Gasket	Gasket Material	Medium
External / Grounds / Adjacent the Main Road / Telecommunications Pit Surrounds	Moulded Fibre Cement	Low
External / Hydro Hut / Shower and Store Areas / Shower Wall Lining, Tilux	Fibre Cement Sheet	Low
External / Hydro Hut / Shower and Store Areas / Subfloor, Pipe Work	Woven Material	Low
External / Lodge 6 / Guest Laundry / Wall Lining	Fibre Cement Sheet	Low
External / Maintenance / Covered Walkway / Ceiling	Fibre Cement Sheet	Low
External / Maintenance / Covered Walkway / Eaves Lining	Fibre Cement Sheet	Low
External / Maintenance / Covered Walkway / Porch Ceiling	Fibre Cement Sheet	Low
External / Maintenance / Covered Walkway / Wall Panels	Fibre Cement Sheet	Low
External / Student Lodges / Blacksallees Lodge / Side Entrance to Level 1, Below Tiles to Deck	Compressed Cement Sheeting	Low
External / Student Lodges / Crackenback Lodge / Side Entrance to Level 1, Below Tiles to Deck	Compressed Cement Sheeting	Low
External / Student Lodges / Kareela Lodge / Side Entrance to Level 1, Below Tiles to Deck	Compressed Cement Sheeting	Low
External / Student Lodges / Merritts Lodge / Side Entrance to Level 1, Below Tiles to Deck	Compressed Cement Sheeting	Low
External / Student Lodges / Ramshead Lodge / Side Entrance to Level 1, Below Tiles to Deck	Compressed Cement Sheeting	Low
External / Student Lodges / Snowgums Lodge / Side Entrance to Level 1, Below Tiles to Deck	Compressed Cement Sheeting	Low
External / TAFE / Classroom Building / Puzzle Room, Ceiling Lining	Fibre Cement Sheet	Low
External / TAFE / Classroom Building / Puzzle Room, Wall Panels	Fibre Cement Sheet	Low
External / TAFE / Classroom Building / Subfloor, Packers to Columns	Fibre Cement Sheeting	Low
External / TAFE / Classroom Building / Window Frames	Window Caulking	Low
External / Workshop / Roller Door Area / Wall Panels	Fibre Cement Sheet	Low
Internal / Jillamatong Lodge / Bathroom / Wall Lining	Fibre Cement Sheet	Low
Internal / Lodge 5 / Toilets / Old Style Wall Linings	Fibre Cement Sheet	Low
Internal / Lodge 6 / Laundry / Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Low

Internal / Lodge 6 / Rear Standalone House / Bathroom, Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Low
Internal / Maintenance / Generator Room / Ceiling Lining	Fibre Cement Sheet	Low
Internal / Maintenance / Generator Room / Wall Lining	Fibre Cement Sheet	Low
Internal / Maintenance / Laundry / Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Low
Internal / Maintenance / Laundry / Ceiling Lining	Fibre Cement Sheet	Low
Internal / Maintenance / Laundry / Wall Lining	Fibre Cement Sheet	Low
Internal / Maintenance / Shower and Toilet / Partition Wall	Fibre Cement Sheet	Low
Internal / Maintenance / Shower and Toilet / Walls and Behind Sink	Fibre Cement Sheet	Low
Internal / Margin Lodge / Laundry & Toilets / Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Low
Internal / Margin Lodge / Showers / Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Low
Internal / Milton Lodge / Accommodation Block / Laundry, Floor Below Ceramic Tiles	Compressed Cement Sheet	Low
Internal / Reception / Toilets / Below Ceramic Tiles to Floor	Compressed Cement Sheet	Low
Internal / Reception / Toilets / Shower, Wall behind Ceramic Tiles	Compressed Cement Sheet	Low
Internal / Student Lodges / Blacksallees Lodge / Basement Plant Room, Ceiling Lining	Compressed Cement Sheeting	Low
Internal / Student Lodges / Blacksallees Lodge / Basement Plant Room, High Level Ceiling Lining	Compressed Cement Sheeting	Low
Internal / Student Lodges / Blacksallees Lodge / Basement Plant Room, Wall Lining	Fibre Cement Sheet	Low
Internal / Student Lodges / Blacksallees Lodge / Bathroom, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Low
Internal / Student Lodges / Blacksallees Lodge / Level 1, Bathroom and Toilets, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Low
Internal / Student Lodges / Crackenback Lodge / Basement Plant Room, Ceiling Lining	Compressed Cement Sheeting	Low
Internal / Student Lodges / Crackenback Lodge / Basement Plant Room, High Level Ceiling Lining	Compressed Cement Sheeting	Low
Internal / Student Lodges / Crackenback Lodge / Basement Plant Room, Wall Lining	Fibre Cement Sheet	Low

Internal / Student Lodges / Crackenback Lodge / Bathroom, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Low
Internal / Student Lodges / Crackenback Lodge / Level 1, Bathroom and Toilets, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Low
Internal / Student Lodges / Kareela Lodge / Basement Plant Room, Ceiling Lining	Compressed Cement Sheeting	Low
Internal / Student Lodges / Kareela Lodge / Basement Plant Room, High Level Ceiling Lining	Compressed Cement Sheeting	Low
Internal / Student Lodges / Kareela Lodge / Basement Plant Room, Wall Lining	Fibre Cement Sheet	Low
Internal / Student Lodges / Kareela Lodge / Bathroom, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Low
Internal / Student Lodges / Kareela Lodge / Level 1, Bathroom and Toilets, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Low
Internal / Student Lodges / Merritts Lodge / Basement Plant Room, Ceiling Lining	Compressed Cement Sheeting	Low
Internal / Student Lodges / Merritts Lodge / Basement Plant Room, High Level Ceiling Lining	Compressed Cement Sheeting	Low
Internal / Student Lodges / Merritts Lodge / Basement Plant Room, Wall Lining	Fibre Cement Sheet	Low
Internal / Student Lodges / Merritts Lodge / Bathroom, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Low
Internal / Student Lodges / Merritts Lodge / Level 1, Bathroom and Toilets, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Low
Internal / Student Lodges / Ramshead Lodge / Basement Plant Room, Ceiling Lining	Compressed Cement Sheeting	Low
Internal / Student Lodges / Ramshead Lodge / Basement Plant Room, High Level Ceiling Lining	Compressed Cement Sheeting	Low
Internal / Student Lodges / Ramshead Lodge / Basement Plant Room, Wall Lining	Fibre Cement Sheet	Low
Internal / Student Lodges / Ramshead Lodge / Bathroom, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Low
Internal / Student Lodges / Ramshead Lodge / Level 1, Bathroom and Toilets, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Low
Internal / Student Lodges / Snowgums Lodge / Basement Plant Room, Ceiling Lining	Compressed Cement Sheeting	Low
Internal / Student Lodges / Snowgums Lodge / Basement Plant Room, High Level Ceiling Lining	Compressed Cement Sheeting	Low

Internal / Student Lodges / Snowgums Lodge / Basement Plant Room, Wall Lining	Fibre Cement Sheet	Low
Internal / Student Lodges / Snowgums Lodge / Bathroom, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Low
Internal / Student Lodges / Snowgums Lodge / Level 1, Bathroom and Toilets, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Low
Internal / Torino Lodge / JSR Catering Toilet / Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Low
Internal / Torino Lodge / Shower, Toilet and Laundry / Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Low

2.1.2. Lead Based Paint

Location	Material Description	Risk Rating
External / TAFE / Classroom Building / Timber Walls	Light Green Paint	Medium
External / Lodge 5 / Veranda / Timber Window Frames	Cream Paint	Low

2.1.3. Lead Containing Dust

Location	Material Description	Risk Rating
Internal / Maintenance / Chemical Store / Surfaces	Dust	Very Low
Internal / Margin Lodge / Ceiling Void / Throughout	Dust	Very Low

2.1.4. Synthetic Mineral Fibres

Location	Material Description	Risk Rating
External / Lodge 6 / Guest Laundry / Debris	Insulation Batts	Low
External / Dining Hall / Subfloor / Ductwork and Sheet Insulation	Insulation Material	Very Low
External / Lodge 5 / Toilet Block / Hot Water Unit	Insulation Material	Very Low
External / Lodge 6 / Guest Laundry / Hot Water Heater	Insulation Material	Very Low
External / TAFE / Classroom Building / Hot Water Unit	Insulation Material	Very Low
External / TAFE / Classroom Building / Puzzle Room Entrance, Hot Water Unit	Insulation Material	Very Low
External / Torino Lodge / Rear Lower Section to Subfloor / Hot Water Units	Insulation Material	Very Low

Internal / Conference Centre / Boiler Room / Ceiling Void	Insulation Batts	Very Low
Internal / Conference Centre / Boiler Room / Hot Water Unit	Insulation Material	Very Low
Internal / Lodge 5 / Ceiling Void / Throughout	Insulation Batts	Very Low
Internal / Lodge 5 / Ceiling Void / Underside of Roof	Sarking Insulation	Very Low
Internal / Lodge 5 / Common Room / Hot Water Unit	Insulation Material	Very Low
Internal / Maintenance / Laundry / Hot Water Unit	Insulation Material	Very Low
Internal / Margin Lodge / Ceiling Void / Wall and Roof Lining	Insulation Batts	Very Low
Internal / Milton Lodge / Accommodation Block / Air Conditioning Ductwork	Insulation Material	Very Low
Internal / Milton Lodge / Accommodation Block / Ceiling Void	Insulation Batts	Very Low
Internal / Milton Lodge / Accommodation Block / Ceiling Void, Underside of Roof	Sarking Insulation	Very Low
Internal / Milton Lodge / Accommodation Block / Hot Water Unit	Insulation Material	Very Low
Internal / Moguls Restaurant / Kitchen / Ceiling Void, Underside of Roof	Sarking Insulation	Very Low
Internal / Moguls Restaurant / Kitchen / Within Ovens and Equipment	Insulation Material	Very Low
Internal / Reception / Ceiling Void / Throughout	Insulation Batts	Very Low
Internal / Reception / Ceiling Void / Underside of Roof	Sarking Insulation	Very Low
Internal / Reception / Kitchen / Hot Water Unit	Insulation Material	Very Low
Internal / Student Lodges / Blacksallees Lodge / Basement Plant Room, Hot Water Unit	Insulation Material	Very Low
Internal / Student Lodges / Blacksallees Lodge / Basement Plant Room, Pipes	Insulation Material	Very Low
Internal / Student Lodges / Blacksallees Lodge / Basement Plant Room, Underside of the Roof	Insulation Batts	Very Low
Internal / Student Lodges / Blacksallees Lodge / Basement Plant Room, Wall Lining	Insulation Batts	Very Low
Internal / Student Lodges / Crackenback Lodge / Basement Plant Room, Hot Water Unit	Insulation Material	Very Low
Internal / Student Lodges / Crackenback Lodge / Basement Plant Room, Pipes	Insulation Material	Very Low
Internal / Student Lodges / Crackenback Lodge / Basement Plant Room, Underside of the Roof	Insulation Batts	Very Low

Internal / Student Lodges / Crackenback Lodge / Basement Plant Room, Wall Lining	Insulation Batts	Very Low
Internal / Student Lodges / Kareela Lodge / Basement Plant Room, Hot Water Unit	Insulation Material	Very Low
Internal / Student Lodges / Kareela Lodge / Basement Plant Room, Pipes	Insulation Material	Very Low
Internal / Student Lodges / Kareela Lodge / Basement Plant Room, Underside of the Roof	Insulation Batts	Very Low
Internal / Student Lodges / Kareela Lodge / Basement Plant Room, Wall Lining	Insulation Batts	Very Low
Internal / Student Lodges / Merritts Lodge / Basement Plant Room, Hot Water Unit	Insulation Material	Very Low
Internal / Student Lodges / Merritts Lodge / Basement Plant Room, Pipes	Insulation Material	Very Low
Internal / Student Lodges / Merritts Lodge / Basement Plant Room, Underside of the Roof	Insulation Batts	Very Low
Internal / Student Lodges / Merritts Lodge / Basement Plant Room, Wall Lining	Insulation Batts	Very Low
Internal / Student Lodges / Ramshead Lodge / Basement Plant Room, Hot Water Unit	Insulation Material	Very Low
Internal / Student Lodges / Ramshead Lodge / Basement Plant Room, Pipes	Insulation Material	Very Low
Internal / Student Lodges / Ramshead Lodge / Basement Plant Room, Underside of the Roof	Insulation Batts	Very Low
Internal / Student Lodges / Ramshead Lodge / Basement Plant Room, Wall Lining	Insulation Batts	Very Low
Internal / Student Lodges / Snowgums Lodge / Basement Plant Room, Underside of the Roof	Insulation Batts	Very Low
Internal / Student Lodges / Snowgums Lodge / Basement Plant Room, Hot Water Unit	Insulation Material	Very Low
Internal / Student Lodges / Snowgums Lodge / Basement Plant Room, Pipes	Insulation Material	Very Low
Internal / Student Lodges / Snowgums Lodge / Basement Plant Room, Wall Lining	Insulation Batts	Very Low
Internal / TAFE / Toilets / Ceiling Void, Underside of Roof	Sarking Insulation	Very Low
Internal / TAFE / Classroom / Hot Water Unit	Insulation Material	Very Low

2.1.5. Polychlorinated Biphenyls

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

2.1.6. Ozone Depleting Substances

Location	Material Description	Risk Rating
Internal / Jillamatong Lodge / Living Area / Air Conditioning Unit	Unknown Refrigerant	Very Low
Internal / Reception / Meeting Rooms / Air Conditioning Units	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
Internal / TAFE / Classroom / Air Conditioning Units	R22 Hydrochlorofluorocarbon (HCFC)	Very Low

2.1.7. Access Restrictions

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

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

2.1.8. No Access Areas

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

- Within live electrics, plant and ductwork throughout
- Areas outside the scope of assessment
- Indoor gym and sports centre – construction zone

2.1.9. Limited Access Areas

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

- Ceiling voids
- Wall voids
- Below floors
- Behind ceramic wall tiles
- Beneath floor coverings
- Subfloor spaces
- Risers
- Formwork to concrete slabs
- Roof
- Reception Counter

- Courts

3. Recommendations

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

3.1. Asbestos Containing Materials

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

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

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

3.1.1. Asbestos Control Measures

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

those works should be removed in accordance with the legislative requirements and relevant codes of practice or compliance codes.

- During future demolition works, if any materials that are not referenced in this report and are suspected of containing asbestos are encountered, then works must cease and an asbestos hygienist should be notified to determine whether the material contains asbestos

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

3.2. Lead Based Paint

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

3.3. Lead Containing Dust

- Any work processes involving lead containing dust must be undertaken in a manner to ensure that no worker is exposed to lead at concentrations above the workplace exposure standard (WES) of 0.05mg/m³ over an eight-hour day.
- Prior to any disturbance of lead containing dust a comprehensive risk assessment is to be conducted.
- Lead containing dust removal works should include the use of high efficiency particulate air (HEPA) filtered vacuum cleaners and wet wiping techniques by a licensed contractor under controlled lead-containing dust conditions in conjunction with air monitoring and clearances by a competent hygienist.

3.4. Synthetic Mineral Fibres

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

3.5. Ozone Depleting Substances

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

3.6. Training

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

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

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

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

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

Appendix A: Asbestos and Hazardous Materials Register

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Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	BBQ Shelter / Kitchen Area / Below Sink, Sink Pad	Bituminous Material	Asbestos	Previously Sampled: EP-136	No Asbestos Detected	-	2 Units	-	-	-	1
External	BBQ Shelter / Kitchen Area / Throughout	-	Asbestos	754-SYDEN311850 164A16	No Asbestos Suspected	-	-	-	-	No suspect asbestos material identified at the time of the assessment.	2
External	Cootapatatamba Lodge / Accomodation Building / Throughout	-	Asbestos	754-SYDEN311850 164A19.4	No Asbestos Suspected	-	-	-	-	No suspect asbestos material identified at the time of the assessment.	3
External	Dining Hall / Loading Dock for Kitchen / Eaves and Fascia	Fibre Cement Sheet	Asbestos	AI09147	No Asbestos Detected	-	40 m²	-	-	-	4
External	Finsko's Lodge / Accomodation Building / Throughout	-	Asbestos	754-SYDEN311850 164A19	No Asbestos Suspected	-	-	-	-	No suspect asbestos material identified at the time of the assessment.	5
External	Grounds / Adjacent the Main Road / Telecommunications Pit Surrounds	Moulded Fibre Cement	Asbestos	Previously Sampled: AF494	Chrysotile & Amosite Asbestos Detected	Non-Friable	3 Units	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with	6

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
External	Gungarlin Lodge / Accomodation Building / Throughout	-	Asbestos	754-SYDEN311850 164A19.3	No Asbestos Suspected	-	-	-	-	No suspect asbestos material identified at the time of the assessment.	7
External	Hydro Hut / Shower and Store Areas / North Elevaton, Electrical Box	Electrical Backing Board	Asbestos	Visual Observation 2	No Asbestos Suspected	-	1 Unit	-	-	Suspected negative due to age and appearance.	8
External	Hydro Hut / Shower and Store Areas / Rope Seal to Fire	Woven Material	Asbestos	Previously Sampled: AF492	No Asbestos Detected	-	1 Unit	-	-	-	9
External	Hydro Hut / Shower and Store Areas / Shower Wall Lining, Tilux	Fibre Cement Sheet	Asbestos	754-SYDEN311850 164A17	Suspected Asbestos	Non-Friable	4 m ²	Low	5 Yearly Reinspection	No access was available at the time of the audit. Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	10

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Hydro Hut / Shower and Store Areas / Subfloor, Pipe Work	Woven Material	Asbestos	754-SYDEN311850 164A18	Suspected Asbestos	Friable	1 m	Low	5 Yearly Reinspection	No access was available at the time of the audit. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	11
External	Ingegoodbee Lodge / Accomodation Building / Throughout	-	Asbestos	754-SYDEN311850 164A19.1	No Asbestos Suspected	-	-	-	-	No suspect asbestos material identified at the time of the assessment.	12
External	Jugungal Lodge / Accomodation Building / Throughout	-	Asbestos	754-SYDEN311850 164A19.2	No Asbestos Suspected	-	-	-	-	No suspect asbestos material identified at the time of the assessment.	13
External	Lodge 5 / Building Perimeter / Walls at Building Ends	Fibre Cement Sheet	Asbestos	Previously Sampled: EP-123	No Asbestos Detected	-	44 m²	-	-	-	14
External	Lodge 5 / Building Perimeter / West End, Below Deck, Debris	Fibre Cement Sheet	Asbestos	AI09143.1	Chrysotile Asbestos Detected	Non-Friable	1 m²	Medium	As soon as reasonably practicable	Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	15

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Lodge 5 / Building Perimeter / West End, Below Deck, in Soil	Fibre Cement Sheet	Asbestos	AI09143	Chrysotile Asbestos Detected	Non-Friable	4 m²	Medium	As soon as reasonably practicable	Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	16
External	Lodge 5 / Toilet Block / Wall and Eave Linings	Fibre Cement Sheet	Asbestos	Previously Sampled: EP-123.2	No Asbestos Detected	-	80 m²	-	-	-	17
External	Lodge 5 / Veranda / Eave and Ceiling Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: EP-123.1	No Asbestos Detected	-	80 m²	-	-	-	18
External	Lodge 5 / Veranda / Timber Windows	Window Caulking	Asbestos	AI09144	No Asbestos Detected	-	80 m	-	-	-	19
External	Lodge 6 / Accommodation Block / Eave and Veranda Ceiling	Fibre Cement Sheet	Asbestos	Previously Sampled: EP-126	No Asbestos Detected	-	80 m²	-	-	-	20
External	Lodge 6 / Guest Laundry / Wall Lining	Fibre Cement Sheet	Asbestos	Previously Sampled: EP-127	Chrysotile, Amosite and Crocidolite	Non-Friable	44 m²	Low	5 Yearly Reinspection	Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to	21

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
					Asbestos Detected					refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
External	Lodge 6 / Rear Standalone House / Window Frames	Window Caulking	Asbestos	AI09154	No Asbestos Detected	-	44 m	-	-	-	22
External	Maintenance / Covered Walkway / Ceiling	Fibre Cement Sheet	Asbestos	Previously Sampled: EP-117	Chrysotile Asbestos Detected	Non-Friable	20 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	23
External	Maintenance / Covered Walkway / Eaves Lining	Fibre Cement Sheet	Asbestos	AI09149	Chrysotile Asbestos Detected	Non-Friable	60 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	24
External	Maintenance / Covered Walkway / Porch Ceiling	Fibre Cement Sheet	Asbestos	AI09149.1	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with	25

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
External	Maintenance / Covered Walkway / Wall Panels	Fibre Cement Sheet	Asbestos	AI09148	Chrysotile Asbestos Detected	Non-Friable	80 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	26
External	Margin Lodge / Covered Walkways / Walls, Weatherboard Cladding	Fibre Cement Sheet	Asbestos	AI09139	No Asbestos Detected	-	240 m²	-	-	-	27
External	Student Lodges / Blacksallees Lodge / Outer Walls, Weatherboard	Fibre Cement Sheet	Asbestos	AI09130.3	No Asbestos Detected	-	120 m²	-	-	-	28
External	Student Lodges / Blacksallees Lodge / Side Entrance to Student Lodges 1, Below Tiles to Deck	Compressed Cement Sheeting	Asbestos	AI09127.33	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	29

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Student Lodges / Crackenback Lodge / Outer Walls, Weatherboard	Fibre Cement Sheet	Asbestos	AI09130.5	No Asbestos Detected	-	120 m²	-	-	-	30
External	Student Lodges / Crackenback Lodge / Side Entrance to Student Lodges 1, Below Tiles to Deck	Compressed Cement Sheeting	Asbestos	AI09127.35	Suspected Asbestos	Non-Friable	4 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	31
External	Student Lodges / Kareela Lodge / Outer Walls, Weatherboard	Fibre Cement Sheet	Asbestos	AI09130.4	No Asbestos Detected	-	120 m²	-	-	-	32
External	Student Lodges / Kareela Lodge / Side Entrance to Student Lodges 1, Below Tiles to Deck	Compressed Cement Sheeting	Asbestos	AI09127.34	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	33
External	Student Lodges / Merritts Lodge / Outer Walls, Weatherboard	Fibre Cement Sheet	Asbestos	AI09130.1	No Asbestos Detected	-	120 m²	-	-	-	34

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Student Lodges / Merritts Lodge / Side Entrance to Student Lodges 1, Below Tiles to Deck	Compressed Cement Sheeting	Asbestos	AI09127.31	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	35
External	Student Lodges / Ramshead Lodge / Outer Walls, Weatherboard	Fibre Cement Sheet	Asbestos	AI09130.2	No Asbestos Detected	-	120 m²	-	-	-	36
External	Student Lodges / Ramshead Lodge / Side Entrance to Student Lodges 1, Below Tiles to Deck	Compressed Cement Sheeting	Asbestos	AI09127.32	Suspected Asbestos	Non-Friable	4 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	37
External	Student Lodges / Snowgums Lodge / Outer Walls, Weatherboard	Fibre Cement Sheet	Asbestos	AI09130	No Asbestos Detected	-	120 m²	-	-	-	38
External	Student Lodges / Snowgums Lodge / Side Entrance to Student Lodges 1, Below Tiles to Deck	Compressed Cement Sheeting	Asbestos	AI09127.4	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B	39

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										(non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
External	TAFE / Classroom Building / Adjacent Puzzle Room Entry, Ground	Fibre Cement Sheet Debris	Asbestos	AI09138.1	Chrysotile & Amosite Asbestos Detected	Non-Friable	1 m ²	Medium	As soon as reasonably practicable	Further debris may be under the building. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	40
External	TAFE / Classroom Building / Eaves	Fibre Cement Sheet	Asbestos	AI09132.1	No Asbestos Detected	-	48 m	-	-	-	41
External	TAFE / Classroom Building / Female Toilets, Below New Floor	Black Vinyl Tiles	Asbestos	Previously Sampled: EP-135	No Asbestos Detected	-	4 m ²	-	-	-	42
External	TAFE / Classroom Building / Female Toilets, Below New Floor	White Vinyl Tiles	Asbestos	Previously Sampled: EP-134	No Asbestos Detected	-	4 m ²	-	-	-	43
External	TAFE / Classroom Building / North East Area, Weatherboard	Fibre Cement Sheet	Asbestos	AI09135	No Asbestos Detected	-	120 m ²	-	-	-	44

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	TAFE / Classroom Building / Puzzle Room, Ceiling Lining	Fibre Cement Sheet	Asbestos	AI09138.2	Chrysotile & Amosite Asbestos Detected	Non-Friable	3 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	45
External	TAFE / Classroom Building / Puzzle Room, Wall Panels	Fibre Cement Sheet	Asbestos	AI09138	Chrysotile & Amosite Asbestos Detected	Non-Friable	12 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	46
External	TAFE / Classroom Building / Subfloor, Packers to Columns	Fibre Cement Sheeting	Asbestos	Previously Sampled: EP-133	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	48 Units	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	47
External	TAFE / Classroom Building / West Elevation, Electrical Box	Electrical Backing Board	Asbestos	Visual Observation 1	No Asbestos Suspected	-	1 Unit	-	-	Suspected negative due to age and appearance.	48

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	TAFE / Classroom Building / Window Frames	Window Caulking	Asbestos	AI09137	Chrysotile Asbestos Detected	Non-Friable	24 m	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	49
External	Targangil Lodge / Accomodation Building / Throughout	-	Asbestos	754-SYDEN311850 164A19.5	No Asbestos Suspected	-	-	-	-	No suspect asbestos material identified at the time of the assessment.	50
External	Torino Lodge / Rear Lower Section to Subfloor / Low Torino Lodge Panels	Fibre Cement Sheet	Asbestos	AI09156	No Asbestos Detected	-	40 m²	-	-	-	51
External	Workshop / Roller Door Area / Wall Panels	Fibre Cement Sheet	Asbestos	AI09148.1	Chrysotile Asbestos Detected	Non-Friable	80 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	52
Internal	Clinic / Throughout /	-	Asbestos	754-SYDEN311850 164A15	Removed	-	-	-	-	Building was demolished prior to 2022 inspection.	53

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Jillamatong Lodge / Bathroom / Wall Lining	Fibre Cement Sheet	Asbestos	754-SYDEN311850164A8	Suspected Asbestos	Non-Friable	24 m²	Low	5 Yearly Reinspection	No access was available at the time of the audit without destructive sampling Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	54
Internal	Lodge 5 / Common Room / Wall and Ceiling Lining	Fibre Cement Sheeting	Asbestos	Previously Sampled: EP-124	No Asbestos Detected	-	80 m²	-	-	-	55
Internal	Lodge 5 / Toilets / Old Style Wall Linings	Fibre Cement Sheet	Asbestos	Previously Sampled: EP-125	Chrysotile, Amosite and Crocidolite Asbestos Detected	Non-Friable	5 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	56
Internal	Lodge 6 / Laundry / Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Asbestos	754-SYDEN311850164A11	Suspected Asbestos	Non-Friable	8 m²	Low	5 Yearly Reinspection	No access was available at the time of the audit. Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed	57

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Lodge 6 / Laundry / Wall Lining	Fibre Cement Sheet	Asbestos	AI09153	No Asbestos Detected	-	24 m²	-	-	-	58
Internal	Lodge 6 / Rear Standalone House / Bathroom, Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Asbestos	754-SYDEN311850 164A12	Suspected Asbestos	Non-Friable	3 m²	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	59
Internal	Lodge 6 / Rear Standalone House / Toilet and Shower, Wall Lining	Fibre Cement Sheet	Asbestos	AI09155	No Asbestos Detected	-	12 m²	-	-	-	60
Internal	Maintenance / Chemical Store / Waste Bag of Asbestos Adjacent Entry Door	Fibre Cement Sheet	Asbestos	754-SYDEN311850 164A10	Suspected Asbestos	Non-Friable	1 Unit	Medium	As soon as reasonably practicable	Bag not sealed. Asbestos waste bags must be taken to a registered asbestos waste facility as part of the site's asbestos management plan. In the interim, the waste bin should remain locked at all times.	61

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Maintenance / Generator Room / Ceiling Lining	Fibre Cement Sheet	Asbestos	AI09151.5	Chrysotile Asbestos Detected	Non-Friable	20 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	62
Internal	Maintenance / Generator Room / Wall Lining	Fibre Cement Sheet	Asbestos	AI09151.4	Chrysotile Asbestos Detected	Non-Friable	34 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	63
Internal	Maintenance / Laundry / Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Asbestos	754-SYDEN311850 164A9	Suspected Asbestos	Non-Friable	24 m²	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	64
Internal	Maintenance / Laundry / Ceiling Lining	Fibre Cement Sheet	Asbestos	AI09151.3	Chrysotile Asbestos Detected	Non-Friable	40 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with	65

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Maintenance / Laundry / Wall Lining	Fibre Cement Sheet	Asbestos	AI09151.2	Chrysotile Asbestos Detected	Non-Friable	40 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	66
Internal	Maintenance / Offices and Stores / Floor Covering	Grey Vinyl Floor Tiles	Asbestos	AI09150	No Asbestos Detected	-	44 m²	-	-	-	67
Internal	Maintenance / Shower and Toilet / Partition Wall	Fibre Cement Sheet	Asbestos	AI09151	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	68
Internal	Maintenance / Shower and Toilet / Walls and Behind Sink	Fibre Cement Sheet	Asbestos	AI09151.1	Chrysotile Asbestos Detected	Non-Friable	14 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with	69

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Margin Lodge / Corridor / Below Windows, Infill Panels	Fibre Cement Sheet	Asbestos	AI09142	No Asbestos Detected	-	44 m²	-	-	-	70
Internal	Margin Lodge / Laundry & Toilets / Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Asbestos	754-SYDEN311850 164A7	Suspected Asbestos	Non-Friable	12 m²	Low	5 Yearly Reinspection	No access was available at the time of the audit without destructive sampling. Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	71
Internal	Margin Lodge / Laundry & Toilets / Toilets and Laundry, Walls	Fibre Cement Sheet	Asbestos	AI09140	No Asbestos Detected	-	24 m²	-	-	-	72
Internal	Margin Lodge / Showers / Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Asbestos	754-SYDEN311850 164A7.1	Suspected Asbestos	Non-Friable	8 m²	Low	5 Yearly Reinspection	No access was available at the time of the audit without destructive sampling. Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with	73

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Margin Lodge / Showers / Walls	Fibre Cement Sheet	Asbestos	AI09140.1	No Asbestos Detected	-	18 m²	-	-	-	74
Internal	Milton Lodge / Accommodation Block / Laundry, Floor Below Ceramic Tiles	Compressed Cement Sheet	Asbestos	754-SYDEN311850164A6	Suspected Asbestos	Non-Friable	2 m²	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	75
Internal	Moguls Restaurant / Dining Hall / Display Area, Wall Lining	Fibre Cement Sheet	Asbestos	AI09146.2	No Asbestos Detected	-	40 m²	-	-	-	76
Internal	Moguls Restaurant / Dining Hall / Storeroom 2, Wall Lining	Fibre Cement Sheet	Asbestos	AI09146.1	No Asbestos Detected	-	12 m²	-	-	-	77
Internal	Moguls Restaurant / Kitchen / Ceiling Void	Fibre Cement Sheet	Asbestos	AI09146	No Asbestos Detected	-	100 m²	-	-	-	78

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Reception / General Managers Office / Throughout	-	Asbestos	754-SYDEN311850164A4	No Asbestos Suspected	-	-	-	-	No suspect asbestos material identified at the time of the assessment.	79
Internal	Reception / Meeting Rooms / Throughout	-	Asbestos	754-SYDEN311850164A5	No Asbestos Suspected	-	-	-	-	No suspect asbestos material identified at the time of the assessment.	80
Internal	Reception / Sick Bay / Walls and Ceiling	Plaster	Asbestos	754-SYDEN311850164A3	No Asbestos Suspected	-	100 m²	-	-	Confirm status, suspected negative due to age and appearance.	81
Internal	Reception / Toilets / Below Ceramic Tiles to Floor	Compressed Cement Sheet	Asbestos	754-SYDEN311850164A1	Suspected Asbestos	Non-Friable	3 m²	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	82
Internal	Reception / Toilets / Shower, Wall behind Ceramic Tiles	Compressed Cement Sheet	Asbestos	754-SYDEN311850164A2	Suspected Asbestos	Non-Friable	4 m²	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal	83

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Student Lodges / Blacksallees Lodge / Basement Plant Room, Adjacent Brick Pillar	Compressed Cement Sheeting Debris	Asbestos	AI09127.6	Chrysotile Asbestos Detected	Non-Friable	3 m²	Medium	As soon as reasonably practicable	Large quantities of debris from plumbing works. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	84
Internal	Student Lodges / Blacksallees Lodge / Basement Plant Room, Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09127.7	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Damage caused by plumbing works. Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	85
Internal	Student Lodges / Blacksallees Lodge / Basement Plant Room, High Student Lodges Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09127.8	Chrysotile Asbestos Detected	Non-Friable	8 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	86

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Student Lodges / Blacksallees Lodge / Basement Plant Room, Wall Lining	Fibre Cement Sheet	Asbestos	AI09125.1	Chrysotile Asbestos Detected	Non-Friable	8 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	87
Internal	Student Lodges / Blacksallees Lodge / Bathroom, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Asbestos	AI09127.9	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	88
Internal	Student Lodges / Blacksallees Lodge / Drying Room, Wall Lining	Fibre Cement Sheet	Asbestos	AI09129.1	No Asbestos Detected	-	8 m²	-	-	-	89
Internal	Student Lodges / Blacksallees Lodge / Student Lodges 1, Bathroom and Toilets, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Asbestos	AI09127.10	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	90

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Student Lodges / Blacksallees Lodge / Student Lodges 1, Toilets, Walls Behind Tiles	Fibre Cement Sheet	Asbestos	AI09128.3	No Asbestos Detected	-	48 m²	-	-	-	91
Internal	Student Lodges / Blacksallees Lodge / Redundant Plant Equipment, Loose Gasket	Gasket Material	Asbestos	AI09126 .1	Chrysotile Asbestos Detected	Non-Friable	1 Unit	Medium	As soon as reasonably practicable	Poor condition gasket. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	92
Internal	Student Lodges / Blacksallees Lodge / Toilets, Walls Behind Tiles	Fibre Cement Sheet	Asbestos	AI09128.2	No Asbestos Detected	-	20 m²	-	-	-	93
Internal	Student Lodges / Crackenback Lodge / Basement Plant Room, Adjacent Brick Pillar	Compressed Cement Sheeting Debris	Asbestos	AI09127.36	Chrysotile Asbestos Detected	Non-Friable	3 m²	Medium	As soon as reasonably practicable	Large quantities of debris from plumbing works. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	94
Internal	Student Lodges / Crackenback Lodge / Basement Plant Room, Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09127.37	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Damage caused by plumbing works. Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B	95

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										(non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Student Lodges / Crackenback Lodge / Basement Plant Room, High Student Lodges Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09127.38	Chrysotile Asbestos Detected	Non-Friable	8 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	96
Internal	Student Lodges / Crackenback Lodge / Basement Plant Room, Wall Lining	Fibre Cement Sheet	Asbestos	AI09125.2	Chrysotile Asbestos Detected	Non-Friable	8 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	97
Internal	Student Lodges / Crackenback Lodge / Bathroom, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Asbestos	AI09127.39	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	98

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Student Lodges / Crackenback Lodge / Drying Room, Wall Lining	Fibre Cement Sheet	Asbestos	AI09129.2	No Asbestos Detected	-	8 m²	-	-	-	99
Internal	Student Lodges / Crackenback Lodge / Student Lodges 1, Bathroom and Toilets, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Asbestos	AI09127.40	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	100
Internal	Student Lodges / Crackenback Lodge / Student Lodges 1, Toilets, Walls Behind Tiles	Fibre Cement Sheet	Asbestos	AI09128.5	No Asbestos Detected	-	48 m²	-	-	-	101
Internal	Student Lodges / Crackenback Lodge / Redundant Plant Equipment, Loose Gasket	Gasket Material	Asbestos	AI09126.2	Chrysotile Asbestos Detected	Non-Friable	1 Unit	Medium	As soon as reasonably practicable	Poor condition gasket. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	102
Internal	Student Lodges / Crackenback Lodge / Toilets, Walls Behind Tiles	Fibre Cement Sheet	Asbestos	AI09128.4	No Asbestos Detected	-	20 m²	-	-	-	103

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Student Lodges / Kareela Lodge / Basement Plant Room, Adjacent Brick Pillar	Compressed Cement Sheeting Debris	Asbestos	AI09127.46	Chrysotile Asbestos Detected	Non-Friable	3 m²	Medium	As soon as reasonably practicable	Large quantities of debris from plumbing works. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	104
Internal	Student Lodges / Kareela Lodge / Basement Plant Room, Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09127.47	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Damage caused by plumbing works. Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	105
Internal	Student Lodges / Kareela Lodge / Basement Plant Room, High Student Lodges Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09127.48	Chrysotile Asbestos Detected	Non-Friable	8 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	106
Internal	Student Lodges / Kareela Lodge / Basement Plant Room, Wall Lining	Fibre Cement Sheet	Asbestos	AI09125.4	Chrysotile Asbestos Detected	Non-Friable	8 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with	107

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Student Lodges / Kareela Lodge / Bathroom, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Asbestos	AI09127.49	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	108
Internal	Student Lodges / Kareela Lodge / Drying Room, Wall Lining	Fibre Cement Sheet	Asbestos	AI09129.4	No Asbestos Detected	-	8 m²	-	-	-	109
Internal	Student Lodges / Kareela Lodge / Student Lodges 1, Bathroom and Toilets, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Asbestos	AI09127.50	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	110
Internal	Student Lodges / Kareela Lodge / Student Lodges 1, Toilets, Walls Behind Tiles	Fibre Cement Sheet	Asbestos	AI09128.9	No Asbestos Detected	-	48 m²	-	-	-	111

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Student Lodges / Kareela Lodge / Redundant Plant Equipment, Loose Gasket	Gasket Material	Asbestos	AI09126.4	Chrysotile Asbestos Detected	Non-Friable	1 Unit	Medium	As soon as reasonably practicable	Poor condition gasket. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	112
Internal	Student Lodges / Kareela Lodge / Toilets, Walls Behind Tiles	Fibre Cement Sheet	Asbestos	AI09128.8	No Asbestos Detected	-	20 m²	-	-	-	113
Internal	Student Lodges / Merritts Lodge / Basement Plant Room, Adjacent Brick Pillar	Compressed Cement Sheeting Debris	Asbestos	AI09127.41	Chrysotile Asbestos Detected	Non-Friable	3 m²	Medium	As soon as reasonably practicable	Large quantities of debris from plumbing works. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	114
Internal	Student Lodges / Merritts Lodge / Basement Plant Room, Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09127.42	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Damage caused by plumbing works. Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	115

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Student Lodges / Merritts Lodge / Basement Plant Room, High Student Lodges Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09127.43	Chrysotile Asbestos Detected	Non-Friable	8 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	116
Internal	Student Lodges / Merritts Lodge / Basement Plant Room, Wall Lining	Fibre Cement Sheet	Asbestos	AI09125.3	Chrysotile Asbestos Detected	Non-Friable	8 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	117
Internal	Student Lodges / Merritts Lodge / Bathroom, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Asbestos	AI09127.44	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	118
Internal	Student Lodges / Merritts Lodge / Drying Room, Wall Lining	Fibre Cement Sheet	Asbestos	AI09129.3	No Asbestos Detected	-	8 m²	-	-	-	119

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Student Lodges / Merritts Lodge / Student Lodges 1, Bathroom and Toilets, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Asbestos	AI09127.45	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	120
Internal	Student Lodges / Merritts Lodge / Student Lodges 1, Toilets, Walls Behind Tiles	Fibre Cement Sheet	Asbestos	AI09128.7	No Asbestos Detected	-	48 m²	-	-	-	121
Internal	Student Lodges / Merritts Lodge / Redundant Plant Equipment, Loose Gasket	Gasket Material	Asbestos	AI09126 .3	Chrysotile Asbestos Detected	Non-Friable	1 Unit	Medium	As soon as reasonably practicable	Poor condition gasket. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	122
Internal	Student Lodges / Merritts Lodge / Toilets, Walls Behind Tiles	Fibre Cement Sheet	Asbestos	AI09128.6	No Asbestos Detected	-	20 m²	-	-	-	123
Internal	Student Lodges / Ramshead Lodge / Basement Plant Room, Adjacent Brick Pillar	Compressed Cement Sheeting Debris	Asbestos	AI09127.51	Chrysotile Asbestos Detected	Non-Friable	8 m²	Medium	As soon as reasonably practicable	Large quantities of debris from plumbing works. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State	124

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Student Lodges / Ramshead Lodge / Basement Plant Room, Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09127.52	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Damage caused by plumbing works. Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	125
Internal	Student Lodges / Ramshead Lodge / Basement Plant Room, High Student Lodges Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09127.53	Chrysotile Asbestos Detected	Non-Friable	8 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	126
Internal	Student Lodges / Ramshead Lodge / Basement Plant Room, Wall Lining	Fibre Cement Sheet	Asbestos	AI09125.5	Chrysotile Asbestos Detected	Non-Friable	8 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	127

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Student Lodges / Ramshead Lodge / Bathroom, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Asbestos	AI09127.54	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	128
Internal	Student Lodges / Ramshead Lodge / Drying Room, Wall Lining	Fibre Cement Sheet	Asbestos	AI09129.5	No Asbestos Detected	-	8 m²	-	-	-	129
Internal	Student Lodges / Ramshead Lodge / Student Lodges 1, Bathroom and Toilets, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Asbestos	AI09127.55	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	130
Internal	Student Lodges / Ramshead Lodge / Student Lodges 1, Toilets, Walls Behind Tiles	Fibre Cement Sheet	Asbestos	AI09128.11	No Asbestos Detected	-	48 m²	-	-	-	131
Internal	Student Lodges / Ramshead Lodge / Redundant Plant Equipment, Loose Gasket	Gasket Material	Asbestos	AI09126.5	Chrysotile Asbestos Detected	Non-Friable	1 Unit	Medium	As soon as reasonably practicable	Poor condition gasket. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in	132

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Student Lodges / Ramshead Lodge / Toilets, Walls Behind Tiles	Fibre Cement Sheet	Asbestos	AI09128.10	No Asbestos Detected	-	20 m²	-	-	-	133
Internal	Student Lodges / Snowgums Lodge / Basement Plant Room, Adjacent Brick Pillar	Compressed Cement Sheeting Debris	Asbestos	AI09127	Chrysotile Asbestos Detected	Non-Friable	3 m²	Medium	As soon as reasonably practicable	Large quantities of debris from plumbing works. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	134
Internal	Student Lodges / Snowgums Lodge / Basement Plant Room, Ceiling Lining	Compressed Cement Sheeting	Asbestos	AI09127.1	Chrysotile Asbestos Detected	Non-Friable	4 m²	Low	5 Yearly Reinspection	Damage caused by plumbing works. Encapsulate exposed sections, label as containing asbestos and maintain in a good condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	135
Internal	Student Lodges / Snowgums Lodge / Basement Plant Room,	Compressed Cement Sheeting	Asbestos	AI09127.2	Chrysotile Asbestos Detected	Non-Friable	8 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with	136

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
	High Student Lodges Ceiling Lining									relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Student Lodges / Snowgums Lodge / Basement Plant Room, Wall Lining	Fibre Cement Sheet	Asbestos	AI09125	Chrysotile Asbestos Detected	Non-Friable	8 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	137
Internal	Student Lodges / Snowgums Lodge / Bathroom, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Asbestos	AI09127.3	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	138
Internal	Student Lodges / Snowgums Lodge / Drying Room, Wall and Ceiling Lining	Fibre Cement Sheet	Asbestos	AI09129	No Asbestos Detected	-	8 m²	-	-	-	139
Internal	Student Lodges / Snowgums Lodge / Student Lodges 1, Bathroom and Toilets, Floor Below Ceramic Tiles	Compressed Cement Sheeting	Asbestos	AI09127.5	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with	140

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Student Lodges / Snowgums Lodge / Student Lodges 1, Toilets, Walls Behind Tiles	Fibre Cement Sheet	Asbestos	AI09128.1	No Asbestos Detected	-	48 m²	-	-	-	141
Internal	Student Lodges / Snowgums Lodge / Redundant Plant Equipment, Loose Gasket	Gasket Material	Asbestos	AI09126	Chrysotile Asbestos Detected	Non-Friable	1 Unit	Medium	As soon as reasonably practicable	Poor condition gasket. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	142
Internal	Student Lodges / Snowgums Lodge / Toilets, Walls Behind Tiles	Fibre Cement Sheet	Asbestos	AI09128	No Asbestos Detected	-	20 m²	-	-	-	143
Internal	TAFE / Toilets / Porch Entry, Ceiling Lining	Fibre Cement Sheet	Asbestos	AI09132	No Asbestos Detected	-	2 m²	-	-	-	144
Internal	TAFE / Toilets / West End of Building, Corridor and Toilets, Wall Lining	Fibre Cement Sheet	Asbestos	AI09133	No Asbestos Detected	-	120 m²	-	-	-	145

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Torino Lodge / JSR Catering Toilet / Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Asbestos	754-SYDEN311850 164A13.2	Suspected Asbestos	Non-Friable	8 m²	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	146
Internal	Torino Lodge / Shower, Toilet and Laundry / Below Ceramic Tiles to Floor	Compressed Cement Sheeting	Asbestos	754-SYDEN311850 164A13.1	Suspected Asbestos	Non-Friable	20 m²	Low	5 Yearly Reinspection	Confirm status, label as containing asbestos and maintain in current condition if to remain in-sit in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	147
External	Lodge 5 / Veranda / Timber Window Frames	Cream Paint	Lead Paint	AI09145	Lead Detected (36% w/w)	-	80 m	Low	-	>0.1% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition works. Conduct a risk assessment to determine the level of remediation controls required.	148

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	TAFE / Classroom Building / Timber Walls	Light Green Paint	Lead Paint	AI09136	Lead Detected (5.5% w/w)	-	140 m²	Medium	-	>0.1% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings. Conduct a risk assessment to determine the level of remediation controls required.	149
Internal	TAFE / Classroom / Walls	Cream Paint	Lead Paint	AI09134	Lead Detected (0.33% w/w)	-	80 m²	-	-	<0.1% lead content, not lead-containing paint as described in AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings.	150
Internal	Maintenance / Chemical Store / Surfaces	Dust	Lead Dust	AI09152	Lead Detected (10 mg/kg)	-	4 m²	Very Low	-	<1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Manage in-situ, conduct a risk assessment to determine the level of remediation controls required prior to any activities including refurbishment or demolition that may disturb the dust.	151
Internal	Margin Lodge / Ceiling Void / Throughout	Dust	Lead Dust	AI09141	Lead Detected (43 mg/kg)	-	24 m²	Very Low	-	<1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Manage in-situ, conduct a risk assessment to determine the level of remediation controls required prior to any activities including refurbishment or demolition that may disturb the dust.	152

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Dining Hall / Subfloor / Ductwork and Sheet Insulation	Insulation Material	SMF	754-SYDEN311850164S22	Suspected SMF	-	200 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	153
External	Lodge 5 / Toilet Block / Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S19	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	154
External	Lodge 6 / Guest Laundry / Debris	Insulation Batts	SMF	754-SYDEN311850164S25	Suspected SMF	-	2 m²	Low	-	Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	155
External	Lodge 6 / Guest Laundry / Hot Water Heater	Insulation Material	SMF	754-SYDEN311850164S24	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	156
External	TAFE / Classroom Building / Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S14	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	157
External	TAFE / Classroom Building / Puzzle Room Entrance, Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S14.1	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	158

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Torino Lodge / Rear Lower Section to Subfloor / Hot Water Units	Insulation Material	SMF	754-SYDEN311850164S28	Suspected SMF	-	2 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	159
Internal	Conference Centre / Boiler Room / Ceiling Void	Insulation Batts	SMF	754-SYDEN311850164S27	Suspected SMF	-	100 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	160
Internal	Conference Centre / Boiler Room / Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S26	Suspected SMF	-	2 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	161
Internal	Lodge 5 / Ceiling Void / Throughout	Insulation Batts	SMF	754-SYDEN311850164S17	Suspected SMF	-	120 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	162
Internal	Lodge 5 / Ceiling Void / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850164S18	Suspected SMF	-	120 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	163
Internal	Lodge 5 / Common Room / Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S16	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	164

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Maintenance / Laundry / Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S23	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	165
Internal	Margin Lodge / Ceiling Void / Wall and Roof Lining	Insulation Batts	SMF	754-SYDEN311850164S15	Suspected SMF	-	44 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	166
Internal	Milton Lodge / Accommodation Block / Air Conditioning Ductwork	Insulation Material	SMF	754-SYDEN311850164S6	Suspected SMF	-	4 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	167
Internal	Milton Lodge / Accommodation Block / Ceiling Void	Insulation Batts	SMF	754-SYDEN311850164S5	Suspected SMF	-	24 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	168
Internal	Milton Lodge / Accommodation Block / Ceiling Void, Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850164S7	Suspected SMF	-	24 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	169
Internal	Milton Lodge / Accommodation Block / Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S4	Suspected SMF	-	2 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	170

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Moguls Restaurant / Kitchen / Ceiling Void, Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850164S21	Suspected SMF	-	100 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	171
Internal	Moguls Restaurant / Kitchen / Within Ovens and Equipment	Insulation Material	SMF	754-SYDEN311850164S20	Suspected SMF	-	4 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	172
Internal	Reception / Ceiling Void / Throughout	Insulation Batts	SMF	754-SYDEN311850164S2	Suspected SMF	-	200 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	173
Internal	Reception / Ceiling Void / Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850164S1	Suspected SMF	-	200 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	174
Internal	Reception / Kitchen / Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S3	Suspected SMF	-	2 Units	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	175
Internal	Student Lodges / Blacksallees Lodge / Basement Plant Room, Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S8.1	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	176

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Student Lodges / Blacksallees Lodge / Basement Plant Room, Pipes	Insulation Material	SMF	754-SYDEN311850164S11.1	Suspected SMF	-	8 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	177
Internal	Student Lodges / Blacksallees Lodge / Basement Plant Room, Underside of the Roof	Insulation Batts	SMF	754-SYDEN311850164S10.1	Suspected SMF	-	4 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	178
Internal	Student Lodges / Blacksallees Lodge / Basement Plant Room, Wall Lining	Insulation Batts	SMF	754-SYDEN311850164S9.1	Suspected SMF	-	8 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	179
Internal	Student Lodges / Crackenback Lodge / Basement Plant Room, Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S8.2	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	180
Internal	Student Lodges / Crackenback Lodge / Basement Plant Room, Pipes	Insulation Material	SMF	754-SYDEN311850164S11.2	Suspected SMF	-	8 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	181
Internal	Student Lodges / Crackenback Lodge / Basement Plant Room, Underside of the Roof	Insulation Batts	SMF	754-SYDEN311850164S10.2	Suspected SMF	-	4 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	182

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Student Lodges / Crackenback Lodge / Basement Plant Room, Wall Lining	Insulation Batts	SMF	754-SYDEN311850164S9.2	Suspected SMF	-	8 m ²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	183
Internal	Student Lodges / Kareela Lodge / Basement Plant Room, Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S8.4	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	184
Internal	Student Lodges / Kareela Lodge / Basement Plant Room, Pipes	Insulation Material	SMF	754-SYDEN311850164S11.4	Suspected SMF	-	8 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	185
Internal	Student Lodges / Kareela Lodge / Basement Plant Room, Underside of the Roof	Insulation Batts	SMF	754-SYDEN311850164S10.4	Suspected SMF	-	4 m ²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	186
Internal	Student Lodges / Kareela Lodge / Basement Plant Room, Wall Lining	Insulation Batts	SMF	754-SYDEN311850164S9.4	Suspected SMF	-	8 m ²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	187
Internal	Student Lodges / Merritts Lodge / Basement Plant Room, Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S8.3	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	188

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Student Lodges / Merritts Lodge / Basement Plant Room, Pipes	Insulation Material	SMF	754-SYDEN311850 164S11.3	Suspected SMF	-	8 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	189
Internal	Student Lodges / Merritts Lodge / Basement Plant Room, Underside of the Roof	Insulation Batts	SMF	754-SYDEN311850 164S10.3	Suspected SMF	-	4 m ²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	190
Internal	Student Lodges / Merritts Lodge / Basement Plant Room, Wall Lining	Insulation Batts	SMF	754-SYDEN311850 164S9.3	Suspected SMF	-	8 m ²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	191
Internal	Student Lodges / Ramshead Lodge / Basement Plant Room, Hot Water Unit	Insulation Material	SMF	754-SYDEN311850 164S8.5	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	192
Internal	Student Lodges / Ramshead Lodge / Basement Plant Room, Pipes	Insulation Material	SMF	754-SYDEN311850 164S11.5	Suspected SMF	-	8 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	193
Internal	Student Lodges / Ramshead Lodge / Basement Plant Room, Underside of the Roof	Insulation Batts	SMF	754-SYDEN311850 164S10.5	Suspected SMF	-	4 m ²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	194

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Student Lodges / Ramshead Lodge / Basement Plant Room, Wall Lining	Insulation Batts	SMF	754-SYDEN311850164S9.5	Suspected SMF	-	8 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	195
Internal	Student Lodges / Snowgums Lodge / Basement Plant Room, Underside of the Roof	Insulation Batts	SMF	754-SYDEN311850164S10	Suspected SMF	-	4 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	196
Internal	Student Lodges / Snowgums Lodge / Basement Plant Room, Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S8	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	197
Internal	Student Lodges / Snowgums Lodge / Basement Plant Room, Pipes	Insulation Material	SMF	754-SYDEN311850164S11	Suspected SMF	-	8 m	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	198
Internal	Student Lodges / Snowgums Lodge / Basement Plant Room, Wall Lining	Insulation Batts	SMF	754-SYDEN311850164S9	Suspected SMF	-	8 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	199
Internal	TAFE / Toilets / Ceiling Void, Underside of Roof	Sarking Insulation	SMF	754-SYDEN311850164S12	Suspected SMF	-	80 m²	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	200

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	TAFE / Classroom / Hot Water Unit	Insulation Material	SMF	754-SYDEN311850164S13	Suspected SMF	-	1 Unit	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	201
Internal	Jillamatong Lodge / Living Area / Air Conditioning Unit	Unknown Refrigerant	ODS	754-SYDEN311850164O3	Suspected ODS	-	1 Unit	Very Low	-	No data was visible at the time of the assessment. Confirm status of suspected ozone depleting substances identified in the assessment.	202
Internal	Reception / Meeting Rooms / Air Conditioning Units	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850164O1	ODS Refrigerant	-	3 Units	Very Low	-	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	203
Internal	TAFE / Classroom / Air Conditioning Units	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850164O2	ODS Refrigerant	-	2 Units	Very Low	-	Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	204
Internal	Indoor Gym and Sports Centre	-	No Access	754-SYDEN311850164NA1	-	-	-	-	-	Construction zone. Presumed to contain asbestos or hazardous materials.	205

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Reception Counter / Floor, Walls and Ceiling	-	Limited Access	754-SYDEN311850 164La1	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment.	206
Internal	Sports Courts	-	Limited Access	754-SYDEN311850 164La2	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment.	207

Appendix B: Laboratory Analysis Certificate

Bulk Identification Report

Job No: 754-SYDEN311850 Bulk ID Report Office of Sport Jindabyne Sports & Recreation Centre 16012023
Client: NSW Office of Sport
Client Address: Level 3, 6B Figtree Drive,
Sydney Olympic Park NSW 2127
Contact: Matt Brown
E-mail: matt.brown@sport.nsw.gov.au
Date Sampled: 15/12/2022
Date Analysed: 16/01/2023
Date Authorised: 16/01/2023
Sampled By: Simon Blanch
Site: Jindabyne Sports & Recreation Centre, The Barry Way, Jindabyne 2627 NSW



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

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

Asbestos in Bulk Samples and Non-homogenous Material

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

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

Total Samples: 26

Approved Identifier
 Panika Wongchanda

Approved Signatory
 Matthew Tang

Sample No.	Location & Description	Sample Size (~)	Results
AI09125	Internal, Student Lodges, Snowgums Lodge, Wall Lining within basement Plant Room, Fibre Cement Sheet - Beige layered fibre cement sheet material	35 x 23 x 3 mm	Chrysotile (white asbestos) detected Organic fibres detected
AI09126	Internal, Student Lodges, Snowgums Lodge, Loose Gasket to redundant Plant Equipment, Gasket Material - Red fibrous gasket material & clear adhesive	53 x 33 x 3 mm	Chrysotile (white asbestos) detected Organic fibres detected
AI09127	Internal, Student Lodges, Snowgums Lodge, Around Brick pillar to basement plant room, Compressed Cement Sheeting Debris - Grey compressed fibre cement sheet material	95 x 46 x 7 mm	Chrysotile (white asbestos) detected
AI09128	Internal, Student Lodges, Snowgums Lodge, Walls to toilets behind Ceramic Tiles, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	27 x 12 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09129	Internal, Student Lodges, Snowgums Lodge, Wall Lining within the Drying Room, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	25 x 19 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09130	External, Student Lodges, Snowgums Lodge, Fake Weatherboard to the outer walls of the Lodge, Fibre Cement Sheet - Grey painted beige layered fibre cement sheet material	33 x 20 x 5 mm	No asbestos fibres detected Organic fibres detected
AI09132	Internal, TAFE, GF Toilets, Ceiling lining to Porch Entry, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	17 x 10 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09133	Internal, TAFE, GF Toilets, Wall lining to Corridor and all toilets to West End of the building, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	17 x 15 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09135	External, TAFE, TAFE, Weatherboard Style cement sheet wall panels to the TAFE North East Area, Fibre Cement Sheet - Grey painted layered fibre cement sheet material	30 x 20 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09137	External, TAFE, TAFE, TAFE Classroom Windows, Window Caulking - Grey painted grey hardened mastic material	52 x 24 x 4 mm	Chrysotile (white asbestos) detected Organic fibres detected

Sample No.	Location & Description	Sample Size (~)	Results
AI09138	External, TAFE, TAFE, Wall Panels to the Puzzle Room of the TAFE, Fibre Cement Sheet - Grey painted grey compressed fibre cement sheet material	15 x 8 x 3 mm	Chrysotile (white asbestos) detected Amosite (brown asbestos) detected
AI09139	External, Margin Lodge, Externals, Weather board style panels to external walls, Fibre Cement Sheet - Grey painted beige layered fibre cement sheet material	22 x 13 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09140	Internal, Margin Lodge, Laundry & Toilets, Walls to toilets and laundry, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	30 x 18 x 2 mm	No asbestos fibres detected Organic fibres detected
AI09142	Internal, Margin Lodge, Corridor, Low Level Panels below the Windows, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	20 x 18 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09143	External, Lodge 5, External Ends, Half into the soil below the deck to the west end, Fibre Cement Sheet - Grey compressed fibre cement sheet material	45 x 21 x 6 mm	Chrysotile (white asbestos) detected
AI09144	External, Lodge 5, Veranda, Timber sash Windows, Window Caulking - Beige hardened mastic material	30 x 22 x 4 mm	No asbestos fibres detected Organic fibres detected
AI09146	Internal, Dining, Kitchen, Within the ceiling void, Fibre Cement Sheet - Beige layered fibre cement sheet material	41 x 16 x 5 mm	No asbestos fibres detected Organic fibres detected
AI09147	External, Dining Hall, Loading Dock for Kitchen, Eaves and Fascia, Fibre Cement Sheet - Beige layered fibre cement sheet material	22 x 12 x 4 mm	No asbestos fibres detected Organic fibres detected
AI09148	External, Maintenance, Covered Walkway, External wall panels, Fibre Cement Sheet - Grey painted layered fibre cement sheet material	33 x 12 x 3 mm	Chrysotile (white asbestos) detected Organic fibres detected
AI09149	External, Maintenance, Covered Walkway, Eave lining, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	13 x 8 x 3 mm	Chrysotile (white asbestos) detected Organic fibres detected
AI09150	Internal, Maintenance, Offices and Stores, Throughout the Floor, Grey Vinyl Floor Tiles - Green vinyl tile & amber adhesive	83 x 70 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09151	Internal, Maintenance, Shower and Toilet, Shower Partition Wall, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	37 x 13 x 3 mm	Chrysotile (white asbestos) detected Organic fibres detected
AI09153	Internal, Lodge 6, Laundry, Wall Lining, Fibre Cement Sheet - Green painted beige layered fibre cement sheet material	12 x 9 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09154	External, Lodge 6, Rear Standalone House, Window Frames, Window Caulking - Beige painted beige hardened mastic material	54 x 29 x 9 mm	No asbestos fibres detected Organic fibres detected
AI09155	Internal, Lodge 6, Rear Standalone House, Wall Lining of the toilet and Shower, Fibre Cement Sheet - White painted beige layered fibre cement sheet material	13 x 10 x 3 mm	No asbestos fibres detected Organic fibres detected
AI09156	External, Torino Lodge, Rear Lower Section to Subfloor, Low Level Panels, Fibre Cement Sheet - Grey painted layered fibre cement sheet material	20 x 15 x 3 mm	No asbestos fibres detected Organic fibres detected

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CERTIFICATE OF ANALYSIS 314470

Client Details

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

Sample Details

Your Reference	<u>754-SYDEN311850, NSW Sport, Jindabyne</u>
Number of Samples	3 Paint, 2 Dust
Date samples received	16/01/2023
Date completed instructions received	16/01/2023

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

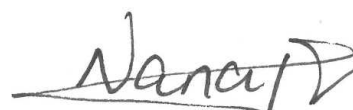
Report Details

Date results requested by	23/01/2023
Date of Issue	23/01/2023
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

Hannah Nguyen, Metals Supervisor
Loren Bardwell, Development Chemist

Authorised By



Nancy Zhang, Laboratory Manager

Lead in Paint				
Our Reference		314470-1	314470-3	314470-4
Your Reference	UNITS	A109145	A109136	A109134
Date Sampled		15/12/2022	15/12/2022	15/12/2022
Type of sample		Paint	Paint	Paint
Date prepared	-	17/01/2023	17/01/2023	17/01/2023
Date analysed	-	17/01/2023	17/01/2023	17/01/2023
Lead in paint	%w/w	36	5.5	0.33

Lead (dust)			
Our Reference		314470-2	314470-5
Your Reference	UNITS	A109141	A109152
Date Sampled		15/12/2022	15/12/2022
Type of sample		Dust	Dust
Date prepared	-	17/01/2023	17/01/2023
Date analysed	-	17/01/2023	17/01/2023
Lead	mg/kg	43	10

Method ID	Methodology Summary
Metals-020	Determination of various metals by ICP-AES.
Metals-020/021/022	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	[NT]
Date prepared	-			17/01/2023	3	17/01/2023	17/01/2023		17/01/2023	[NT]
Date analysed	-			17/01/2023	3	17/01/2023	17/01/2023		17/01/2023	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	3	5.5	4.6	18	123	[NT]

QUALITY CONTROL: Lead (dust)					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			17/01/2023	[NT]	[NT]	[NT]	[NT]	17/01/2023	[NT]
Date analysed	-			17/01/2023	[NT]	[NT]	[NT]	[NT]	17/01/2023	[NT]
Lead	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	105	[NT]

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

Analytical Report

NSW Department of Sport and Recreation

Job No : 070228

Client: Coffey Environments

Address: Property Services
Level 18, Citigroup Centre, 2 Park St
SYDNEY NSW 2000

Contact: Judi Mills

E-mail: judi_mills@coffey.com.au

Client Reference: ENVISYDN00994

Date Sampled: 8-11/01/2007

Date Received: 17/01/2007

Date Reported: 18/01/2007

Sampled By: F Poole

Location: Jindabyne Sport Recreation Centre

Test Method: Qualitative identification of asbestos types in bulk samples by polarised light microscopy, including dispersion staining technique using MPL Laboratories Method WILAB 1. Accreditation does not cover the identification of Synthetic Mineral Fibres.

Approved Identifier

Kristina Soloshenko

Approved Signatory

Monika Bürger



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Analytical Report

Job No : 070228

Lab Id	External Idents	Sample Type	Dimensions	Result
070228-001	EP117	Fibre Cement	15x10x5mm	Chrys
070228-002	EP118	Vinyl Tile	30x10x3mm	NAD+
070228-003	EP119	Fibre Board	2x2x1mm	NAD
070228-004	EP120	Fibre Cement	20x5x5mm	Chrys, Amos
070228-005	EP121	Fibre Board	25x15x5mm	Chrys
070228-006	EP122	Membrane	20x20x2mm	NAD+
070228-007	EP123	Fibre Board	25x25x5mm	NAD
070228-008	EP124	Fibre Board	15x10x5mm	NAD
070228-009	EP125	Fibre Cement	25x15x5mm	Chrys, Amos and Croc
070228-010	EP126	Fibre Cement	15x15x5mm	NAD
070228-011	EP127	Fibre Cement	30x15x5mm	Chrys, Amos and Croc
070228-012	EP128	Fibre Cement	20x10x3mm	Chrys
070228-013	EP129	Fibre Cement	20x15x5mm	Chrys, Amos
070228-014	EP130	Fibre Cement	25x10x5mm	Chrys
070228-015	EP131	Vinyl Sheet	50x30x1mm	Chrys
070228-016	EP132	Fibre Board	10x5x3mm	NAD
070228-017	EP133	Fibre Cement	25x15x5mm	Chrys, Amos and Croc
070228-018	EP134	Vinyl Tile	45x30x3mm	NAD+
070228-019	EP135	Vinyl Tile	65x25x3mm	NAD+
070228-020	EP136	Membrane	40x30x1mm	NAD+

Analytical Report

Job No : 070228

Report Comments

Key to results on previous pages:

NAD = No Asbestos Detected

Chrys = Chrysotile Asbestos Detected

Amos = Amosite Asbestos Detected

Croc = Crocidolite Asbestos Detected

SMF = Fibres Consistent with Synthetic Mineral Fibres

UMF = Unknown Mineral Fibres Detected

FIM = Fibrous Insulation Material

EMB = Electrical Mounting Board

Result Comments

+ - No asbestos detected by polarised light microscopy including dispersion staining. Further confirmation by another independent analytical technique is advised due to the nature of the sample.

Analytical Report

NSW Department of Sport and Recreation
Job No : 070228B
Client: Coffey Environments
Address: Property Services
Level 18, Citigroup Centre, 2 Park St
SYDNEY NSW 2000

Contact: Judi Mills
E-mail: judi_mills@coffey.com.au
Client Reference: ENVISYDN00994
Date Sampled: 8-11/01/2007
Date Received: 17/01/2007
Date Reported: 18/01/2007
Sampled By: F Poole
Location: Jindabyne Sport Recreation Centre

Test Method: Qualitative identification of asbestos types in bulk samples by polarised light microscopy, including dispersion staining technique using MPL Laboratories Method WILAB 1. Accreditation does not cover the identification of Synthetic Mineral Fibres.

Approved Identifier
Kristina Soloshenko

Approved Signatory
Monika Bürger



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Analytical Report

Job No : 070228B

Lab Id	External Idents	Sample Type	Dimensions	Result
070228B-001	EP097	Fibre Cement	10x10x5mm	Chrys
070228B-002	EP098	Fibre Cement	50x30x5mm	Chrys, Amos and Croc
070228B-003	EP099	Fibre Cement	30x10x5mm	Chrys
070228B-004	EP100	Fibre Board	10x10x3mm	Chrys
070228B-005	EP101	Fibre Cement	5x5x3mm	NAD
070228B-006	EP102	Vinyl Tile	10x10x3mm	NAD+
070228B-007	EP103	Fibre Board	20x10x2mm	Chrys, Amos
070228B-008	EP104	Fibre Board	20x15x2mm	NAD
070228B-009	EP105	Vinyl Sheet	35x35x5mm	NAD+
070228B-010	EP106	Paper	40x30x1mm	NAD
070228B-011	EP108	Fibre Board	30x10x3mm	NAD
070228B-012	EP109	Fibre Board	20x10x3mm	Chrys
070228B-013	EP110	Fibre Board	3x3x3mm	NAD
070228B-014	EP111	Fibre Board	15x10x5mm	NAD
070228B-015	EP112	Fibre Board	20x10x3mm	NAD
070228B-016	EP113	Fibre Board	20x10x5mm	Chrys, Croc
070228B-017	EP114	Fibre Cement	15x15x5mm	NAD
070228B-018	EP115	Fibre Board	5x3x3mm	NAD
070228B-019	EP116	Fibre Cement	25x25x5mm	Chrys, Amos

Analytical Report

Job No : 070228B

Report Comments

Key to results on previous pages:

NAD = No Asbestos Detected

Chrys = Chrysotile Asbestos Detected

Amos = Amosite Asbestos Detected

Croc = Crocidolite Asbestos Detected

SMF = Fibres Consistent with Synthetic Mineral Fibres

UMF = Unknown Mineral Fibres Detected

FIM = Fibrous Insulation Material

EMB = Electrical Mounting Board

Result Comments

+ - No asbestos detected by polarised light microscopy including dispersion staining. Further confirmation by another independent analytical technique is advised due to the nature of the sample.

Analytical Report

Job No : **070228C**
Client: NSW Department of Sport and Recreation
Address: Coffey Environments
Property Services
Level 18, Citigroup Centre, 2 Park St
SYDNEY NSW 2000

Contact: Judi Mills
E-mail: judi_mills@coffey.com.au
Fax:

Client Reference: ENVISYDN00994

Date Sampled: 8/01/2007

Date Received: 17/01/2007

Date Reported: 17/01/2007

Sampled By: F Poole

Location Jindabyne Sport and Recreation Centre

Test Method: Paint samples submitted by clients are analysed on an as received basis. Analysis performed in accordance with MPL WILAB 6 and 8.

Approved Checker
Ben Carpenter

Approved Signatory
Jackie Hams



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Analytical Report

Job No : 070228C
Client Reference: ENVISYDN00994

Lab Id	External Idents	Pb
Units		%
LQL		0.1
070228C-001	EP107 Cottage 11	7.2

Analytical Report

NSW Department of Sport and Recreation

Job No : 070228D
Client: Coffey Environments
Address: Property Services
Level 18, Citigroup Centre, 2 Park St
SYDNEY NSW 2000

Contact: Judi Mills
E-mail: judi_mills@coffey.com.au
Client Reference: 8-11/01/2007
Date Sampled: 8/01/2007
Date Received: 17/01/2007
Date Reported: 18/01/2007
Sampled By: F Poole
Location: Jindabyne Sport Recreation Centre

Test Method: Qualitative identification of asbestos types in bulk samples by polarised light microscopy, including dispersion staining technique using MPL Laboratories Method WILAB 1. Accreditation does not cover the identification of Synthetic Mineral Fibres.

Approved Identifier
Kristina Soloshenko

Approved Signatory
Monika Bürger



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Analytical Report

Job No : 070228D

Lab Id	External Idents	Sample Type	Dimensions	Result
070228D-001	EP077	Fibre Board	20x15x2mm	Chrys
070228D-002	EP078	Fibre Board	15x5x3mm	NAD
070228D-003	EP079	Fibre Board	5x3x2mm	Chrys
070228D-004	EP080	Fibre Board	10x10x5mm	NAD
070228D-005	EP081	Fibre Board	20x10x2mm	NAD
070228D-006	EP082	Fibre Board	20x10x3mm	NAD
070228D-007	EP083	EMB	10x5x3mm	Chrys
070228D-008	EP084	Fibre Board	40x20x3mm	Chrys
070228D-009	EP085	Fibre Board	20x15x3mm	Chrys
070228D-010	EP086	Fibre Cement	20x10x5mm	Chrys, Amos
070228D-011	EP087	Fibre Board	30x10x3mm	NAD
070228D-012	EP088	Fibrous Material	60x30x3mm	NAD
070228D-013	EP089	Fibre Board	10x10x3mm	NAD
070228D-014	EP090	Mill Board	30x20x3mm	Chrys, Amos
070228D-015	EP091	Fibre Board	30x10x2mm	NAD
070228D-016	EP092	Fibre Cement	20x10x5mm	Chrys, Croc
070228D-017	EP093	Fibre Board	30x10x5mm	NAD
070228D-018	EP094	Fibre Cement	20x10x2mm	Chrys, Croc
070228D-019	EP095	Fibre Board	20x10x3mm	NAD
070228D-020	EP096	Fibre Cement	30x10x5mm	Chrys, Croc

Analytical Report

Job No : 070228D

Report Comments

Key to results on previous pages:

NAD = No Asbestos Detected

Chrys = Chrysotile Asbestos Detected

Amos = Amosite Asbestos Detected

Croc = Crocidolite Asbestos Detected

SMF = Fibres Consistent with Synthetic Mineral Fibres

UMF = Unknown Mineral Fibres Detected

FIM = Fibrous Insulation Material

EMB = Electrical Mounting Board

Result Comments

AEC Environmental
12 Greenhill Road
Wayville
SA 5034

Attention: Michael Till

Report 396460-S
Client Reference OFFICE OF COMMUNITIES ENAURHOD06240AA
Received Date Oct 16, 2013



Certificate of Analysis

NATA Accredited
Accreditation Number 1261
Site Number 1254

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

Client Sample ID			AF472	AF477	AF483	AF489
Sample Matrix			Paint	Paint	Paint	Paint
Eurofins mgt Sample No.			M13-Oc12037	M13-Oc12038	M13-Oc12039	M13-Oc12040
Date Sampled			Not Provided	Not Provided	Not Provided	Not Provided
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	1.6	< 0.01	0.07	3.7

Client Sample ID			AF491	AF493
Sample Matrix			Paint	Paint
Eurofins mgt Sample No.			M13-Oc12041	M13-Oc12042
Date Sampled			Not Provided	Not Provided
Test/Reference	LOR	Unit		
Lead (% w/w)	0.01	%	31	35

Sample History

Where samples are submitted/analysed over several days, the last date of extraction and analysis is reported.
A recent review of our LIMS has resulted in the correction or clarification of some method identifications. Due to this, some of the method reference information on reports has changed. However, no substantive change has been made to our laboratory methods, and as such there is no change in the validity of current or previous results (regarding both quality and NATA accreditation).

Description	Testing Site	Extracted	Holding Time
Lead (% w/w)	Melbourne	Oct 16, 2013	6 Month
- Method: USEPA 6010B Heavy Metals			

Company Name: AEC Environmental
Address: 12 Greenhill Road
Wayville
SA 5034
Client Job No.: OFFICE OF COMMUNITIES ENAURHOD06240AA

Order No.: LE224461
Report #: 396460
Phone: 08 8299 9955
Fax: 08 8299 9954

Received: Oct 16, 2013 1:06 PM
Due: Oct 22, 2013
Priority: 4 Day
Contact Name: Michael Till

Eurofins | mgt Client Manager: Sarah Gould

Sample Detail					Lead (% w/w)
Laboratory where analysis is conducted					
Melbourne Laboratory - NATA Site # 1254 & 14271					X
Sydney Laboratory - NATA Site # 18217					
Brisbane Laboratory - NATA Site # 20794					
External Laboratory					
Sample ID	Sample Date	Sampling Time	Matrix	LAB ID	
AF472	Not Provided		Paint	M13-Oc12037	X
AF477	Not Provided		Paint	M13-Oc12038	X
AF483	Not Provided		Paint	M13-Oc12039	X
AF489	Not Provided		Paint	M13-Oc12040	X
AF491	Not Provided		Paint	M13-Oc12041	X
AF493	Not Provided		Paint	M13-Oc12042	X

Eurofins | mgt Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples are included in this QC report where applicable. Additional QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Actual PQLs are matrix dependant. Quoted PQLs may be raised where sample extracts are diluted due to interferences.
4. Results are uncorrected for matrix spikes or surrogate recoveries.
5. SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
6. Samples were analysed on an 'as received' basis. 7. This report replaces any interim results previously issued.

Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the Sample Receipt Acknowledgment.

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

****NOTE:** pH duplicates are reported as a range NOT as RPD

UNITS

mg/kg: milligrams per Kilogram

mg/l: milligrams per litre

ug/l: micrograms per litre

ppm: Parts per million

ppb: Parts per billion

%: Percentage

org/100ml: Organisms per 100 millilitres

NTU: Units

MPN/100mL: Most Probable Number of organisms per 100 millilitres

TERMS

Dry	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
LOR	Limit of Reporting.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
LCS	Laboratory Control Sample - reported as percent recovery
CRM	Certified Reference Material - reported as percent recovery
Method Blank	In the case of solid samples these are performed on laboratory certified clean sands. In the case of water samples these are performed on de-ionised water.
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
Batch Duplicate	A second piece of analysis from a sample outside of the clients batch of samples but run within the laboratory batch of analysis.
Batch SPIKE	Spike recovery reported on a sample from outside of the clients batch of samples but run within the laboratory batch of analysis.
USEPA	United States Environment Protection Authority
APHA	American Public Health Association
ASLP	Australian Standard Leaching Procedure (AS4439.3)
TCLP	Toxicity Characteristic Leaching Procedure
COC	Chain of Custody
SRA	Sample Receipt Advice
CP	Client Parent - QC was performed on samples pertaining to this report
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within

QC - ACCEPTANCE CRITERIA

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR : No Limit

Results between 10-20 times the LOR : RPD must lie between 0-50%

Results >20 times the LOR : RPD must lie between 0-30%

Surrogate Recoveries : Recoveries must lie between 50-150% - Phenols 20-130%.

QC DATA GENERAL COMMENTS

1. Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
3. Organochlorine Pesticide analysis - where reporting LCS data, Toxophene & Chlordane are not added to the LCS.
4. Organochlorine Pesticide analysis - where reporting Spike data, Toxophene is not added to the Spike.
5. Total Recoverable Hydrocarbons - where reporting Spike & LCS data, a single spike of commercial Hydrocarbon products in the range of C12-C30 is added and it's Total Recovery is reported in the C10-C14 cell of the Report.
6. pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
7. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of Recovery the term "INT" appears against that analyte.
8. Polychlorinated Biphenyls are spiked only using Arochlor 1260 in Matrix Spikes and LCS's.
9. For Matrix Spikes and LCS results a dash " - " in the report means that the specific analyte was not added to the QC sample.
10. Duplicate RPD's are calculated from raw analytical data thus it is possible to have two sets of data.

Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Duplicate									
				Result 1	Result 2	RPD			
Lead (% w/w)	M13-Oc12037	CP	%	1.6	2.0	22	30%	Pass	

Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	No
Sample correctly preserved	Yes
Organic samples had Teflon liners	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Authorised By

Sarah Gould Client Services
Emily Rosenberg Senior Analyst-Metal (VIC)



Glenn Jackson

Laboratory Manager

Final report - this Report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Uncertainty data is available on request

Eurofins | mgt shall not be liable for loss, cost, damages or expenses incurred by the client, or any other person or company, resulting from the use of any information or interpretation given in this report. In no case shall Eurofins | mgt be liable for consequential damages including, but not limited to, lost profits, damages for failure to meet deadlines and lost production arising from this report. This document shall not be reproduced except in full and relates only to the items tested. Unless indicated otherwise, the tests were performed on the samples as received.

ASBESTOS IDENTIFICATION REPORT No. 74489

CLIENT: Coffey Environmental

ATTENTION: Haysam Elhassan

PROJECT NAME: Office of Communities

SAMPLED BY: As-received

YOUR REF: ENAURHOD06240AA

RECEIVED IN LAB: 15 October 2013

REPORT DATE: 17 October 2013

Test Methods: In house method LOP-002 Asbestos Identification by Polarised Light Microscopy including Dispersion Staining (Based on AS4964-2004 Method for the qualitative identification of asbestos in bulk samples) and In house method LOP-005 Serpentine Detection and Chrysotile Non-detection by X-ray diffraction

Sample No	Dimensions	Description	Asbestos by PLM	Chrysotile by XRD	SMF	OF
AF473	10x10x9mm	Black resin board	Chrysotile			
AF474	10x10x9mm	Black resin board	Chrysotile			
AF475	10x5x5mm	Off-white cement sheet, painted white	No			Yes
AF476	10x5x5mm	Off-white cement sheet, painted white	No			Yes
AF478	10x5x5mm	Grey cement sheet, painted white	Chrysotile			
AF479	10x5x5mm	Off-white cement sheet, painted pale pink	No			Yes
AF480	50x10x5mm	Off-white putty strip, painted white	No			
AF481	30x30x5mm	White cement sheet	No			Yes
AF482	90x90x2mm	Green vinyl layer		No		
AF484	10x5x5mm	Pale pink cement sheet, painted white	No			Yes
AF485	10x5x5mm	Pale grey cement sheet, painted pale grey	No			Yes
AF486	10x5x5mm	Pale grey cement sheet, painted white	No			Yes
AF487	10x5x5mm	White micaceous fibrous layer, painted off-white	No			Yes
AF488	10x5x5mm	Black resin board	Chrysotile			
AF490	10x5x5mm	Pale pink cement sheet, painted white	No			Yes
AF492	10x2x2mm	White bundle of fibres	No		Yes	
AF494	10x5x5mm	Grey cement sheet	Chrysotile & Amosite			
AF495	10x10x9mm	Black resin board	Chrysotile			

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Dimensions and Descriptions are approximate only. PLM = Polarized Light Microscopy, XRD = X-ray diffraction.

Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the SMF or OF columns implies not detected. A blank in the PLM or XRD columns implies not tested by this method.

SOF062 NATA ID Report October 2011 Page 1 of 2

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ASBESTOS IDENTIFICATION REPORT No. 74489

CLIENT: Coffey Environmental
ATTENTION: Haysam Elhassan
PROJECT NAME: Office of Communities
SAMPLED BY: As-received

YOUR REF: ENAURHOD06240AA
RECEIVED IN LAB: 15 October 2013
REPORT DATE: 17 October 2013

Sample No	Dimensions	Description	Asbestos by PLM	Chrysotile by XRD	SMF	OF
AF496	30x20x9mm	White cement board	Chrysotile			
AF497	40x40x5mm	Off-white cement sheet	No			Yes
CB4001	50x40x5mm	White cement sheet (curved)	Chrysotile & Crocidolite			
	40x40x5mm	White cement sheet (flat)	Chrysotile & Amosite			
CB4002	10x5x5mm	Grey cement sheet	Chrysotile & Amosite			
CB4003	10x5x5mm	Black resin board	Chrysotile			
CB4004	50x10x4mm	White putty strip	No			
CB4005	10x10x7mm	Black, slightly flexible lump	No			
CB4006	10x10x5mm	Grey cement sheet	Chrysotile & Amosite			
CB4007	0.5x0.5x0.2mm	White lump, painted blue	Chrysotile			
CB4008	10x5x5mm	Black resin board	Chrysotile			
CB4009	10x5x5mm	White cement sheet	Chrysotile			
CB4010	20x20x5mm	Off-white cement sheet, painted white	No			Yes

Approved Identifier (PLM) and Testing Officer (XRD) and Signatory (PLM/XRD)


Michael Till

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Dimensions and Descriptions are approximate only. PLM = Polarized Light Microscopy, XRD = X-ray diffraction.

Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the SMF or OF columns implies not detected. A blank in the PLM or XRD columns implies not tested by this method.

SOF062 NATA ID Report October 2011 Page 2 of 2

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Appendix C: Photographs

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Line ID 4: External, Dining Hall, Loading Dock for Kitchen, Eaves and Fascia, Fibre Cement Sheet - No Asbestos Detected



Line ID 14: External, Lodge 5, Building Perimeter, Walls at Building Ends, Fibre Cement Sheet - No Asbestos Detected



Line ID 15: External, Lodge 5, Building Perimeter, West End, Below Deck, Debris , Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 15.1: External, Lodge 5, Building Perimeter, West End, Below Deck, Debris , Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 15.2: External, Lodge 5, Building Perimeter, West End, Below Deck, Debris , Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 16: External, Lodge 5, Building Perimeter, West End, Below Deck, in Soil, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 16.1: External, Lodge 5, Building Perimeter, West End, Below Deck, in Soil, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 17: External, Lodge 5, Toilet Block, Wall and Eave Linings, Fibre Cement Sheet - No Asbestos Detected



Line ID 18: External, Lodge 5, Veranda, Eave and Ceiling Lining, Fibre Cement Sheet - No Asbestos Detected



Line ID 19: External, Lodge 5, Veranda, Timber Windows, Window Caulking - No Asbestos Detected



Line ID 20: External, Lodge 6, Accommodation Block, Eave and Veranda Ceiling, Fibre Cement Sheet - No Asbestos Detected



Line ID 21: External, Lodge 6, Guest Laundry, Wall Lining, Fibre Cement Sheet - Chrysotile, Amosite and Crocidolite Asbestos Detected



Line ID 22: External, Lodge 6, Rear Standalone House, Window Frames, Window Caulking - No Asbestos Detected



Line ID 24: External, Maintenance, Covered Walkway, Eaves Lining, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 25: External, Maintenance, Covered Walkway, Porch Ceiling, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 26: External, Maintenance, Covered Walkway, Wall Panels, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 27: External, Margin Lodge, Covered Walkways, Walls, Weatherboard Cladding, Fibre Cement Sheet - No Asbestos Detected



Line ID 29: External, Student Lodges, Blacksallees Lodge, Side Entrance to Level 1, Below Tiles to Deck, Compressed Cement Sheeting - Chrysotile Asbestos Detected



Line ID 32: External, Student Lodges, Kareela Lodge, Outer Walls, Weatherboard, Fibre Cement Sheet - No Asbestos Detected



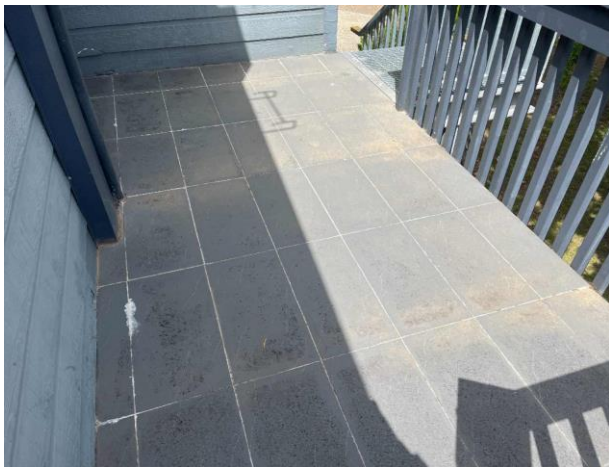
Line ID 34: External, Student Lodges, Merritts Lodge, Outer Walls, Weatherboard, Fibre Cement Sheet - No Asbestos Detected



Line ID 36: External, Student Lodges, Ramshead Lodge, Outer Walls, Weatherboard, Fibre Cement Sheet - No Asbestos Detected



Line ID 38: External, Student Lodges, Snowgums Lodge, Outer Walls, Weatherboard, Fibre Cement Sheet - No Asbestos Detected



Line ID 39: External, Student Lodges, Snowgums Lodge, Side Entrance to Level 1, Below Tiles to Deck, Compressed Cement Sheeting - Chrysotile Asbestos Detected



Line ID 40: External, TAFE, Classroom Building, Adjacent Puzzle Room Entry, Ground, Fibre Cement Sheet Debris - Chrysotile & Amosite Asbestos Detected



Line ID 40.1: External, TAFE, Classroom Building, Adjacent Puzzle Room Entry, Ground, Fibre Cement Sheet Debris - Chrysotile & Amosite Asbestos Detected



Line ID 41: External, TAFE, Classroom Building, Eaves, Fibre Cement Sheet - No Asbestos Detected



Line ID 44: External, TAFE, Classroom Building, North East Area, Weatherboard, Fibre Cement Sheet - No Asbestos Detected



Line ID 45: External, TAFE, Classroom Building, Puzzle Room, Ceiling Lining, Fibre Cement Sheet - Chrysotile & Amosite Asbestos Detected



Line ID 46: External, TAFE, Classroom Building, Puzzle Room, Wall Panels, Fibre Cement Sheet - Chrysotile & Amosite Asbestos Detected



Line ID 47: External, TAFE, Classroom Building, Subfloor, Packers to Columns, Fibre Cement Sheeting - Chrysotile, Amosite and Crocidolite Asbestos Detected



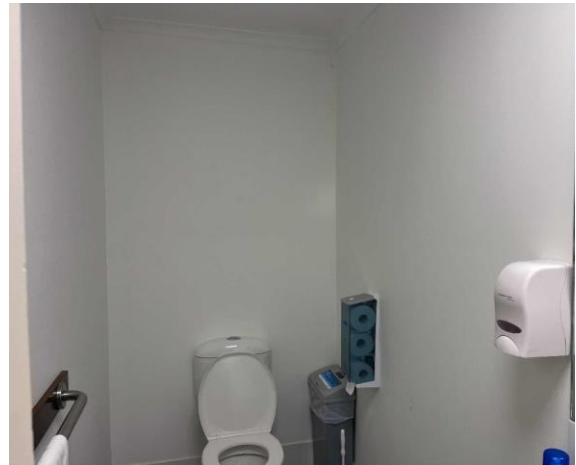
Line ID 49: External, TAFE, Classroom Building, Window Frames, Window Caulking - Chrysotile Asbestos Detected



Line ID 51: External, Torino Lodge, Rear Lower Section to Subfloor, Low Level Panels, Fibre Cement Sheet - No Asbestos Detected



Line ID 52: External, Workshop, Roller Door Area, Wall Panels, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 54: Internal, Jillamatong Lodge, Bathroom, Wall Lining, Fibre Cement Sheet - Suspected Asbestos



Line ID 55: Internal, Lodge 5, Common Room, Wall and Ceiling Lining, Fibre Cement Sheeting - No Asbestos Detected



Line ID 55.1: Internal, Lodge 5, Common Room, Wall and Ceiling Lining, Fibre Cement Sheeting - No Asbestos Detected



Line ID 57: Internal, Lodge 6, Laundry, Below Ceramic Tiles to Floor, Compressed Cement Sheet - Suspected Asbestos



Line ID 58: Internal, Lodge 6, Laundry, Wall Lining, Fibre Cement Sheet - No Asbestos Detected



Line ID 59: Internal, Lodge 6, Rear Standalone House, Bathroom, Below Ceramic Tiles to Floor, Compressed Cement Sheet - Suspected Asbestos



Line ID 60: Internal, Lodge 6, Rear Standalone House, Toilet and Shower, Wall Lining, Fibre Cement Sheet - No Asbestos Detected



Line ID 61: Internal, Maintenance, Chemical Store, Waste Bag of Asbestos Adjacent Entry Door, Fibre Cement Sheet - Suspected Asbestos



Line ID 62: Internal, Maintenance, Generator Room, Ceiling Lining, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 63: Internal, Maintenance, Generator Room, Wall Lining, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 64: Internal, Maintenance, Laundry, Below Ceramic Tiles to Floor, Compressed Cement Sheeting - Suspected Asbestos



Line ID 65: Internal, Maintenance, Laundry, Ceiling Lining, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 66: Internal, Maintenance, Laundry, Wall Lining, Fibre Cement Sheet - Chrysotile Asbestos Detected



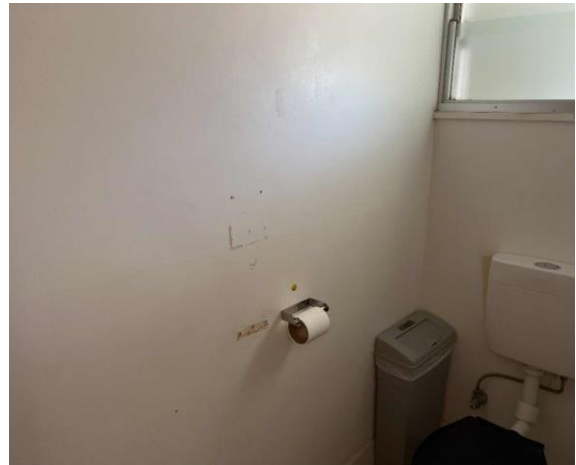
Line ID 66.1: Internal, Maintenance, Laundry, Wall Lining, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 67: Internal, Maintenance, Offices and Stores, Floor Covering, Grey Vinyl Floor Tiles - No Asbestos Detected



Line ID 68: Internal, Maintenance, Shower and Toilet, Partition Wall, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 69: Internal, Maintenance, Shower and Toilet, Walls and Behind Sink, Fibre Cement Sheet - Chrysotile Asbestos Detected



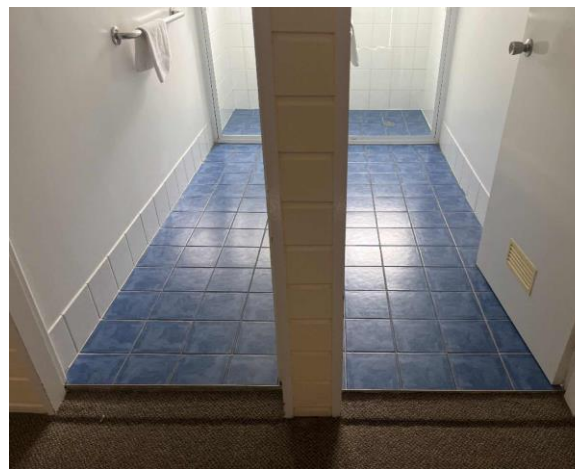
Line ID 70: Internal, Margin Lodge, Corridor, Below Windows, Infill Panels, Fibre Cement Sheet - No Asbestos Detected



Line ID 71: Internal, Margin Lodge, Laundry & Toilets, Below Ceramic Tiles to Floor, Compressed Cement Sheeting - Suspected Asbestos



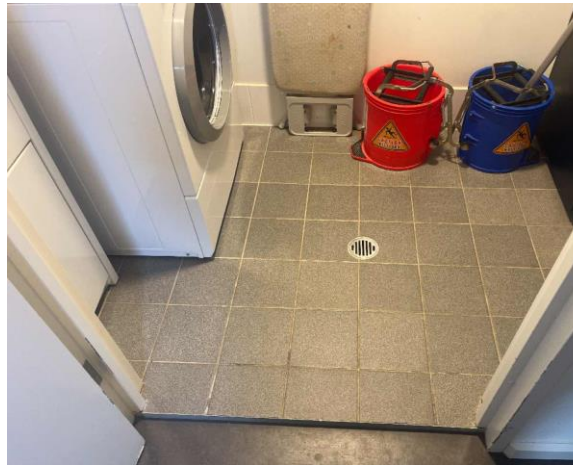
Line ID 72: Internal, Margin Lodge, Laundry & Toilets, Toilets and Laundry, Walls, Fibre Cement Sheet - No Asbestos Detected



Line ID 73: Internal, Margin Lodge, Showers, Below Ceramic Tiles to Floor, Compressed Cement Sheeting - Suspected Asbestos



Line ID 74: Internal, Margin Lodge, Showers, Walls, Fibre Cement Sheet - No Asbestos Detected



Line ID 75: Internal, Milton Lodge, Accommodation Block, Laundry, Floor Below Ceramic Tiles, Compressed Cement Sheet - Suspected Asbestos



Line ID 76: Internal, Moguls Restaurant, Dining Hall, Display Area, Wall Lining, Fibre Cement Sheet - No Asbestos Detected



Line ID 77: Internal, Moguls Restaurant, Dining Hall, Storeroom 2, Wall Lining, Fibre Cement Sheet - No Asbestos Detected



Line ID 78: Internal, Moguls Restaurant, Kitchen, Ceiling Void, Fibre Cement Sheet - No Asbestos Detected



Line ID 82: Internal, Reception, Toilets, Below Ceramic Tiles to Floor, Compressed Cement Sheet - Suspected Asbestos



Line ID 83: Internal, Reception, Toilets, Shower, Wall behind Ceramic Tiles, Compressed Cement Sheet - Suspected Asbestos



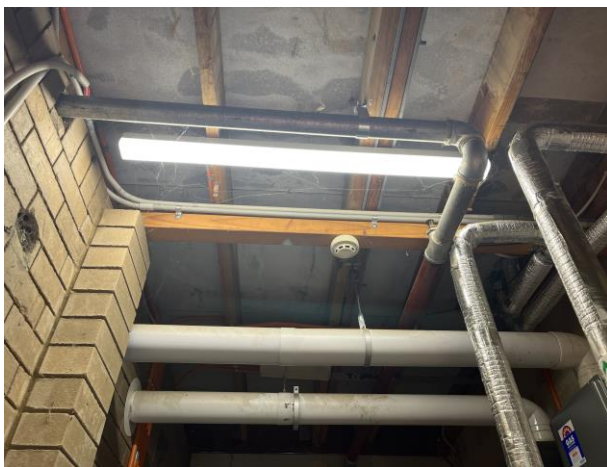
Line ID 84: Internal, Student Lodges, Blacksallees Lodge, Basement Plant Room, Adjacent Brick Pillar, Compressed Cement Sheetting Debris - Chrysotile Asbestos Detected



Line ID 86: Internal, Student Lodges, Blacksallees Lodge, Basement Plant Room, High Ceiling Lining, Compressed Cement Sheetting - Chrysotile Asbestos Detected



Line ID 104: Internal, Student Lodges, Kareela Lodge, Basement Plant Room, Adjacent Brick Pillar, Compressed Cement Sheetting Debris - Chrysotile Asbestos Detected



Line ID 106: Internal, Student Lodges, Kareela Lodge, Basement Plant Room, High Ceiling Lining, Compressed Cement Sheetting - Chrysotile Asbestos Detected



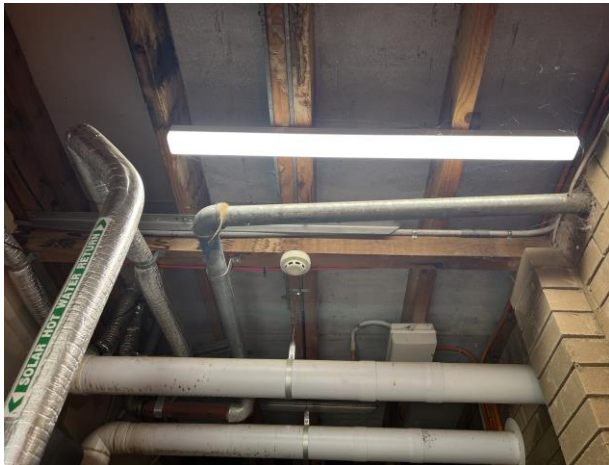
Line ID 112: Internal, Student Lodges, Kareela Lodge, Redundant Plant Equipment, Loose Gasket , Gasket Material - Chrysotile Asbestos Detected



Line ID 114: Internal, Student Lodges, Merritts Lodge, Basement Plant Room, Adjacent Brick Pillar, Compressed Cement Sheeting Debris - Chrysotile Asbestos Detected



Line ID 115: Internal, Student Lodges, Merritts Lodge, Basement Plant Room, Ceiling Lining, Compressed Cement Sheeting - Chrysotile Asbestos Detected



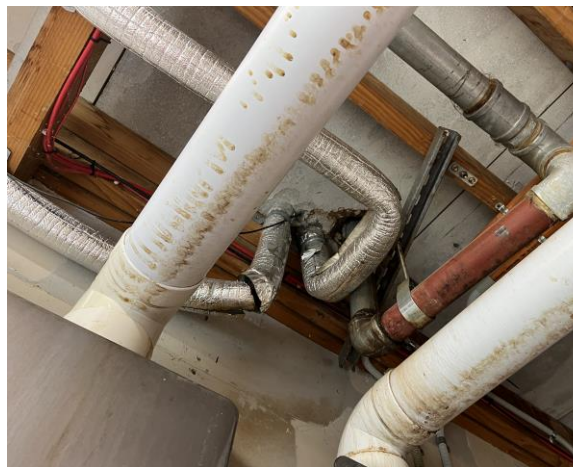
Line ID 116: Internal, Student Lodges, Merritts Lodge, Basement Plant Room, High Level Ceiling Lining, Compressed Cement Sheeting - Chrysotile Asbestos Detected



Line ID 117: Internal, Student Lodges, Merritts Lodge, Basement Plant Room, Wall Lining, Fibre Cement Sheet - Chrysotile Asbestos Detected



Line ID 124: Internal, Student Lodges, Ramshead Lodge, Basement Plant Room, Adjacent Brick Pillar, Compressed Cement Sheeting Debris - Chrysotile Asbestos Detected



Line ID 126: Internal, Student Lodges, Ramshead Lodge, Basement Plant Room, High Ceiling Lining, Compressed Cement Sheeting - Chrysotile Asbestos Detected



Line ID 134: Internal, Student Lodges, Snowgums Lodge, Basement Plant Room, Adjacent Brick Pillar, Compressed Cement Sheeting Debris - Chrysotile Asbestos Detected



Line ID 134: Internal, Student Lodges, Snowgums Lodge, Basement Plant Room, Adjacent Brick Pillar, Compressed Cement Sheeting Debris - Chrysotile Asbestos Detected



Line ID 135: Internal, Student Lodges, Snowgums Lodge, Basement Plant Room, Ceiling Lining, Compressed Cement Sheeting - Chrysotile Asbestos Detected



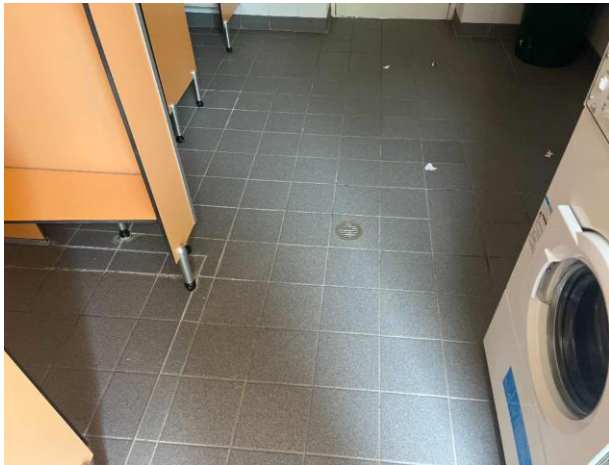
Line ID 136: Internal, Student Lodges, Snowgums Lodge, Basement Plant Room, High Ceiling Lining, Compressed Cement Sheeting - Chrysotile Asbestos Detected



Line ID 136.1: Internal, Student Lodges, Snowgums Lodge, Basement Plant Room, High Ceiling Lining, Compressed Cement Sheeting - Chrysotile Asbestos Detected



Line ID 137: Internal, Student Lodges, Snowgums Lodge, Basement Plant Room, Wall Lining, Fibre Cement Sheet - Chrysotile Asbestos Detected



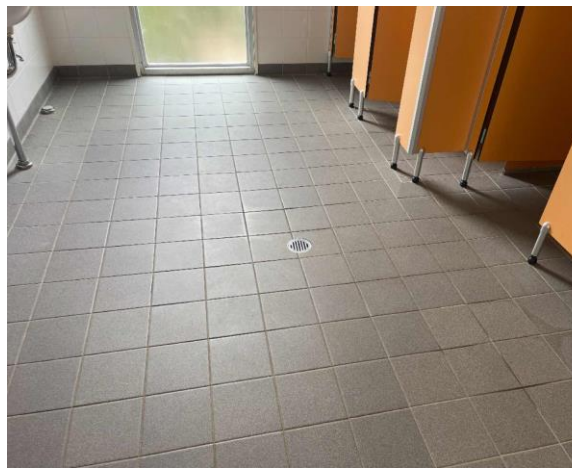
Line ID 138: Internal, Student Lodges, Snowgums Lodge, Bathroom, Floor Below Ceramic Tiles, Compressed Cement Sheeting - Chrysotile Asbestos Detected



Line ID 139: Internal, Student Lodges, Snowgums Lodge, Drying Room, Wall and Ceiling Lining, Fibre Cement Sheet - No Asbestos Detected



Line ID 140: Internal, Student Lodges, Snowgums Lodge, Level 1, Bathroom and Toilets, Floor Below Ceramic Tiles, Compressed Cement Sheeting - Chrysotile Asbestos Detected



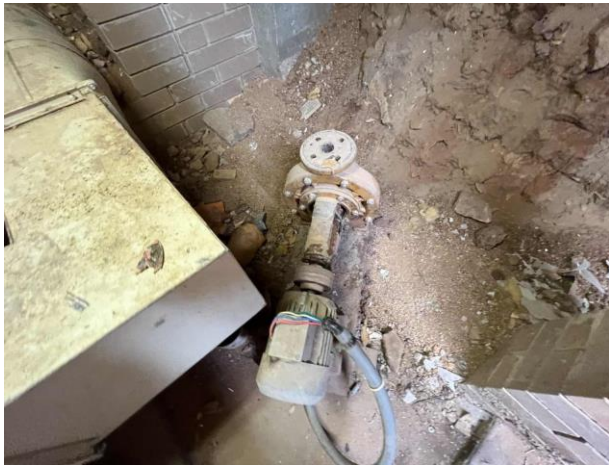
Line ID 140.1: Internal, Student Lodges, Snowgums Lodge, Level 1, Bathroom and Toilets, Floor Below Ceramic Tiles, Compressed Cement Sheeting - Chrysotile Asbestos Detected



Line ID 141: Internal, Student Lodges, Snowgums Lodge, Level 1, Toilets, Walls Behind Tiles, Fibre Cement Sheet - No Asbestos Detected



Line ID 141.1: Internal, Student Lodges, Snowgums Lodge, Level 1, Toilets, Walls Behind Tiles, Fibre Cement Sheet - No Asbestos Detected



Line ID 142: Internal, Student Lodges, Snowgums Lodge, Redundant Plant Equipment, Loose Gasket , Gasket Material - Chrysotile Asbestos Detected



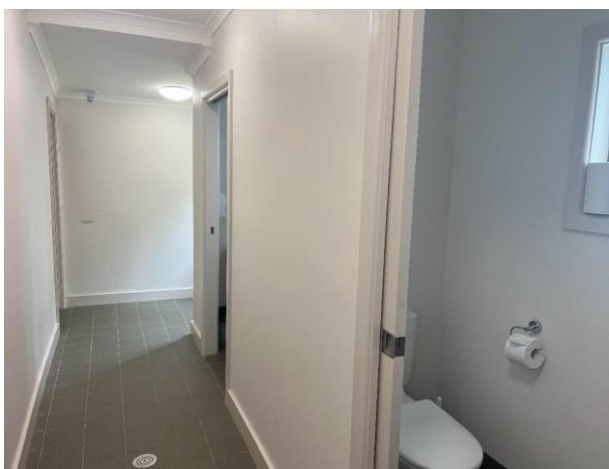
Line ID 142.1: Internal, Student Lodges, Snowgums Lodge, Redundant Plant Equipment, Loose Gasket , Gasket Material - Chrysotile Asbestos Detected



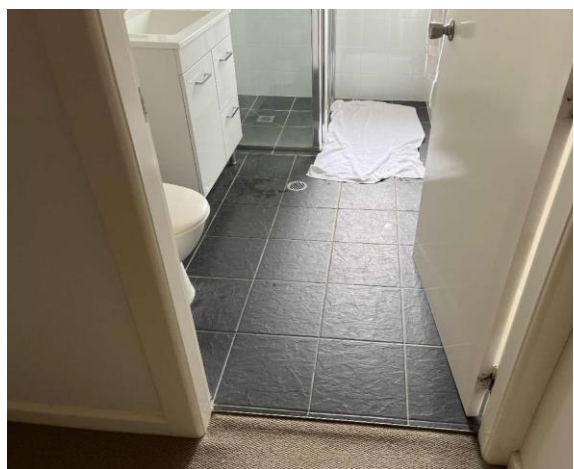
Line ID 143: Internal, Student Lodges, Snowgums Lodge, Toilets, Walls Behind Tiles, Fibre Cement Sheet - No Asbestos Detected



Line ID 144: Internal, TAFE, Toilets, Porch Entry, Ceiling Lining, Fibre Cement Sheet - No Asbestos Detected



Line ID 145: Internal, TAFE, Toilets, West End of Building, Corridor and Toilets, Wall Lining, Fibre Cement Sheet - No Asbestos Detected



Line ID 146: Internal, Torino Lodge, JSR Catering Toilet, Below Ceramic Tiles to Floor, Compressed Cement Sheeting - Suspected Asbestos



Line ID 147: Internal, Torino Lodge, Shower, Toilet and Laundry, Below Ceramic Tiles to Floor, Compressed Cement Sheeting - Suspected Asbestos



Line ID 148: External, Lodge 5, Veranda, Timber Window Frames, Cream Paint - Lead Detected (36% w/w)



Line ID 149: External, TAFE, Classroom Building, Timber Walls, Light Green Paint - Lead Detected (5.5% w/w)



Line ID 150: Internal, TAFE, Classroom, Walls, Cream Paint - Lead Detected (0.33% w/w)



Line ID 151: Internal, Maintenance, Chemical Store, Surfaces, Dust - Lead Detected (10 mg/kg)



Line ID 152: Internal, Margin Lodge, Ceiling Void, Throughout, Dust - Lead Detected (43 mg/kg)



Line ID 153: External, Dining Hall, Subfloor, Ductwork and Sheet Insulation, Insulation Material - Suspected SMF



Line ID 153.1: External, Dining Hall, Subfloor, Ductwork and Sheet Insulation, Insulation Material - Suspected SMF



Line ID 154: External, Lodge 5, Toilet Block, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 155: External, Lodge 6, Guest Laundry, Debris, Insulation Batts - Suspected SMF



Line ID 156: External, Lodge 6, Guest Laundry, Hot Water Heater, Insulation Material - Suspected SMF



Line ID 157: External, TAFE, Classroom Building, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 158: External, TAFE, Classroom Building, Puzzle Room Entrance, Hot Water Unit, Insulation Material - Suspected SMF



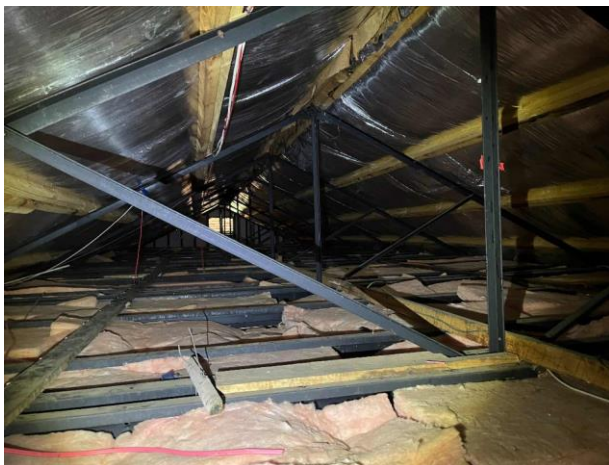
Line ID 159: External, Torino Lodge, Rear Lower Section to Subfloor, Hot Water Units, Insulation Material - Suspected SMF



Line ID 160: Internal, Conference Centre, Boiler Room, Ceiling Void, Insulation Batts - Suspected SMF



Line ID 161: Internal, Conference Centre, Boiler Room, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 162: Internal, Lodge 5, Ceiling Void, Throughout, Insulation Batts - Suspected SMF



Line ID 162.1: Internal, Lodge 5, Ceiling Void, Throughout, Insulation Batts - Suspected SMF



Line ID 163: Internal, Lodge 5, Ceiling Void, Underside of Roof, Sarking Insulation - Suspected SMF



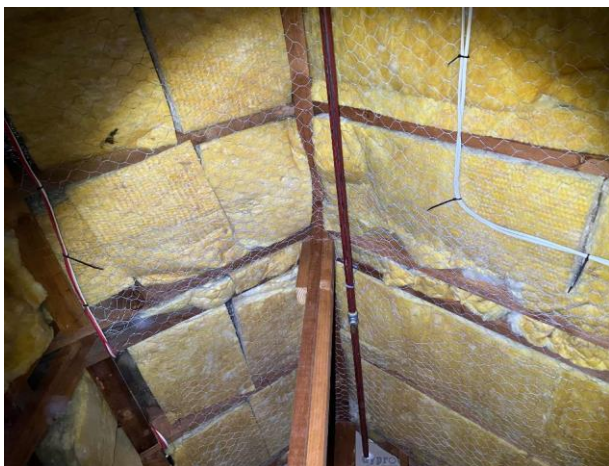
Line ID 164: Internal, Lodge 5, Common Room, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 165: Internal, Maintenance, Laundry, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 166: Internal, Margin Lodge, Ceiling Void, Wall and Roof Lining, Insulation Batts - Suspected SMF



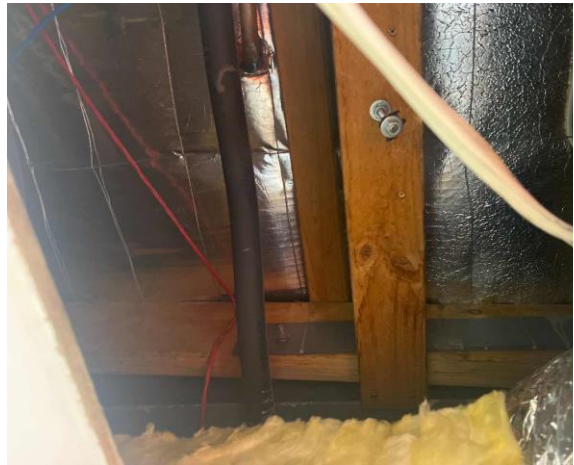
Line ID 166.1: Internal, Margin Lodge, Ceiling Void, Wall and Roof Lining, Insulation Batts - Suspected SMF



Line ID 167: Internal, Milton Lodge, Accommodation Block, Air Conditioning Ductwork, Insulation Material - Suspected SMF



Line ID 168: Internal, Milton Lodge, Accommodation Block, Ceiling Void, Insulation Batts - Suspected SMF



Line ID 169: Internal, Milton Lodge, Accommodation Block, Ceiling Void, Underside of Roof, Sarking Insulation - Suspected SMF



Line ID 170: Internal, Milton Lodge, Accommodation Block, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 170.1: Internal, Milton Lodge, Accommodation Block, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 171: Internal, Moguls Restaurant, Kitchen, Ceiling Void, Underside of Roof, Sarking Insulation - Suspected SMF



Line ID 172: Internal, Moguls Restaurant, Kitchen, Within Ovens and Equipment, Insulation Material - Suspected SMF



Line ID 173: Internal, Reception, Ceiling Void, Throughout, Insulation Batts - Suspected SMF



Line ID 174: Internal, Reception, Ceiling Void, Underside of Roof, Sarking Insulation - Suspected SMF



Line ID 175: Internal, Reception, Kitchen, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 175.1: Internal, Reception, Kitchen, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 184: Internal, Student Lodges, Kareela Lodge, Basement Plant Room, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 185: Internal, Student Lodges, Kareela Lodge, Basement Plant Room, Pipes, Insulation Material - Suspected SMF



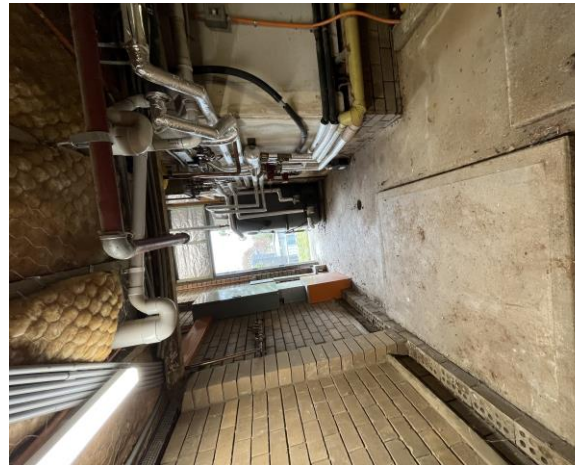
Line ID 188: Internal, Student Lodges, Merritts Lodge, Basement Plant Room, Hot Water Unit, Insulation Material - Suspected SMF



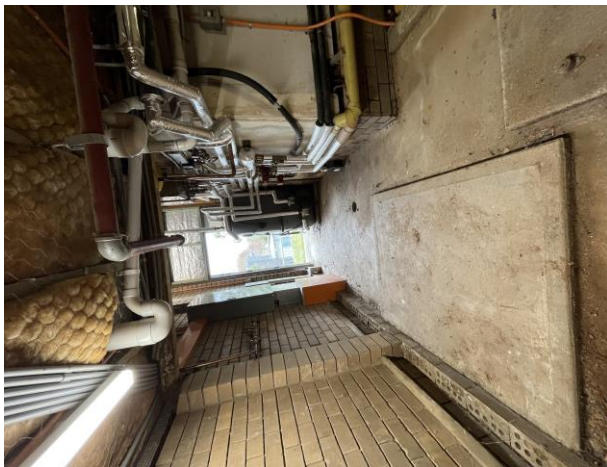
Line ID 189: Internal, Student Lodges, Merritts Lodge, Basement Plant Room, Pipes, Insulation Material - Suspected SMF



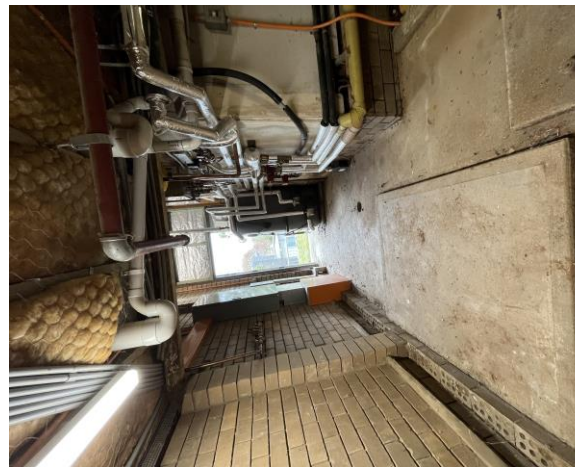
Line ID 190: Internal, Student Lodges, Merritts Lodge, Basement Plant Room, Underside of the Roof, Insulation Batts - Suspected SMF



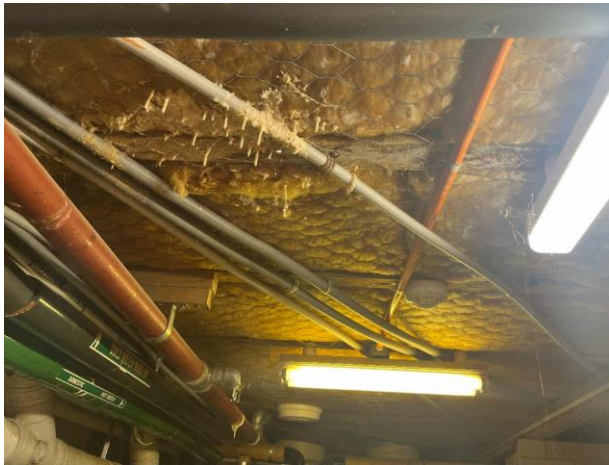
Line ID 192: Internal, Student Lodges, Ramshead Lodge, Basement Plant Room, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 193: Internal, Student Lodges, Ramshead Lodge, Basement Plant Room, Pipes, Insulation Material - Suspected SMF



Line ID 194: Internal, Student Lodges, Ramshead Lodge, Basement Plant Room, Underside of the Roof, Insulation Batts - Suspected SMF



Line ID 196: Internal, Student Lodges, Snowgums Lodge, Basement Plant Room, Underside of the Roof, Insulation Batts - Suspected SMF



Line ID 197: Internal, Student Lodges, Snowgums Lodge, Basement Plant Room, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 198: Internal, Student Lodges, Snowgums Lodge, Basement Plant Room, Pipes, Insulation Material - Suspected SMF



Line ID 199: Internal, Student Lodges, Snowgums Lodge, Basement Plant Room, Wall Lining, Insulation Batts - Suspected SMF



Line ID 200: Internal, TAFE, Toilets, Ceiling Void, Underside of Roof, Sarking Insulation - Suspected SMF



Line ID 201: Internal, TAFE, Classroom, Hot Water Unit, Insulation Material - Suspected SMF



Line ID 205: Internal, Indoor Gym and Sports Centre,
Whole area of the indoor sports is a construction zone, -
Presumed to contain asbestos or hazardous materials

Appendix D: Risk Assessment

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Risk Assessment

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

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

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

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

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

Table 2 - Risk Scores

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

Table 3 – Product Type (or debris)

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

Table 4 – Extent of Damage or Deterioration

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

Table 5 – Surface type and treatment

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

² Lead and PCB refers specifically to the analysis result

Appendix E: Legislative Requirements

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Legislative Requirements

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

State/Territories Relevant Legislation

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

States/Territories Code of Practices & Compliance Codes

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

Western Australia (WA)	Code of Practice for Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)].	Code of Practice for the Safe Removal of Asbestos [NOHSC:2002(2005)]
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The Victorian Compliance Codes align with the intent of the SafeWork Australia Model Code of Practice

Hazardous Materials Standard & Guidance Notes

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

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

Appendix F: Methodology

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Methodology

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

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

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

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

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

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

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

Appendix G: Statement of Limitations

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Statement of Limitations

The survey inspection conducted was not a destructive pre demolition/ refurbishment survey. A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works.

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

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

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

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

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

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

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

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

Asbestos Containing Materials

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

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

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

Notably, with some asbestos-containing bulk material it can be very difficult, or impossible to detect the presence of asbestos using the polarised light microscopy analytical method, even after ashing or disintegration of samples. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or attributed to the fact that, very fine fibres have been distributed individually throughout the materials.

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

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

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

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

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

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

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

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

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

Materials including (but not limited to) e.g. fire retardants, vermiculite, sprayed coatings and insulations cannot be feasibly sampled in their entirety due to the heterogeneous nature of such materials. Sample results provided are only representative of the material sampled, and in that particular sample location.

If any such materials are damaged or likely to be disturbed, due to (but not limited to) maintenance activities or building inspections, a risk assessment and targeted area sampling, with analytical confirmation should be undertaken in conjunction with the processes outlined in the Asbestos Management Plan (AMP) for the site.

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