

Office of Sport

Asbestos and Hazardous Materials Reinspection Assessment

Lake Burrendong Sport and Recreation Centre

205 Tara Road

Lake Burrendong NSW 2820

08/02/2023



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Asbestos and Hazardous Materials Reinspection Assessment

Prepared for

Office of Sport

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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 Lake Burrendong Sport and Recreation Centre located at 205 Tara Road, Lake Burrendong NSW 2820 (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					
Lake Burrendong Sport and 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 Lake Burrendong Sport and Recreation Centre located at 205 Tara Road, Lake Burrendong NSW 2820 (the Site). James Boyle and Leo Qu of Tetra Tech conducted the assessment on the 10/01/2023.

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 Lake Burrendong Sport and Recreation Centre located at 205 Tara Road, Lake Burrendong NSW 2820 (the site).

Table 1: Site Information	
Site:	Lake Burrendong Sport and Recreation Centre, 205 Tara Road, Lake Burrendong NSW 2820
Age (Circa):	1970
Site Description:	Public Recreational

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 / GF / Grounds South Adjacent to the Yarraman/Meroo Lodges / East Adjacent to the Visiting Staff Lodges, Ground Surface, Protruding Redundant Pipe	Moulded Fibre Cement	High
External / Maintenance Workshop / Elevations / Workshop South & North Wall & Machinery Shed North, Wall Cladding and Joinery	Compressed Cement Sheet	Medium
Internal / Dining Hall Complex / Elevations / Vertical Wall Joints Throughout	Construction Joint Mastic	Medium
Internal / Dining Hall Complex / Level 1 Throughout / Floor Covering	Vinyl Floor Tiles (Beige With Brown Fleck)	Medium
Internal / Dining Hall Complex / Level 1, West Ceiling Space / South Portion of Ceiling Space	Moulded Fibre Cement	Medium
Internal / Dining Hall Complex / West Hot Water Closet / Ceiling Area, Redundant Pipes	Moulded Fibre Cement	Medium
Internal / Goonal and Mullion Lodge / Utilities Closets / NE And SW Closets, Flue to Hot Water System	Formed AC Flue	Low
Internal / Goonal and Mullion Lodge / Utilities Closets / NE And SW Closets, In Base Collar of Hot Water System Flues	Woven Rope	Medium
Internal / Loading Dock Building / Internal, Ceiling Space / North Portion, Floor, Panelling	Compressed Cement Sheet	Low
Internal / Maintenance Workshop / Garage / North Storage Area, West Wall, Stored Planks on Wall	Profiled Fibre Cement Sheet Plank	Low
Internal / Merinda and Curra Gurra Lodge / Utilities Closets / NE and SW Closets, Domestic Hot Water System	Formed Asbestos Cement Flue Pipe	Low
Internal / Merinda and Curra Gurra Lodge / Utilities Closets / NE and SW Closets, in the Base Collar of Hot Water System Flues	Woven Rope	Medium
Internal / Meroo and Yarraman Lodge / Utilities Closets / SW Closet, Domestic Hot Water System	Moulded Cement Flue	Low
Internal / Meroo and Yarraman Lodge / Utilities Closets / SW Closet, In Base Collar Of Hot Water System Flues	Woven Ripe	Medium

Internal / Visiting Staff Rooms / Utilities Closets / NE Closet, Base Collar of Hot Water System Flues	Woven Rope Within Flue Pipe	Medium
Internal / Visiting Staff Rooms / Utilities Closets / NE Closet, Domestic Hot Water System	Flue Pipes	Low
External / Client Services Coordinator Residence / Elevations / Main Entrance, Porch, Ceiling Lining	Compressed Cement Sheet	Low
External / Client Services Coordinator Residence / Garage / East and West Elevations, Eaves Lining	Compressed Cement Sheet	Low
External / Client Services Coordinator Residence / Garage / Wall Cladding	Compressed Cement Sheet	Low
External / Client Services Coordinator Residence / Residence / Eaves	Compressed Cement Sheet	Low
External / Client Services Coordinator Residence / Residence / Wall Cladding	Compressed Cement Sheet	Low
External / Client Services Coordinator Residence / Residence / West Side	Bituminous Backing Board	Low
External / General Managers Residence / Elevations / East (Main Entry) and West (Rear Entry), Veranda Ceiling Lining	Compressed Cement Sheet	Low
External / General Managers Residence / Elevations / Perimeter of Residence, Eaves Lining	Compressed Cement Sheet	Low
External / Goonal and Mullion Lodge / Elevations / DB4 Cabinet Located SW Corner of Building	Bituminous Backing Board	Low
External / Lakeside Cottages 1 & 2 / Elevations / Northwest Corner of Cottage 2 in Mounted Metal box	Bituminous Electrical Backing Board	Low
External / Lakeside Cottages 1 & 2 / Elevations / South Side of Cottage 1 in Mounted Metal Box	Bituminous Electrical Backing Board	Low
External / Lakeside Cottages 1 & 2 / Perimeter of Cottage 1 / Eaves Lining - Sections above Windows	Compressed Cement Sheet	Low
External / Lakeside Cottages 1 & 2 / Perimeter of Cottage 2 / Eaves Lining - Sections above Windows	Compressed Cement Sheet	Low
External / Loading Dock Building / Elevations / West Side, Cement Communication Pit Lining	Fibre Cement Sheet	Low
External / Maintenance Workshop / Garage / Below South Window, Thick Infill Panel	Compressed Cement Sheet	Low
External / Maintenance Workshop / Garage / East & West Elevations, Eaves Lining & Joinery	Compressed Cement Sheet	Low
External / Maintenance Workshop / Garage / East Side, Infill Panels above Roller Doors	Compressed Cement Sheet	Low

External / Merinda and Curra Lodge / Elevations / DB3 Cabinet Located SW Corner of Building	Bituminous Electrical Backing Board	Low
External / Meroo and Yarraman Lodge / Elevations / DB3 Cabinet Located SW And corner of Building	Bituminous Electrical Backing Board	Low
External / Services Coordinator Residence / Elevations / East (Rear Entry) and West (Main Entry)	Compressed Cement Sheet	Low
External / Services Coordinator Residence / Elevations / Perimeter of Residence, Eaves Lining	Compressed Cement Sheet	Low
External / Services Coordinator Residence / Elevations / Within Recessed Metal Box at The SE Corner of The Residence	Bituminous Electrical Backing Board	Low
External / Visiting Staff Rooms / Elevations / DB2 Cabinet Located SW Corner	Bituminous Backing Board	Low
Internal / Administration Complex / North Section / Balustrade Between Split Levels, Thick Infill Panels	Compressed Cement Sheet	Low
Internal / Administration Complex / North Section Lower Level Supplies Area / Floor and Steps	Vinyl Floor Tiles Beige With Brown Fleck	Low
Internal / Administration Complex / South Section Entry Lobby, Clinic, Shop And Level 1 / Below Carpet, Beige With Brown Fleck	Vinyl Floor Tiles	Low
Internal / Administration Complex / South Section Entry Lobby, Clinic, Shop And Level 1 / Within Safe Walls	Internal Insulation	Low
Internal / Administration Complex / South Section Level 1 / Balustrade, Thick Infill Panels	Compressed Cement Sheet	Low
Internal / Client Services Coordinator Residence / Hallway / Manhole Cover	Compressed Cement Sheet	Low
Internal / Client Services Coordinator Residence / Laundry and Toilet / West Entry, Flat Wall Lining and Joinery	Compressed Cement Sheet	Low
Internal / Dining Hall Complex / Ground Level Dining Room And Middle Corridor / Below Linoleum Floor Covering	Beige With Brown Color Vinyl Floor Tiles	Low
Internal / Dining Hall Complex / Ground Level Dining Room And Middle Corridor / Within Fire Place and Chimney, Flue	Moulded Fibre Cement	Low
Internal / Dining Hall Complex / Kitchen Store Rooms And Office / Floor Covering	Vinyl Floor Tiles	Low
Internal / Dining Hall Complex / Level 1 Balustrade / Thick Infill Panels	Compressed Cement Sheet	Low
Internal / Dining Hall Complex / Main Switch Room / Orange Metal Cabinets	Bituminous Electrical Backing Board	Low
Internal / Dining Hall Complex / Staff Tea Room / Floor Covering	Vinyl Floor Tiles (Beige With Brown Fleck)	Low

Internal / General Managers Residence / Bathroom/Shower / Wall Lining	Compressed Cement Sheet	Low
Internal / General Managers Residence / Kitchen / Floor Covering	Brown Vinyl Floor Tiles	Low
Internal / General Managers Residence / Laundry / Wall Lining	Compressed Cement Sheet	Low
Internal / General Managers Residence / Toilet / Wall Lining	Compressed Cement Sheet	Low
Internal / Maintenance Workshop / Garage / Store Room	Cream Vinyl Floor Tiles	Low
Internal / Maintenance Workshop / Garage / Store Room, Wall Lining	Compressed Cement Sheet	Low
Internal / Maintenance Workshop / Garage / Toilets and Store Room, Ceiling Lining and Joinery	Compressed Cement Sheet	Low
Internal / Service Coordinator Residence / Bathroom/Shower / Wall Lining	Compressed Cement Sheet	Low
Internal / Service Coordinator Residence / Garage / Ceiling, Manhole Cover	Compressed Cement Sheet	Low
Internal / Service Coordinator Residence / Kitchen / Floor Covering	Brown Flecked Vinyl Floor Tiles	Low
Internal / Service Coordinator Residence / Laundry / NE Corner of Residence, Wall Lining	Compressed Cement Sheet	Low
Internal / Service Coordinator Residence / Toilet / Wall Lining	Compressed Cement Sheet	Low
Internal / Staff Lodge (Staff Residence) / Staff Residence / Shower/Toilet Amenities to Units 1-4, Wall Lining	Compressed Cement Sheeting	Low
External / Services Coordinator Residence / Roof / Refrigerant gas to the evaporative AC system	R22 Hydrochlorofluorocarbon (HCFC)	Very Low

2.1.2. Lead Based Paint

Location	Material Description	Risk Rating
External / Lakeside Cottages 1 & 2 / Cottages 1&2 / Steps and Door Frames	Light Tan Paint	Low
External / Maintenance Workshop / Garage / Roller Door Frames, Eaves and Infill Panels and Timber Doors	Exterior White Paint	Low
External / Client Services Coordinator Residence / Garage / Elevations and Eaves Throughout	White Paint	Low
External / Maintenance Workshop / Elevations / Garage Timber Barge Boards & West Wall of Workshop	Exterior Brown Paint	Very Low

External / Maintenance Workshop / Garage / Infill Panel Below South Window	Exterior Brown Paint	Very Low
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2.1.3. Lead Containing Dust

No suspect lead containing dust identified at the time of the assessment.

2.1.4. Synthetic Mineral Fibres

Location	Material Description	Risk Rating
External / Client Services Coordinator Residence / Residence / West Side, Rheem Domestic Hot Water System	Internal Insulation Material	Very Low
External / General Managers Residence / Elevations / West Side of Residence (Wall Mounted), Beasley Domestic Hot Water System	Insulation Material	Very Low
External / Lakeside Cottages 1 & 2 / Elevations / SW Corner, Rheem Domestic Hot Water System	Internal Insulation Material	Very Low
External / Maintenance Workshop / Garage / West Side, Zip Domestic Hot Water System	Internal Insulation Material	Very Low
External / Services Coordinator Residence / Elevations / North Side of Residence, Vulcan Domestic Hot Water System	Internal Insulation Material	Very Low
External / Services Coordinator Residence / North Side / Vulcan domestic Hot Water system	Internal Insulation Material	Very Low
External / Staff Lodge (Staff Residence) / West Side of Building / Insulation Box to Dux Hot Water System	Insulation Material	Very Low
External / Swimming Pool Complex / Ablutions Building / South Side, Square Hot Water System	Internal Insulation Material	Very Low
Internal / Administration Complex / Program Office / Below Sink Bench, Rheem Hot Water System	Internal Insulation	Very Low
Internal / Administration Complex / South Section Entry Lobby, Clinic, Shop And Level 1 / Clinic; West Wall, Hot Water System	Internal Insulation Material	Very Low
Internal / Client Services Coordinator Residence / Ceiling Space Throughout / Ceiling Lining	Loose Insulation Batts	Very Low
Internal / Conference Room Building / Bulk Food Store and Bushcraft Centre / Ceiling Space Throughout, Underside of Roof Beneath Panels	Sarking Insulation	Very Low
Internal / Conference Room Building / Bulk Food Store and Bushcraft Centre / Incinerator enclosure; South End of Building, Insulation Within Dux Hot Water System	Insulation Material	Very Low

Internal / Dining Hall Complex / Ceiling Space Above Dining Hall / Hot Water Pipe Work	Foil Wrapped Insulation Material	Very Low
Internal / Dining Hall Complex / Level 1, West Ceiling Space / South Ceiling Space	Flexible Ductwork Insulation	Very Low
Internal / Dining Hall Complex / Shower Room / Vulcan Hot Water System	Internal Insulation Material	Very Low
Internal / Dining Hall Complex / West Hot Water Closet / Pipework	Insulation Material	Very Low
Internal / General Managers Residence / Ceiling Space Throughout / Ceiling Space	Loose Insulation Batts	Very Low
Internal / General Managers Residence / Lounge Room / Woven Rope Seal to Door of Wood Fire Heater	Insulation Material	Very Low
Internal / Lakeside Cottages 1 & 2 / Cottage 1 & 2 / Ceiling Space Throughout	Loose Insulation Material	Very Low
Internal / Loading Dock Building / Internal, Ceiling Space / Ceiling Throughout	Sarking Insulation	Very Low
Internal / Recreational Hall / Internal / Ceiling Space Throughout, Underside of Roof	Foil Backed Insulation Material	Very Low
Internal / Service Coordinator Residence / Ceiling Space Throughout / Floor Between Timber Framework	Insulation Batts	Very Low
Internal / Service Coordinator Residence / Lounge Room / Floor, Woven Rope Seal to Door of Wood Fire Heater	Insulation Material	Very Low
Internal / Staff Lodge (Staff Residence) / Ceiling Space / Throughout	Loose Insulation Batts	Very Low
Internal / Swimming Pool Complex / Pump House / Underside of Roof	Foil Backed Insulation Material	Very Low
Internal / Visiting Staff Rooms / Utilities Closets / NE and SW Closets, Rheem Hot Water System	Internal Insulation Material	Very Low

2.1.5. Polychlorinated Biphenyls

Location	Material Description	Risk Rating
External / Maintenance Workshop / Garage / East Eaves and Awnings, Twin Long Tube Light	Capacitor(s)	Very Low
Internal / Administration Complex / North Section Office Kitchenette and General Manager's Office / Metal capacitor-Plessey, 4µf, Type APF240 SCR in single long	Capacitor	Very Low
Internal / Administration Complex / North Section Office Kitchenette and General Manager's Office / Single Long Light Fitting	Capacitor(s)	Very Low

Internal / Administration Complex / South Section / Recessed Troffer Fittings Throughout, Triple Long Fixtures	Capacitor(s)	Very Low
Internal / Administration Complex / South Section Activities Store Room and Level 1 Store Room / Single Long Light Fixtures	Capacitor(s)	Very Low
Internal / Administration Complex / South Section Female and Male toilets / Ceiling, Capacitor Within Single Long	Capacitor(s)	Very Low
Internal / Administration Complex / South Section Level 1 / Fittings in South Section G and L1 Store R, Twin Short Light Fixtures	Metal Capacitor(s)	Very Low
Internal / Dining Hall Complex / Ceiling Space Above Dining Hall / Ceiling Mounted Fittings Throughout Ground and Level 1, Single Short Tube Lights	Capacitor(s)	Very Low
Internal / Dining Hall Complex / Ceiling Space Above Dining Hall / Ceiling Mounted Fittings Throughout Ground Level, Twin Long Fixtures	Capacitor(s)	Very Low
Internal / Dining Hall Complex / Cleaners Store Room / Alcove at Main Entry to Dining Hall and Cleaners Store Rm, Single Short Tube Lights	Capacitor(s)	Very Low
Internal / Dining Hall Complex / Elevations / Wall Mounted Fittings Throughout, Single Short Tube Light Fixtures	Capacitor(s)	Very Low
Internal / Dining Hall Complex / Laundry, Kitchen Office and Freezer Room / Fittings, Triple Long Light Fixture	Capacitor(s)	Very Low
Internal / Maintenance Workshop / Garage / Garage Storage Room, Capacitor in Twin Long Tube Light	Capacitor(s)	Very Low
Internal / Maintenance Workshop / Garage / Storage Room, Twin Long Tube Lights	Capacitor(s)	Very Low
Internal / Swimming Pool Complex / Pump House and Ablutions Building / Throughout, Single Long Tube Light Fittings	Capacitors	Very Low

2.1.6. Ozone Depleting Substances

Location	Material Description	Risk Rating
External / Administration Complex / Elevations / North Side of Complex, Refrigerant Gas to The 'LG' AC Split System	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / Administration Complex / Elevations / Northwest Garden Area of Complex	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / Conference Room Building / North Side / Refrigerant Gas to LG AC Split System	R22 Hydrochlorofluorocarbon (HCFC)	Very Low

External / Dining Hall Complex / Elevations / South Side of Complex (On Pathway), Refrigerant Gas to The 'LG' AC Split System	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / Dining Hall Complex / Elevations / West Side of Complex (Window Mounted), Refrigerant Gas to AC Unit	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / Dining Hall Complex / North Side of Complex / Wall Mounted, Refrigerant Gas to 'Carrier' AC Split System	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / Merinda and Curra Lodge / Elevations / North and South Elevations, Refrigerant Gas to The 'Daikin' AC Units	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / Merinda and Curra Lodge / Elevations / North and South Side of The Building and On The Roof and Wall, Within 'LG' Split System	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / Meroo and Yarraman Lodge / Elevations / North and South Side of Building and on the Roof, Refrigerant Gas to AC System	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / Services Coordinator Residence / Elevations / West Elevation, Refrigerant Gas to the AC System	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / Staff Lodge (Staff Residence) / North Side of Building / Refrigerant Gas to AC System	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / Staff Lodge (Staff Residence) / South Side of Building / Refrigerant Gas to 'LG' AC Split System	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
External / Visiting Staff Rooms / Elevations / Located Adjacent Southern Enclosure, Refrigerant Gas to AC Unit	R22 Hydrochlorofluorocarbon (HCFC)	Very Low
Internal / Conference Room Building / Bulk Food Store and Bushcraft Centre / Kitchen; West Window Mounted Unit, Refrigerant Gas to 'Kelvinator' AC Unit	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

No Access

Internal Lakeside Units Units Demolished - Units Demolished

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

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. 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)].

3.4. Polychlorinated Biphenyls

- It may not be considered feasible to inspect every light fitting within a premise as information available in the public domain on the identification of PCB-containing capacitors is limited. However, all metal capacitors should be treated as containing PCB unless determined otherwise
- All capacitors containing or suspected as PCB or the fluorescent light fittings likely to be disturbed during future works should be removed prior to any future demolition, partial demolition, renovation or refurbishment in accordance with Department of Occupational Health, Safety and Welfare, Safe Handling of PCB in Fluorescent Light Capacitors – 1993 and with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.

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	Administration Complex / East Side of South Section / Roof, Below Skylight Window, Infill Panel	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-845	None Suspected	-	Throughout	-	-	Confirm status prior to any disturbance of this material.	1
External	Administration Complex / North and South Roofs / Pitched Roof Sky Lighting Feature, Profiled Plank Wall Cladding	Fibre Cement Sheet	Asbestos	Previously Sampled EO-843	No Asbestos Detected	-	Throughout	-	-	-	2
External	Administration Complex / West Side of North Section / Infill Panel Below Kitchenette Window	Fibre Cement Sheet	Asbestos	Previously Sampled EO-845	No Asbestos Detected	-	Throughout	-	-	-	3
External	Client Services Coordinator Residence / Elevations / Main Entrance, Porch, Ceiling Lining	Compressed Cement Sheet	Asbestos	Previously Sampled EO852.2	Chrysotile Asbestos Detected	Non-Friable	.25 m ²	Low	5 Yearly Reinspection	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.	4

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Client Services Coordinator Residence / Garage / East and West Elevations, Eaves Lining	Compressed Cement Sheet	Asbestos	Previously Sampled EO852.1	Chrysotile Asbestos Detected	Non-Friable	6 m ²	Low	5 Yearly Reinspection	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.	5
External	Client Services Coordinator Residence / Garage / Wall Cladding	Compressed Cement Sheet	Asbestos	Previously Sampled EO851.1	Chrysotile Asbestos Detected	Non-Friable	30 m ²	Low	5 Yearly Reinspection	Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	6
External	Client Services Coordinator Residence / Residence / Eaves	Compressed Cement Sheet	Asbestos	Previously Sampled EO852	Chrysotile Asbestos Detected	Non-Friable	15 m ²	Low	5 Yearly Reinspection	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.	7
External	Client Services Coordinator Residence / Residence / Wall Cladding	Compressed Cement Sheet	Asbestos	Previously Sampled EO851	Chrysotile Asbestos Detected	Non-Friable	80 m ²	Low	5 Yearly Reinspection	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	8

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.	
External	Client Services Coordinator Residence / Residence / West Side	Bituminous Backing Board	Asbestos	Previously Sampled EO854	Chrysotile Asbestos Detected	Non-Friable	1 m ²	Low	5 Yearly Reinspection	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.	9
External	Dining Hall Complex / Mid Roof Area / Pitched Roof Sky Lighting Feature	Profiled Fibre Cement Plank Wall Cladding	Asbestos	Refer to Previously Sampled EO-843.3	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	10
External	General Managers Residence / Elevations / East (Main Entry) and West (Rear Entry), Veranda Ceiling Lining	Compressed Cement Sheet	Asbestos	Previously Sampled EO856.1	Chrysotile Asbestos Detected	Non-Friable	12 m ²	Low	5 Yearly Reinspection	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.	11
External	General Managers Residence / Elevations / Perimeter of Residence, Eaves Lining	Compressed Cement Sheet	Asbestos	Previously Sampled EO856	Chrysotile Asbestos Detected	Non-Friable	30 m ²	Low	5 Yearly Reinspection	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	12

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.	
External	GF / Grounds South Adjacent to the Yarraman/Meroo Lodges / East Adjacent to the Visiting Staff Lodges, Ground Surface, Protruding Redundant Pipe	Moulded Fibre Cement	Asbestos	A106156	Chrysotile and Amosite Asbestos Detected	Friable	.5 Lm	High	As soon as reasonably practicable	In Common Area of Sensitive Occupants Restrict access and remove under controlled friable asbestos removal conditions as soon as practicable by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	13
External	Girrawaa Lodge / Elevations / Brickwork, Vertical Joints Throughout	Construction Joint Mastic	Asbestos	A105008	No Asbestos Detected	-	75 Lm	-	-	-	14
External	Goonal and Mullion Lodge / Elevations / DB4 Cabinet Located SW Corner of Building	Bituminous Backing Board	Asbestos	754-SYDEN311850334A8	Suspected Asbestos	Non-Friable	1 m ²	Low	5 Yearly Reinspection	Backing Board Not Observed on Surface. Live Equipment Prohibited Further Investigation 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.	15
External	Goonal and Mullion Lodge / Central of Roof / Pitched Roof Sky Lighting Feature	Profiled Fibre Cement Sheet Plank Wall Cladding	Asbestos	Refer to Previously Sampled EO-843.2	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	16

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Goonal and Mullion Lodge / East and West Elevations / Eaves	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-848.3	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	17
External	High Ropes Course Area & Initiatives / Ground Surface / Debris	Fibre Cement Sheet	Asbestos	Previously Sampled CB4001	Chrysotile, Amosite and Crocidolite Asbestos Detected	-	1 m ²	-	-	Not observed at the time of the inspection.	18
External	Lakeside Cottages 1 & 2 / Elevations / Between Units and Cottages; Water Pump Electrical Panel	Bituminous Backing Board	Asbestos	Previously Sampled EO854.4	Chrysotile Asbestos Detected	-	1 m ²	-	-	No Water Pump Electrical Box Observed During Site Inspection No suspect asbestos material identified at the time of the assessment.	19
External	Lakeside Cottages 1 & 2 / Elevations / Northwest Corner of Cottage 2 in Mounted Metal box	Bituminous Electrical Backing Board	Asbestos	Refer to Previously Sampled ID EO854.3	Chrysotile Asbestos Detected	Non-Friable	1 m ²	Low	5 Yearly Reinspection	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.	20

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Lakeside Cottages 1 & 2 / Elevations / South Side of Cottage 1 in Mounted Metal Box	Bituminous Electrical Backing Board	Asbestos	Previously Sampled EO854.2	Chrysotile Asbestos Detected	Non-Friable	1 m ²	Low	5 Yearly Reinspection	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.	21
External	Lakeside Cottages 1 & 2 / Perimeter of Cottage 1 / Eaves Lining - Sections above Windows	Compressed Cement Sheet	Asbestos	Previously Sampled EO865	Chrysotile Asbestos Detected	Non-Friable	6 m ²	Low	5 Yearly Reinspection	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.	22
External	Lakeside Cottages 1 & 2 / Perimeter of Cottage 1 / Profiled Plank Wall Cladding	Fibre Cement Sheet	Asbestos	Previously Sampled EO-864	No Asbestos Detected	-	Throughout	-	-	-	23
External	Lakeside Cottages 1 & 2 / Perimeter of Cottage 2 / Eaves Lining - Sections above Windows	Compressed Cement Sheet	Asbestos	Previously Sampled EO865.1	Chrysotile Asbestos Detected	Non-Friable	6 m ²	Low	5 Yearly Reinspection	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

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Lakeside Cottages 1 & 2 / Perimeter of Cottage 2 / Profiled Plank wall Cladding	Fibre Cement Sheet	Asbestos	Refer to Previously Sample EO- 864.1	None Suspected	-	Throughout	-	-	Confirm status prior to disturbing the material.	25
External	Loading Dock Building / Elevations / West Side, Cement Communication Pit Lining	Fibre Cement Sheet	Asbestos	Previously Sampled CB4002	Chrysotile & Amosite Asbestos Detected	Non-Friable	1 m ²	Low	5 Yearly Reinspection	No Access 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	Maintenance Workshop / Elevations / Workshop South & North Wall & Machinery Shed North, Wall Cladding and Joinery	Compressed Cement Sheet	Asbestos	Previously Sampled EO861	Chrysotile & Amosite Asbestos Detected	Non-Friable	60 m ²	Medium	As Soon as Reasonably Practicable	Some Localised Areas of Damage. Encapsulate exposed sections, remove debris under controlled non-friable asbestos removal conditions by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	27
External	Maintenance Workshop / Garage / Below South Window, Thick Infill Panel	Compressed Cement Sheet	Asbestos	Previously Sampled EO863	Chrysotile Asbestos Detected	Non-Friable	.75 m ²	Low	5 Yearly Reinspection	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.	28

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Maintenance Workshop / Garage / East & West Elevations, Eaves Lining & Joinery	Compressed Cement Sheet	Asbestos	Previously Sampled EO858	Chrysotile Asbestos Detected	Non-Friable	10 m ²	Low	As soon as reasonably practicable	Some Localised Areas of Damage 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
External	Maintenance Workshop / Garage / East Side, Infill Panels above Roller Doors	Compressed Cement Sheet	Asbestos	Refer to Previously Sampled ID EO858.1	Chrysotile Asbestos Detected	Non-Friable	1 m ²	Low	5 Yearly Reinspection	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.	30
External	Merinda and Curra Lodge / Elevations / DB3 Cabinet Located SW Corner of Building	Bituminous Electrical Backing Board	Asbestos	754-SYDEN311850 334A6	Suspected Asbestos	Non-Friable	1 m ²	Low	5 Yearly Reinspection	Backing Board Not Observed on Surface. Live Equipment Prohibited Further Investigation 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	Merinda and Curra Lodge / Central of Roof / Pitched Roof Sky Lighting Feature	Profiled Plank Wall Cladding	Asbestos	Refer to Previously Sampled EO-843.6	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	32

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Merinda and Curra Lodge / East and West Elevation / Eaves	Fibre Cement Sheet	Asbestos	Previously Sampled EO-848	No Asbestos Detected	-	-	-	-	-	33
External	Meroo and Yarraman Lodge / Elevations / DB3 Cabinet Located SW And corner of Building	Bituminous Electrical Backing Board	Asbestos	754-SYDEN311850 334A7	Suspected Asbestos	Non-Friable	1 m ²	Low	5 Yearly Reinspection	Not observed at time of site inspection. Live equipment; No access for further investigation. 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.	34
External	Meroo and Yarraman Lodge / Central to Roof / Pitched Roof Skylight Feature	Profiled Fibre Cement Sheet Plank	Asbestos	Refer to Previously Sampled EO-843.5	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	35
External	Meroo and Yarraman Lodge / East and West Elevations / Eaves Lining	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-848.5	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	36
External	Services Coordinator Residence / Elevations / BBQ Facility in NE	Compressed Cement Sheet	Asbestos	Previously Sampled EO853	Chrysotile Asbestos Detected	Non-Friable	-	-	-	Not observed at time of site inspection. Suspected removed, no clearance certificate available. No suspect asbestos material identified at the time of the assessment.	37

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
	Garden Area (South Tiled Section), Brick and Tile Support										
External	Services Coordinator Residence / Elevations / East (Rear Entry) and West (Main Entry)	Compressed Cement Sheet	Asbestos	Previously Sampled EO856.3	Chrysotile Asbestos Detected	Non-Friable	28 m ²	Low	5 Yearly Reinspection	Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	38
External	Services Coordinator Residence / Elevations / Perimeter of Residence, Eaves Lining	Compressed Cement Sheet	Asbestos	Previously Sampled EO856.2	Chrysotile Asbestos Detected	Non-Friable	40 m ²	Low	5 Yearly Reinspection	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.	39
External	Services Coordinator Residence / Elevations / Within Recessed Metal Box at The SE Corner of The Residence	Bituminous Electrical Backing Board	Asbestos	Previously Sampled EO854.1	Chrysotile Asbestos Detected	Non-Friable	1 m ²	Low	5 Yearly Reinspection	Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	40

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Services Coordinator Residence / Roof / Refrigerant gas to the evaporative AC system	R22 Hydrochlorofluorocarbon (HCFC)	ODS	Previously Identified.1	ODS Refrigerant	-	1 Unit	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.	41
External	Staff Lodge (Staff Residence) / Northwest Corner and South Elevation / Veranda Ceiling Lining	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-836.2	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	42
External	Staff Lodge (Staff Residence) / Perimeter of Building / Eaves	Fibre Cement Sheet	Asbestos	Previously Sampled EO-836	No Asbestos Detected	-	-	-	-	-	43
External	Staff Lodge (Staff Residence) / South Side / Infill Panels Above Sliding Doors	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-836.1	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	44
External	Swimming Pool Complex / Adjacent Pump House and Ablutions Building / Eaves Lining and Breezeway Ceiling Lining	Fibre Cement Sheet	Asbestos	Previously Sampled EO-840	No Asbestos Detected	-	-	-	-	-	45

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Visiting Staff Rooms / Elevations / DB2 Cabinet Located SW Corner	Bituminous Backing Board	Asbestos	754-SYDEN311850334A9	Suspected Asbestos	Non-Friable	1 m ²	Low	5 Yearly Reinspection	Backing Board Not Observed on Surface. Live Equipment Prohibited Further Investigation 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	Visiting Staff Rooms / Central of Roof / Pitched Roof Sky Lighting Feature	Profiled Fibre Cement Plank Wall Cladding	Asbestos	Refer to Previously Sampled EO-843.4	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	47
External	Visiting Staff Rooms / East and West Elevations / Eaves Lining	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-848.2	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	48
Internal	Administration Complex / North Section / Balustrade Between Split Administration Complex, Thick Infill Panels	Compressed Cement Sheet	Asbestos	Previously Sampled EO847.2	Chrysotile Asbestos Detected	Non-Friable	10 m ²	Low	5 Yearly Reinspection	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

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Administration Complex / North Section Lower Level Supplies Area / Floor and Steps	Vinyl Floor Tiles Beige With Brown Fleck	Asbestos	Previously Sampled EO841.4	Chrysotile Asbestos Detected	Non-Friable	30 m ²	Low	5 Yearly Reinspection	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.	50
Internal	Administration Complex / South Section Entry Lobby, Clinic, Shop And Level 1 / Below Carpet, Beige With Brown Fleck	Vinyl Floor Tiles	Asbestos	Previously Sampled EO841.5	Chrysotile Asbestos Detected	Non-Friable	25 m ²	Low	5 Yearly Reinspection	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.	51
Internal	Administration Complex / South Section Entry Lobby, Clinic, Shop And Level 1 / Within Safe Walls	Internal Insulation	Asbestos	754-SYDEN311850 256A2	Suspected Asbestos	Friable	1 Unit	Low	5 Yearly Reinspection	Confirm status and maintain in current condition if to remain in-situ in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	52
Internal	Administration Complex / South Section Level 1 / Balustrade, Thick Infill Panels	Compressed Cement Sheet	Asbestos	Previously Sampled EO847.1	Chrysotile Asbestos Detected	Non-Friable	2 m ²	Low	5 Yearly Reinspection	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	53

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	Administration Complex / North Section Office / Beneath Kitchenette Sink	Sound Dampener Membrane	Asbestos	Refer to Previously Sampled EO-846	No Asbestos Detected	-	-	-	-	-	54
Internal	Client Services Coordinator Residence / Hallway / Manhole Cover	Compressed Cement Sheet	Asbestos	Previously Sampled EO855.1	Chrysotile & Amosite Asbestos Detected	Non-Friable	.25 m ²	Low	5 Yearly Reinspection	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.	55
Internal	Client Services Coordinator Residence / Laundry and Toilet / West Entry, Flat Wall Lining and Joinery	Compressed Cement Sheet	Asbestos	Previously Sampled EO855	Chrysotile & Amosite Asbestos Detected	Non-Friable	10 m ²	Low	5 Yearly Reinspection	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	Conference Room Building / Between Bulk Food Store and	Fibre Cement Sheet	Asbestos	Previously Sampled EO-839	No Asbestos Detected	-	-	-	-	-	57

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
	Conference Room / Infill Panels Around Door										
Internal	Conference Room Building / Bulk Food Store and Adjacent Corridor / Floor Covering	Olive Green Vinyl Sheeting	Asbestos	Previously Sampled EO-838	No Asbestos Detected	-	-	-	-	-	58
Internal	Conference Room Building / Bushcraft Store Room / South End of Building, Upper Wall Panels	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-839	No Asbestos Detected	-	-	-	-	-	59
Internal	Conference Room Building / West Side of Conference Room Kitchen / Infill Panels Around Window Mounted AC Units	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-839	No Asbestos Detected	-	-	-	-	-	60
Internal	Dining Hall Complex / Elevations / Vertical Wall Joints Throughout	Construction Joint Mastic	Asbestos	Refer To Previously Sampled ID EO842	Chrysotile Asbestos Detected	Non-Friable	50 Lm	Medium	As soon as reasonably practicable	Brittle, Flaking Areas Encapsulate exposed sections and maintain in a good 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.	61

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Dining Hall Complex / Ground Level Dining Room And Middle Corridor / Below Linoleum Floor Covering	Beige With Brown Colour Vinyl Floor Tiles	Asbestos	Previously Sampled EO841	Chrysotile Asbestos Detected	Non-Friable	200 m ²	Low	5 Yearly Reinspection	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	Dining Hall Complex / Ground Level Dining Room And Middle Corridor / Within Fire Place and Chimney, Flue	Moulded Fibre Cement	Asbestos	754-SYDEN311850 256A1	Suspected Asbestos	Non-Friable	10 Lm	Low	5 Yearly Reinspection	Confirm status 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	Dining Hall Complex / Kitchen Store Rooms And Office / Floor Covering	Vinyl Floor Tiles	Asbestos	Previously Sampled EO841.2	Chrysotile Asbestos Detected	Non-Friable	20 m ²	Low	5 Yearly Reinspection	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.	64
Internal	Dining Hall Complex / Kitchen Store Rooms And Office / Office, Above West Entry, Panel	Compressed Cement Sheet	Asbestos	A105009	No Asbestos Detected	-	1 m ²	-	-	-	65

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Dining Hall Complex / Level 1 Balustrate / Thick Infill Panels	Compressed Cement Sheet	Asbestos	Previously Sampled EO847	Chrysotile Asbestos Detected	Non-Friable	50 m ²	Low	5 Yearly Reinspection	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	Dining Hall Complex / Level 1 Throughout / Floor Covering	Vinyl Floor Tiles (Beige With Brown Fleck)	Asbestos	Previously Sampled EO841.3	Chrysotile Asbestos Detected	Non-Friable	100 m ²	Medium	As soon as reasonably practicable	Broken Tiles with Exposed Edges, encapsulate exposed sections, remove under controlled non-friable asbestos removal conditions by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	67
Internal	Dining Hall Complex / Level 1, West Ceiling Space / Between Ductwork	Fabric Vibration Dampener	Asbestos	A106149	No Asbestos Detected	-	-	-	-	-	68
Internal	Dining Hall Complex / Level 1, West Ceiling Space / Rigid Ductwork, Seams and Flanges	Mastic Sealant	Asbestos	A106144	No Asbestos Detected	-	-	-	-	-	69
Internal	Dining Hall Complex / Level 1, West Ceiling Space / South Portion of Ceiling Space	Moulded Fibre Cement	Asbestos	A105019.1	Chrysotile Asbestos Detected	Non-Friable	20 Lm	Medium	As soon as reasonably practicable	Exposed Surfaces Restrict access and isolate area. Encapsulate exposed sections 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	70

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	Dining Hall Complex / Level 1, West Ceiling Space / Throughout	Dust	Asbestos	A106145	No Asbestos Detected	-	50 m²	-	-	-	71
Internal	Dining Hall Complex / Main Switch Room / Orange Metal Cabinets	Bituminous Electrical Backing Board	Asbestos	754-SYDEN311850334A5	Suspected Asbestos	Non-Friable	3 m²	Low	5 Yearly Reinspection	Live Equipment, No Access 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.	72
Internal	Dining Hall Complex / Staff Tea Room / Floor Covering	Vinyl Floor Tiles (Beige With Brown Fleck)	Asbestos	Previously Sampled EO841.1	Chrysotile Asbestos Detected	Non-Friable	10 m²	Low	5 Yearly Reinspection	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.	73
Internal	Dining Hall Complex / West Hot Water Closet / Ceiling Area, Redundant Pipes	Moulded Fibre Cement	Asbestos	A105019	Chrysotile Asbestos Detected	Non-Friable	10 Lm	Medium	As soon as reasonably practicable	Exposed Edges and Surfaces Restrict access and isolate area. Encapsulate exposed sections under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor in	74

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	Dining Hall Complex / West Hot Water Closet / Surfaces Throughout	Dust	Asbestos	A105018	No Asbestos Detected	-	10 m²	-	-	-	75
Internal	General Managers Residence / Bathroom/Shower / Wall Lining	Compressed Cement Sheet	Asbestos	Previously Sampled EO857.2	Chrysotile Asbestos Detected	Non-Friable	15 m²	Low	5 Yearly Reinspection	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.	76
Internal	General Managers Residence / Kitchen / Floor Covering	Brown Vinyl Floor Tiles	Asbestos	754-SYDEN311850 334A11.1	Suspected Asbestos	Non-Friable	20 m²	Low	5 Yearly Reinspection	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.	77
Internal	General Managers Residence / Laundry / Wall Lining	Compressed Cement Sheet	Asbestos	Previously Sampled EO857	Chrysotile Asbestos Detected	Non-Friable	12 m²	Low	5 Yearly Reinspection	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	78

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	General Managers Residence / Toilet / Wall Lining	Compressed Cement Sheet	Asbestos	Previously Sampled EO857.1	Chrysotile Asbestos Detected	Non-Friable	9 m ²	Low	5 Yearly Reinspection	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.	79
Internal	Goonal and Mullion Lodge / Utilities Closets / NE And SW Closets, Flue to Hot Water System	Formed AC Flue	Asbestos	Previously Sampled EO849.2	Chrysotile & Amosite Asbestos Detected	Non-Friable	2 m ²	Low	As soon as reasonably practicable	Encapsulate exposed sections, remove under controlled non-friable asbestos removal conditions by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	80
Internal	Goonal and Mullion Lodge / Utilities Closets / NE And SW Closets, In Base Collar of Hot Water System Flues	Woven Rope	Asbestos	Previously Sampled EO850.2	Chrysotile Asbestos Detected	Friable	.1 m ²	Medium	As soon as reasonably practicable	Flue Collar Encapsulated with Bag at the Time of Inspection. No Access at the Time of Inspection. Material Not Confirmed as Present. Confirm status, remove under controlled friable asbestos removal conditions as soon as practicable by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	81

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Goonal and Mullion Lodge / Utilities Closets / NE Closet, Surfaces Throughout	Dust	Asbestos	A106148	No Asbestos Detected	-	10 m ²	-	-	-	82
Internal	Goonal and Mullion Lodge / Utilities Closets / SW Closet, Surfaces Throughout	Dust	Asbestos	A106147	No Asbestos Detected	-	10 m ²	-	-	-	83
Internal	Goonal and Mullion Lodge / East and West Sides / Ceiling Lining	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-848.6	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	84
Internal	Goonal and Mullion Lodge / Lodge Units Ensuities, Toilet and Shower Facility / Wall Lining	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-848.7	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	85
Internal	Lakeside Cottages 1 & 2 / Cottage 1 / Bathroom Facility off Lounge Room	Fibre Cement Sheet Walls and Ceiling	Asbestos	Refer to Previously Sampled EO-867.8	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	86

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Lakeside Cottages 1 & 2 / Cottage 1 / East Entry, North and South Walls of the Adjacent Bedroom	Fibre Cement Sheet wall Lining	Asbestos	Previously Sampled EO-867	No Asbestos Detected	-	-	-	-	Confirm status prior to any disturbance of this material.	87
Internal	Lakeside Cottages 1 & 2 / Cottage 1 / Kitchen Facility, East, South and West Walls	Fibre Cement Sheet Walls and Ceiling Lining	Asbestos	Refer to Previously Sampled EO-867.6	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	88
Internal	Lakeside Cottages 1 & 2 / Cottage 1 / North and Middle Bedrooms	Fibre Cement Sheet Ceiling	Asbestos	Refer to Previously Sampled EO-867.1	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	89
Internal	Lakeside Cottages 1 & 2 / Cottage 1 / West Entry Room and Adj Shower/Toilet Facility and Toilet off Lounge Room	Fibre Cement Sheet Walls and Ceiling Lining	Asbestos	Refer to Previously Sampled EO-867.3	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	90
Internal	Lakeside Cottages 1 & 2 / Cottage 1 / West Shower/Toilet, Below Floor Tiles	Thick Fibre Cement Sheet Floor Panel	Asbestos	Previously Sampled EO-868	No Asbestos Detected	-	-	-	-	-	91

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Lakeside Cottages 1 & 2 / Cottage 2 / Bathroom Facility off Lounge Room	Fibre Cement Sheet Walls and Ceiling Lining	Asbestos	Refer to Previously Sampled EO-867.7	None Suspected	-	-	-	-	Confirm status prior to disturbing the material.	92
Internal	Lakeside Cottages 1 & 2 / Cottage 2 / Kitchen Facility, East, South and West Walls	Fibre Cement Sheet Walls and Ceiling Lining	Asbestos	Refer to Previously Sampled EO-867.5	None Suspected	-	-	-	-	Confirm status prior to disturbing the material.	93
Internal	Lakeside Cottages 1 & 2 / Cottage 2 / Open Plan Room and Adj Bedroom off East Entry	North, South and East Walls, Fibre Cement Sheet Wall Lining	Asbestos	Refer to Previously Sampled EO-867.2	None Suspected	-	-	-	-	Confirm status prior to disturbing the material.	94
Internal	Lakeside Cottages 1 & 2 / Cottage 2 / West Entry Room and Adj Shower/Toilet Facility and Toilet off Lounge Room	Fibre Cement Sheet Walls and Ceiling Lining	Asbestos	Refer to Previously Sampled EO-867.4	None Suspected	-	-	-	-	Confirm status prior to disturbing the material.	95
Internal	Lakeside Cottages 1 & 2 / Cottage 2 / West Shower/Toilet, Below Floor Tiles	Thick Fibre Cement Sheet Floor Panel	Asbestos	Refer to Previously Sampled EO-868.1	None Suspected	-	-	-	-	Confirm status prior to disturbing the material.	96

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Loading Dock Building / Hallway and Storage Room / Floor Covering	Green Vinyl Sheet	Asbestos	A105020	No Asbestos Detected	-	50 m ²	-	-	-	97
Internal	Loading Dock Building / Internal, Ceiling Space / North Portion, Floor, Panelling	Compressed Cement Sheet	Asbestos	A105013	Chrysotile Asbestos Detected	Non-Friable	3 m ²	Low	As soon as reasonably practicable	Encapsulate exposed sections 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
Internal	Maintenance Workshop / Elevations / East Adjacent to North Portion of East Wall, Ground Surface, Debris	Compressed Cement Sheet Debris	Asbestos	A105011	No Asbestos Detected	-	.5 m ²	-	-	Loose Debris	99
Internal	Maintenance Workshop / Garage / North Storage Area, West Wall, Stored Planks on Wall	Profiled Fibre Cement Sheet Plank	Asbestos	A105010	Chrysotile Asbestos Detected	Non-Friable	30 m ²	Low	As soon as reasonably practicable	Encapsulate exposed sections 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	Maintenance Workshop / Garage / Store Room	Cream Vinyl Floor Tiles	Asbestos	Previous Sampled EO862	Chrysotile Asbestos Detected	Non-Friable	16 m ²	Low	5 Yearly Reinspection	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	101

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	Maintenance Workshop / Garage / Store Room, Wall Lining	Compressed Cement Sheet	Asbestos	Previously Sampled EO858.3	Chrysotile Asbestos Detected	Non-Friable	20 m ²	Low	5 Yearly Reinspection	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.	102
Internal	Maintenance Workshop / Garage / Toilets and Store Room, Ceiling Lining and Joinery	Compressed Cement Sheet	Asbestos	Previously Sampled EO858.2	Chrysotile Asbestos Detected	Non-Friable	10 m ²	Low	5 Yearly Reinspection	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.	103
Internal	Maintenance Workshop / South Wall of Workshop / Small Switchboard	Bituminous Electrical Backing Board	Asbestos	Previously Visually Observed	No Asbestos Detected	-	-	-	-	Board complies with AS1795. Confirm status prior to any disturbance of this material.	104
Internal	Merinda and Curra Gurra Lodge / Utilities Closets / NE and SW Closets, Domestic Hot Water System	Formed Asbestos Cement Flue Pipe	Asbestos	Previously Sampled EO849	Chrysotile & Amosite Asbestos Detected	Non-Friable	2 m ²	Low	As soon as reasonably practicable	Encapsulate exposed sections and remove under controlled non-friable asbestos removal conditions by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant	105

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	
Internal	Merinda and Curra Gurra Lodge / Utilities Closets / NE and SW Closets, in the Base Collar of Hot Water System Flues	Woven Rope	Asbestos	Previously Sampled EO850	Chrysotile Asbestos Detected	Friable	2 m ²	Medium	As soon as reasonably practicable	Flue Collar Encapsulated with Bag at the Time of Inspection. No Access at the Time of Inspection. Material Not Confirmed as Present. Confirm status, remove under controlled friable asbestos removal conditions as soon as practicable by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	106
Internal	Merinda and Curra Gurra Lodge / Utilities Closets / NE Closet, Surfaces Throughout	Dust	Asbestos	A106146	No Asbestos Detected	-	10 m ²	-	-	-	107
Internal	Merinda and Curra Gurra Lodge / Utilities Closets / SW Closet, Surfaces Throughout	Dust	Asbestos	A105017	No Asbestos Detected	-	10 m ²	-	-	-	108
Internal	Merinda and Curra Gurra Lodge / East and West Sides / Ceiling Lining	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-848	No Asbestos Detected	-	-	-	-	Confirm status prior to any disturbance of this material.	109

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Merinda and Curra Gurra Lodge / Lodge Units Toilet and Shower / Wall Lining to Ensuities	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO- 848.1	No Asbestos Detected	-	4 -	-	-	Confirm status prior to any disturbance of this material.	110
Internal	Meroo and Yarraman Lodge / Utilities Closets / NE Closet, Formed AC Flue To The Domestic Hot Water System	Asbestos Containing Flue	Asbestos	Previously Sampled EO849.1	Removed	Non-Friable	0 m ²	-	-	Not observed at time of site inspection. Suspected to be removed, no clearance certificate available. No suspect asbestos material identified at the time of the assessment.	111
Internal	Meroo and Yarraman Lodge / Utilities Closets / NE Closet, In Base Collar Of Hot Water System Flues	Woven Rope	Asbestos	Previously Sampled EO850.1	Removed	-	.1 m ²	-	-	Not observed at time of site inspection. Suspected to have been removed, no clearance certificate available. No suspect asbestos material identified at the time of the assessment.	112
Internal	Meroo and Yarraman Lodge / Utilities Closets / NE Closet, Surfaces Throughout	Dust	Asbestos	A106161	No Asbestos Detected	-	10 m ²	-	-	-	113
Internal	Meroo and Yarraman Lodge / Utilities Closets / SE Closet, Surfaces Throughout	Dust	Asbestos	A106159	No Asbestos Detected	-	10 m ²	-	-	-	114

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Meroo and Yarraman Lodge / Utilities Closets / SW Closet, Domestic Hot Water System	Moulded Cement Flue	Asbestos	Refer to Previously Sampled ID EO852.3	Chrysotile Asbestos Detected	Non-Friable	5 Lm	Low	As soon as reasonably practicable	Encapsulate exposed sections, remove under controlled non-friable asbestos removal conditions 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
Internal	Meroo and Yarraman Lodge / Utilities Closets / SW Closet, In Base Collar Of Hot Water System Flues	Woven Ripe	Asbestos	Previously Sampled EO850	Suspected Asbestos	Friable	.1 m ²	Medium	As soon as reasonably practicable	Flue Collar Encapsulated with Bag at the Time of Inspection. No Access at the Time of Inspection. Material Not Confirmed as Present. Confirm status, remove under controlled friable asbestos removal conditions as soon as practicable by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	116
Internal	Meroo and Yarraman Lodge / East and West Sides / Ceiling Lining	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-848.1	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	117
Internal	Meroo and Yarraman Lodge / Lodge Units Ensuites, Toilet and Shower Facility / Wall Lining	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-848.4	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	118

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Service Coordinator Residence / Bathroom/Shower / Wall Lining	Compressed Cement Sheet	Asbestos	Previously Sampled EO857.5	Chrysotile Asbestos Detected	Non-Friable	15 m ²	Low	5 Yearly Reinspection	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.	119
Internal	Service Coordinator Residence / Garage / Ceiling, Manhole Cover	Compressed Cement Sheet	Asbestos	Previously Sampled EO857.6	Chrysotile Asbestos Detected	Non-Friable	.5 m ²	Low	5 Yearly Reinspection	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	Service Coordinator Residence / Kitchen / Floor Covering	Brown Flecked Vinyl Floor Tiles	Asbestos	754-SYDEN311850334A11	Suspected Asbestos	Non-Friable	7 m ²	Low	5 Yearly Reinspection	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.	121
Internal	Service Coordinator Residence / Laundry / NE Corner of Residence, Wall Lining	Compressed Cement Sheet	Asbestos	Previously Sampled EO857.3	Chrysotile Asbestos Detected	Non-Friable	12 m ²	Low	5 Yearly Reinspection	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	122

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	Service Coordinator Residence / Toilet / Wall Lining	Compressed Cement Sheet	Asbestos	Previously Sampled EO857.4	Chrysotile Asbestos Detected	Non-Friable	9 m ²	Low	5 Yearly Reinspection	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.	123
Internal	Staff Lodge (Staff Residence) / Staff Residence / Shower/Toilet Amenities to Units 1-4, Wall Lining	Compressed Cement Sheeting	Asbestos	754-SYDEN311850334A1	Suspected Asbestos	Non-Friable	24 m ²	Low	5 Yearly Reinspection	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.	124
Internal	Staff Lodge (Staff Residence) / Common Use Kitchen and Lounge Room / Infill Panels Above Window and Sliding Door	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-837.1	None Suspected	-	-	-	-	Confirm status prior to any disturbance of this material.	125
Internal	Staff Lodge (Staff Residence) / Laundry Facility / Ceiling Lining and Manhole Cover	Fibre Cement Sheet	Asbestos	Previously Sampled EO-837	No Asbestos Detected	-	-	-	-	-	126

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Swimming Pool Complex / Ablutions Building and South Hazchem Annex / Ceiling Lining	Fibre Cement Sheet	Asbestos	Refer to Previously Sampled EO-840	No Asbestos Detected	-	-	-	-	-	127
Internal	Visiting Staff Rooms / Utilities Closets / NE Closet, Base Collar of Hot Water System Flues	Woven Rope Within Flue Pipe	Asbestos	Previously Sampled EO850.3	Chrysotile Asbestos Detected	Friable	.1 m ²	Medium	As soon as reasonably practicable	Flue Collar Encapsulated with Bag at the Time of Inspection. No Access at the Time of Inspection. Material Not Confirmed as Present. Confirm status, remove under controlled friable asbestos removal conditions as soon as practicable by a Class A (friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	128
Internal	Visiting Staff Rooms / Utilities Closets / NE Closet, Domestic Hot Water System	Flue Pipes	Asbestos	Previously Sampled EO849.4	Chrysotile & Amosite Asbestos Detected	Non-Friable	5 Lm	Low	As soon as reasonably practicable	Encapsulate exposed sections, remove under controlled non-friable asbestos removal conditions by a Class B (non-friable) licensed asbestos removal contractor in accordance with relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes.	129
Internal	Visiting Staff Rooms / Utilities Closets / NE Closet, Throughout Surfaces	Dust	Asbestos	A106157	No Asbestos Detected	-	10 m ²	-	-	-	130

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Visiting Staff Rooms / Utilities Closets / SW Closet, Flue to The Domestic Hot Water System	Asbestos Containing Flue	Asbestos	Previously Sampled EO849.3	Chrysotile & Amosite Asbestos Detected	Non-Friable	0 m ²	-	-	Flue not Present at time of inspection. No clearance certificate available. No suspect asbestos material identified at the time of the assessment.	131
Internal	Visiting Staff Rooms / Utilities Closets / SW Closet, In Base Collar Of Hot Water System Flues	Woven Rope	Asbestos	Previously Sampled EO851	No Asbestos Detected	Not Applicable	0 m ²	-	-	Base Collar of Hot Water System Not Present During Site Inspection No suspect asbestos material identified at the time of the assessment.	132
Internal	Visiting Staff Rooms / Utilities Closets / SW Closet, Surfaces	Dust	Asbestos	A106158	No Asbestos Detected	Friable	10 m ²	-	-	-	133
External	Client Services Coordinator Residence / Garage / Elevations and Eaves Throughout	White Paint	Lead Paint	L08490	Lead Detected (0.18% w/w)	-	108 m ²	Low	-	Flaking >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.	134
External	Lakeside Cottages 1 & 2 / Cottages 1&2 / Steps and Door Frames	Light Tan Paint	Lead Paint	Previously Sampled EO-866	Lead Detected 0.1% w/w	-	Throughout	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	135

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										works. Conduct a risk assessment to determine the level of remediation controls required.	
External	Maintenance Workshop / Elevations / Garage Timber Barge Boards & West Wall of Workshop	Exterior Brown Paint	Lead Paint	Refer to Previously Sampled ID EO860	Lead Detected (0.1% w/w)	-	30 m2	Very Low	-	Lower Layer Paint Present >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.	136
External	Maintenance Workshop / Garage / Infill Panel Below South Window	Exterior Brown Paint	Lead Paint	Previously Sampled EO860.1	Lead Detected (0.1% w/w)	-	1 m2	Very Low	-	Brown Paint Was Present as Lower Layer >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.	137
External	Maintenance Workshop / Garage / Roller Door Frames, Eaves and Infill Panels and Timber Doors	Exterior White Paint	Lead Paint	Previously Sampled EO859	Lead Detected (0.2% w/w)	-	150 m2	Low	-	>0.1% lead content, maintain in current condition, over paint with a lead-free paint as part of ongoing maintenance. Remove under controlled conditions in accordance with AS 4361.2, Guide to hazardous paint management - 2017 Part 2: Lead paint in residential, public and commercial buildings prior to renovation or demolition works. Conduct a risk assessment to determine the level of remediation controls required.	138

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Client Services Coordinator Residence / Residence / West Side, Rheem Domestic Hot Water System	Internal Insulation Material	SMF	754-SYDEN311850334S18	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)].	139
External	General Managers Residence / Elevations / West Side of Residence (Wall Mounted), Beasley Domestic Hot Water System	Insulation Material	SMF	754-SYDEN311850334S21	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)].	140
External	Lakeside Cottages 1 & 2 / Elevations / SW Corner, Rheem Domestic Hot Water System	Internal Insulation Material	SMF	754-SYDEN311850334S26	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)].	141
External	Maintenance Workshop / Garage / West Side, Zip Domestic Hot Water System	Internal Insulation Material	SMF	754-SYDEN311850334S25	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)].	142
External	Services Coordinator Residence / Elevations / North Side of Residence, Vulcan Domestic Hot Water System	Internal Insulation Material	SMF	754-SYDEN311850334S24	Suspected SMF	-	1 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)].	143

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Services Coordinator Residence / North Side / Vulcan domestic Hot Water system	Internal Insulation Material	SMF	Previously Identified.9	Suspected SMF	-	1 Unti	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	144
External	Staff Lodge (Staff Residence) / West Side of Building / Insulation Box to Dux Hot Water System	Insulation Material	SMF	754-SYDEN311850 334S1	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)].	145
External	Swimming Pool Complex / Ablutions Building / South Side, Square Hot Water System	Internal Insulation Material	SMF	754-SYDEN311850 334S6	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)].	146
Internal	Administration Complex / Program Office / Below Sink Bench, Rheem Hot Water System	Internal Insulation	SMF	754-SYDEN311850 334S10	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)].	147
Internal	Administration Complex / South Section Entry Lobby, Clinic, Shop And Level 1 / Clinic; West Wall, Hot Water System	Internal Insulation Material	SMF	754-SYDEN311850 334S11	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)].	148

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Client Services Coordinator Residence / Ceiling Space Throughout / Ceiling Lining	Loose Insulation Batts	SMF	754-SYDEN311850334S17	Suspected SMF	-	300 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)].	149
Internal	Client Services Coordinator Residence / Lounge Room / Door of Wood Fire Heater	Woven Rope Seal	SMF	754-SYDEN311850334S16	None Suspected	-	1 Unit	-	-	No suspect SMF material identified at the time of the assessment.	150
Internal	Conference Room Building / Bulk Food Store and Bushcraft Centre / Ceiling Space Throughout, Underside of Roof Beneath Panels	Sarking Insulation	SMF	754-SYDEN311850334S4	Suspected SMF	Non-Friable	500 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)].	151
Internal	Conference Room Building / Bulk Food Store and Bushcraft Centre / Incinerator enclosure; South End of Building, Insulation Within Dux Hot Water System	Insulation Material	SMF	754-SYDEN311850334S3	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)].	152
Internal	Dining Hall Complex / Ceiling Space Above Dining Hall / Hot Water Pipe Work	Foil Wrapped Insulation Material	SMF	754-SYDEN311850334S9	Suspected SMF	-	30 Lm	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

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Dining Hall Complex / Level 1, West Ceiling Space / South Ceiling Space	Flexible Ductwork Insulation	SMF	754-SYDEN311850256S1	Suspected SMF	-	20 Lm	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
Internal	Dining Hall Complex / Shower Room / Vulcan Hot Water System	Internal Insulation Material	SMF	754-SYDEN311850334S8	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)].	155
Internal	Dining Hall Complex / West Hot Water Closet / Pipework	Insulation Material	SMF	754-SYDEN311850256S2	Suspected SMF	-	3 Lm	Very Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	156
Internal	General Managers Residence / Ceiling Space Throughout / Ceiling Space	Loose Insulation Batts	SMF	754-SYDEN311850334S20	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
Internal	General Managers Residence / Lounge Room / Woven Rope Seal to Door of Wood Fire Heater	Insulation Material	SMF	754-SYDEN311850334S19	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
Internal	Goonal and Mullion Lodge / Utilities Closets / NE and SW Closets, Hot Water System	Internal Insulation Material	SMF	754-SYDEN311850334S14	None Suspected	-	1 Unit	-	-	No suspect SMF material identified at the time of the assessment.	159

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Lakeside Cottages 1 & 2 / Cottage 1 & 2 / Ceiling Space Throughout	Loose Insulation Material	SMF	754-SYDEN311850334S27	Suspected SMF	-	400 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)].	160
Internal	Loading Dock Building / Internal, Ceiling Space / Ceiling Throughout	Sarking Insulation	SMF	754-SYDEN311850256S3	Suspected SMF	-	200 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)].	161
Internal	Merinda and Curra Gurra Lodge / Utilities Closets / NE and SW Closets, Rheem Hot Water System	Internal Insulation Material	SMF	754-SYDEN311850334S12	None Suspected	-	1 Units	-	-	No suspect SMF material identified at the time of the assessment.	162
Internal	Meroo and Yarraman Lodge / Utilities Closets / NE and SW Closets, Hot Water Heater	Insulation Material	SMF	754-SYDEN311850334S13	None Suspected	-	1 Unit	-	-	No suspect SMF material identified at the time of the assessment.	163
Internal	Recreational Hall / Internal / Ceiling Space Throughout, Underside of Roof	Foil Backed Insulation Material	SMF	754-SYDEN311850334S5	Suspected SMF	-	400 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)].	164
Internal	Service Coordinator Residence / Ceiling Space Throughout / Floor Between Timber Framework	Insulation Batts	SMF	754-SYDEN311850334S23	Suspected SMF	-	300 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)].	165

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Service Coordinator Residence / Lounge Room / Floor, Woven Rope Seal to Door of Wood Fire Heater	Insulation Material	SMF	754-SYDEN311850334S22	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)].	166
Internal	Staff Lodge (Staff Residence) / Ceiling Space / Throughout	Loose Insulation Batts	SMF	754-SYDEN311850334S2	Suspected SMF	-	300 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)].	167
Internal	Swimming Pool Complex / Pump House / Underside of Roof	Foil Backed Insulation Material	SMF	754-SYDEN311850334S7	Suspected SMF	-	250 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)].	168
Internal	Visiting Staff Rooms / Utilities Closets / NE and SW Closets, Rheem Hot Water System	Internal Insulation Material	SMF	754-SYDEN311850334S15	Suspected SMF	-	1 Unit	Very Low	-	No suspect SMF material identified at the time of the assessment.	169
External	Maintenance Workshop / Garage / East Eaves and Awnings, Twin Long Tube Light	Capacitor(s)	PCB	754-SYDEN311850334P12	Suspected PCB	-	1 Unit	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	170
Internal	Administration Complex / North Section Office Kitchenette and General Manager's Office / Metal	Capacitor	PCB	Previously Identified.8	Suspected PCB Material	-	Unknown	Very Low	-	PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the	171

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
	capacitor-Plessey, 4µf, Type APF240 SCR in single long									Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.	
Internal	Administration Complex / North Section Office Kitchenette and General Manager's Office / Single Long Light Fitting	Capacitor(s)	PCB	754-SYDEN311850 334P7	PCB Capacitor	-	1 Unit	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	172
Internal	Administration Complex / South Section / Recessed Troffer Fittings Throughout, Triple Long Fixtures	Capacitor(s)	PCB	754-SYDEN311850 334P11	PCB Capacitor	-	1 Unit	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	173
Internal	Administration Complex / South Section Activities Store Room and Level 1 Store Room / Single Long Light Fixtures	Capacitor(s)	PCB	754-SYDEN311850 334P8	PCB Capacitor	-	1 Unit	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	174
Internal	Administration Complex / South Section Female and Male toilets / Ceiling, Capacitor Within Single Long	Capacitor(s)	PCB	754-SYDEN311850 334P9	PCB Capacitor	-	1 Unit	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	175

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Administration Complex / South Section Level 1 / Fittings in South Section G and L1 Store R, Twin Short Light Fixtures	Metal Capacitor(s)	PCB	754-SYDEN311850334P10	PCB Capacitor	-	1 Unit	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	176
Internal	Client Services Coordinator Residence / Kitchen / Twin Long Tube Light	Capacitor-Plessey Ducon, 7µf, Type P116	PCB	Previously Identified.7	Non PCB Material	-	-	-	-	Not identified in the ANZECC -manufacture date is 1993	177
Internal	Dining Hall Complex / Ceiling Space Above Dining Hall / Ceiling Mounted Fittings Throughout Ground and Dining Hall Complex 1, Single Short Tube Lights	Capacitor(s)	PCB	754-SYDEN311850334P4	PCB Capacitor	-	1 Unit	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	178
Internal	Dining Hall Complex / Ceiling Space Above Dining Hall / Ceiling Mounted Fittings Throughout Ground Dining Hall Complex, Twin Long Fixtures	Capacitor(s)	PCB	754-SYDEN311850334P5	PCB Capacitor	-	1 Unit	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	179
Internal	Dining Hall Complex / Cleaners Store Room / Alcove at Main Entry to Dining Hall and Cleaners	Capacitor(s)	PCB	754-SYDEN311850334P2	PCB Capacitor	-	1 Units	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	180

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
	Store Rm, Single Short Tube Lights										
Internal	Dining Hall Complex / Elevations / Wall Mounted Fittings Throughout, Single Short Tube Light Fixtures	Capacitor(s)	PCB	754-SYDEN311850334P3	PCB Capacitor	-	1 Units	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	181
Internal	Dining Hall Complex / Laundry, Kitchen Office and Freezer Room / Fittings, Triple Long Light Fixture	Capacitor(s)	PCB	754-SYDEN311850334P6	PCB Capacitor	-	1 Unit	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	182
Internal	Goonal and Mullion Lodge / Throughout / Twin Long Tube and Single Long Tube Light Fittings	Capacitors	PCB	Previously Identified.6	Non PCB Material	-	Throughout	-	-	Capacitor-Plessey, 7µf, Type 427/1/00304/003 in lights and Capacitor-Plessey, 3µf, Type 427/1/00303/003 in lights.	183
Internal	Lakeside Cottages 1 & 2 / Cottage 1 & 2 / Kitchen Facility	No Capacitor in long single tube lights	PCB	Previously Identified.10	Non PCB Material	-	1 Unit	-	-	-	184
Internal	Maintenance Workshop / Garage / Garage Storage Room,	Capacitor(s)	PCB	754-SYDEN311850334P13	Suspected PCB	-	1 Units	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	185

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
	Capacitor in Twin Long Tube Light										
Internal	Maintenance Workshop / Garage / Storage Room, Twin Long Tube Lights	Capacitor(s)	PCB	754-SYDEN311850334P14	Suspected PCB	-	1 Unit	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	186
Internal	Merinda and Curra Gurra Lodge / Throughout / Lightfittings	Capacitors	PCB	Previously Identified.4	Non PCB Material	-	-	-	-	Capacitor-Plessey, 7µf, Type 427/1/00304/003 in twin long and Capacitor-Plessey, 3µf, Type 427/1/00303/003 in single long.	187
Internal	Meroo and Yarraman Lodge / Throughout / Twin Long Tube and Single Tube Light Fittings	Capacitors	PCB	Previously Identified.5	Non PCB Material	-	Throughout	-	-	Capacitor-Plessey, 7µf, Type 427/1/00304/003 in lights and Capacitor-Plessey, 3µf, Type 427/1/00303/003 in lights.	188
Internal	Swimming Pool Complex / Pump House and Ablutions Building / Throughout, Single Long Tube Light Fittings	Capacitors	PCB	754-SYDEN311850334P1	Suspected PCB	-	3 Throughout Building	Very Low	-	PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works.	189
External	Administration Complex / Elevations / North Side of Complex, Refrigerant Gas to The 'LG' AC Split System	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850334O12	ODS Refrigerant	-	1 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	190

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										Synthetic Greenhouse Gas Management Amendment Regulation 2012.	
External	Administration Complex / Elevations / Northwest Garden Area of Complex	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850334O13	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.	191
External	Client Services Coordinator Residence / Residence / West Side, Wall Mounted AC Unit	Non-ODS	ODS	754-SYDEN311850334O19	Non ODS Refrigerant	-	1 Unit	-	-	Previously Identified R410a Hydrochlorofluorocarbon (HCFC) Not Observed During Site Investigation No suspect ODS's identified at the time of the assessment.	192
External	Conference Room Building / North Side / Refrigerant Gas to LG AC Split System	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850334O3	ODS Refrigerant	-	1 Unit	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.	193
External	Dining Hall Complex / Elevations / South Side of Complex (On Pathway), Refrigerant Gas to The 'LG' AC Split System	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850334O6	ODS Refrigerant	-	4 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	194

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										Synthetic Greenhouse Gas Management Amendment Regulation 2012.	
External	Dining Hall Complex / Elevations / West Side of Complex (Window Mounted), Refrigerant Gas to 'Kelvinator' AC Units	Non-ODS	ODS	754-SYDEN31185033407	Removed	-	2 Units	-	-	Previously Identified R22 Hydrochlorofluorocarbon (HCFC) Removed/Not Observed During Site Investigation No suspect ODS's identified at the time of the assessment.	195
External	Dining Hall Complex / Elevations / West Side of Complex (Window Mounted), Refrigerant Gas to AC Unit	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN31185033408	ODS Refrigerant	-	1 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.	196
External	Dining Hall Complex / North Side of Complex / Wall Mounted, Refrigerant Gas to 'Carrier' AC Split System	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN31185033405	ODS Refrigerant	-	1 Unit	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.	197
External	General Managers Residence / Elevations / East Side of Residence in Garden Area,	R410A Hydrofluorocarbon (HFC)	ODS	754-SYDEN311850334023	Non ODS Refrigerant	-	1 Unit	-	-	Previously Identified R22 Hydrochlorofluorocarbon (HCFC) Not Observed During Site Investigation No suspect ODS's identified at the time of the assessment.	198

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
	Refrigerant Gas to The 'LG' AC Split System										
External	General Managers Residence / Elevations / North Side of Residence (Window Mounted Into Garage), Refrigerant Gas to The 'LG' AC Split System	Non-ODS	ODS	754-SYDEN311850 334O21	Non-ODS Refrigerant	-	0 Units	-	-	Previously Identified R410A Hydrofluorocarbon (HFC) Removed/Not Observed During Site Investigation	199
External	General Managers Residence / Elevations / South Side of Residence, Refrigerant Gas to The 'LG' AC Split System	Non-ODS	ODS	754-SYDEN311850 334O22	Removed	-	0 Units	-	-	Previously Identified R22 Hydrochlorofluorocarbon (HCFC) Removed/Not Observed During Site Investigation	200
External	General Managers Residence / Elevations / West Side of Residence (Wall Mounted), Refrigerant Gas to The 'Kelvinator' AC Units	Non-ODS	ODS	754-SYDEN311850 334O20	Non ODS Refrigerant	-	1 Units	-	-	Previously Identified R22 Hydrochlorofluorocarbon (HCFC) Removed/Not Observed During Site Investigation No suspect ODS's identified at the time of the assessment.	201
External	Girrawaa Lodge / Elevations / Below Southeast Facing Balcony, Refrigerant Gas to AC Systems	Non-ODS	ODS	754-SYDEN311850 334O18	Non ODS Refrigerant	-	4 Units	-	-	Previously Identified R22 Hydrochlorofluorocarbon (HCFC) Removed/Not Observed During Site Investigation No suspect ODS's identified at the time of the assessment.	202

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Girrawaa Lodge / West Side of Building / Daikan AC Units	R410A Hydrofluorocarbon (HFC)	ODS	Previously Identified.3	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	203
External	Goonal and Mullion Lodge / North and South Side and Roof / Daikan AC units	R410A Hydrofluorocarbon (HFC)	ODS	Previously Identified.2	Non ODS Refrigerant	-	4 Units	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	204
External	Lakeside Cottages 1 & 2 / Elevations / South Side, Daikan AC units	R410A Hydrofluorocarbon (HFC)	ODS	Previously Identified.11	Non ODS Refrigerant	-	1 Unit	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances.	205
External	Merinda and Curra Lodge / Elevations / North and South Elevations, Refrigerant Gas to The 'Daikin' AC Units	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850334O15	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.	206
External	Merinda and Curra Lodge / Elevations / North and South Side of The Building and On The Roof and Wall, Within 'LG' Split System	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850334O14	ODS Refrigerant	-	4 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.	207

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
External	Meroo and Yarraman Lodge / Elevations / North and South Side of Building and on the Roof, Refrigerant Gas to AC System	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850334O16	ODS Refrigerant	-	4 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.	208
External	Services Coordinator Residence / Elevations / West Elevation, Refrigerant Gas to the AC System	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850334O24	ODS Refrigerant	-	1 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.	209
External	Staff Lodge (Staff Residence) / North Side of Building / Refrigerant Gas to AC System	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850334O1	ODS Refrigerant	-	1 Unit	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.	210
External	Staff Lodge (Staff Residence) / South Side of Building / Refrigerant Gas to 'LG' AC Split System	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850334O2	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	211

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
										Synthetic Greenhouse Gas Management Amendment Regulation 2012.	
External	Visiting Staff Rooms / Elevations / Located Adjacent Southern Enclosure, Refrigerant Gas to AC Unit	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850334O17	ODS Refrigerant	-	1 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.	212
Internal	Administration Complex / South Section Entry Lobby, Clinic, Shop And Level 1 / South Section Entry Lobby, Refrigerant Gas to the Fridge,	Non-ODS	ODS	754-SYDEN311850334O11	Non ODS Refrigerant	-	1 Unit	-	-	Previously Identified R12 Chlorofluorocarbon (CFC) Not Observed During Site Investigation No suspect ODS's identified at the time of the assessment.	213
Internal	Conference Room Building / Bulk Food Store and Bushcraft Centre / Kitchen; West Window Mounted Unit, Refrigerant Gas to 'Kelvinator' AC Unit	R22 Hydrochlorofluorocarbon (HCFC)	ODS	754-SYDEN311850334O4	ODS Refrigerant	-	1 Unit	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.	214

Area	Location	Material Description	Hazard	Reference No.	Result	Friable	Quantity	Risk Rating	Reinspect Date	Recommendations	Line ID
Internal	Dining Hall Complex / Kitchen Store Rooms And Office / Dining Hall Kitchen Servery Area, Refrigerant Gas to Commercial Fridge	Non-ODS	ODS	754-SYDEN311850 334O10	Non ODS Refrigerant	-	1 Unit	-	-	Previously Identified R134A Hydrofluorocarbon (HFC) Not Observed During Site Investigation No suspect ODS's identified at the time of the assessment.	215
Internal	Dining Hall Complex / Kitchen Store Rooms And Office / Dining Hall Kitchen, Refrigerant to Gas to The Cool Room and Freezer Compressor	Non-ODS	ODS	754-SYDEN311850 334O9	Non ODS Refrigerant	-	1 Unit	-	-	Previously Identified R134A Hydrofluorocarbon (HFC) Not Observed During Site Investigation No suspect ODS's identified at the time of the assessment.	216
Internal	Lakeside Units / Units Demolished /	-	No Access	754-SYDEN311850 NA2	-	-	-	-	-	Units Demolished. No or limited access potential hazardous materials present within inaccessible areas	217
Internal	Loading Dock Building / Ceiling Space /	-	No Access	754-SYDEN311850 NA1	-	-	-	-	-	Heights Restriction. No or limited access potential hazardous materials present within inaccessible areas	218

Appendix B: Laboratory Analysis Certificate

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Bulk Identification Report

Job No: 754-SYDEN311850 Bulk ID Report Office of Sport Lake Burrendong Sport and Recreation Centre 17012023
Client: 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: 11-01-23
Date Analysed: 17-01-23
Date Authorised: 17-01-23
Sampled By: James Boyle & Leo Bo
Site: Lake Burrendong Sport and Recreation Centre - 205 Tara Road, Lake Burrendong NSW 2820



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: 20

Approved Identifier
 Panika Wongchanda

Approved Signatory
 Matthew Tang

Sample No.	Location & Description	Sample Size (-)	Results
A105008	Internal, Girrawaa Lodge, Elevations, Brickwork, Vertical Joints Throughout, Construction Joint Mastic - Grey rubbery mastic material	22 x 8 x 5 mm	No asbestos fibres detected Organic fibres detected
A105009	Internal, Dining Hall Complex, Kitchen Store Rooms And Office, Office, Above West Entry, Panel, Compressed Cement Sheet - White painted beige layered fibre cement sheet material	19 x 15 x 4 mm	No asbestos fibres detected Organic fibres detected
A105010	Internal, Maintenance Workshop, Garage, North Garage Storage Area, West Wall, Stored Planks on Wall, Profiled Fibre Cement Sheet Plank - Beige layered fibre cement sheet material	32 x 10 x 5 mm	Chrysotile (white asbestos) detected Organic fibres detected
A105011	Internal, Maintenance Workshop, Elevations, East Adjacent to North Portion of East Wall, Ground Surface, Debris, Compressed Cement Sheet Debris - Beige layered fibre cement sheet material	36 x 30 x 8 mm	No asbestos fibres detected Organic fibres detected
A105013	Internal, Loading Dock Building, Internal, Ceiling Space, North Portion, Floor, Panelling, Compressed Cement Sheet - Beige layered fibre cement sheet material	19 x 11 x 3 mm	Chrysotile (white asbestos) detected Organic fibres detected
A105017	Internal, Merinda and Curra Gurra Lodge, Closets, Southwest Closet, Closet Surfaces Throughout, Dust - Brown non-homogenous dust & debris	2.2 g	No asbestos detected above the reporting limit of 0.1 g/kg Organic fibres detected Synthetic mineral fibres detected No trace (respirable) asbestos detected as per AS 4964 2004
A105018	Internal, Dining Hall Complex, West Hot Water Closet, Within Closet, Surfaces Throughout, Dust - Brown non-homogenous dust & debris	2.1 g	No asbestos detected above the reporting limit of 0.1 g/kg Organic fibres detected No trace (respirable) asbestos detected as per AS 4964 2004
A105019	Internal, Dining Hall Complex, West Hot Water Closet, Within Closet, Ceiling Area, Redundantly Pipes, Moulded Fibre Cement - Grey compressed fibre cement sheet material	10 x 8 x 3 mm	Chrysotile (white asbestos) detected

Sample No.	Location & Description	Sample Size (-)	Results
A105020	Internal, Loading Dock Building, Hallway and Storage Room, Floor Covering, Green Vinyl Sheet - Green vinyl tile & amber adhesive	25 x 19 x 3 mm	No asbestos fibres detected Organic fibres detected
A106144	Internal, Dining Hall Complex, Level 1, West Ceiling Space, Rigid Ductwork, Seams and Flanges, Mastic Sealant - Grey rubbery mastic material	22 x 10 x 6 mm	No asbestos fibres detected Organic fibres detected
A106145	Internal, Dining Hall Complex, Level 1, West Ceiling Space, Throughout Ceiling Space, Dust - Brown non-homogenous dust & debris	1.7 g	No asbestos detected above the reporting limit of 0.1 g/kg Organic fibres detected Synthetic mineral fibres detected No trace (respirable) asbestos detected as per AS 4964 2004
A106146	Internal, Merinda and Curra Gurra Lodge, Closets, Northeast Closet, Closet Surfaces Throughout, Dust - Brown non-homogenous dust & debris	3.1 g	No asbestos detected above the reporting limit of 0.1 g/kg Organic fibres detected Synthetic mineral fibres detected No trace (respirable) asbestos detected as per AS 4964 2004
A106147	Internal, Goonal and Mullion Lodge, Closets, Southwest Closet, Closet Surfaces Throughout, Dust - Brown non-homogenous dust & debris	2.9 g	No asbestos detected above the reporting limit of 0.1 g/kg Organic fibres detected Synthetic mineral fibres detected No trace (respirable) asbestos detected as per AS 4964 2004
A106148	Internal, Goonal and Mullion Lodge, Closets, Northeast Closet, Closet Surfaces Throughout, Dust - Brown non-homogenous dust & debris	2.3 g	No asbestos detected above the reporting limit of 0.1 g/kg Organic fibres detected No trace (respirable) asbestos detected as per AS 4964 2004
A106149	Internal, Dining Hall Complex, Level 1, West Ceiling Space, Between Ductwork, Fabric Vibration Dampener - Green vitreous fibrous vinyl sheet	30 x 17 x 3 mm	No asbestos fibres detected Synthetic mineral fibres detected
A106156	External, GF, Grounds South Adjacent to the Yarraman/Meroo Lodges, Grounds South Adjacent to Yarraman and Maroo Lodges and East Adjacent to the Visiting Staff Lodges, Ground Surface, Protruding Redundant Pipe, Moulded Fibre Cement - Beige layered fibre cement sheet material	50 x 28 x 3 mm	Chrysotile (white asbestos) detected Amosite (brown asbestos) detected
A106157	Internal, Visiting Staff Rooms, Closets, Northeast Closet, Throughout Closet Surfaces, Dust - Brown non-homogenous dust & debris	2.2 g	No asbestos detected above the reporting limit of 0.1 g/kg Organic fibres detected No trace (respirable) asbestos detected as per AS 4964 2004
A106158	Internal, Visiting Staff Rooms, Closets, Southwest Closet, Throughout Closet Surfaces, Dust - Brown non-homogenous dust & debris	2.2 g	No asbestos detected above the reporting limit of 0.1 g/kg Organic fibres detected Synthetic mineral fibres detected No trace (respirable) asbestos detected as per AS 4964 2004
A106159	Internal, Meroo and Yarraman Lodge, Closets, Southeast Closet, Closet Surfaces Throughout, Dust - Brown non-homogenous dust & debris	1.3 g	No asbestos detected above the reporting limit of 0.1 g/kg Organic fibres detected Synthetic mineral fibres detected No trace (respirable) asbestos detected as per AS 4964 2004
A106161	Internal, Meroo and Yarraman Lodge, Closets, Northeast Closet, Closet Surfaces Throughout, Dust - Brown non-homogenous dust & debris	2.3 g	No asbestos detected above the reporting limit of 0.1 g/kg Organic fibres detected Synthetic mineral fibres detected No trace (respirable) asbestos detected as per AS 4964 2004



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CERTIFICATE OF ANALYSIS 314469

Client Details

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

Sample Details

Your Reference	<u>754-SYDEN311850, Office of Sport HAZMAT</u>
Number of Samples	1 Paint
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 19/01/2023

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

Results Approved By

Loren Bardwell, Development Chemist

Authorised By

Nancy Zhang, Laboratory Manager

Lead in Paint		
Our Reference		314469-1
Your Reference	UNITS	L08490
Date Sampled		10/01/2023
Type of sample		Paint
Date prepared	-	17/01/2023
Date analysed	-	17/01/2023
Lead in paint	%w/w	0.18

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

Client Reference: 754-SYDEN311850, Office of Sport HAZMAT

QUALITY CONTROL: Lead in Paint				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[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 in paint	%w/w	0.005	Metals-020/021/022	<0.005	[NT]	[NT]	[NT]	[NT]	115	[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 : 070113
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

Fax:

Client Reference: ENVISYDN00994AA

Date Sampled: Various

Date Received: 9/01/2007

Date Reported: 11/01/2007

Sampled By: J Mills

Location Lake Burrendong Sport and Recreation Centre - Lake Burrendong NSW

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 : 070113
Client Reference: ENVISYDN00994AA

Lab Id	External Idents	Pb
Units		%
LQL		0.1
070113-001	EO859	0.2
070113-002	EO860	0.1
070113-003	EO871	5.6

Analytical Report

NSW Department of Sport and Recreation
Job No : 070113B
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: ENVISYDN00994AA
Date Received: 9/01/2007
Date Reported: 12/01/2007
Sampled By: J Mills
Location: Lake Burrendong Sport and Recreation Centre - Lake Burrendong NSW

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 : 070113B

Lab Id	External Idents	Sample Type	Dimensions	Result
070113B-001	EO835	Fibre Board	40x40x5mm	Chrys
070113B-002	EO836	Fibre Board	5x5x2mm	NAD
070113B-003	EO837	Vinyl Sheet	10x5x5mm	NAD
070113B-004	EO838	Vinyl Sheet	35x25x2mm	NAD+
070113B-005	EO839	Fibre Board	5x5x1mm	NAD
070113B-006	EO840	Fibre Board	10x5x2mm	NAD
070113B-007	EO841	Vinyl Tile	20x10x3mm	Chrys
070113B-008	EO842	Mastic	20x5x5mm	Chrys
070113B-009	EO843	Fibre Board	10x5x3mm	NAD
070113B-010	EO844	Fibre Cement	25x20x5mm	Chrys, Amos
070113B-011	EO845	Fibre Board	5x5x1mm	NAD
070113B-012	EO846	Membrane	30x30x2mm	NAD+
070113B-013	EO847	Fibre Cement	25x5x5mm	Chrys
070113B-014	EO848	Fibre Board	20x5x5mm	NAD
070113B-015	EO849	Fibre Cement	5x5x1mm	Chrys, Amos
070113B-016	EO850	Rope	30x2x2mm	Chrys
070113B-017	EO851	Fibre Board	10x10x2mm	Chrys
070113B-018	EO852	Fibre Board	10x10x3mm	Chrys
070113B-019	EO853	Fibre Cement	5x5x1mm	Chrys
070113B-020	EO854	EMB	10x5x1mm	Chrys

Analytical Report

Job No : 070113B

Lab Id	External Idents	Sample Type	Dimensions	Result
070113B-021	EO855	Fibre Board	5x5x3mm	Chrys, Amos
070113B-022	EO856	Fibre Cement	10x5x2mm	Chrys
070113B-023	EO857	Fibre Cement	5x5x1mm	Chrys
070113B-024	EO858	Fibre Board	10x5x1mm	Chrys
070113B-025	EO861	Fibre Cement	20x15x5mm	Chrys, Amos
070113B-026	EO862	Fibre Board	80x40x3mm	Chrys
070113B-027	EO863	Fibre Cement	10x10x3mm	Chrys
070113B-028	EO864	Fibre Board	25x15x5mm	NAD
070113B-029	EO865	Fibre Board	3x5x1mm	Chrys
070113B-031	EO867	Fibre Board	5x3x2mm	NAD
070113B-032	EO868	Fibre Board	10x5x2mm	NAD
070113B-033	EO869	Fibre Board	20x15x5mm	NAD
070113B-034	EO870	Fibre Board	10x10x1mm	NAD
070113B-035	EO872	Vinyl Sheet	30x30x3mm	NAD(SMF)

Analytical Report

Job No : 070113B

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 : 070113C
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

Fax:

Client Reference: ENVISYDN00994AA

Date Sampled: Various

Date Received: 12/01/2007

Date Reported: 15/01/2007

Sampled By: J Mills

Location Lake Burrendong Sport and Recreation Centre - Lake Burrendong NSW

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 : 070113C
Client Reference: ENVISYDN00994AA

Lab Id	External Idents	Pb
Units		%
LQL		0.1
070113C-001	EO866	<0.1

ASBESTOS IDENTIFICATION REPORT No. 74489

CLIENT:	Coffey Environmental	YOUR REF:	ENAU RHOD06240AA
ATTENTION:	Haysam Elhassan	RECEIVED IN LAB:	15 October 2013
PROJECT NAME:	Office of Communities	REPORT DATE:	17 October 2013
SAMPLED BY:	As-received		

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.

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AEC Environmental Pty Ltd 12 Greenhill Road, Wayville SA 5034 PO Box 582 Unley SA 5061

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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.

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Appendix C: Photographs

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Line ID 4: External, Client Services Coordinator Residence, Elevations, Main Entrance, Porch, Ceiling Lining, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 5: External, Client Services Coordinator Residence, Garage, East and West Elevations, Eaves Lining, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 6: External, Client Services Coordinator Residence, Garage, Wall Cladding, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 7: External, Client Services Coordinator Residence, Residence, Eaves, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 8: External, Client Services Coordinator Residence, Residence, Wall Cladding, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 9: External, Client Services Coordinator Residence, Residence, West Side, Bituminous Backing Board - Chrysotile Asbestos Detected



Line ID 11: External, General Managers Residence, East (Main) & West (Rear), Veranda Ceiling, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 12: External, General Managers Residence, Elevations, Perimeter of Residence, Eaves Lining, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 13: External, Grounds South Adj to Yarraman/Meroo Lodges, East Adj to Visiting Staff Lodges, Protruding Redundant Pipe, Moulded Fibre Cement - Chrysotile and Amosite Asbestos Detected



Line ID 13.1: External, Grounds South Adj to Yarraman/Meroo Lodges, East Adj to Visiting Staff Lodges, Protruding Redundant Pipe, Moulded Fibre Cement - Chrysotile and Amosite Asbestos Detected



Line ID 14: External, Girrawaa Lodge, Elevations, Brickwork, Vertical Joints Throughout, Construction Joint Mastic - No Asbestos Detected



Line ID 15: External, Goonal and Mullion Lodge, Elevations, DB4 Cabinet Located SW Corner of Building, Bituminous Backing Board - Suspected Asbestos



Line ID 19: External, Lakeside Cottages 1 & 2, Between Units and Cottages; Water Pump Electrical Panel, Bituminous Backing Board - None Suspected



Line ID 20: External, Lakeside Cottages 1 & 2, Northwest Corner of Cottage 2 in Mounted Metal box, Bituminous Electrical Backing Board - Chrysotile Asbestos Detected



Line ID 21: External, Lakeside Cottages 1 & 2, South Side Cottage 1 in Electrical Box, Bituminous Electrical Backing Board - Chrysotile Asbestos Detected



Line ID 22: External, Lakeside Cottages 1 & 2, Perimeter of Cottage 1, Eaves Lining - Sections above Windows, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 24: External, Lakeside Cottages 1 & 2, Perimeter of Cottage 2, Eaves Lining - Sections above Windows, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 26: External, Loading Dock Building, Elevations, West Side, Cement Communication Pit Lining, Fibre Cement Sheet - Chrysotile & Amosite Asbestos Detected



Line ID 27: External, Maintenance Workshop, Workshop South & North Wall & Machinery Shed North, Wall Cladding and Joinery, Compressed Cement Sheet - Chrysotile & Amosite Asbestos Detected



Line ID 27.1: External, Maintenance Workshop, Elevations, Workshop South & North Wall & Machinery Shed North, Wall Cladding and Joinery, Compressed Cement Sheet - Chrysotile & Amosite Asbestos Detected



Line ID 28: External, Maintenance Workshop, Garage, Below South Window, Thick Infill Panel, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 29: External, Maintenance Workshop, Garage, East & West Elevations, Eaves Lining & Joinery, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 30: External, Maintenance Workshop, Garage, Infill Panels above Roller Doors, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 31: External, Merinda and Curra Lodge, Elevations, DB3 Cabinet Located SW Corner of Building, Bituminous Electrical Backing Board - Suspected Asbestos



Line ID 34: External, Meroo and Yarraman Lodge, DB3 Cabinet Located SW of Building, Bituminous Electrical Backing Board - Suspected Asbestos



Line ID 38: External, Services Coordinator Residence, Elevations, East (Rear Entry) and West (Main Entry), Compressed Cement Sheet - Chrysotile Asbestos Detected



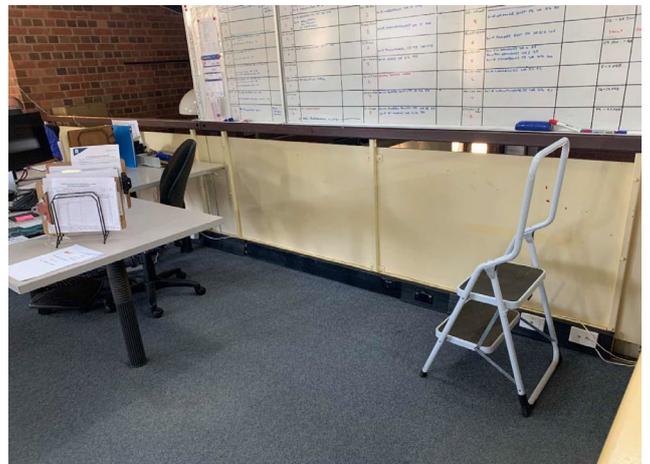
Line ID 39: External, Services Coordinator Residence, Perimeter of Residence, Eaves Lining, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 40: External, Services Coordinator Residence, Elevations, Within Recessed Metal Box at The SE Corner of The Residence, Bituminous Electrical Backing Board - Chrysotile Asbestos Detected



Line ID 46: External, Visiting Staff Rooms, Elevations, DB2 Cabinet Located SW Corner, Bituminous Backing Board - Suspected Asbestos



Line ID 49: Internal, Administration Complex, North Section, Balustrade Between Split Levels, Thick Infill Panels, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 50: Internal, Administration Complex, North Section Lower Level Supplies Area, Floor and Steps, Vinyl Floor Tiles Beige With Brown Fleck - Chrysotile Asbestos Detected



Line ID 51: Internal, Administration Complex, South Section Entry Lobby, Clinic, Shop And Level 1, Below Carpet, Beige With Brown Fleck, Vinyl Floor Tiles - Chrysotile Asbestos Detected



Line ID 52: Internal, Administration Complex, South Section Entry Lobby, Clinic, Shop And Level 1, Within Safe Walls, Internal Insulation - Suspected Asbestos



Line ID 53: Internal, Administration Complex, South Section Level 1, Balustrade, Thick Infill Panels, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 55: Internal, Client Services Coordinator Residence, Hallway, Manhole Cover, Compressed Cement Sheet - Chrysotile & Amosite Asbestos Detected



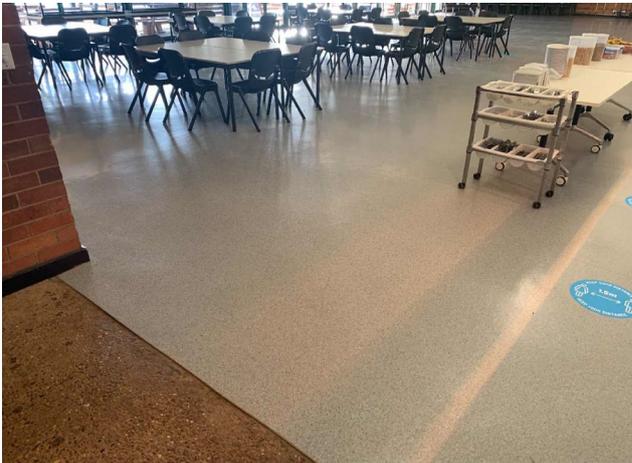
Line ID 56: Internal, Client Services Coordinator Residence, Laundry and Toilet, West Entry, Flat Wall Lining and Joinery, Compressed Cement Sheet - Chrysotile & Amosite Asbestos Detected



Line ID 61: Internal, Dining Hall Complex, Elevations, Vertical Wall Joints Throughout, Construction Joint Mastic - Chrysotile Asbestos Detected



Line ID 61.1: Internal, Dining Hall Complex, Elevations, Vertical Wall Joints Throughout, Construction Joint Mastic - Chrysotile Asbestos Detected



Line ID 62: Internal, Dining Hall Complex, Ground Level Dining Room And Middle Corridor, Below Linoleum Floor Covering, Beige With Brown Color Vinyl Floor Tiles - Chrysotile Asbestos Detected



Line ID 63: Internal, Dining Hall Complex, Ground Level Dining Room And Middle Corridor, Within Fire Place and Chimney, Flue, Moulded Fibre Cement - Suspected Asbestos



Line ID 64: Internal, Dining Hall Complex, Kitchen Store Rooms And Office, Floor Covering, Vinyl Floor Tiles - Chrysotile Asbestos Detected



Line ID 64.1: Internal, Dining Hall Complex, Kitchen Store Rooms And Office, Floor Covering, Vinyl Floor Tiles - Chrysotile Asbestos Detected



Line ID 64.2: Internal, Dining Hall Complex, Kitchen Store Rooms And Office, Floor Covering, Vinyl Floor Tiles - Chrysotile Asbestos Detected



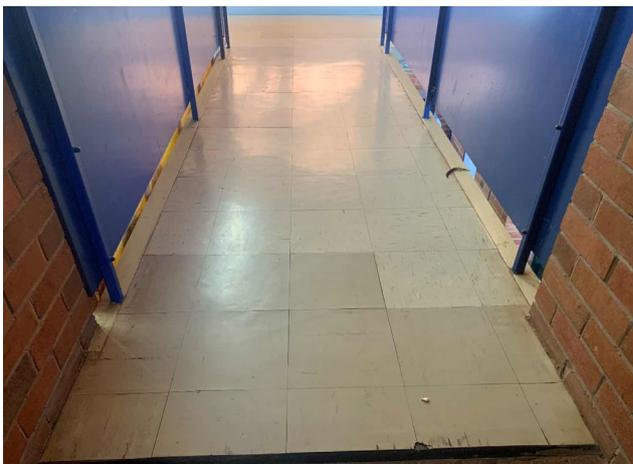
Line ID 65: Internal, Dining Hall Complex, Kitchen Store Rooms And Office, Office, Above West Entry, Panel, Compressed Cement Sheet - No Asbestos Detected



Line ID 66: Internal, Dining Hall Complex, Level 1 Balustrade, Thick Infill Panels, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 67: Internal, Dining Hall Complex, Level 1 Throughout, Floor Covering, Vinyl Floor Tiles (Beige With Brown Fleck) - Chrysotile Asbestos Detected



Line ID 67.1: Internal, Dining Hall Complex, Level 1 Throughout, Floor Covering, Vinyl Floor Tiles (Beige With Brown Fleck) - Chrysotile Asbestos Detected



Line ID 67.2: Internal, Dining Hall Complex, Level 1 Throughout, Floor Covering, Vinyl Floor Tiles (Beige With Brown Fleck) - Chrysotile Asbestos Detected



Line ID 68: Internal, Dining Hall Complex, Level 1, West Ceiling Space, Between Ductwork, Fabric Vibration Dampener - No Asbestos Detected



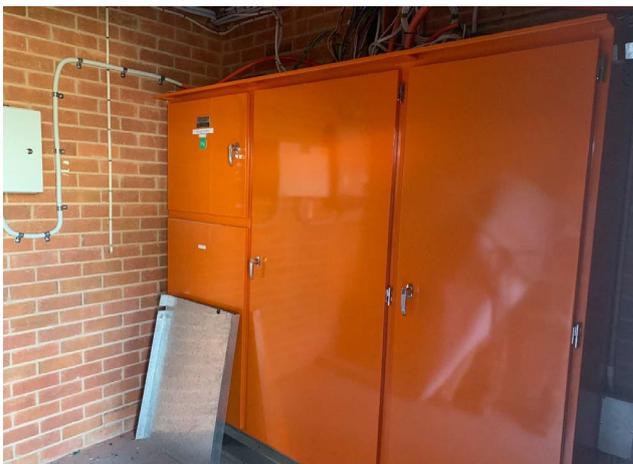
Line ID 69: Internal, Dining Hall Complex, Level 1, West Ceiling Space, Rigid Ductwork, Seams and Flanges, Mastic Sealant - No Asbestos Detected



Line ID 70: Internal, Dining Hall Complex, Level 1, West Ceiling Space, South Portion of Ceiling Space, Moulded Fibre Cement - Chrysotile Asbestos Detected



Line ID 71: Internal, Dining Hall Complex, Level 1, West Ceiling Space, Throughout, Dust - No Asbestos Detected



Line ID 72: Internal, Dining Hall Complex, Main Switch Room, Orange Metal Cabinets, Bituminous Electrical Backing Board - Suspected Asbestos



Line ID 73: Internal, Dining Hall Complex, Staff Tea Room, Floor Covering, Vinyl Floor Tiles (Beige With Brown Fleck) - Chrysotile Asbestos Detected



Line ID 74: Internal, Dining Hall Complex, West Hot Water Closet, Ceiling Area, Redundantly Pipes, Moulded Fibre Cement - Chrysotile Asbestos Detected



Line ID 75: Internal, Dining Hall Complex, West Hot Water Closet, Surfaces Throughout, Dust - No Asbestos Detected



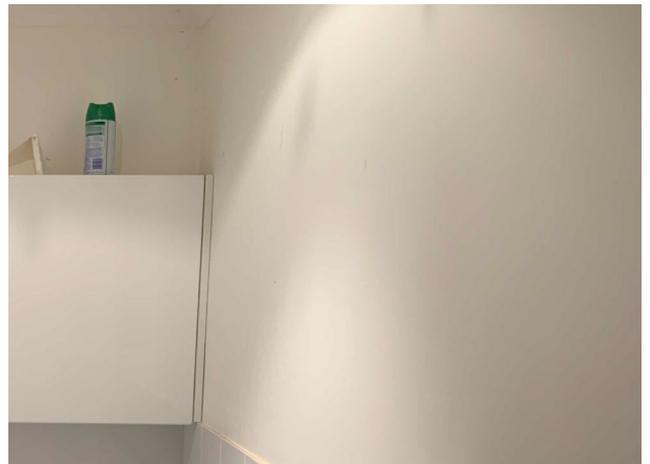
Line ID 76: Internal, General Managers Residence, Bathroom/Shower, Wall Lining, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 77: Internal, General Managers Residence, Kitchen, Floor Covering, Brown Vinyl Floor Tiles - Suspected Asbestos



Line ID 78: Internal, General Managers Residence, Laundry, Wall Lining, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 79: Internal, General Managers Residence, Toilet, Wall Lining, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 80: Internal, Goonal and Mullion Lodge, Utilities Closets, NE And SW Closets, Flue to Hot Water System, Formed AC Flue - Chrysotile & Amosite Asbestos Detected



Line ID 80.1: Internal, Goonal and Mullion Lodge, Utilities Closets, NE And SW Closets, Flue to Hot Water System, Formed AC Flue - Chrysotile & Amosite Asbestos Detected



Line ID 81: Internal, Goonal and Mullion Lodge, Utilities Closets, NE And SW Closets, In Base Collar of Hot Water System Flues, Woven Rope - Chrysotile Asbestos Detected



Line ID 82: Internal, Goonal and Mullion Lodge, Utilities Closets, NE Closet, Surfaces Throughout, Dust - No Asbestos Detected



Line ID 83: Internal, Goonal and Mullion Lodge, Utilities Closets, SW Closet, Surfaces Throughout, Dust - No Asbestos Detected



Line ID 97: Internal, Loading Dock Building, Hallway and Storage Room, Floor Covering, Green Vinyl Sheet - No Asbestos Detected



Line ID 98: Internal, Loading Dock Building, Ceiling Space, North Portion, Floor, Panelling, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 99: Internal, Maintenance Workshop, Elevations, East Adjacent to North Portion of East Wall, Ground Surface, Debris, Compressed Cement Sheet Debris - No Asbestos Detected



Line ID 100: Internal, Maintenance Workshop, Garage, North Storage Area, West Wall, Stored Planks on Wall, Profiled Fibre Cement Sheet Plank - Chrysotile Asbestos Detected



Line ID 101: Internal, Maintenance Workshop, Garage, Store Room, Cream Vinyl Floor Tiles - Chrysotile Asbestos Detected



Line ID 102: Internal, Maintenance Workshop, Garage, Store Room, Wall Lining, Compressed Cement Sheet - Chrysotile Asbestos Detected



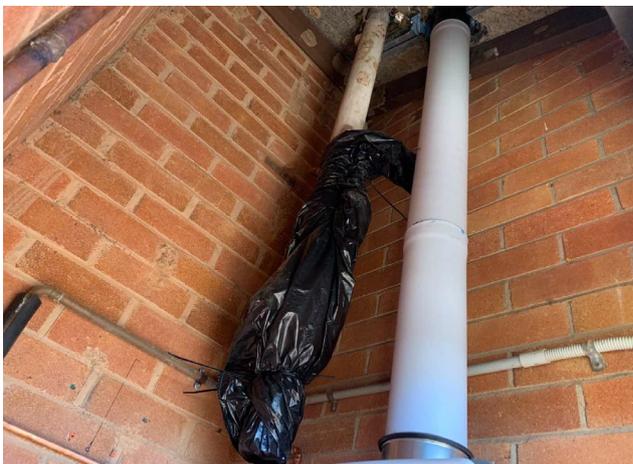
Line ID 103: Internal, Maintenance Workshop, Garage, Toilets and Store Room, Ceiling Lining and Joinery, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 105: Internal, Merinda and Curra Gurra Lodge, NE and SW Closets, Hot Water System, Formed Asbestos Cement Flue Pipe - Chrysotile & Amosite Asbestos Detected



Line ID 105.1: Internal, Merinda and Curra Gurra Lodge, NE and SW Closets, Hot Water System, Formed Asbestos Cement Flue Pipe - Chrysotile & Amosite Asbestos Detected



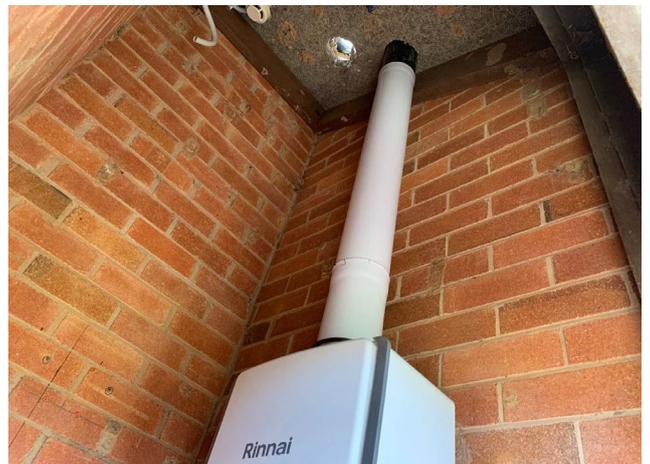
Line ID 106: Internal, Merinda and Curra Gurra Lodge, Utilities Closets, NE and SW Closets, in the Base Collar of Hot Water System Flues, Woven Rope - Chrysotile Asbestos Detected



Line ID 107: Internal, Merinda and Curra Gurra Lodge, Utilities Closets, NE Closet, Surfaces Throughout, Dust - No Asbestos Detected



Line ID 108: Internal, Merinda and Curra Gurra Lodge, Utilities Closets, SW Closet, Surfaces Throughout, Dust - No Asbestos Detected



Line ID 111: Internal, Meroo and Yarraman Lodge, Utilities Closets, NE Closet, Formed AC Flue To The Domestic Hot Water System, Asbestos Containing Flue - Removed



Line ID 112: Internal, Meroo and Yarraman Lodge, Utilities Closets, NE Closet, In Base Collar Of Hot Water System Flues, Woven Rope - Removed



Line ID 113: Internal, Meroo and Yarraman Lodge, Utilities Closets, NE Closet, Surfaces Throughout, Dust - No Asbestos Detected



Line ID 114: Internal, Meroo and Yarraman Lodge, Utilities Closets, SE Closet, Surfaces Throughout, Dust - No Asbestos Detected



Line ID 115: Internal, Meroo and Yarraman Lodge, Utilities Closets, SW Closet, Domestic Hot Water System, Moulded Cement Flue - Chrysotile Asbestos Detected



Line ID 116: Internal, Meroo and Yarraman Lodge, Utilities Closets, SW Closet, In Base Collar Of Hot Water System Flues, Woven Rope - Suspected Asbestos



Line ID 119: Internal, Service Coordinator Residence, Bathroom/Shower, Wall Lining, Compressed Cement Sheet - Chrysotile Asbestos Detected



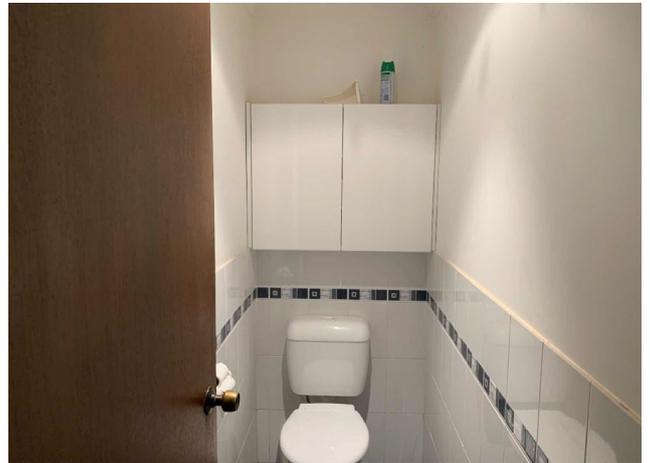
Line ID 120: Internal, Service Coordinator Residence, Garage, Ceiling, Manhole Cover, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 121: Internal, Service Coordinator Residence, Kitchen, Floor Covering, Brown Flecked Vinyl Floor Tiles - Suspected Asbestos



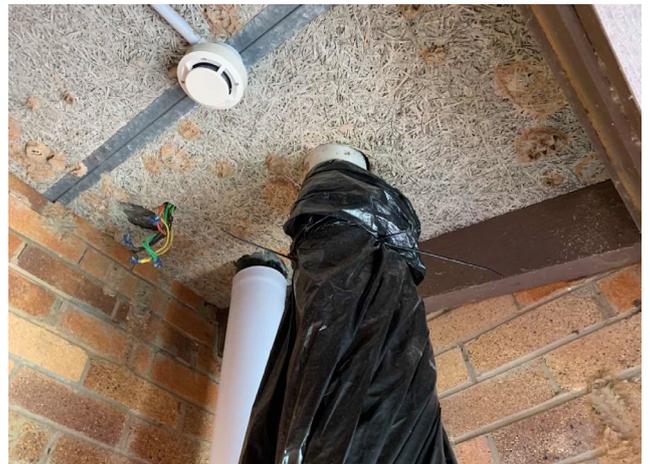
Line ID 122: Internal, Service Coordinator Residence, Laundry, NE Corner of Residence, Wall Lining, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 123: Internal, Service Coordinator Residence, Toilet, Wall Lining, Compressed Cement Sheet - Chrysotile Asbestos Detected



Line ID 124: Internal, Staff Lodge (Staff Residence), Staff Residence, Shower/Toilet Amenities to Units 1-4, Wall Lining, Compressed Cement Sheeting - Suspected Asbestos



Line ID 128: Internal, Visiting Staff Rooms, Utilities Closets, NE Closet, Base Collar of Hot Water System Flues, Woven Rope Within Flue Pipe - Chrysotile Asbestos Detected



Line ID 129: Internal, Visiting Staff Rooms, Utilities Closets, NE Closet, Domestic Hot Water System, Flue Pipes - Chrysotile & Amosite Asbestos Detected



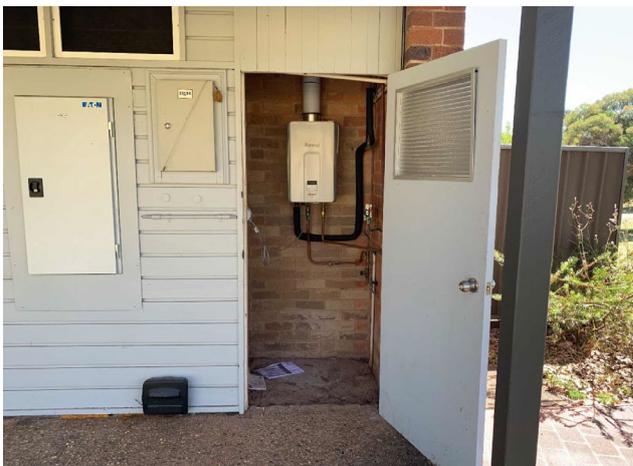
Line ID 129.1: Internal, Visiting Staff Rooms, Utilities Closets, NE Closet, Domestic Hot Water System, Flue Pipes - Chrysotile & Amosite Asbestos Detected



Line ID 130: Internal, Visiting Staff Rooms, Utilities Closets, NE Closet, Throughout Surfaces, Dust - No Asbestos Detected



Line ID 131: Internal, Visiting Staff Rooms, Utilities Closets, SW Closet, Flue to The Domestic Hot Water System, Asbestos Containing Flue - Chrysotile & Amosite Asbestos Detected



Line ID 132: Internal, Visiting Staff Rooms, Utilities Closets, SW Closet, In Base Collar Of Hot Water System Flues, Woven Rope - No Asbestos Detected



Line ID 133: Internal, Visiting Staff Rooms, Utilities Closets, SW Closet, Surfaces, Dust - No Asbestos Detected



Line ID 134: External, Client Services Coordinator Residence, Garage, Elevations and Eaves Throughout, White Paint - Lead Detected (0.18% w/w)



Line ID 136: External, Maintenance Workshop, Elevations, Garage Timber Barge Boards & West Wall of Workshop, Exterior Brown Paint - Lead Detected (0.1% w/w)



Line ID 137: External, Maintenance Workshop, Garage, Infill Panel Below South Window, Exterior Brown Paint - Lead Detected (0.1% w/w)



Line ID 138: External, Maintenance Workshop, Garage, Roller Door Frames, Eaves and Infill Panels and Timber Doors, Exterior White Paint - Lead Detected (0.2% w/w)



Line ID 139: External, Client Services Coordinator Residence, Residence, West Side, Rheem Domestic Hot Water System, Internal Insulation Material - Suspected SMF



Line ID 140: External, General Managers Residence, Elevations, West Side of Residence (Wall Mounted), Beasley Domestic Hot Water System, Insulation Material - Suspected SMF



Line ID 141: External, Lakeside Cottages 1 & 2, Elevations, SW Corner, Rheem Domestic Hot Water System, Internal Insulation Material - Suspected SMF



Line ID 142: External, Maintenance Workshop, Garage, West Side, Zip Domestic Hot Water System, Internal Insulation Material - Suspected SMF



Line ID 143: External, Services Coordinator Residence, Elevations, North Side of Residence, Vulcan Domestic Hot Water System, Internal Insulation Material - Suspected SMF



Line ID 146: External, Swimming Pool Complex, Ablutions Building, South Side, Square Hot Water System, Internal Insulation Material - Suspected SMF



Line ID 148: Internal, Administration Complex, South Section Entry Lobby, Clinic, Shop And Level 1, Clinic; West Wall, Hot Water System, Internal Insulation Material - Suspected SMF



Line ID 149: Internal, Client Services Coordinator Residence, Ceiling Space Throughout, Ceiling Lining, Loose Insulation Batt - Suspected SMF



Line ID 151: Internal, Conference Room Building, Bulk Food Store and Bushcraft Centre, Ceiling Space Throughout, Underside of Roof Beneath Panels, Sarking Insulation - Suspected SMF



Line ID 152: Internal, Conference Room Building, Bulk Food Store and Bushcraft Centre, Incinerator enclosure; South End of Building, Insulation Within Dux Hot Water System, Insulation Material - Suspected SMF



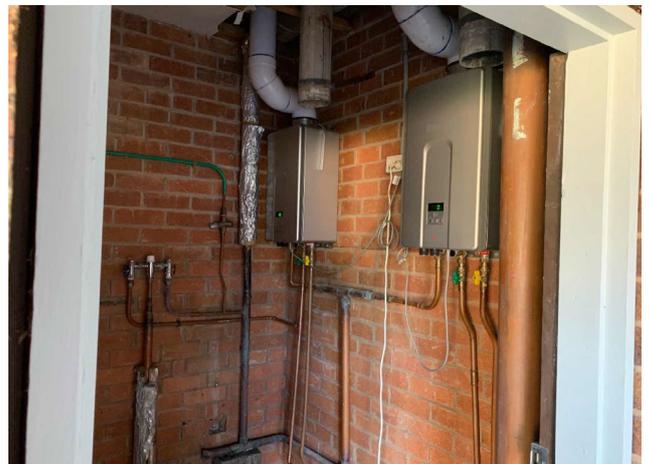
Line ID 153: Internal, Dining Hall Complex, Ceiling Space Above Dining Hall, Hot Water Pipe Work, Foil Wrapped Insulation Material - Suspected SMF



Line ID 154: Internal, Dining Hall Complex, Level 1, West Ceiling Space, South Ceiling Space, Flexible Ductwork Insulation - Suspected SMF



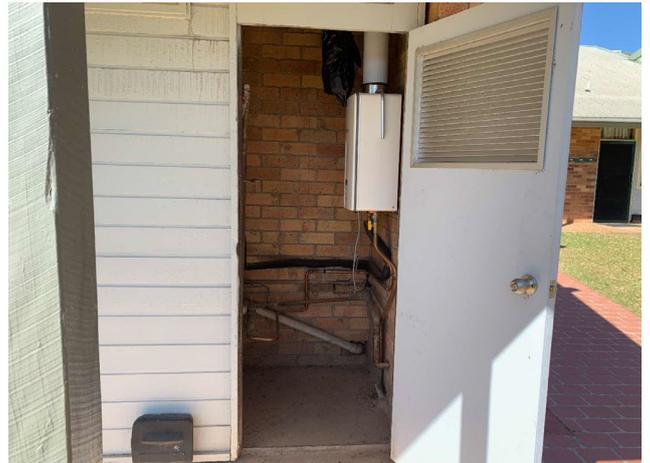
Line ID 155: Internal, Dining Hall Complex, Shower Room, Vulcan Hot Water System, Internal Insulation Material - Suspected SMF



Line ID 156: Internal, Dining Hall Complex, West Hot Water Closet, Pipework, Insulation Material - Suspected SMF



Line ID 157: Internal, General Managers Residence, Ceiling Space Throughout, Ceiling Space, Representative Image of Loose Insulation Batt's - Suspected SMF



Line ID 159: Internal, Goonal and Mullion Lodge, Utilities Closets, NE and SW Closets, Hot Water System, Internal Insulation Material - None Suspected



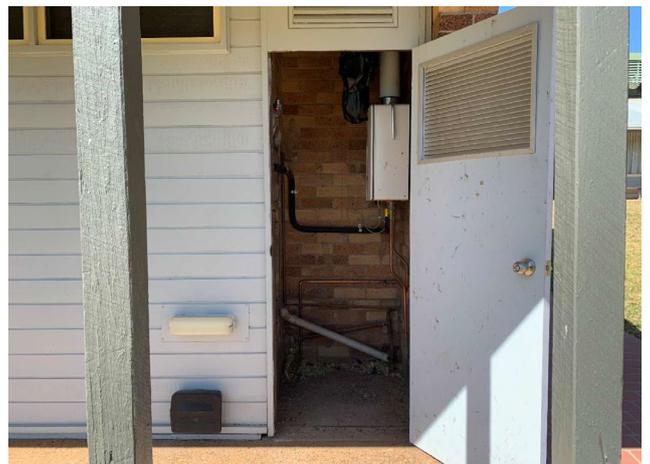
Line ID 160: Internal, Lakeside Cottages 1 & 2, Cottage 1 & 2, Ceiling Space Throughout, Loose Insulation Material - Suspected SMF



Line ID 161: Internal, Loading Dock Building, Internal, Ceiling Space, Ceiling Throughout, Sarking Insulation - Suspected SMF



Line ID 162: Internal, Merinda and Curra Gurra Lodge, Utilities Closets, NE and SW Closets, Rheem Hot Water System, Internal Insulation Material - None Suspected



Line ID 163: Internal, Meroo and Yarraman Lodge, Utilities Closets, NE and SW Closets, Hot Water Heater, Insulation Material - None Suspected



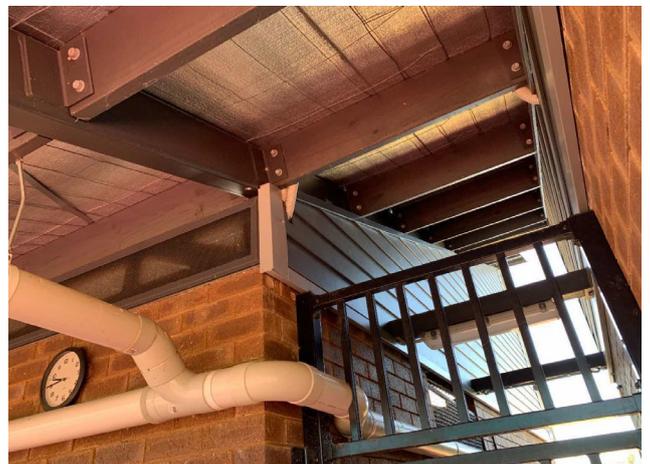
Line ID 164: Internal, Recreational Hall, Internal, Ceiling Space Throughout, Underside of Roof, Foil Backed Insulation Material - Suspected SMF



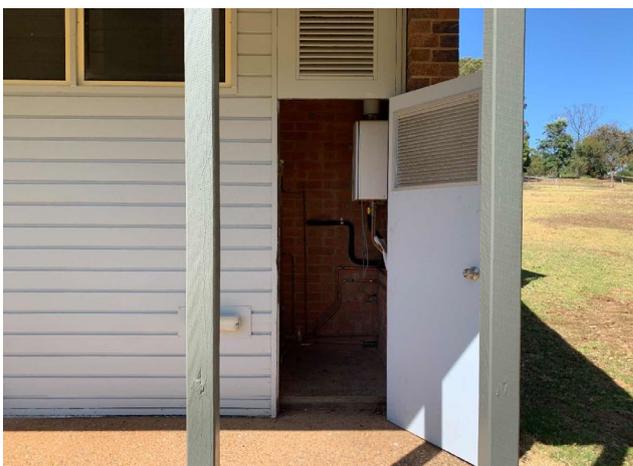
Line ID 165: Internal, Service Coordinator Residence, Ceiling Space Throughout, Floor Between Timber Framework, Insulation Batts - Suspected SMF



Line ID 167: Internal, Staff Lodge (Staff Residence), Ceiling Space, Throughout, Loose Insulation Batts - Suspected SMF



Line ID 168: Internal, Swimming Pool Complex, Pump House, Underside of Roof, Foil Backed Insulation Material - Suspected SMF



Line ID 169: Internal, Visiting Staff Rooms, Utilities Closets, NE and SW Closets, Rheem Hot Water System, Internal Insulation Material - Suspected SMF



Line ID 170: External, Maintenance Workshop, Garage, East Eaves and Awnings, Twin Long Tube Light, Capacitor(s) - Suspected PCB



Line ID 172: Internal, Administration Complex, North Section Office Kitchenette and General Manager's Office, Single Long Light Fitting, Capacitor(s) - PCB Capacitor



Line ID 173: Internal, Administration Complex, South Section, Recessed Troffer Fittings Throughout, Triple Long Fixtures, Capacitor(s) - PCB Capacitor



Line ID 175: Internal, Administration Complex, South Section Female and Male toilets, Ceiling, Capacitor Within Single Long, Capacitor(s) - PCB Capacitor



Line ID 178: Internal, Dining Hall Complex, Ceiling Space Above Dining Hall, Ceiling Mounted Fittings Throughout Ground and Level 1, Single Short Tube Lights, Capacitor(s) - PCB Capacitor



Line ID 179: Internal, Dining Hall Complex, Ceiling Space Above Dining Hall, Ceiling Mounted Fittings Throughout Ground Level, Twin Long Fixtures, Capacitor(s) - PCB Capacitor



Line ID 181: Internal, Dining Hall Complex, Elevations, Wall Mounted Fittings Throughout, Representative Image Single Short Tube Light Fixtures, Capacitor(s) - PCB Capacitor



Line ID 182: Internal, Dining Hall Complex, Laundry, Kitchen Office and Freezer Room, Fittings, Triple Long Light Fixture, Capacitor(s) - PCB Capacitor



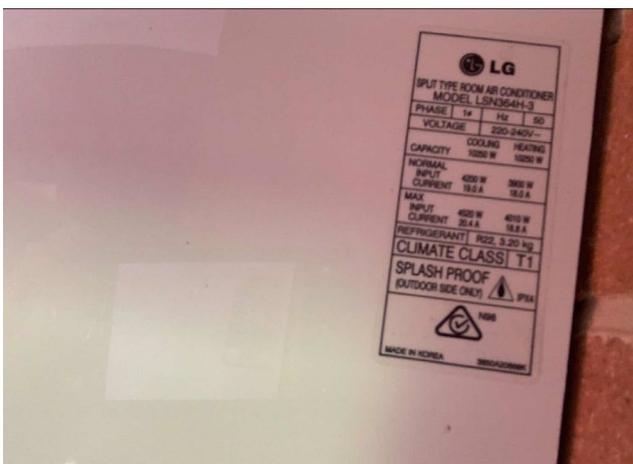
Line ID 185: Internal, Maintenance Workshop, Garage, Garage Storage Room, Capacitor in Twin Long Tube Light, Capacitor(s) - Suspected PCB



Line ID 186: Internal, Maintenance Workshop, Garage, Storage Room, Twin Long Tube Lights, Capacitor(s) - Suspected PCB



Line ID 189: Internal, Swimming Pool Complex, Pump House and Ablutions Building, Throughout, Single Long Tube Light Fittings, Capacitors - Suspected PCB



Line ID 190: External, Administration Complex, Elevations, North Side of Complex, Refrigerant Gas to The 'LG' AC Split System, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 191: External, Administration Complex, Elevations, Northwest Garden Area of Complex, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 192: External, Client Services Coordinator Residence, Residence, West Side, Wall Mounted AC Unit, Non-ODS - Non ODS Refrigerant



Line ID 193: External, Conference Room Building, North Side, Refrigerant Gas to LG AC Split System, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



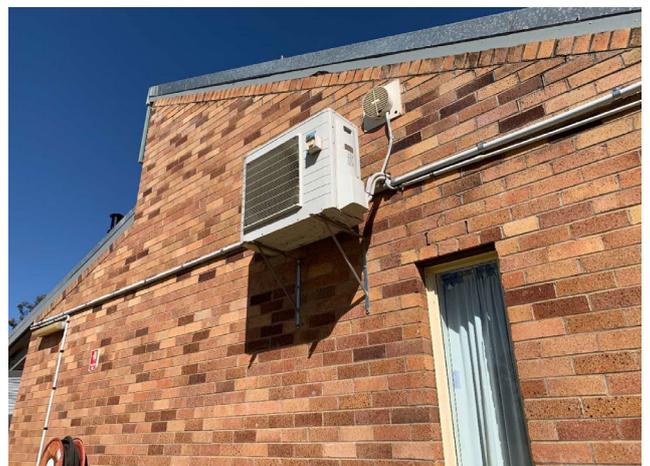
Line ID 194: External, Dining Hall Complex, South Side of Complex, Refrigerant Gas to The 'LG' AC Split System, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 197: External, Dining Hall Complex, North Side of Complex, Wall Mounted, Refrigerant Gas to 'Carrier' AC Split System, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 198: External, General Managers Residence, East Side, Garden Area, Refrigerant Gas to AC Split System, R410A Hydrofluorocarbon (HFC) - Non ODS Refrigerant



Line ID 206: External, Merinda and Curra Lodge, Elevations, North and South Elevations, Refrigerant Gas to The 'Daikin' AC Units, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 207: External, Merinda and Curra Lodge, North and South Side and On Roof and Wall, Within 'LG' Split System, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 208: External, Meroo and Yarraman Lodge, North and South Side and on Roof, Refrigerant Gas to AC System, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 209: External, Services Coordinator Residence, Elevations, West Elevation, Refrigerant Gas to the AC System, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 210: External, Staff Lodge (Staff Residence), North Side of Building, Refrigerant Gas to AC System, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 211: External, Staff Lodge (Staff Residence), South Side of Building, Refrigerant Gas to 'LG' AC Split System, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 212: External, Visiting Staff Rooms, Elevations, Located Adjacent Southern Enclosure, Refrigerant Gas to AC Unit, R22 Hydrochlorofluorocarbon (HCFC) - ODS Refrigerant



Line ID 215: Internal, Dining Hall Complex, Kitchen Store Rooms And Office, Dining Hall Kitchen Servery Area, Refrigerant Gas to Commercial Fridge, Non-ODS - Non ODS Refrigerant



Line ID 216: Internal, Dining Hall Complex, Kitchen Store Rooms And Office, Dining Hall Kitchen, Refrigerant to Gas to The Cool Room and Freezer Compressor, Non-ODS - Non ODS Refrigerant

Appendix D: Risk Assessment

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Risk Assessment

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

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

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

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

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

Table 2 - Risk Scores

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

Table 3 – Product Type (or debris)

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

Table 4 – Extent of Damage or Deterioration

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

Table 5 – Surface type and treatment

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

² Lead and PCB refers specifically to the analysis result

Appendix E: Legislative Requirements

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Legislative Requirements

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

State/Territories Relevant Legislation

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

States/Territories Code of Practices & Compliance Codes

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

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