

# Hazardous Materials Survey

Proposed Stella Maris College Extension  
48-50 Eurobin Avenue  
Manly NSW 2095

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**Project No. 22246**  
Version 2

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9 December 2022

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Reditus Consulting Pty Ltd  
ABN: 34 631 168 502

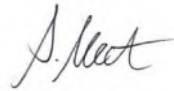




# Hazardous Materials Survey

## 48-50 Eurobin Avenue, Manly NSW 2095

### DOCUMENT CONTROL

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### DOCUMENT HISTORY

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# Table of Contents

<b>Appendices</b>	<b>iv</b>
<b>List of Tables</b>	<b>iv</b>
<b>Abbreviations</b>	<b>v</b>
<b>1 Introduction</b>	<b>1</b>
1.1 Background	1
1.2 Objective	1
1.3 Scope of Works	1
<b>2 Regulatory Background Information</b>	<b>2</b>
<b>3 Site Identification</b>	<b>3</b>
3.1 Site Condition	4
<b>4 Methodology</b>	<b>5</b>
4.1 Sampling of Deposited Dust	5
4.2 Sampling of Paint	5
4.3 Sampling of Asbestos	5
4.4 Hazardous Material Survey Checklist	6
4.5 Sample Register	6
<b>5 Results of HAZMAT Survey</b>	<b>8</b>
5.1 Site Access Limitations	17
<b>6 Conclusions and Recommendations</b>	<b>18</b>
6.1 Summary of Results	18
6.2 General Recommendations	19
<b>7 Limitations</b>	<b>23</b>
<b>8 References</b>	<b>25</b>



## Appendices

- Appendix A – Figures**
- Appendix B – Laboratory Reports**
- Appendix C – Photoboard**

## List of Tables

Table 1. Site Identification.....	3
Table 2. Required Hazardous Materials Survey Information .....	6
Table 3. Sample Register.....	6
Table 4. Summary of Hazardous Materials .....	18
Table 5. Waste Disposal .....	18



# Abbreviations

TERM	DEFINITION
ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
ASC	Assessment of Site Contamination
BGL	Below Ground Level
COC	Chain of Custody
DA	Development Application
EPA	Environment Protection Authority
LGA	Local Government Area
NATA	National Association of Testing Authorities
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure (2013)
NSW	New South Wales
PACM	Potentially Asbestos Containing Material



# 1 Introduction

Reditus Consulting Pty Ltd (Reditus) was engaged by Mostyn Copper Group Pty Ltd (the client) c/ Stella Maris College to complete a Hazardous Materials (HAZMAT) survey for 48-50 Eurobin Avenue, Manly, NSW 2095 (herein referred to as 'the Site'). The Site is presented in **Figure 1, Appendix A**.

Reditus understands that the HAZMAT survey is being prepared to inform the Stage 1 Development Application (DA) which involves the demolition of the current residential dwellings on the Site and construction of single storey demountable classrooms.

Reditus notes that this report, including its conclusions and recommendations, must be read in conjunction with the Statement of Limitations provided in **Section 7**.

## 1.1 Background

The Site is identified as 48-50 Eurobin Ave, Manly NSW and encompasses Lot 42 in Deposited Plan (DP) 14521 and Strata Plan (SP) 12627. The Site is located in a residential area of the Sydney Northern Beaches and has a total area of approximately 956 m<sup>2</sup>.

The Site comprises a one-storey low-density residential dwelling constructed from brick with landscaped gardens and a small shed on 48 Eurobin Avenue, and a two-storey low-density residential dwelling with an ancillary shed, timber deck and landscaped areas on 50 Eurobin Avenue. Both dwellings appeared to be of mid-20<sup>th</sup> century construction and were present within the 1943 historical aerial image accessed via the NSW Spatial Portal.

Reditus understands that the Site is currently owned by the Stella Maris College who currently lease the properties to residential tenants.

## 1.2 Objective

The objective of the Hazardous Materials Survey was to determine the existence of hazardous materials (type and extent) and provide recommendations for removal and waste disposal.

## 1.3 Scope of Works

To achieve the objectives outlined above, Reditus completed the following:

- An assessment of the condition of the hazardous materials, with particular emphasis on the relevant Australian Standard AS2601: The Demolition of Structures, Codes of Practice and SafeWork NSW requirements, including:
  - Asbestos containing materials (ACM).
  - Synthetic mineral fibre (SMF).
  - Polychlorinated biphenyls (PCBs) in light fittings.
  - Lead in dust.
  - Lead containing paint.
- Survey of accessible areas of the building including roof spaces where accessible by SafeWork NSW Licensed Asbestos Assessor (LAA) or "Competent Person".
- Collection of representative bulk samples of all suspected hazardous materials and submission for analysis at Envirolab, a National Association of Testing Authorities (NATA) accredited laboratory.
- Provision of this HAZMAT Survey in accordance with statutory provisions and industry guidance.



## 2 Regulatory Background Information

All work associated with the inspection and reporting of hazardous building materials was generally undertaken in accordance with the following legislation, guidelines and standards:

### **Asbestos or Asbestos Containing Material (ACM)**

- Model Code of Practice: How to Manage and Control Asbestos in the Workplace, Safe Work Australia 2020.
  - NSW Government: Code of Practice How To Manage And Control Asbestos in the Workplace, August 2019.
- Model Code of Practice: How to Safely Remove Asbestos, Safe Work Australia 2020.

### **General Practices**

- Work Health and Safety Act, NSW Government 2011.
- Work Health and Safety Regulation, NSW Government 2017.
- Protection of the Environment Operations Act 1997.
- Protection of the Environment Operations (Waste) Regulation 2014.
- Model Code of Practice: Managing risks of hazardous materials in the Workplace, Safe Work Australia 2020.
- Australian Standard AS2601-2001: The Demolition of Structures.
- Australian Standard: Guide to lead paint management, Part 2: Residential and commercial buildings (AS 4361.2 - 2017).

## 3 Site Identification

The site identification details for the Site have been prepared in general accordance with the NSW EPA (2020) Consultants Reporting on Contaminated Land guidelines and the ASC NEPM (2013) Field Checklist for 'site Information'. The site identification information has been summarised in **Table 1** below.

**Table 1.** Site Identification

ITEM	DETAIL
<b>Address</b>	48-50 Eurobin Avenue, Manly NSW 2095
<b>Title and Land Information</b>	Lot 42 DP14521 – 48 Eurobin Avenue – 482m <sup>2</sup> SP12627 – 50 Eurobin Avenue – 474m <sup>2</sup>
<b>Site Area</b>	Total approximate area of 956m <sup>2</sup> <ul style="list-style-type: none"> <li>• 48 Eurobin Avenue – 482m<sup>2</sup></li> <li>• 50 Eurobin Avenue – 474m<sup>2</sup></li> </ul>
<b>Local Government Area</b>	Northern Beaches Council
<b>Site Coordinates</b> <b>Approximate centre of the Site (GDA2020 MGA Zone 56)</b>	Easting: 341180 Northing: 6260259
<b>Zoning</b>	R1 – General Residential under the Manly Local Environmental Plan 2013
<b>Current Owner</b>	Stella Maris College, leased to residential tenants
<b>Current Land Use</b>	Low-density residential housing
<b>Future Land Use</b>	Extension to Stella Maris College of single-storey demountable classrooms
<b>Trigger for Assessment</b>	To support the Campus Masterplan Stage 1 DA
<b>Surrounding Land Uses</b>	The land uses currently surrounding the Site include: <ul style="list-style-type: none"> <li>• <b>North:</b> Eurobin Avenue, followed by low-density residential properties, Lagoon Park and Manly Creek.</li> <li>• <b>South:</b> Low-density residential properties and Stella Maris College, followed by Iluka Avenue.</li> <li>• <b>East:</b> Stella Maris College (Main Campus), followed by low- and high-density residential dwellings and Queenscliff Beach.</li> <li>• <b>West:</b> Low-density residential properties, followed by Stella Maris College (Benedict Campus) and Pittwater Road.</li> </ul>
<b>Site Layout</b>	<b>Figure 1, Appendix A</b>



### 3.1 Site Condition

A site visit was conducted by Reditus' Senior Environmental Scientist Jack Palma on 16<sup>th</sup> November 2022. Relevant photographs from the site inspection are provided in **Section 5** and **Appendix C**. The following site description was recorded during the site visit:

- The Site was accessed from Eurobin Avenue through the driveways of the two separate properties.
- The site was flat with no significant change in surface elevation observed.
- A one-storey low-density residential dwelling constructed from brick with landscaped gardens and a small shed was established on 48 Eurobin Avenue, and a two-storey low-density residential dwelling with an ancillary shed, timber deck and landscaped areas was established on 50 Eurobin Avenue. Both dwellings appeared to be of mid to late 20<sup>th</sup> century construction.
- The residential dwellings are currently occupied and are leased from Stella Maris College.
- 50 Eurobin had been subdivided into two residential units.
- The Site was square-shaped and bounded by wooden fencing on the southern and western boundaries. A wooden/concrete fence separated the two (2) properties within the Site. The eastern and northern site boundaries were bounded by brick/cement one to two metre fences.
- The frontal portion of the ancillary shed on 48 Eurobin Avenue appeared to be made from wood with external paint rendering. The primary use of the shed seemed to be storage of bikes and personal belongings such as plastic storage containers. The rear portion of the shed appeared to be made from cement bricks and not in primary use.
- The small shed on 50 Eurobin Avenue appeared to be in disrepair and was in use as storage. It was constructed from wood and fibrous cement sheeting.
- The residential properties were composed of brick, plywood cladding and cement rendering. The roofing of the properties was comprised of terracotta tiles and the door and window frames were wooden.
- The residential dwellings were constructed using composite of brick, plywood and cement rendering. Windowsills and window frames on the residential dwellings were observed to be constructed from wood. The paint on these windowsills and frames was generally observed to be in poor condition.
- The roof was not accessed during the survey for safety reasons, as well as the ceiling and eaves were not sampled; however, they were observed to be likely of fibrous cement sheeting material.

## 4 Methodology

Assessment of the Site included a visual inspection of the buildings/structures, sampling and laboratory analysis as described in the following sections.

Field work was completed by Reditus' Senior Environmental Scientist Jack Palma on 16<sup>th</sup> November 2022. Representative samples of construction materials identified to potentially contain asbestos or required confirmation to be asbestos free, were obtained using hand tools by personnel wearing suitable personal protective equipment (PPE). The samples were placed in double sealed plastic bags and labelled with a unique job number, sample number and date.

Representative samples of paint scrapings were collected directly from the item using hand tools by personnel wearing suitable PPE. The samples were placed in double sealed plastic bags and labelled with a unique job number, sample number and date.

All samples were recorded on the chain of custody (COC) record presented in **Appendix B**.

Following the completion of the field inspection, the samples were forwarded to a National Association of Testing Authorities (NATA) registered laboratory, Envirolab Services Pty Ltd (NATA Accreditation No. 2901), for analysis either asbestos or lead.

The asbestos samples were analysed using stereo and polarising light microscopy methods with dispersion staining techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004 (Method ASB-001).

The samples of paint scrapings and dust underwent digestion of Paint chips/scrapings/liquids for metals determination by ICP-AES/MS and or CV/AAS (Method ID Metals-020/021/022).

### 4.1 Sampling of Deposited Dust

Sampling of potential lead dust could not be completed due to access restrictions.

### 4.2 Sampling of Paint

Sampling was undertaken in accordance with Appendix C of Australian Standard AS4361.2 -1998 Guide to lead paint management - Residential and Commercial Buildings. Pieces of flaky paint and paint shavings samples were collected using the following procedure:

- If the paint was flaky, a small piece from the surface was taken.
- If the paint sample was not readily collectable, a clean scraper was used to shave off the necessary amount.
- All samples were placed in a new pre-labelled zip locked bag.

### 4.3 Sampling of Asbestos

Sampling was undertaken in accordance with the NSW Code of Practice on How to Manage and Control Asbestos in the workplace 2020:

*"Only a competent person may take the samples for analysis because of the increased health risk of fibres being released during the process. If the sampling process is conducted incorrectly, it can be more hazardous than leaving the material alone."*

All samples taken were sealed within a 200 µm polythene bag, and appropriately labelled. Pieces of the suspected ACM were collected using the following procedure:

- If the asbestos was in insulating material, flakes were easily collected while wearing nitrile disposable gloves.
- If the ACM sample location was a harder material, pliers were used to extract the necessary amount.

## 4.4 Hazardous Material Survey Checklist

The following information is required to inform the Hazardous Materials Survey.

**Table 2.** Required Hazardous Materials Survey Information

REQUIREMENT	COMPLETED
Description of hazardous material identified on site, including location and form of hazardous material	Yes
Estimation of the quantity of each particular hazardous material by volume, number, surface area or weight	Yes
A brief description of method of removal, on-site storage and transportation of hazardous materials, and where possible, reference to relevant legislation, standards and guidelines	Yes
Identification of the disposal sites to which the hazardous materials will be taken	Yes

## 4.5 Sample Register

Hazardous materials samples which were collected during the survey are presented below in **Table 3**.

**Table 3.** Sample Register

SAMPLE ID	SAMPLE TYPE	DESCRIPTION	LOCATION	ANALYSIS
<b>48 Eurobin Avenue</b>				
<b>48-PS1</b>	Paint	Creamy brown	Cement fence in front yard	Lead in paint
<b>48-PS2</b>	Paint	Cream	Paint on external windowsill	Lead in paint
<b>48-PS3</b>	Paint	Dark grey/blue	Paint on external windowsill	Lead in paint
<b>48-PS5</b>	Paint	White	Internal walls & door frames	Lead in paint
<b>48-MS1</b>	Material	Fibrous cement sheeting	Frontal façade	Asbestos ID in materials
<b>48-MS2/ PS4</b>	Material/ Paint	Plaster/ Beige Paint	Façade of shed (plaster side)	Asbestos ID in materials/ Lead in Paint
<b>48-MS3</b>	Material	Floor Tiles	Outdoor shed	Asbestos ID in materials
<b>48-MS4</b>	Material	Vinyl sheet	Vinyl flooring in shed	Asbestos ID in materials
<b>50 Eurobin Avenue – Unit 1 (Downstairs)</b>				
<b>50/1-PS1</b>	Paint	Brown	External wooden door to fusebox room	Lead in paint



SAMPLE ID	SAMPLE TYPE	DESCRIPTION	LOCATION	ANALYSIS
<b>50/1-PS2</b>	Paint	White	Door frame of external door to fusebox room	Lead in paint
<b>50/1-PS3</b>	Paint	Mauve/White	Internal door frame	Lead in paint
<b>50/1-PS4</b>	Paint	Mint green	Back door	Lead in paint
<b>50/1-PS5</b>	Paint	Orange/cream	From side of shed	Lead in paint
<b>50/1-MS1</b>	Material	Mint	Cement plasterboard of shed	Asbestos ID in materials
<b>50/1-MS2</b>	Material	Orange/ cream	Panel from shed	Asbestos ID in materials
<b>50 Eurobin Avenue – Unit 2 (upstairs)</b>				
<b>50/2-PS1</b>	Paint	White	Internal windowsill	Lead in paint
<b>50/2-PS2</b>	Paint	White	External stairwell	Lead in paint
<b>50/2-MS1</b>	Material	Vinyl sheet	Vinyl flooring in kitchen	Asbestos ID in materials
<b>50/2-MS2/ PS3</b>	Material/ Paint	Cream	External façade	Asbestos ID in materials/ Lead in paint



## 5 Results of HAZMAT Survey

The analytical laboratory results of the HAZMAT survey and site inspection are provided below. Copies of the analytical laboratory reports are provided in **Appendix B**. Photographs of other sampled material which did not exceed assessment criteria are presented in **Appendix C**.

**For clarity and accessibility, only samples which exceed adopted assessment criteria have been presented within this section.**

ITEM	DESCRIPTION
<b>Location(s)</b>	48 Eurobin Avenue - External windowsill
<b>Material Type</b>	Dark grey/blue paint
<b>Material Condition</b>	Poor
<b>Sample ID</b>	48-PS3
<b>Approximate Extent</b>	10m <sup>2</sup>
<b>Laboratory Results</b>	Lead in paint (%w/w) = 6.7%  <b>Exceeds 1% w/w criteria for Lead in Paint.</b>

#### Photograph

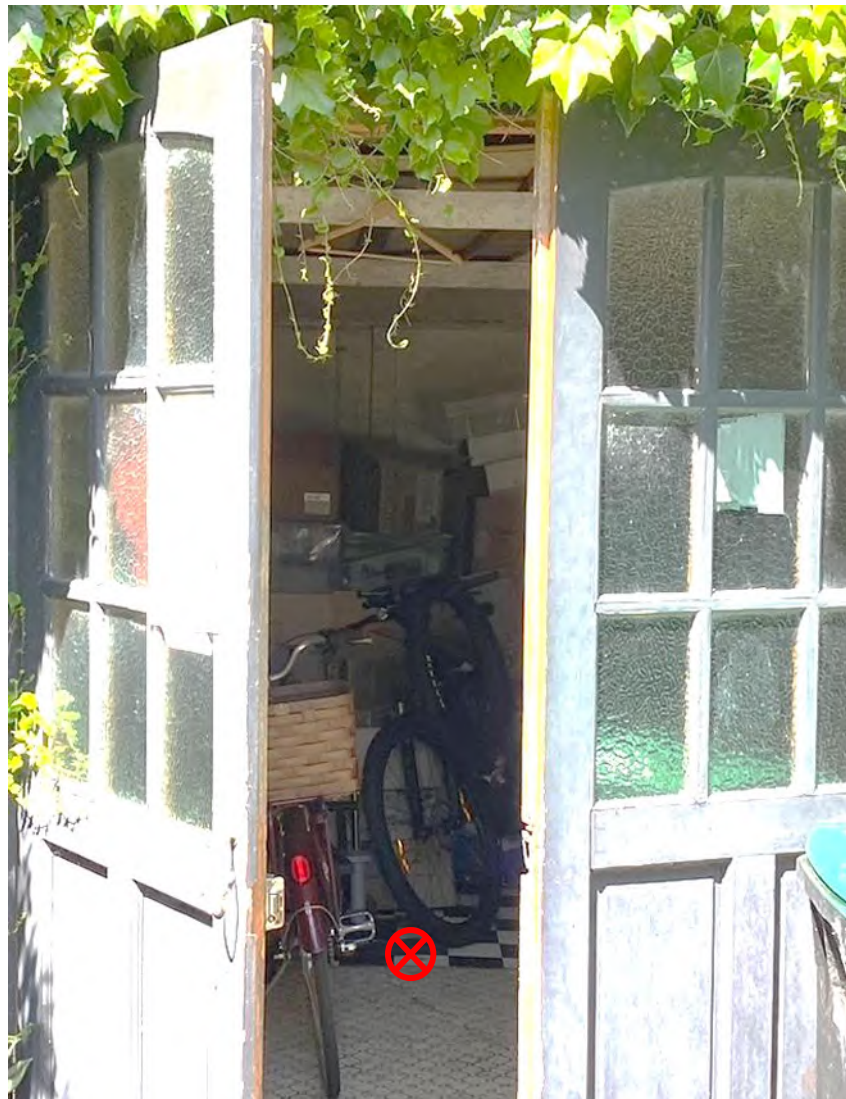
(Sample location within red circle)



ITEM	DESCRIPTION
<b>Location(s)</b>	48 Eurobin Avenue - shed
<b>Material Type</b>	Black and white check pattern vinyl sheet
<b>Material Condition</b>	Fair
<b>Sample ID</b>	48-MS4
<b>Approximate Extent</b>	10m <sup>2</sup>
<b>Laboratory Results</b>	<b>Synthetic mineral fibres detected</b>

#### Photograph

(Sample location within red circle)





ITEM	DESCRIPTION
<b>Location(s)</b>	48 Eurobin Avenue – roof of shed
<b>Material Type</b>	Fluorescent light fixture
<b>Material Condition</b>	Good
<b>Sample ID</b>	N/A
<b>Approximate Extent</b>	1m <sup>2</sup>
<b>Laboratory Results</b>	<b>Not sampled - Potentially PCB containing fluorescent light fixture</b>

#### Photograph

(Identified hazardous material within red circle)





ITEM	DESCRIPTION
<b>Location(s)</b>	48 Eurobin Avenue – roof of shed
<b>Material Type</b>	Fibrous cement sheeting
<b>Material Condition</b>	Fair
<b>Sample ID</b>	N/A
<b>Approximate Extent</b>	20m <sup>2</sup>
<b>Laboratory Results</b>	<b>Not sampled - Potentially asbestos containing fibrous cement sheeting</b>

#### Photograph

(Identified material within red circle)



ITEM	DESCRIPTION
<b>Location(s)</b>	50 Eurobin Avenue – Unit 1, in car port
<b>Material Type</b>	Fibrous cement sheeting (dimpled)
<b>Material Condition</b>	Fair
<b>Sample ID</b>	N/A
<b>Approximate Extent</b>	2m <sup>2</sup>
<b>Laboratory Results</b>	<b>Presumed asbestos containing fibrous cement sheeting – asbestos fibres visible in cross section</b>

**Photograph**

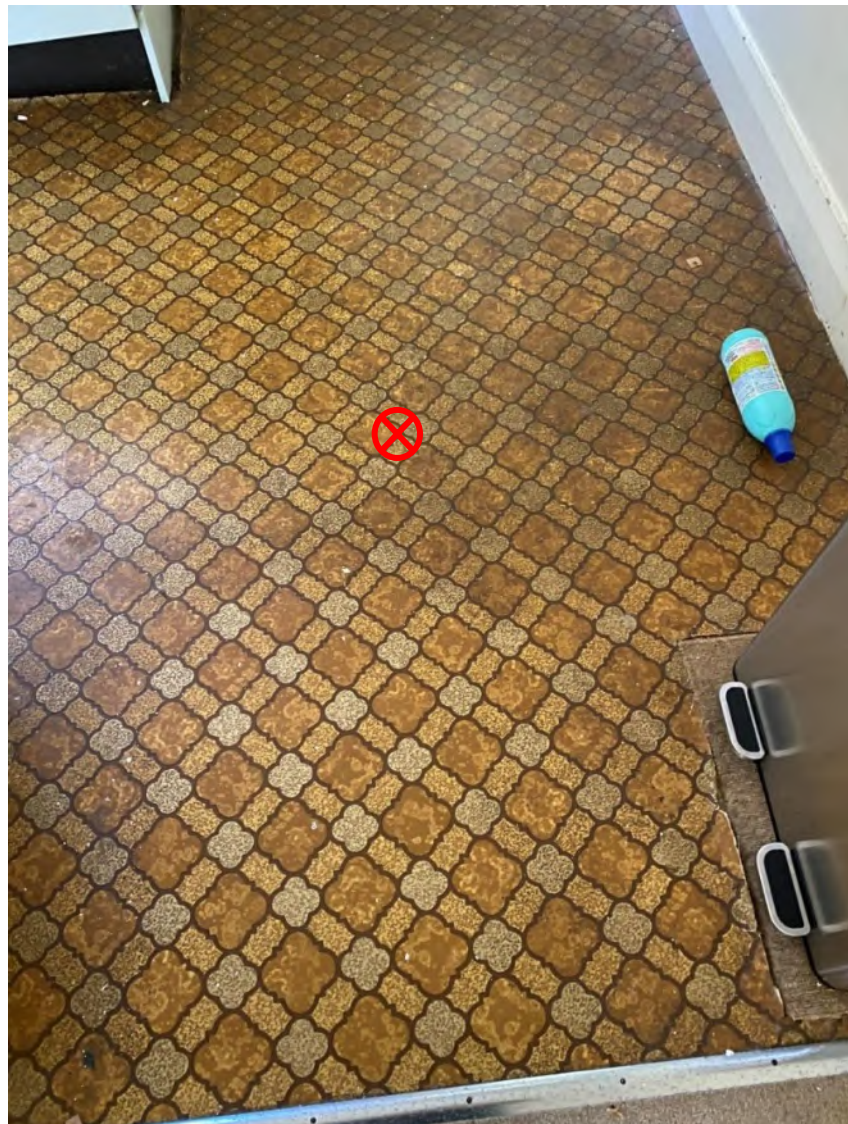
(Sample location within red circle)



ITEM	DESCRIPTION
<b>Location(s)</b>	50 Eurobin Avenue – Unit 2 – Kitchen floor
<b>Material Type</b>	Beige geometric pattern vinyl sheet
<b>Material Condition</b>	Fair
<b>Sample ID</b>	50/2-MS1
<b>Approximate Extent</b>	10m <sup>2</sup>
<b>Laboratory Results</b>	<b>Chrysotile asbestos detected</b>

**Photograph**

(Sample location  
within red circle)





ITEM	DESCRIPTION
<b>Location(s)</b>	48 Eurobin – Fusebox on external of house near entrance 50 Eurobin – Unit 1 – Fusebox within fusebox room towards front of premises.
<b>Material Type</b>	Potentially asbestos containing backboard
<b>Material Condition</b>	Good
<b>Sample ID</b>	N/A
<b>Approximate Extent</b>	2m <sup>2</sup>
<b>Laboratory Results</b>	<b>Not sampled – Presumed to contain asbestos</b>

#### Photograph

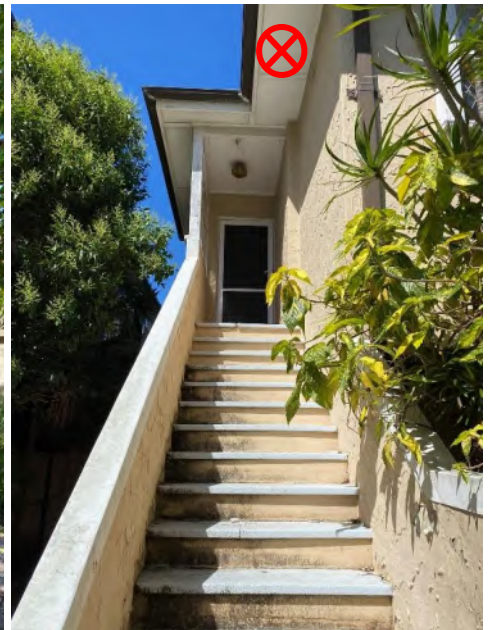
(Identified material within red circle)



ITEM	DESCRIPTION
<b>Location(s)</b>	External eaves on both properties
<b>Material Type</b>	Potentially asbestos containing fibrous cement sheeting
<b>Material Condition</b>	Fair
<b>Sample ID</b>	N/A
<b>Approximate Extent</b>	50m <sup>2</sup>
<b>Laboratory Results</b>	<b>Not sampled – Presumed to contain asbestos</b>

**Photograph**

(Identified material within red circle)





## 5.1 Site Access Limitations

Due to both access and health and safety restrictions, Reditus were unable to assess the following locations at the time of the hazardous materials survey:

- Areas above 2m in height such as building eaves.
- Ceiling or wall cavities.
- Beneath concrete slabs or below the ground.

As such, the potential for hazardous materials which were not identified during the survey exists for these areas. These areas should be assessed during the demolition phase.

## 6 Conclusions and Recommendations

### 6.1 Summary of Results

A summary of the results from the HAZMAT inspection is presented below in **Table 4**.

**Table 4.** Summary of Hazardous Materials

HAZARDOUS MATERIALS	IDENTIFIED
<b>Friable asbestos detected</b>	Not Identified
<b>PCB-containing materials and capacitors</b>	Potentially
<b>Synthetic Mineral Fibres (SMF)</b>	<b>Yes</b>
<b>Lead-containing paints detected above 1% w/w</b>	<b>Yes</b>
<b>Bonded asbestos detected</b>	<b>Yes</b>

Whilst no samples of potential PCB-containing material were able to be collected due to health and safety restrictions, it is possible that PCBs may be present in identified fluorescent light fixtures in the shed on 48 Eurobin Avenue.

#### 6.1.1 WASTE DISPOSAL

The following volumes of material types have been estimated for disposal at the following facilities listed in **Table 5**.

**Table 5. Waste Disposal**

TYPE OF WASTE	IDENTIFIED AMOUNT (APPROXIMATELY)	DISPOSAL/MANAGEMENT
<b>Special Waste - Asbestos</b>		Removal by demolition contractor as removal of > 10 m <sup>2</sup> of non-friable ACM by a Class B licensed asbestos in accordance with SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2020) – Section 1.2.
Bonded asbestos sheeting, vinyl sheeting, fuse box backing board	84m <sup>2</sup>	Asbestos to be disposed to in accordance with Demolition Management Plan to an NSW EPA suitably licenced landfill facility.
<b>Hazardous Wastes</b>		Removal by Demolition Contractor in accordance with Demolition Management Plan to an NSW EPA suitably licenced landfill facility.
Lead Paint	10m <sup>2</sup>	

TYPE OF WASTE	IDENTIFIED AMOUNT (APPROXIMATELY)	DISPOSAL/MANAGEMENT
<b>Hazardous Wastes</b>		
PCB containing materials	1m <sup>2</sup>	Removal by Demolition Contractor in accordance with Demolition Management Plan to an NSW EPA suitably licenced landfill facility.
<b>Synthetic Mineral Fibre</b>		
Vinyl sheeting	10m <sup>2</sup>	Removal by Demolition Contractor in accordance with Demolition Management Plan to an NSW EPA suitably licenced landfill facility.

## 6.2 General Recommendations

Reditus provides the following general recommendations:

- Remove all hazardous materials identified and recorded in Section 5 above, prior to demolition of the subject area.
- Prior to demolition, a destructive assessment of areas of the Site that were not accessible during this assessment should be completed.
- Should any previously unidentified suspected hazardous materials be identified during demolition, works should cease, and the materials should be inspected by an experience environmental consultant or occupational hygienist.

### 6.2.1 RECOMMENDATIONS FOR ASBESTOS CONTAINING MATERIALS

The following recommendations are made for ACM:

- All materials presumed to contain asbestos must be treated as such.
- As outlined in SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2020), removal of up to 10 m<sup>2</sup> of non-friable asbestos or ACM is not required to be completed by a licenced Class A or B asbestos removal contractor.
- All works associated with the disturbance and removal of asbestos containing materials at this site must be undertaken in accordance with the SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2020).
- Should greater than 10 m<sup>2</sup> of bonded ACM be identified on site during future inspection of inaccessible areas or encountered during demolition works, a Class A or B Asbestos Removal Contractor must be engaged to prepare an asbestos removal control plan for the proposed works and completed in accordance with SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2020).
- Identified friable asbestos must be removed by a Class A licensed asbestos removal contractor in accordance with SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2020) – Section 1.2.

### 6.2.2 RECOMMENDATIONS FOR SYNTHETIC MINERAL FIBRES (SMF)

The following recommendations are made for SMF:

- During removal of SMF, airborne monitoring for SMF is recommended to be completed to meet requirements of NSW Work Health and Safety Regulation 2011, however, it is noted that SMFs are currently not on the schedule of substances requiring health surveillance.
- The following national standards and codes of practice are applicable:
  - Standard for Synthetic Mineral Fibres [NOHSC:1004(1990)].
  - Code of Practice for Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].



- Preferred removal method using hand tools, not power tools, and wet or dampen the material before cutting. If power tools are used exhaust ventilation should be installed.
- Appropriate PPE must be used where measures cannot keep the exposure level below exposure standard (refer to Code of Practice).
- A clearance inspection and sampling program should be carried out after completion of demolition/removal and a Clearance Certificate issued.

### 6.2.3 LEAD PAINT

The following recommendations are made for lead paint:

- The following national standards and codes of practice are applicable:
  - Australian Standard: Guide to lead paint management, Part 2: Residential and commercial buildings (AS 4361.2 - 2017).
  - SafeWork NSW (Nov 2019) Code of Practice, Demolition Work.
- Any works which may disturb potential lead-based paint systems should be conducted in accordance with the requirements of AS4361.2-2017 Guide to Lead Paint Management, Part 2: Residential and Commercial buildings.
- PPE including AS 1716 approved respirators with P1 (dust) or P2 (dust and fumes) filters and coveralls should be worn to prevent exposure to airborne lead.
- Lead Paint materials should be kept in a wet condition during the removal operations with a manually controlled, consistent low-pressure spray.
- As per Clause 49 and 50 of NSW WHS Regulation 2017, occupational monitoring for lead should be carried out during any demolition operations.
- Following completion of demolition operations, a clearance inspection and sampling program should be carried out and a Clearance Certificate issued.
- The materials containing lead-based paint may be demolished and disposed of at an appropriate NSW EPA licensed landfill. These materials should not be recycled unless the recycling facility has been notified of the presence of lead paint and deem the material acceptable under their licence conditions for disposal /recycling at the facility.

### 6.2.4 LEAD DUST REMOVAL PROCEDURE

Lead is a hazardous substance thus a risk assessment should be carried out before any demolition works. Contractors and workers involved in the cleaning, repairing or replacement of ceilings are advised to consider the following procedures, in order to minimise health risks from lead containing dust. These procedures include:

#### 1. Working in Ceilings

- Ceiling voids must be cleaned of accumulated dust before commencing any work involving partial or complete removal of the ceiling itself and householders advised to clear or cover personal effects in adjoining living spaces as much as is practicable.
- The sealing of any openings between living areas of the dwelling and the ceiling void prior to the commencement of any work to prevent dust entering the living area.
- The use of vacuum cleaners which comply with AS/NZS 3544 Industrial vacuum cleaners for particulates hazardous to health, to prevent the release of lead containing dust while it is being removed.
- To minimise contamination of living areas of the dwelling, airless spraying with PVA to seal the cleaned surfaces is recommended whenever the ceiling is removed.

#### 2. Personal Protective Equipment (PPE)

The use of Personal Protective Equipment, including:

- Respirators complying with AS/NZS 1716 Respiratory Protective Devices and used according to AS/NZS 1715 Selection, use and maintenance of respiratory protective devices. If the results of the risk assessment identify significant chemical contamination, a full-face respirator may be required to provide the needed level of

respiratory protection. Note: A respiratory protection program should be set up by management in accordance with AS/NZS 1715.

- Where respirators relying on facial fit are being used, workers should shave daily as beard and stubble can interfere with the facial fit, which could result in exposure to lead containing dust.
- Eye protection, complying with AS/NZS 1336 and AS/NZS 1337 whenever full-face respirators are not worn.
- Disposable coveralls with fitted hood (the type suitable for use in agricultural spraying and asbestos removal work, changed at regular intervals).

### 3. Decontamination and Personal Hygiene

The adoption of thorough decontamination procedures before each work break, including the observance of a high standard of personal hygiene. This can be achieved by:

- Provision of soap and adequate washing facilities.
- Washing of hands before eating, drinking and smoking.
- Employers providing laundering of work clothes.
- Placing any used disposable overalls into marked bags, which should be sealed for disposal with other waste.
- The containment and disposal of the removed dust and any contaminated clothing, rags and other waste should be in accordance with any NSW Department of Environment and Conservation (NSW DEC) (formerly the NSW EPA) requirements.
- After the work has been done, all equipment must be decontaminated, and the area cleaned of dust. Use wet methods to dampen down dust material before wiping up or use industrial vacuum cleaners.

### 4. Training

Workers should be provided with training that includes:

- The hazards associated with this type of work.
- An understanding of the health risk assessment process.
- An understanding of the results of health surveillance and biological monitoring.
- The selection, use and maintenance of respirators.
- Safe work methods.
- Acceptable personal hygiene for this type of work.

All training should be documented, and a register of training kept.

#### 6.2.5 POLYCHLORINATED BIPHENYLS (PCB)

Suspected PBC containing light fittings and electrical components were observed during the inspection. However, should future demolition work or inspection of previously inaccessible areas identify potential PCB containing fittings and components the following should be adhered to:

- Workers may be exposed to PCBs when dismantling electrical capacitors and transformers or when cleaning up spills and leaks. Appropriate control measures should be implemented when handling damaged capacitors to ensure that any spillage does not contact workers and is appropriately cleaned up and disposed of.
- All work must be planned and executed in a manner that minimises the number of persons involved, the degree of handling of PCB and the amount of waste material produced.
- Any equipment or parts potentially containing PCBs should be placed in a polyethylene bag and then placed into a marked sealable metal container, which is appropriately labelled. Leaking capacitors must be treated as if containing PCB unless it can be established that this is not the case.
- If PCBs cannot be transported immediately for disposal, all containers should be stored in a protected area which prevents any discharge of PCBs to the environment.
- PPE including gloves made of materials that are resistant to PCBs (e.g., polyethylene, nitrile rubber or neoprene), should be provided to workers and worn when there is any likelihood of exposure to PCBs.



- Waste disposal of PCB waste (defined as PCB concentrations of >50mg/kg in building materials) are regulated under the PCB Chemical Control Order 1994, which contains condition relating to disposing of PCB waste. The NSW EPA has prepared a Guideline for the Management of Materials Containing PCBs Below Fifty Milligrams Per Kilogram which contains 'good practice' procedures for the disposal, transport and storage of materials containing PCBs below 50 milligrams per kilogram. All waste must be disposed of in accordance with the NSW EPA (2014) Waste Classification guidelines.



## 7 Limitations

This report has been prepared in accordance with the scope of services described in the **Section 1.3**. The letter has been prepared for the sole use of the client and has been prepared in accordance with a scope of work agreed by the client.

The report or document does not purport to provide legal advice and any conclusions or recommendations made should not be relied upon as a substitute for such advice.

The report does not constitute a recommendation by Reditus for the client or any other party to engage in any commercial or financial transaction and any decision by the client or other party to engage in such activities is strictly a matter for the client.

The report relies upon data, surveys, measurements and results taken at or under the site at particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the client. Furthermore, the report has been prepared solely for use by the client and Reditus accepts no responsibility for its use by other parties. The client agrees that Reditus' report or associated correspondence will not be used or reproduced in full or in part for promotional purposes and cannot be used or relied upon by any other individual, party, group or company in any prospectus or offering. Any individual, party, group or company seeking to rely on this report cannot do so and should seek their own independent advice.

No warranties, express or implied, are made. Subject to the scope of work undertaken, Reditus assessment is limited strictly to identifying typical environmental conditions associated with the subject property based on the scope of work and testing undertaken and does not include and evaluation of the structural conditions of any buildings on the subject property or any other issues that relate to the operation of the site and operational compliance of the site with state or federal laws, guidelines, standards or other industry recommendations or best practice. Scope of work undertaken for assessments are agreed in advance with the client and may not necessarily comply with state or federal laws or industry guidelines for the type of assessment conducted.

Additionally, unless otherwise stated Reditus did not conduct soil, air or wastewater analyses including asbestos or perform contaminated sampling of any kind. Nor did Reditus investigate any waste material from the property that may have been disposed off-site or undertake and assessment or review of related site waste management practices.

The results of this assessment are based upon (if undertaken as part of the scope work) a site inspection conducted by Reditus personnel and/or information from interviews with people who have knowledge of site conditions and/or information provided by regulatory agencies. All conclusions and recommendations regarding the property are the professional opinions of the Reditus personnel involved with the project, subject to the qualifications made above.

While normal assessments of data reliability have been made, Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Reditus, or developments resulting from situations outside the scope of this project/assessment.

Reditus is not engaged in environmental auditing and/or reporting of any kind for the purpose of advertising sales promoting, or endorsement of any client's interests, including raising investment capital, recommending investment decisions, or other publicity purposes. Reditus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Reditus, or developments resulting from situations outside the scope of this project.

In relation the conduct of asbestos inspections or the preparation of hazardous materials reports Reditus has conducted inspections and the identification of hazardous material within the constraints presented by the property. Whilst efforts are made to access areas not normally accessed during normal use of the site to identify the presence of asbestos or other hazardous material, unless explicitly tested no guarantee can be provided that such material is or is not present.

Reditus' professional opinions are based upon its professional judgment, experience, and training. These opinions are also based upon data derived from the limited testing and analysis described in this report or reports reviewed. It is possible that additional testing and analysis might produce different results and/or different opinions or other opinions. Reditus has limited its investigation(s) to the scope agreed upon with its client. Reditus believes that its opinions are reasonably supported by the testing and analysis that has been undertaken (if any), and that those opinions have been developed according to the professional standard of care for the environmental consulting



profession in this area at this time. Other opinions and interpretations may be possible. That standard of care may change and new methods and practices of exploration, testing and analysis may develop in the future, which might produce different results.

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

- Areas accessible only by dismantling equipment or performing minor localised demolition works.
- Voids or internals of plant, equipment, air-conditioning ducts, electrical components.
- Locations behind locked doors.
- Ceiling voids and wall cavities.
- Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure (these voids are only accessible during major demolition works).
- Height restricted areas.
- Beneath the building.

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

Prior to any refurbishment works, further investigations should be performed using destructive sampling techniques. During the site works, care should be exercised when accessing any previously inaccessible areas and required that work cease pending further sampling if materials suspected of containing potentially hazardous or unknown materials if encountered.

## 8 References

### Asbestos

*NSW Work Health and Safety Act, 2011 (WHS Act 2011).*

*NSW Work Health and Safety Regulations, 2017 (WHS Reg 2017), Chapter 8 Asbestos, 2017 (NSW WHS Reg 2017).*

*NSW EPA Managing Asbestos in or on Soil, 2014 (NSW EPA 2014).*

*NSW Model Code of Practice: How to Manage and Control Asbestos in the Workplace, Safe Work Australia 2020.*

– *NSW Government: Code of Practice How To Manage And Control Asbestos in the Workplace, August 2019.*

*NSW Model Code of Practice: How to Safely Remove Asbestos, Safe Work Australia 2020.*

### Lead

*Australian Standard AS4361.2 -1998 Guide to lead paint management - Residential and Commercial Buildings.*

*SafeWork NSW (Nov 2019) Code of Practice, Demolition Work.*

*NSW WHS Regulation 2017*

### Synthetic Mineral Fibres

*AS/NZS 3544 Industrial vacuum cleaners for particulates hazardous to health*

*National Code of Practice: Standard for Synthetic Mineral Fibres [NOHSC:1004(1990)].*

*National Code of Practice for Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].*

*NSW Work Health and Safety Regulation 2011*

### General Practices

*Work Health and Safety Act, NSW Government 2011.*

*Work Health and Safety Regulation, NSW Government 2017.*

*Protection of the Environment Operations Act 1997.*

*Protection of the Environment Operations (Waste) Regulation 2014.*

*Model Code of Practice: Managing risks of hazardous materials in the Workplace, Safe Work Australia 2020.*

*Australian Standard AS2601-2001: The Demolition of Structures.*

*Australian Standard: Guide to lead paint management, Part 2: Residential and commercial buildings (AS 4361.2 - 2017).*

### Waste

*NSW Protection of the Environment Operations Act (POEO Act) 1997.*

*NSW Protection of the Environment Operations (Waste) Regulations 2014.*

*NSW EPA Waste Classification Guidelines, Part 1 Classifying Waste, 2014.*

*NSW EPA Resource Recovery Order, Excavated Natural Material Order under Part 9, Clause 93 of POEO Waste Regulation 2014 (the ENM Order 2014).*

# A

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## Figures

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Overview



Inset



<b>Map</b> 22246_rp01_f01_sitloc_v01		<b>Legend</b>  <div><div></div> Lot Boundaries - 48-50 Eurobin Ave</div> <div><div></div> Site Boundary - 48-50 Eurobin Ave</div> <div><div></div> Surface Water</div> <div><div></div> Major Roads</div> <div><div></div> Railways</div> <div><div></div> Rivers</div> <div><div></div> Streams</div> <div><div></div> Minor Channels</div>	<b>Figure 1 - Site Location</b>  48-50 Eurobin Avenue, Manly NSW 2095  22246 - Hazardous Materials Survey  Mostyn Copper Group Pty Ltd
<b>Date of Export</b> 21/11/2022			
<b>Author</b> JP	<b>Approver</b> MB		
<b>Data Source</b> Metromap, Google Maps, Open Street Map, NSW Government			

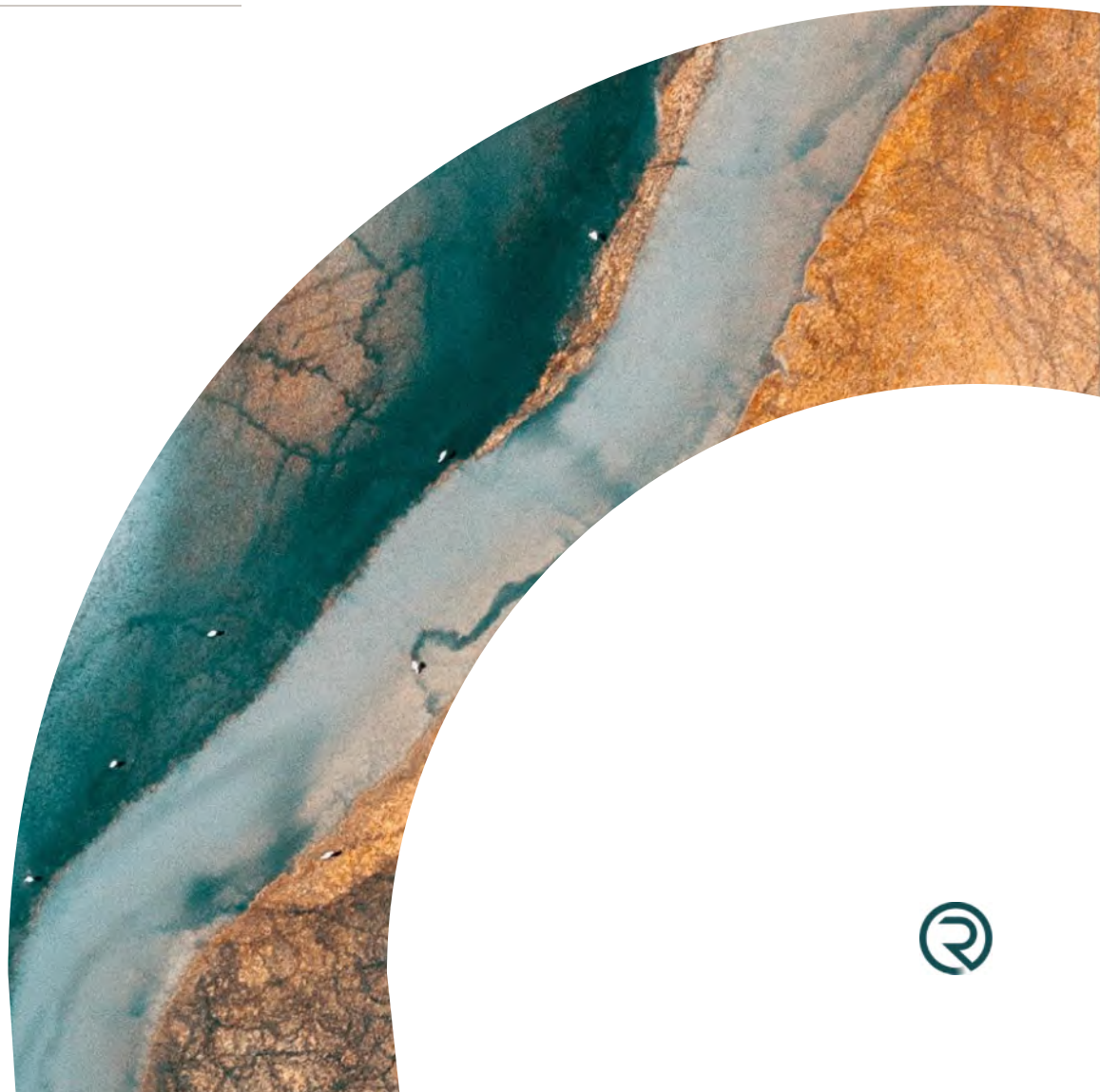


# B

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## Laboratory Reports

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# CHAIN OF CUSTODY FORM - Client

## ENVIROLAB GROUP

National phone number 1300 424 344

Sydney Lab - Envirolab Services  
12 Ashley St, Chatswood, NSW 2067  
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☎ 07 3266 9532 | ✉ brisbane@envirolab.com.au

Darwin Office - Envirolab Services  
Unit 7, 17 Wilkes Rd, Bertimah, NT 0820  
☎ 08 8967 1201 | ✉ darwin@envirolab.com.au

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Client: Reditus Consulting	Client Project Name/Number/Site etc (ie report title):
Contact Person: Jack Palma / Mathew Burcher	22246
Project Mgr: Mathew Burcher	PO No.: 22246
Sampler: Jack Palma	Envirolab Quote No. :
Address: Unit 1A, Level 1, Kirrawee NSW	Date results required: Standard
	Or choose: standard / same day / 1 day / 2 day / 3 day
	Note: Inform lab in advance if urgent turnaround is required - surcharges apply
Phone: 02 9521 6567 Mob: 0408 988 954 0423 856 305	Additional report format: esdat
Email: accounts@reditusconsulting.com jackpalma@reditus.com.au mathewburcher@reditus.com.au	Lab Comments:

Sample information					Tests Required																Comments
Envirolab Sample ID	Client Sample ID or information	Depth	Date sampled	Type of sample	Asbestos in materials	Lead Paint															Provide as much information about the sample as you can
1	50/2 - PS1		16/11/2022	Paint		x															
2	50/2 - PS2		16/11/2022	Paint		x															
3	50/2 - MS1		16/11/2022	Material	x																
4	50/2 - MS2/PS3		16/11/2022	Material/Paint	x	x															
5	50/1-PS1		16/11/2022	Paint		x															
6	50/1-PS2		16/11/2022	Paint		x															
7	50/1-PS3		16/11/2022	Paint		x															
8	50/1-PS4		16/11/2022	Paint		x															
9	50/1-PS5		16/11/2022	Paint		x															
10	50/1-MS1		16/11/2022	Material	x																
11	50/1-MS2		16/11/2022	Material	x																
12	48-PS1		16/11/2022	Paint		x															
13	48-PS2		16/11/2022	Paint		x															
14	48-PS3		16/11/2022	Paint		x															
15	48-PS5		16/11/2022	Paint		x															
16	48-MS1		16/11/2022	Material	x																
17	48-MS2/PS4		16/11/2022	Material/Paint	x	x															
18	48-MS3		16/11/2022	Material	x																

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

Relinquished by (Company): Reditus	Received by (Company): EG 540	Job number: 310793	Cooling: Ice / Ice pack / None
Print Name: Jack Palma	Print Name: Katy Wayne	Temperature: 20 °C	Security seal: Intact / Broken / None
Date & Time: 16/11/2022 13:35	Date & Time: 16/11/22 @ 1150	TAT Req - SAME day / 1 / 2 / 3 / 4 / STD	
Signature: [Signature]	Signature: [Signature]		

## SAMPLE RECEIPT ADVICE

### Client Details

<b>Client</b>	Reditus Consulting
<b>Attention</b>	Matt Burcher

### Sample Login Details

<b>Your reference</b>	22246
<b>Envirolab Reference</b>	310793
<b>Date Sample Received</b>	16/11/2022
<b>Date Instructions Received</b>	16/11/2022
<b>Date Results Expected to be Reported</b>	23/11/2022

### Sample Condition

<b>Samples received in appropriate condition for analysis</b>	Yes
<b>No. of Samples Provided</b>	12 Paint, 6 Material, 2 Material/Paint
<b>Turnaround Time Requested</b>	Standard
<b>Temperature on Receipt (°C)</b>	20
<b>Cooling Method</b>	None
<b>Sampling Date Provided</b>	YES

### Comments

Received 2 x extra samples labelled as 48-PS5 (Paint) & 48-MS4 (Material)

Please direct any queries to:

#### Aileen Hie

**Phone:** 02 9910 6200  
**Fax:** 02 9910 6201  
**Email:** ahie@envirolab.com.au

#### Jacinta Hurst

**Phone:** 02 9910 6200  
**Fax:** 02 9910 6201  
**Email:** jhurst@envirolab.com.au

*Analysis Underway, details on the following page:*



**EnviroLab Services Pty Ltd**

ABN 37 112 535 645

12 Ashley St Chatswood NSW 2067

ph 02 9910 6200 fax 02 9910 6201

customerservice@envirolab.com.au

www.envirolab.com.au

Sample ID	Lead in Paint	Asbestos ID - materials
50/2 - PS1	✓	
50/2 - PS2	✓	
50/2 - MS1		✓
50/2 - MS2/PS3	✓	✓
50/1-PS1	✓	
50/1-PS2	✓	
50/1-PS3	✓	
50/1-PS4	✓	
50/1-PS5	✓	
50/1-MS1		✓
50/1-MS2		✓
48-PS1	✓	
48-PS2	✓	
48-PS3	✓	
48-PS5	✓	
48-MS1		✓
48-MS2/PS4	✓	✓
48-MS3		✓
48-PS5	✓	
48-MS4		✓

The '✓' indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

### Additional Info

Sample storage - Waters are routinely disposed of approximately 1 month and soils approximately 2 months from receipt.

Requests for longer term sample storage must be received in writing.

Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default.

TAT for Micro is dependent on incubation. This varies from 3 to 6 days.

## **CERTIFICATE OF ANALYSIS 310793**

### **Client Details**

<b>Client</b>	Reditus Consulting
<b>Attention</b>	Matt Burcher
<b>Address</b>	Shop 1, 29-33 Waratah St, KIRRAWEE, NSW, 2232

### **Sample Details**

<b>Your Reference</b>	<b><u>22246</u></b>
<b>Number of Samples</b>	12 Paint, 6 Material, 2 Material/Paint
<b>Date samples received</b>	16/11/2022
<b>Date completed instructions received</b>	16/11/2022

### **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**

<b>Date results requested by</b>	23/11/2022
<b>Date of Issue</b>	23/11/2022
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. <b>Tests not covered by NATA are denoted with *</b>	

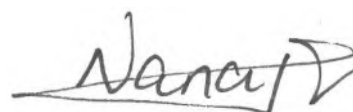
#### **Asbestos Approved By**

Analysed by Asbestos Approved Analyst: Lucy Zhu  
 Authorised by Asbestos Approved Signatory: Lucy Zhu

#### **Results Approved By**

Giovanni Agosti, Group Technical Manager  
 Lucy Zhu, Asbestos Supervisor

#### **Authorised By**



Nancy Zhang, Laboratory Manager

Lead in Paint						
Our Reference	UNITS	310793-1	310793-2	310793-4	310793-5	310793-6
Your Reference		50/2 - PS1	50/2 - PS2	50/2 - MS2/PS3	50/1-PS1	50/1-PS2
Date Sampled		16/11/2022	16/11/2022	16/11/2022	16/11/2022	16/11/2022
Type of sample		Paint	Paint	Material/Paint	Paint	Paint
Date prepared	-	21/11/2022	21/11/2022	21/11/2022	21/11/2022	21/11/2022
Date analysed	-	22/11/2022	22/11/2022	22/11/2022	22/11/2022	22/11/2022
Lead in paint	%w/w	0.22	0.29	0.47	0.30	0.48

Lead in Paint						
Our Reference	UNITS	310793-7	310793-8	310793-9	310793-12	310793-13
Your Reference		50/1-PS3	50/1-PS4	50/1-PS5	48-PS1	48-PS2
Date Sampled		16/11/2022	16/11/2022	16/11/2022	16/11/2022	16/11/2022
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	21/11/2022	21/11/2022	21/11/2022	21/11/2022	21/11/2022
Date analysed	-	22/11/2022	22/11/2022	22/11/2022	22/11/2022	22/11/2022
Lead in paint	%w/w	0.099	0.18	<0.005	<0.005	0.98

Lead in Paint					
Our Reference	UNITS	310793-14	310793-15	310793-17	310793-19
Your Reference		48-PS3	48-PS5	48-MS2/PS4	48-PS5
Date Sampled		16/11/2022	16/11/2022	16/11/2022	16/11/2022
Type of sample		Paint	Paint	Material/Paint	Paint
Date prepared	-	21/11/2022	21/11/2022	21/11/2022	21/11/2022
Date analysed	-	22/11/2022	22/11/2022	22/11/2022	22/11/2022
Lead in paint	%w/w	6.7	0.52	0.007	0.15

Asbestos ID - materials						
Our Reference	UNITS	310793-3	310793-4	310793-10	310793-11	310793-16
Your Reference		50/2 - MS1	50/2 - MS2/PS3	50/1-MS1	50/1-MS2	48-MS1
Date Sampled		16/11/2022	16/11/2022	16/11/2022	16/11/2022	16/11/2022
Type of sample		Material	Material/Paint	Material	Material	Material
Date analysed	-	21/11/2022	21/11/2022	21/11/2022	21/11/2022	21/11/2022
Mass / Dimension of Sample	-	21x16x2mm	20x15x1mm	55x17x5mm	20x15x1mm	11x5x1mm
Sample Description	-	Beige fibrous sheet	Cream paint material	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	Chrysotile asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
				Organic fibres detected	Organic fibres detected	Organic fibres detected
Trace Analysis	-	[NT]	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

Asbestos ID - materials				
Our Reference	UNITS	310793-17	310793-18	310793-20
Your Reference		48-MS2/PS4	48-MS3	48-MS4
Date Sampled		16/11/2022	16/11/2022	16/11/2022
Type of sample		Material/Paint	Material	Material
Date analysed	-	21/11/2022	21/11/2022	21/11/2022
Mass / Dimension of Sample	-	35x25x5mm	15x15x5mm	18x15x1mm
Sample Description	-	Grey cement & paint	Beige marble material	Black/White vinyl sheet
Asbestos ID in materials	-	No asbestos detected	No asbestos detected	No asbestos detected
				Synthetic mineral fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected

Method ID	Methodology Summary
<b>ASB-001</b>	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.
<b>Metals-020/021/022</b>	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.



QUALITY CONTROL: Lead in Paint						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			21/11/2022	2	21/11/2022	21/11/2022		21/11/2022	[NT]
Date analysed	-			22/11/2022	2	22/11/2022	22/11/2022		22/11/2022	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	2	0.29	0.26	11	111	[NT]

## Result Definitions

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

## Quality Control Definitions

<b>Blank</b>	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.
<b>Duplicate</b>	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.
<b>Matrix Spike</b>	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.
<b>LCS (Laboratory Control Sample)</b>	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.
<b>Surrogate Spike</b>	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.

# C

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## Photoboard

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APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey Report		
Client Name Mostyn Cooper Group Pty Ltd	Site Location 48-50 Eurobin Avenue, NSW 2095	Project Number 22246

Photo No. 1	Date 16/11/2022	
Direction Facing West		
Description 48 Eurobin Avenue – front yard		

Photo No.	Date
2	16/11/2022
Direction Facing	
West	
Description	
48 Eurobin Avenue – back yard	


A photograph of the back yard of a house at 48 Eurobin Avenue. The yard features a wooden deck, a brick building with large glass doors, and various potted plants. A black telescope is visible in the foreground.



APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey Report		
Client Name Mostyn Cooper Group Pty Ltd	Site Location 48-50 Eurobin Avenue, NSW 2095	Project Number 22246

Photo No. 3	Date 16/11/2022	
Direction Facing East		
Description 48 Eurobin Avenue – side of shed		

Photo No. 4	Date 16/11/2022
Direction Facing South	
Description 48 Eurobin Avenue – entrance to shed	





APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey Report		
Client Name Mostyn Cooper Group Pty Ltd	Site Location 48-50 Eurobin Avenue, NSW 2095	Project Number 22246



Photo No. 5	Date 16/11/2022	
Direction Facing East		
Description 48 Eurobin Avenue – backyard		

Photo No. 6	Date 16/11/2022
Direction Facing North	
Description 48 Eurobin Avenue – western side of house	





APPENDIX C  
SITE PHOTOGRAPHS



Report Title  
Hazardous Materials Survey Report

Client Name  
Mostyn Cooper Group Pty Ltd


Site Location  
48-50 Eurobin Avenue, NSW 2095

Project Number  
22246



APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey Report		
Client Name Mostyn Cooper Group Pty Ltd	Site Location 48-50 Eurobin Avenue, NSW 2095	Project Number 22246


Photo No. 9	Date 16/11/2022	
Direction Facing East		
Description 50 Eurobin Ave – shed		

Photo No. 10	Date 16/11/2022	
Direction Facing West		
Description 50 Eurobin Ave – mint door		



APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey Report		
Client Name Mostyn Cooper Group Pty Ltd	Site Location 48-50 Eurobin Avenue, NSW 2095	Project Number 22246

Photo No. 11	Date 16/11/2022	
Direction Facing West		
Description 50 Eurobin Ave – fusebox room		

Photo No. 12	Date 16/11/2022	
Direction Facing West		
Description 50 Eurobin Ave – wall texture		

APPENDIX C  
SITE PHOTOGRAPHS

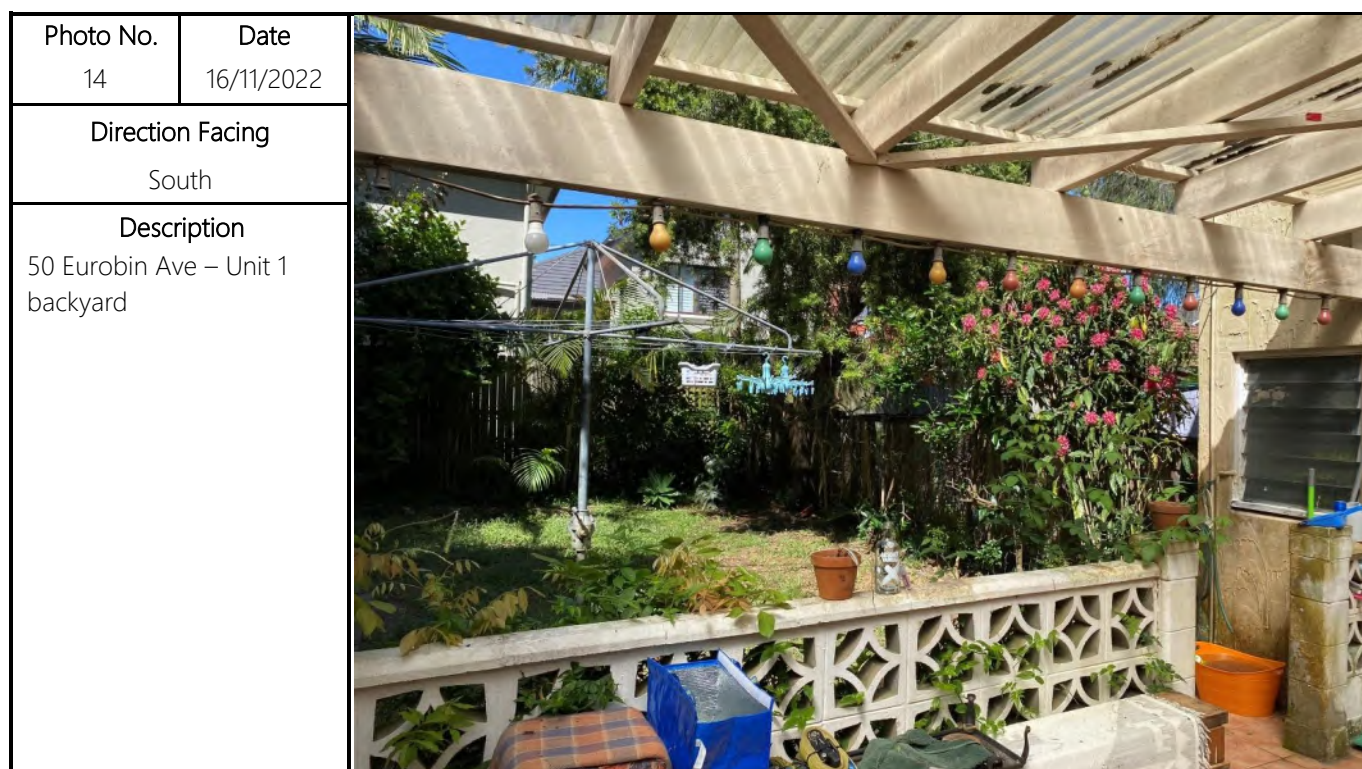


Report Title  
Hazardous Materials Survey Report

Client Name  
Mostyn Cooper Group Pty Ltd

Site Location  
48-50 Eurobin Avenue, NSW 2095

Project Number  
22246





APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey Report		
Client Name Mostyn Cooper Group Pty Ltd	Site Location 48-50 Eurobin Avenue, NSW 2095	Project Number 22246


Photo No. 15	Date 16/11/2022	
Direction Facing -		
Description 50 Eurobin Ave – unit 1 internal roof		

Photo No. 16	Date 16/11/2022	
Direction Facing -		
Description 50 Eurobin Ave – unit 1		

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey Report		
Client Name Mostyn Cooper Group Pty Ltd	Site Location 48-50 Eurobin Avenue, NSW 2095	Project Number 22246

Photo No. 17	Date 16/11/2022	
Direction Facing -		
Description 50 Eurobin Ave – unit 1		

Photo No. 18	Date 16/11/2022	
Direction Facing -		
Description 50 Eurobin Ave – unit 1 kitchen		

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey Report		
Client Name Mostyn Cooper Group Pty Ltd	Site Location 48-50 Eurobin Avenue, NSW 2095	Project Number 22246

Photo No. 19	Date 16/11/2022	
Direction Facing -		
Description 50 Eurobin Ave – unit 1		

Photo No. 20	Date 16/11/2022	
Direction Facing North		
Description 50 Eurobin Ave – unit 2 driveway		



APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey Report		
Client Name Mostyn Cooper Group Pty Ltd	Site Location 48-50 Eurobin Avenue, NSW 2095	Project Number 22246

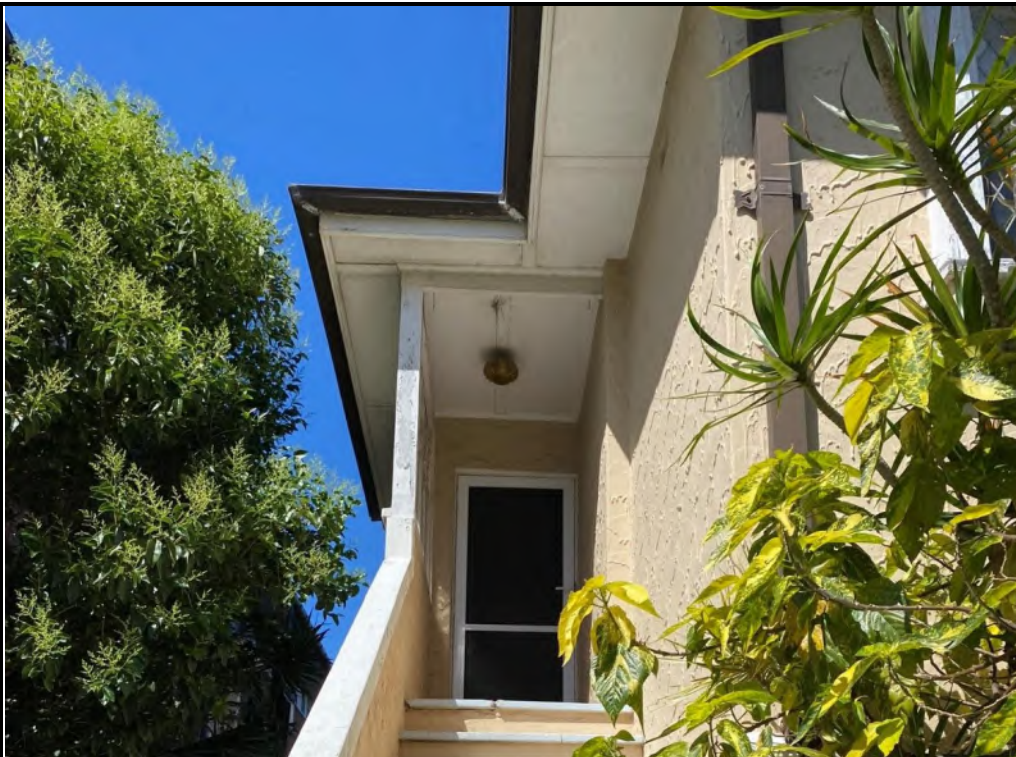
Photo No. 21	Date 16/11/2022	
Direction Facing South		
Description 50 Eurobin Ave – unit 2 stairwell and entrance		

Photo No. 22	Date 16/11/2022	
Direction Facing South		
Description 50 Eurobin Ave – unit 2		

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey Report		
Client Name Mostyn Cooper Group Pty Ltd	Site Location 48-50 Eurobin Avenue, NSW 2095	Project Number 22246



Photo No. 23	Date 16/11/2022	
Direction Facing -		
Description 50 Eurobin Ave – unit 2 roof		

Photo No. 24	Date 16/11/2022	
Direction Facing -		
Description 50 Eurobin Ave – unit 2 windowsill		

APPENDIX C SITE PHOTOGRAPHS		
Report Title Hazardous Materials Survey Report		
Client Name Mostyn Cooper Group Pty Ltd	Site Location 48-50 Eurobin Avenue, NSW 2095	Project Number 22246

Photo No. 25	Date 16/11/2022	
Direction Facing -		
Description 50 Eurobin Ave – unit 2		

Photo No. 26	Date 16/11/2022	
Direction Facing -		
Description 50 Eurobin Ave – unit 2		





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