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25 August 2020

Mr Ben Sheridan
Bermagui Constructions Pty Ltd
Unit 3, 1 Sydenham Road
Brookvale NSW 2100

**RE: HAZARDOUS MATERIALS SITE INSPECTION
UNIT 3, 1 SYDENHAM ROAD, BROOKVALE NSW**

Dear Sir,

We refer to your recent request regarding the provision of an inspection to identify hazardous construction materials located within the commercial office area, Unit 3, located on the upper level of the building at 1 Sydenham Road, Brookvale NSW (the premises). The site inspection for this work was carried out on Thursday 20 August 2020. For the purpose of this work hazardous construction materials are building materials containing asbestos, synthetic mineral fibre (SMF) and polychlorinated biphenyl (PCB). The presence of settled dust and the condition of paint finishes, which may contain lead were also included in our inspection at the site.

This inspection was carried out to provide information regarding the presence of hazardous construction materials within the building that are present on the site as required by the Northern Beaches Council letter dated 13 August 2020 in regard to development consent No. 2020/0705 for a "change of use" (Shop Top Housing) application for the premises.

Unit 3 is located within the upper level area of the building and the internal areas within this unit were inspected for this work. The lower level areas and the exterior of the building were not inspected for this work.

Site Identification

Street Address: Unit 3, 1 Sydenham Road, Brookvale NSW

Folio Identifier: Lot 1, DP72732

LGA: Northern Beaches Council

Inspection Methodology

The inspection was undertaken by way of visual inspection of accessible parts within Unit 3 at the site to ascertain the type and location of hazardous construction materials that are present.



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On this occasion, no samples of suspected asbestos containing materials or other hazardous materials were collected for laboratory analysis.

Limitations

Fundamental to the entire basis of an inspection of this type, where the constraints of a “non-destructive” survey are imposed, is the fact that no matter how thorough or professionally it is conducted, not all hazardous construction materials might be found and recorded. For the purpose of this work hazardous construction materials are building materials containing asbestos, synthetic mineral fibre (SMF), polychlorinated biphenyl (PCB) and lead in paint and settled dust.

Whilst one can be reasonably confident that hazardous construction materials that might be routinely encountered in the normal day-to-day activities in the building on the site can be identified and assessed, no guarantees can be made that all hazardous construction materials have been identified since demolition activities may well reveal hazardous construction materials in areas inaccessible to this inspection.

This report is confined to reporting the discovery (or non-discovery as the case may be) and presence of hazardous construction materials by visual inspection and non-destructive methods in areas accessible to and inspected by P. Clifton & Associates on the date of the inspection.

P. Clifton & Associates will not be liable in the event the report fails to notify the presence of any hazardous construction materials in any area within the property which was on the date of inspection physically inaccessible for inspection using the methods employed or which was not otherwise inspected on that day.

Nothing herein contained implies that any inaccessible or un-inspected areas in the building contains or does not contain hazardous construction materials. The survey was limited to accessible parts of the building and associated building elements only and does not include asbestos contamination or other contamination that may be present within soil on the site.

PCA have exercised reasonable care, skill and diligence in the preparation of this report. However, except for any non-excludable statutory provision, PCA gives no warranty in relation to its services or this report and is not liable for any loss, injury or death suffered by any party (whether caused by negligence or otherwise) arising from or in relation to the services provided or the use of this report. Where the client has the benefit of any non-excludable condition or warranty, the liability of PCA is, to the extent permitted by law, limited to re-performing the services or refunding the fees paid in relation to the services or sections of the report not complying with the conditions or warranty



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Results of Inspection

Construction materials present in the upper level Unit 3 area in the building include metal roof framing, suspended set plasterboard ceilings or suspended metal grid ceilings with drop in acoustic tiles, painted face brick walls with framed partition walls lined with plasterboard or asbestos free fibrous cement sheet and concrete floor that has carpet tile and ceramic tile floor finishes. See photograph No. 1.

Inspection in randomly selected areas below the carpet tiles found no vinyl floor tiles to be present.

Within the ceiling / roof space there is foil backed SMF insulation blanket to the underside of the metal roof cladding and SMF insulation batts on the upper surface of the suspended ceilings. See photograph No. 2.

The electrical sub board located in the north east area of the upper level Unit 3 is a plastic switch box containing plastic circuit switches. See photograph No. 3. This sub board is free of asbestos.

All light fittings in the upper level area are low voltage downlights with no PCB containing capacitors (which are found in older fluorescent light fittings) present.

Paint finishes within the Unit 3 area have all been recently applied and will be non-lead based paints. All paint finishes within Unit 3 are in good condition and there are no areas of loose and / or peeling paint in the unit.

The roof over the building is a low pitch with metal cladding and foil backed SMF insulation to the underside. The suspended ceiling tiles and insulation batts in the ceiling / roof space have also been recently installed. As such, there are no unsealed openings to the outside air and there is only a very minor amount of settled cavity dust in the ceiling / roof space. No lead contaminated dust was sighted in accessible areas of the roof space. All cavity walls were fully sealed at the time of the site inspection and it is unlikely that there will be any settled cavity dust in these areas.

Air conditioning in the building is by way of split reverse cycle units with no air conditioning ducting being present. No SMF insulation is present in the reverse cycle air conditioning units.

In summary, there are no asbestos, PCB or lead containing paints or dust in Unit 3.

The only hazardous materials in Unit 3 that were identified during the site inspection are:

- Insulation to the underside of the metal roof cladding is foil backed SMF.
- SMF insulation batts are present on the upper surface of the suspended ceilings.



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Comments and Recommendations

No asbestos, PCB or lead containing paints or dust were found to be present in accessible areas in Unit 3 at 1 Sydenham Road, Brookvale NSW.

SMF materials in the building are all in good condition and require no corrective action at the present time. When these materials require removal, they are to be removed in accordance with the National Occupational Health and Safety Commission (NOHSC) National Standard and National Code of Practice for Synthetic Mineral Fibres, 1990 (archived). SMF waste material removed from the building are to be disposed of at a NSW Environment Protection Authority (NSW EPA) licenced waste disposal facility.

Please contact the undersigned on 0437 251 358 if you require further information or if we can be of further assistance.

Yours faithfully

P. CLIFTON & ASSOCIATES PTY LTD

A handwritten signature in dark ink, appearing to read "P. Clifton", followed by a period.

Philip Clifton
Principal
BOHS IP402 Certified
SafeWork NSW Licenced Asbestos Assessor LAA000119

Attachment: Photographs



PHOTOGRAPHS

25 August 2020



Photograph No. 1: Acoustic SMF containing ceiling tiles in Unit 3



**Photograph No. 2: SMF insulation batts on upper surface
of ceiling tiles in metal grid ceiling**

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**Photograph No. 3: Plastic asbestos free electrical sub board
on masonry wall in north east area in Unit 3**