



**Destructive Hazardous
Building Materials Assessment
Ivanhoe Park Childcare Centre
Raglan Street, Manly NSW 2065**

**Northern Beaches Council
July 2021**

Client No: N0103

Job No: 96631S

Executive Summary

Prensa Pty Ltd (Prensa) was engaged by Northern Beaches Council (NBC) to conduct a Destructive Hazardous Building Materials Assessment (Assessment) of Ivanhoe Park Childcare Centre, Raglan Street, Manly NSW 2065 (the Site). Prensa has been advised by NBC that the building structure will undergo complete demolition.

The objective of this Assessment was to identify and assess the exposure risk posed by asbestos and other hazardous materials that may be encountered during proposed demolition works at the Site.

The scope of this Assessment comprised the reasonably accessible interior and exterior areas of the Site.

The following hazardous building materials were identified or assumed to be present at the time of the Assessment:

Property	Asbestos-containing Materials		Synthetic Mineral Fibre	Poly-chlorinated Biphenyls	Lead-containing Paint	Lead-containing Dust	Ozone Depleting Substances
	Non-friable	Friable					
Ivanhoe Park Childcare Centre	✓	-	✓	✓	-	-	-

The following significant findings are noted:

- Low risk non-friable asbestos was assumed to be present in the form of a bituminous backing board within the locked electrical box to the building's exterior (not viewed but assumed to be present);
- Low risk non-friable asbestos was identified in the form of a fibre cement sheet infill panel located above the exterior roller door, adjacent to the north entrance of the building; and
- Low risk non-friable asbestos was identified in the form of beige vinyl floor tiles within two (2) cupboards located in the playroom.

Recommendations

The following key recommendations are provided for the management of hazardous building materials:

- Any hazardous building materials that are to be disturbed during demolition works should be removed by an appropriately trained and licensed contractor prior to the commencement of the works.
- During demolition/refurbishment works, if any suspected hazardous materials that are not referenced in this Assessment are encountered, then work must cease and a hygienist/asbestos assessor should be notified to determine whether the materials are indeed hazardous.

A number of other recommendations were made in the body of this Assessment that address the ongoing management of hazardous building materials at this Site.

This executive summary must be read in conjunction with this entire report.

Statement of Limitations

This report has been prepared in response to specific instructions from NBC to whom this report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards and practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

This report has been prepared for use by NBC and the use of this report by other parties may lead to misinterpretation of the issues contained herein. To avoid misuse of this report, Prensa advises that this report should only be relied upon by NBC and those parties expressly referred to in the introduction of this report. This report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure this report is not misused in any way.

Unless otherwise stated in this report, the scope is limited to fixed and installed materials and excludes buried waste materials, contaminated dusts and soils.

Unless expressly stated it is not intended that this report be used for the purposes of tendering works. Where this is the intention of NBC, this intention needs to be communicated with Prensa and included in the scope of the Proposal.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Sampling Risks

It is noted that while the assessment has attempted to locate the asbestos-containing/hazardous materials within the building(s), the investigation was limited to only a visual assessment and limited sampling program and/or the review and analysis of previous reports made available. Prensa notes that sampling is representative only and that due to the lack of homogeneity of building materials it is possible that sampling has not detected all asbestos/hazardous materials within the nominated locations.

Given that a representative sampling program has been adopted, not all materials suspected of containing asbestos/hazardous materials were sampled and analysed. It is noted that some asbestos/hazardous materials may have been suspected to contain asbestos/hazardous materials based on their similar appearance to previously sampled materials. Therefore, it is possible that asbestos/hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

- Materials concealed behind structural members and within inaccessible building voids;
- Areas inaccessible without the aid of scaffolding or lifting devices;
- Areas below ground and inaccessible ceiling or wall cavities;
- Areas that require substantial demolition to access;
- Areas beneath floor covering where asbestos-containing materials were not expected to exist;
- Materials contained within plant and not accessible without dismantling the plant; and
- Areas where access is restricted due to locked doors, safety risks, or being occupied at the time of the investigation.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. NBC therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Future Works

During future works at the site, care should be taken when entering or working in any previously inaccessible areas or areas mentioned above and it is imperative that works cease immediately pending further investigation and sampling (if necessary) if any unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigation, sampling and/or assessment may be required should any suspect or unknown material be observed in previously inaccessible areas or areas not fully inspected, e.g. carpeted floors.

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1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Northern Beaches Council (NBC) to conduct a Destructive Hazardous Building Materials Assessment (Assessment) of Ivanhoe Park Childcare Centre, Raglan Street, Manly NSW 2065 (the Site). Prensa conducted the Assessment on the 13th July 2021 at the request of Greg Baker of NBC.

2 Objective

The objective of this Assessment was to identify and assess the health risk posed by hazardous building materials which may be encountered during demolition works at the Site in accordance with the NSW *Work Health and Safety Regulation*, 2017, and the NSW *Code of Practice: Demolition Work*, 2019.

3 Scope of Works

The scope of the Assessment included the reasonably accessible interior and exterior areas of the Site. Prensa has been advised by NBC that the building structure will undergo complete demolition.

Prensa has limited its assessment to the structure of the nominated building and the surface soil/walkways in the accessible and immediate vicinity of building footprint.

Specifically, Prensa included the following hazardous building materials in the scope of this Assessment:

- Asbestos-containing materials (ACM);
- Synthetic mineral fibre (SMF) materials;
- Polychlorinated biphenyls (PCB) containing capacitors in electrical fittings;
- Lead-containing paint (LCP);
- Lead-containing dust (LCD); and
- Ozone depleting substances (ODS).

The Assessment was conducted during normal business hours and the Site was unoccupied at the time of our inspection.

4 Site Description

The Site consists of a single building. Details of the building are provided in **Table 1** below.

Table 1: Site Information			
Site Address	Raglan Street, Manly NSW 2065		
Age (Circa):	1980's	External walls:	Brick & concrete
Approximate area:	300 m ²	Internal walls:	Plasterboard, brick, concrete, timber & fibre cement sheeting
Levels:	1	Ceiling:	Concrete & sprayed vermiculite
Roof type:	Concrete	Floor and coverings:	Concrete, ceramic tile, vinyl tile & sheet vinyl

5 Methodology

The Assessment comprised a review of relevant Site information made available to Prensa, interviews with available Site personnel and a visual inspection of accessible areas and destructive sampling techniques where necessary.

The methodology for assessing the hazardous building materials at the Site is presented in the following sections.

Asbestos-containing Materials – This component of the Assessment was conducted in accordance with the *NSW Work Health and Safety Regulation 2017* and the *NSW Code of Practice: How to Manage and Control Asbestos in the Workplace*, 2019. When safe to do so, building materials that were suspected of containing asbestos were sampled at the discretion of the Prensa consultant. Samples of suspected ACM were analysed in Prensa's laboratory, which is National Association of Testing Authorities (NATA), Australia accredited to conduct asbestos bulk sample analysis. The analysis was conducted using polarised light microscopy including dispersion staining techniques.

Where asbestos was found, a risk assessment was conducted on each item and a priority rating applied. This risk assessment was conducted in accordance with the protocols described in **Appendix A: Risk Assessment Factors and Priority Ratings**.

Synthetic Mineral Fibres – This component of the Assessment was carried out in accordance with the guidelines documented in *The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]*. This Assessment broadly identifies SMF materials found or suspected of being present during the Site inspection and is based on a visual assessment.

Polychlorinated Biphenyls – Due to the danger of accessing electrical components, electrical fittings were not accessed. In these instances, comment is provided in the assessment report on the likelihood of PCB-containing materials being present. This determination is based upon the age and appearance of the electrical fittings.

Lead-containing Paint – Representative painted surfaces were sampled in locations for the presence of lead and laboratory analysis undertaken to quantitatively determine the content of lead in the paint. In accordance with *AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings*, suspected paint samples can be collected by removing paint chips and testing at a NATA accredited laboratory. Any paint containing >0.1% w/w lead is classified as lead containing (with results expressed as percentage weight for weight).

The sampling program attempts to be representative of the various types of paints found at the Site, however, particular attention is paid to areas where LCP was more likely to have been used (e.g. exterior gloss paints, window and door architraves and skirting boards).

The objective of LCP identification in this Assessment is to highlight the presence of LCP within the Site building(s) not to specifically identify every location of LCP.

Lead-containing Dust – Where applicable and accessible, Prensa visually inspected for accumulated dust suspected to contain lead.

Ozone Depleting Substances – This component of the Assessment comprised a visual inspection of air conditioning units and any chillers (if applicable) at the Site and included a review of the air conditioners' refrigerant types.

6 Findings

6.1 Document Review and Interview

As part of this Assessment, Prensa requested copies of previous documentation pertaining to asbestos and hazardous materials at the Site. No documentation was made available for this Assessment.

NBC provided to Prensa the current site evacuation plan which Prensa has provided in **Appendix F** to provide consistency in site location nomenclature.

6.2 Analytical Results

6.2.1 Asbestos Bulk Sample Analysis

A total of 12 samples suspected to contain asbestos were collected and submitted to Prensa's NATA accredited laboratory for analysis. The asbestos bulk sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Reports** of this Assessment report. In summary, two (2) samples were reported to contain asbestos.

6.2.2 Lead-containing Paint Analysis

A total of 4 samples suspected to contain lead in the form of paint were collected and submitted to Envirolab Services Pty Ltd (Envirolab), which is NATA accredited to conduct lead analysis in paint. The Envirolab sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Reports** of this Assessment report. In summary, no samples were reported to contain lead above the respective criteria for lead content in paint.

6.3 Assessment Findings

The findings of this Assessment are presented in tabulated format in **Appendix C: Hazardous Building Materials Register** of this Assessment report. Hazardous building materials that have been photographed are depicted in **Appendix D: Photographs** of this Assessment report.

The following significant findings are noted:

6.3.1 Asbestos-containing Materials

- Low risk non-friable asbestos was assumed to be present in the form of a bituminous backing board within the locked electrical box to the building's exterior (not viewed but assumed to be present).
- Low risk non-friable asbestos was identified in the form of a fibre cement sheet infill panel located above the exterior roller door, adjacent to the north entrance of the building.
- Low risk non-friable asbestos was identified in the form of beige vinyl floor tiles within two (2) cupboards located in the playroom.

6.3.2 Synthetic Mineral Fibre Materials

SMF in the form of insulation material was suspected to be present within the hot water heater unit present to the building's exterior.

6.3.3 Polychlorinated Biphenyls

Capacitors within fluorescent light fittings could not be accessed at the time of the inspection as electrical isolation could not be confirmed. However, based on the age and style of the light fittings, it is considered likely that the capacitors within light fittings to the building's exterior contain PCB insulating oils.

6.3.4 Lead-containing Paint

No LCP was identified or suspected during the Assessment.

6.3.5 Lead-containing Dust

No LCD was identified or suspected during the Assessment.

6.3.6 Ozone Depleting Substances

No ODS-containing air conditioning units were identified or suspected during the Assessment.

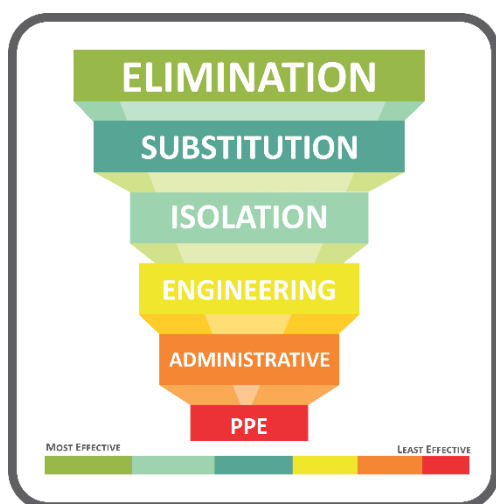
Refer to **Appendix C: Hazardous Building Materials Register** for the details of these findings.

6.4 Areas not Accessed

Areas that are generally not accessed as part of Prensa's assessments are listed in **Appendix E: Areas Not Accessed**. Site specific areas that were inaccessible during Prensa's Site inspection and were deemed likely to contain asbestos are also listed in **Appendix C: Hazardous Building Materials Register**. Any area that was inaccessible during the Assessment must be assumed to contain hazardous materials until proven otherwise.

7 Management Options

As required by legislation, materials assumed or identified as containing asbestos must be recorded in a register. Furthermore, if the hazardous material is to remain in-situ, a risk assessment must be conducted and appropriate control measures implemented. Prensa adopts a similar approach for the identification, recording and management of hazardous materials. The control measures adopted for each material have been determined based on reducing the risk of exposure, so far as is reasonably practicable. The control measures, which were determined by a competent person and/or hygienist, need to reflect the hierarchy of control measures, as required by legislation, and is as follows:



1. **Elimination / Removed** (most preferred);
2. **Substitution**;
3. **Isolation**, such as erection of permanent enclosures encasing the material;
4. **Engineering** controls, such as negative air pressure enclosures for removal works, HEPA filtration systems;
5. **Administrative** controls – including the incorporation of registers and management plans, the use of signage, personnel training, safe work procedures, regular re-inspections and registers; and
6. The use of **Personal Protective Equipment (PPE)** (least preferred).

All identified/assumed/suspected hazardous materials that may impact upon the planned demolition works must be removed prior to the commencement of any works that may disturb these materials. If removal is considered not reasonably practicable, then the hazardous materials must be managed under controlled conditions for the duration of the works.

8 Site Specific Recommendations

Based on the findings of this Assessment, it is recommended that the following control measures be adopted as part of the management of the hazardous building materials at the Site. Recommendations for specific items of hazardous building materials are also presented in **Appendix C: Hazardous Building Materials Register** of this Assessment report.

8.1 Asbestos containing Materials (ACM)

- ACM that may be disturbed should be removed prior to the commencement of any works.
- When asbestos removal works are required, the person that commissions the works should ensure that this is undertaken by an appropriately licensed asbestos contractor. The asbestos removal works must be conducted under controlled asbestos removal working conditions.
- When non-friable asbestos removal works are to be conducted within or adjacent to a highly sensitive area or public location, Prensa recommends that a hygienist who is independent of the asbestos contractor should be engaged to undertake airborne asbestos fibre monitoring along the boundary of the works and within the work area on completion of the removal works.
- A hygienist independent of the asbestos removal contractor should be engaged to complete a visual inspection of the asbestos removal work area and the area immediately adjacent to this area to ensure that both areas are free from visible asbestos contamination;
- The hygienist should provide a Clearance Certificate that documents the visual clearance inspection and the satisfactory completion of the asbestos removal works. The Clearance Certificate should state that all visible asbestos dust and debris resulting from the asbestos removal process has been removed from the removal area(s) and from areas adjacent to the removal work area(s); and
- During demolition/refurbishment works, if any materials that are not referenced in this report and are assumed to contain asbestos are encountered, then works must cease and a hygienist/asbestos assessor should be notified to determine whether the material contains asbestos.

8.2 Synthetic Mineral Fibre Materials

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)] and the SafeWork Australia Guide to Handling Refractory Ceramic Fibres, as appropriate.

8.3 Polychlorinated Biphenyls

- Electrical fittings suspected of containing PCB oil capacitors should be treated as containing PCB oils until such time as evidence suggest otherwise e.g. further assessed.
- Electrical fittings that contain or are suspected to contain PCB oil-containing capacitors should be removed as hazardous/regulated waste under controlled working conditions prior to the demolition/ refurbishment works in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.

Appendix A: Risk Assessment Factors and Priority Ratings

Risk Assessment Factors

To assess the exposure risk posed by the presence of hazardous building materials, all relevant factors must be considered. These factors include:

- Product type;
- Condition;
- Disturbance potential;
- Friability of the material;
- Proximity to direct air stream; and
- Surface treatment (if any).

The purpose of the material risk assessment is to establish the relative risk posed by specific hazardous building materials identified in this Assessment. The following risk factors are defined to assist in determining the relative exposure risk posed by each item.

Condition

The condition of the hazardous building materials identified during the assessment is reported as being **good**, **fair** or **poor**.

- **Good** refers to a material that is in sound condition with no or very minor damage or deterioration.
- **Fair** refers to a material that is generally in a sound condition, with some areas of damage or deterioration.
- **Poor** refers to a material that is extensively damaged or deteriorated.

Friability

The friability of a material describes the ease by which the material can be crumbled, which in turn, can increase the likelihood of fibres being released into the air. Therefore, friability is only applicable to asbestos and SMF.

- **Friable** asbestos can be crumbled, pulverised, or reduced to powder by hand pressure, which makes friable asbestos more dangerous than non-friable asbestos.
- **Non-friable asbestos**, also known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a non-asbestos matrix. If accidentally damaged or broken these ACM may release fibres initially but will not continue to do so.
- **Bonded** SMF describes a synthetic fibrous material that has a specific designed shape and exists within a stable manufactured product.
- **Un-bonded** SMF is a loosely packed synthetic fibrous material that has no adhesive or cementitious binding properties. UN-bonded SMF products are therefore more likely to release fibres into the air if they are disturbed.

Disturbance Potential

Hazardous building materials can be classified as having a low, medium or high disturbance potential.

- **Low disturbance potential** describes materials that have very little or no activity in the immediate area with the potential to disturb the material. Low accessibility is considered as monthly occupancy or less, or inaccessible due to the material's height or due to the material being enclosed.
- **Medium disturbance potential** describes materials that have moderate activity in the immediate area with the potential to disturb the material. Medium accessibility is considered weekly access or occupancy.
- **High disturbance potential** describes materials that have regular activity in the immediate area with the potential to disturb the material.

Exposure Risk Status

The risk factors described above are used to grade the potential exposure risk ranking posed by the presence of the materials. These risk rankings are described below:

- A **low exposure risk** describes a material that poses a negligible or low exposure risk to occupants of the area due to the materials not readily releasing fibres (or other toxic/hazardous constituents) unless seriously disturbed.
- A **medium exposure risk** describes a material that poses a moderate exposure risk due to the material status and activity in the area.
- A **high exposure risk** describes a material that poses a high exposure risk to persons in the area of the material.

ACM Priority Rating System for Control Recommendations

While an assessment of exposure risk has been made, our recommendations have been prioritised based on the practicability of a required remedial action. In determining a suitable priority ranking, consideration has been given to the following:

- Level of exposure risk posed by the ACM.
- Potential commercial implications of the finding.
- Ease of remediation.

As a guide the recommendation priorities have been given a timeframe as follows:

P1

**High Risk
Requiring
Immediate
Action**

Status: ACM that are either damaged or are being exposed to continual disturbance. Due to these conditions there is an increased potential for exposure and/or transfer of the material to other parts of the property if unrestricted use of the area containing the ACM is allowed.

Recommendation: If the ACM is in a poor/unstable condition and accessible with a high risk of exposure, then immediate access restrictions to the immediate area should be applied, air monitoring should be considered and removal is recommended as soon as practicable using an appropriately licensed asbestos removal contractor.

P2

**Medium Risk
Requiring
Action in
Short Term**

Status: ACM with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and in its current condition, while not posing an immediate risk, is unstable.
- The material is accessible and can, when disturbed, present a short-term exposure risk.
- The material could pose an exposure risk if persons are in close proximity.

Recommendation: If the ACM are easily accessible but in a stable condition, removal is preferred. Nevertheless, 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 as soon as is practicable.

P3

**Low Risk
Requiring
Action in
Medium-
Term**

Status: ACM with a low potential for disturbance due to the following conditions:

- The condition of any friable ACM is stable and has a low potential for disturbance i.e. is encased in metal cladding.
- The ACM is in a non-friable condition, however, further disturbance or damage is unlikely other than during maintenance or service and does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Recommendation: Low exposure risk if the material is left undisturbed under the control of an asbestos management plan. The site controller should consider organising the removal or encapsulation of the damaged non-friable ACM. These ACM should be left in a good and stable condition, with ongoing maintenance and periodic inspection if they are to remain in-situ.

P4

**Negligible
(Very Low)
Risk
Requiring
Ongoing
Management
or Extended
Remedial
Action**

Status: ACM of a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances. Even if it were subjected to minor disturbance the asbestos-containing material poses a low exposure risk.

Recommendation: These ACM should be maintained in a good and stable condition, with ongoing maintenance and periodic inspection in line with current state legislation. It is advisable that any remaining identified or assumed ACM should be appropriately labelled (with a warning against disturbing the materials), where possible, and regularly inspected to ensure they are not deteriorating resulting in a potential exposure risk.

Appendix B: NATA Endorsed Laboratory Sample Analysis Reports

15 July 2021

Greg Baker
Northern Beaches Council
PO Box 82
Manly NSW 2095

Dear Greg,

Asbestos Bulk Sample Analysis Report
Ivanhoe Park Childcare Centre, Raglan Street, Manly NSW 2095

Please find attached the asbestos bulk sample analysis results of the 12 samples collected by Dylan Handley of Prensa Pty Ltd for Ivanhoe Park Childcare Centre, Raglan Street, Manly NSW 2095 on 13 July 2021 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 14 July 2021. The samples were analysed on 15 July 2021 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples*.

If you require further information please contact the Prensa office on (02) 8968 2500.

Regards,



Jack Harrold
Approved Asbestos Fibre Identifier



Ashley Symons
Prensa Signatory



Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066 ABN: 12 142 106 581

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Asbestos Bulk Sample Analysis Report

Ivanhoe Park Childcare Centre, Raglan Street, Manly NSW 2095

Sample No	Sample Location / Description / Size	Result
96631S - 001 - 001A	Interior, playroom, adjacent south exit, within cupboard, floor covering (beige) - vinyl floor tiles Beige brittle vinyl material with attached yellow adhesive material (001B) with attached brown screed material (001C) 77 x 75 x 20 mm	<i>Chrysotile (white asbestos) detected</i>
96631S - 001 - 001B	Interior, playroom, adjacent south exit, within cupboard, floor covering (beige) - vinyl floor tiles Yellow adhesive material attached to 001A 77 x 75 x 20 mm	No asbestos fibres detected
96631S - 001 - 001C	Interior, playroom, adjacent south exit, within cupboard, floor covering (beige) - vinyl floor tiles Brown screed material attached to 001A 77 x 75 x 20 mm	No asbestos fibres detected Organic fibres detected
96631S - 001 - 002	Interior, wash basin adjacent adult bathroom, floor covering (grey) - sheet vinyl Grey flexible vinyl material with attached yellow adhesive material 76 x 75 x 10 mm	No asbestos fibres detected Organic fibres detected
96631S - 001 - 003	Interior, wash basin adjacent adult bathroom, ceiling above sink - fibre cement sheeting Pink fibrous cement material 50 x 25 x 4 mm	No asbestos fibres detected Organic fibres detected
96631S - 001 - 004	Interior, childrens bathroom, north-west corner, wash basin area, behind ceramic wall tiles - fibre cement sheeting Grey fibrous cement material 50 x 22 x 8 mm	No asbestos fibres detected Organic fibres detected
96631S - 001 - 005	Interior, wash basin adjacent adult bathroom, within void beneath sink, floor covering (brown) - sheet vinyl Brown brittle vinyl material with attached yellow adhesive material 35 x 141 x 45 mm	No asbestos fibres detected Organic fibres detected
96631S - 001 - 006	Interior, kitchen, north-west corner, behind ceramic wall tiles - fibre cement sheeting Pink fibrous cement material 70 x 41 x 5 mm	No asbestos fibres detected Organic fibres detected
96631S - 001 - 007	Interior, north section of playroom, to ceiling - sprayed vermiculite (composite sample) White vermiculite material 50 x 31 x 7 mm	No asbestos fibres detected
96631S - 001 - 008	Interior, south section of playroom, to ceiling - sprayed vermiculite (composite sample) White vermiculite material 60 x 33 x 5 mm	No asbestos fibres detected
96631S - 001 - 009	Exterior, adjacent north entrance, above roller door, infill panel - fibre cement sheeting Grey fibrous cement material 26 x 25 x 4 mm	<i>Chrysotile (white asbestos) detected</i> Organic fibres detected
96631S - 001 - 010	Exterior, north-east corner of building, between roof slab and brick wall, expansion joint - bituminous material Black bituminous material 32 x 25 x 6 mm	No asbestos fibres detected Organic fibres detected
96631S - 001 - 011	Exterior, north-east corner of building, finish to roof slab - render Grey render material 54 x 35 x 10 mm	No asbestos fibres detected
96631S - 001 - 012	Exterior, south-west corner of building, window frame - mastic Grey hardened mastic material 31 x 23 x 5 mm	No asbestos fibres detected

Only the samples submitted for analysis have been considered in presenting these results.

CERTIFICATE OF ANALYSIS 274007

Client Details

Client	Prensa Pty Ltd
Attention	Dylan Handley
Address	Ground Floor, 5 Burwood Road, HAWTHORN, VIC, 3122

Sample Details

Your Reference	<u>N0103/96631S</u>
Number of Samples	4 Paint
Date samples received	14/07/2021
Date completed instructions received	14/07/2021

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	21/07/2021
Date of Issue	16/07/2021
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By

Giovanni Agosti, Group Technical Manager

Authorised By



Nancy Zhang, Laboratory Manager

Lead in Paint					
Our Reference		274007-1	274007-2	274007-3	274007-4
Your Reference	UNITS	96631S-001-LCP001	96631S-001-LCP002	96631S-001-LCP003	96631S-001-LCP004
Date Sampled		13/07/2021	13/07/2021	13/07/2021	13/07/2021
Type of sample		Paint	Paint	Paint	Paint
Date prepared	-	15/07/2021	15/07/2021	15/07/2021	15/07/2021
Date analysed	-	15/07/2021	15/07/2021	15/07/2021	15/07/2021
Lead in paint	%w/w	0.02	0.04	0.01	<0.005

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.

QUALITY CONTROL: Lead in Paint					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			15/07/2021	1	15/07/2021	15/07/2021		15/07/2021	[NT]
Date analysed	-			15/07/2021	1	15/07/2021	15/07/2021		15/07/2021	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	1	0.02	0.01	67	103	[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.

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.

Appendix C: Hazardous Building Materials Register

KEY TO ASBESTOS-CONTAINING MATERIALS PRIORITY RISK RATING:		
Priority 1 (P1)		High Priority - Requiring immediate action
Priority 2 (P2)		Medium Priority – May require action in the short term
Priority 3 (P3)		Low Priority – May require action in the medium term
Priority 4 (P4)		Very Low Priority - Requires ongoing management or longer term remedial action

Client: Northern Beaches Council				Site Name: Ivanhoe Park Childcare Centre				Site Address: Raglan Street, Manly NSW 2095				Client No: N0103 Job No: 96631S				
Area	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Exterior	North-east corner of building	Finish to roof slab	Render	Asbestos	96631S-001-011	Negative	-	-	-	-	-	-	-	-	-	1
Exterior	North-east corner of building, between roof slab and brick wall	Expansion joint	Bituminous material	Asbestos	96631S-001-010	Negative	-	-	-	-	-	-	-	-	-	2
Exterior	Adjacent north entrance, above roller door	Infill panel	Fibre cement sheeting	Asbestos	96631S-001-009	Positive	Non-friable	Low	Good	Low	Low	1 m ²	Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Jul-26	3
Exterior	South-west corner of building	Window frame	Mastic	Asbestos	96631S-001-012	Negative	-	-	-	-	-	-	-	-	-	4
Exterior	South-west corner of building	Electrical box	Bituminous backing board	Asbestos	Not sampled: locked	Assumed Positive	Non-friable	Low	Unknown	Low	Low	1 unit	Unable to access at the time of the assessment due to lack of keys. Confirm presence, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Jul-26	5
Interior	North section of playroom	Ceiling	Sprayed vermiculite	Asbestos	96631S-001-007 (composite)	Negative	-	-	-	-	-	-	-	-	-	6
Interior	South section of playroom	Ceiling	Sprayed vermiculite	Asbestos	96631S-001-008 (composite)	Negative	-	-	-	-	-	-	-	-	-	-
Interior	Wash basin adjacent adult bathroom, above sink	Ceiling	Fibre cement sheeting	Asbestos	96631S-001-003	Negative	-	-	-	-	-	-	-	-	-	7
Interior	Children's bathroom, wash basin area	Wall lining behind ceramic tiles	Fibre cement sheeting	Asbestos	96631S-001-004	Negative	-	-	-	-	-	-	-	-	-	8
Interior	Children's bathroom	Urinal partitions	Fibre cement sheeting	Asbestos	Similar to: 96631S-001-004	Assumed Negative	-	-	-	-	-	-	-	-	-	-
Interior	Kitchen, north-west corner	Wall lining behind ceramic tiles	Fibre cement sheeting	Asbestos	96631S-001-006	Negative	-	-	-	-	-	-	-	-	-	9
Interior	South exit	Fire door	Door core	Asbestos	Not required	Negative	-	-	-	-	-	-	Door core exposed from topside of door. Timber core observed.	-	-	-
Interior	Kitchen	Fire door	Door core	Asbestos	Not required	Negative	-	-	-	-	-	-	Door core exposed from topside of door. Timber core observed.	-	-	-
Interior	Playroom, adjacent south exit, within cupboard	Floor coverings - beige	Vinyl floor tiles	Asbestos	96631S-001-001A	Positive	Non-friable	Low	Good	Low	Low	3 m ²	Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Jul-26	10
Interior	Playroom, adjacent south exit, within cupboard	Beneath beige floor coverings	Yellow adhesive	Asbestos	96631S-001-001B	Negative	-	-	-	-	-	-	-	-	-	-
Interior	Playroom, adjacent south exit, within cupboard	Beneath beige floor coverings	Brown screed	Asbestos	96631S-001-001C	Negative	-	-	-	-	-	-	-	-	-	-

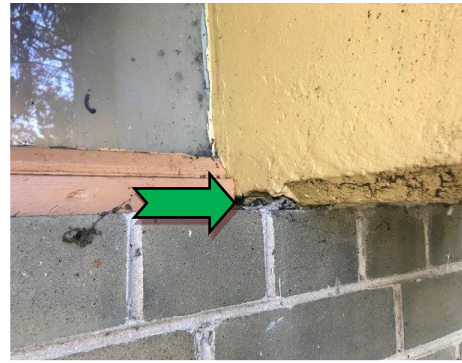
Client: Northern Beaches Council				Site Name: Ivanhoe Park Childcare Centre				Site Address: Raglan Street, Manly NSW 2095				Client No: N0103 Job No: 96631S				
Area	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friability	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Recommendations & Comments	Control Priority	Reinspect date	Photo No.
Interior	Playroom, adjacent north exit, within cupboard	Floor coverings - beige	Vinyl floor tiles	Asbestos	Similar to: 96631S-001-001A	Assumed Positive	Non-friable	Low	Good	Low		3 m ²	Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.	P4	Jul-26	-
Interior	Playroom, adjacent north exit, within cupboard	Beneath beige floor coverings	Yellow adhesive	Asbestos	Similar to: 96631S-001-001B	Assumed Negative	-	-	-	-		-	-	-	-	-
Interior	Playroom, adjacent north exit, within cupboard	Beneath beige floor coverings	Brown screed	Asbestos	Similar to: 96631S-001-001C	Assumed Negative	-	-	-	-		-	-	-	-	-
Interior	Wash basin adjacent adult bathroom, void beneath sink	Floor coverings - brown	Sheet vinyl	Asbestos	96631S-001-005	Negative	-	-	-	-		-	-	-	-	11
Interior	Wash basin adjacent adult bathroom	Floor coverings - grey	Sheet vinyl	Asbestos	96631S-001-002	Negative	-	-	-	-		-	-	-	-	12
Interior	Western rooms of centre	Floor coverings - grey	Sheet vinyl	Asbestos	Similar to: 96631S-001-002	Assumed Negative	-	-	-	-		-	-	-	-	-
Interior	Playrooms	Floor coverings - grey	Sheet vinyl	Asbestos	Similar to: 96631S-001-002	Assumed Negative	-	-	-	-		-	-	-	-	-
Exterior	West elevation, above walkway	Hot water heater	Insulation material - internal	SMF	-	Suspected Positive	Bonded	Low	Good	Low		1 unit	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Exterior	Surrounding building, walkways	Fluorescent light fitting - single tube	Capacitor	PCBs	Not sampled: electrical hazard	Suspected Positive	-	Low	Good	Low		6 units	Unable to access light fittings due to metal grate covers and electrical hazard. PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Confirm status, remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.	-	-	-
Exterior	North exit	Timber framework	Brown (light) - upper coloured paint system	Lead Paint - Chip	96631S-001-LCP003	Negative	-	-	-	-		-	0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Exterior	South exit	Timber framework	Brown - upper coloured paint system	Lead Paint - Chip	96631S-001-LCP004	Negative	-	-	-	-		-	<0.005% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior	Throughout	Walls	White - upper coloured paint system	Lead Paint - Chip	96631S-001-LCP001	Negative	-	-	-	-		-	0.02% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
Interior	Children's bathroom	Window frame	White - upper coloured paint system	Lead Paint - Chip	96631S-001-LCP002	Negative	-	-	-	-		-	0.04% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management	-	-	-
-	Throughout	-	-	Lead Dust	-	-	-	-	-	-		-	No suspected LCD identified at the time of the assessment.	-	-	-
-	Throughout	-	-	Ozone Depleting Substances	-	-	-	-	-	-		-	No suspected ODS identified at the time of the assessment.	-	-	-
-	Roof	-	-	-	-	-	-	-	-	-		-	No access at the time of the assessment due to height restrictions	-	-	-

Appendix D: Photographs

KEY	
	Confirmed or assumed ACM
	Confirmed or suspected other hazardous material type (SMF; PCB; ODS; LCP or LCD)
	Confirmed or assumed/suspected non-ACM or other non-hazardous material



1. Exterior, north-east corner of building – non asbestos-containing render finish to roof slab.



2. Exterior, north-east corner of building – non asbestos-containing bituminous expansion joint between roof slab and brick wall.



3. Exterior, adjacent north entrance, above roller door – asbestos-containing fibre cement sheet infill panel.



4. Exterior, south-west corner of building, window frame – non asbestos-containing window mastic.



5. Exterior, south-west corner of building, inaccessible electrical box – asbestos-containing bituminous backing board assumed to be present within.



6. Interior, north section of playroom, ceiling – non asbestos-containing sprayed vermiculite.



7. Interior, wash basin located adjacent adult bathroom, above sink – non asbestos-containing fibre cement sheet ceiling.



8. Interior, children's bathroom, wash basin area, behind ceramic tiles – non asbestos-containing fibre cement sheet wall linings.



9. Interior, kitchen, north-west corner– non asbestos-containing fibre cement sheet wall linings.



10. Interior, playroom, adjacent south exit, within cupboard, floor coverings (beige) – asbestos-containing vinyl floor tiles.



11. Interior, wash basin located adjacent adult bathroom, within void beneath sink, floor coverings (brown) – non asbestos-containing sheet vinyl.



12. Interior, wash basin located adjacent adult bathroom, floor coverings (grey) – non asbestos-containing sheet vinyl.

Appendix E: Areas Not Accessed

Given the constraints of practicable access encountered during this Assessment, the following areas were not inspected. Assessments are restricted to those areas that are reasonably accessible at the time of our Assessment with respect to the following:

- Without contravention of relevant statutory requirements or codes of practice.
- Without placing the Prensa consultant and/or others at undue risk.
- Without demolition or damage to finishes and structure.
- Excluding plant and equipment that was 'in service' and operational.

Documented below are the areas where the Prensa consultant encountered access restrictions during the assessment:

Areas Not Accessed
The roof was unable to be accessed due to height restrictions.
Underneath the concrete slab of all building structures at the Site.
Exposed soils surrounding the building structures of the Site.
Within energised services.
Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.
All areas outside the Scope of Work.

Note: If any suspected hazardous materials are encountered during demolition works within the above locations, or any other location not mentioned in **Appendix C: Hazardous Building Materials Register**, further investigation may be required as part of a hazardous building materials management prior to the resumption of works.

Appendix F: Site Evacuation Plan

Ivanhoe Park Childcare Centre

Site Evacuation Plan



prensa

Level 1,
71 Longueville Rd,
Lane Cove NSW 2066

prensa.com.au
P: (02) 8968 2500
F: (02) 8968 2599

Client No: N0103

Job No: 96631S

Client: Northern Beaches Council

Project: Destructive Hazardous Materials
Assessment - Ivanhoe Pk Childcare Centre

Address: Raglan Street, Manly NSW 2065

Legend:

N

File Name:
96631S Site Evacuation Plan

Version:
1

Drawn By:
DJH

Checked By:
KXD

Date:
15/07/2021

Figure number:
1

Not to scale - All locations are approximate