



400 Kent Street Asbestos Assessment

400 Kent Street Street, Sydney, NSW 2000

Prepared for: CBRE

EP0777.001 | 16 March 2018



16/03/2018

Ref: EP0777.001

Alastair Cardno
CBRE
Level 21, 363 George Street
Sydney NSW 2000
Via email: alastair.cardno@cbre.com.au

Dear Alastair,

**Asbestos Assessment Review and Costing Estimate
400 Kent Street, Sydney, NSW**

INTRODUCTION

CBRE engaged EP Risk Management Pty Ltd ('EP Risk') to undertake an Asbestos Assessment review and inspection (the 'Assessment') of the building located at 400 Kent Street, Sydney NSW 2000 (the 'Site'). The Site is legally described as Lot 400 in Deposited Plan ('DP') 803918 and has an approximate area of 1,200 m².

OUR UNDERSTANDING

CBRE requires the Assessment on behalf of its client. CBRE's client is purchasing the Site and will be responsible for any asbestos removal works as part of any future tenant upgrades. CBRE has requested that EP Risk:

1. Conduct a walkthrough inspection of the Site.
2. Review the asbestos-containing materials (ACM) identified in the existing hazardous materials risk assessment of the Site.
3. Identify additional ACM that are visible and accessible during EP Risk's walkthrough inspection.
4. Present our findings, along with cost estimates for the removal of the ACM.

OBJECTIVE

The objective of the Assessment is to provide CBRE with a greater understanding of the extent and nature of ACM at the Site, together with a cost estimate for the items' removal.



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SCOPE OF WORK

The scope of work undertaken comprised the following:

1. Conduct a site inspection of the building, including photographic recording and sample collection of building materials suspected to contain asbestos.
2. Review the asbestos-containing items identified in the previous hazardous materials assessment (refer Report Reference: 25-10-2017 C1088497:J152233:012:4748:V1 GreenCap, *Hazardous Materials Risk Assessment, 400 Kent Street Sydney NSW 2000, 2017*) (referred to as the 'November 2017 HazMat Assessment').
3. Collect up to 15 representative building material samples for asbestos testing (four samples were collected).
4. Arrange analytical testing for the collected samples. The samples were submitted to a laboratory accredited by a National Association of Testing Authorities (NATA) to provide asbestos identification in bulk samples.
5. Provide our Assessment to CBRE, which contains our review of the previously identified asbestos containing materials, together with cost and time estimates relating to the removal of asbestos-containing materials ('ACM')

REGULATORY FRAMEWORK

Work Health and Safety Act 2017

There are requirements under the Act as follows:

- The person conducting a business or undertaking is responsible to ensure health, safety and welfare of employees.
- Persons in control of workplaces are required to ensure the health and safety of non-employees.
- Employers must consult with employees on health and safety matters and establish health and safety committees.

Work Health and Safety Regulation 2017

Supports the Work Health and Safety Act by adopting a performance-based approach. The Regulation requires employers to adopt a risk management approach including hazard identification and risk assessment as well as the adoption of mandatory risk controls and consultation.

SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace 2016

This Code provides information on how to identify the presence of asbestos at the workplace and how to implement measures to eliminate or minimise the risk of exposure to airborne asbestos fibres.

SafeWork NSW Code of Practice: How to Safely Remove Asbestos 2016

This Code provides practical guidance for persons conducting a business or undertaking work who have duties under the WHS Act and WHS Regulations to safely remove asbestos from all workplaces including structures, plant and equipment.

Australian Standard AS 2601-2001 – Demolition of Structures

Under this standard, employers are required to identify materials in a structure that may be hazardous to the health of employees or the public. The nature, location and control measures are to be detailed in a Hazardous Materials Management Plan.

An assessment of the location, extent, accessibility, type and condition of hazardous materials is required prior to demolition or stripping, which is to include laboratory analysis.

METHODOLOGY

The purpose of the Assessment was to identify, to the extent practicable, ACM present in building structures at the Site in accordance with of CBRE's requirements.

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* 2016. Building materials that were suspected of containing asbestos that were not already sampled as part of the November 2017 HazMat Assessment were sampled at the discretion of the Licensed Asbestos Assessor. Samples of suspected ACM were analysed by Envirolab Pty Ltd ('Envirolab'), which is NATA accredited for the analysis of asbestos bulk samples.

The asbestos risk assessment process considers the following:

1. Material Type (ACM).
2. Location (accessibility to sensitive receptors).
3. Extent (quantity of the material).
4. Condition (intact or damaged).
5. Potential for disturbance (based on the factors above).

A description of the terminology used in the risk assessment is presented in **Table 1** below.

Table 1 – Terminology of Risk Assessment		
Category	Terminology	Description
Condition	Good	Minor or no damage.
	Average	Some areas of damage or deterioration.
	Poor	Extensive damage or deterioration.
Sealed	Yes	Material coated, sealed or encapsulated.
	No	Partially coated, sealed or encapsulated.
Friability	Friable	Material easily crumbled or reduced by hand pressure.
	Bonded	Fibres bound within a matrix and not friable.
Potential for Disturbance	Low	Little activity due to location, height or enclosure (e.g. monthly access).

Table 1 – Terminology of Risk Assessment

Category	Terminology	Description
Risk of Exposure	Moderate	Moderate activity due to location, height or enclosure (e.g. weekly access).
	High	Daily activity due to location, height or enclosure (e.g. daily access).
	Low	Low or negligible risk to occupants due to low material status or access.
	Moderate	Moderate risk to occupants due to deterioration of materials and moderate access.
	High	High risk due to friable or uncontained materials and high activity.

RESULTS

A review of the *Hazardous Materials Risk Assessment, 400 Kent Street Sydney NSW 2000* (GreenCap, 2017) indicated that asbestos was suspected to be present at the Site in minor quantities. Locations and material types included:

- Level 12, Plant Room – suspected asbestos-containing electrical backing boards
- External western façade (at height) – expansion joints, suspected construction joint mastic.

EP Risk undertook the walkthrough inspection on 9 March 2018 including a visual assessment to verify the condition of the ACM present at the Site. Samples from structures suspected of containing asbestos were collected and submitted to a NATA accredited laboratory. Photographs of the inspection are provided in **Attachment 1**, the following structures were inspected at the Site and assessed during the Assessment:

- All base building and common areas including:
 - Stairwells;
 - Plant rooms;
 - Electrical Rooms and Cupboards;
 - Lift lobbies;
 - Rooftop areas;
 - Terrace areas;
 - Basement parking garage;
 - Driveway; and
 - Footpath.
- Particular attention was paid to the following structures/areas:
 - Within ceiling spaces – where accessible.
 - Concrete joins;
 - Penetrations;
 - Electrical backing boards; and
 - Plant rooms/areas.

The property consisted primarily of concrete slab floors, concrete structural walls with plaster and glass panel interior dividing walls, carpet and vinyl floor coverings, and a weather membrane to the upper surface of parts of the roof slab. Four (4) representative bulk material samples were collected of suspected ACM to identify the presence of asbestos by laboratory analysis in accordance with Australian Standard (AS) 4964-2004, Method for the qualitative identification of asbestos in bulk samples, 2004.

The analytical laboratory results indicated that none of the samples contained asbestos above the laboratory limit of reporting.

A copy of the Envirolab NATA accredited laboratory report is available in **Attachment 3**. The findings of the Assessment are presented in **Table 2** below.

Table 2 – Hazardous Materials Assessment

Location (Sample Identification)	Sample Position / Type	Hazard Group	Photo ref:	Approx. Extent	Friability	Sealed	Condition	Potential for Disturbance	Risk of exposure
Suspected Asbestos-Containing Materials (ACM)¹									
Exterior Western elevation - throughout Expansion joint (Not sampled – height restriction)	Between concrete and brick - Construction joint mastic ²	Asbestos (Suspected Positive)	Plate 1	60 m ²	Non- friable	Not sealed	Good	Low	Low
Levels 1 – 11 Northern and southern fire stair wells Fire doors (Not sampled – sealed items)	Fire door core ³	Asbestos (Suspected Positive)⁴	Plate 2	22 units	Non- friable	Not sealed	Good	Low	Low
Level 12 Plant room – central “Mechanical Services Non-Essential Switchboard No. SB-12A” (Not sampled – Electrical Hazard)	Switch board - bituminous backing board	Asbestos (GreenCap: Presumed Positive)⁵	Plate 3 & 4	2 m ²	Non- friable / bonded	No	Good	Low	Low

¹ Report Reference: 25-10-2017 C1088497:J152233:012:4748:V1 GreenCap, *Hazardous Materials Risk Assessment, 400 Kent Street Sydney NSW 2000, 2017*

² EP Risk is not able to offer a quantity or estimation for removal of this item due to its complexity and location. Extent of 60 m is the estimate provided by GreenCap 2017.

³ Evidence would suggest that an extensive study was done involving the fire doors of both fire escape stairwells. Most of the doors inspected within these two (2) areas had a hole drilled into the top which was plugged with a heavy-duty filler. No supporting documentation has been made available to EP Risk prior to this report being written.

⁴ Due to the age and appearance of the tags associated with these doors, EP Risk considers it likely that these doors contain asbestos. The tags also do not specify a year of manufacture or installation.

⁵ Item suspected to contain asbestos by GreenCap 2017. During EP Risk's 2018 inspection all panels of unit were opened, and no suspected asbestos-containing backing boards were noted. There is potential for several asbestos-containing fuses to be present, further investigation may be required whilst unit is de-energised.

Table 2 – Hazardous Materials Assessment

Location (Sample Identification)	Sample Position / Type	Hazard Group	Photo ref:	Approx. Extent	Friability	Sealed	Condition	Potential for Disturbance	Risk of exposure
Level 12 Plant room – north western area Adjacent double doors to Hydrant Diesel Pump (Not sampled due to Live Electrical Hazard)	Switch board - bituminous backing board	Asbestos (GreenCap: Presumed Positive) ⁶	Plate 5 & 6	1 m ²	Non- friable / bonded	No	Good	Low	Low
No Asbestos Detected (NAD) – Confirmed via NATA accredited Laboratory Analysis									
Level 12 Plant room Southern wall ledge Adjacent Chiller No.1 (EP0777_ACM_001)	Stored fibre cement sheet - Fibre cement sheeting debris	Asbestos (No Asbestos Detected)	Plate 7	-	-	-	-	-	-
Level 11 Exterior Terrace area surrounding offices. Western side Ceiling (EP0777_ACM_002)	Fibre cement sheeting	Asbestos (No Asbestos Detected)	Plate 8	-	-	-	-	-	-

⁶ Item suspected to contain asbestos by GreenCap 2017. During EP Risk's 2018 inspection internal components were inspected, no suspected asbestos-containing backing boards were noted. There may be potential for several asbestos-containing insulation products to be present. Further investigation may be required whilst unit is de-energised.

Table 2 – Hazardous Materials Assessment

Location (Sample Identification)	Sample Position / Type	Hazard Group	Photo ref:	Approx. Extent	Friability	Sealed	Condition	Potential for Disturbance	Risk of exposure
Level 11 Plant room Ceiling Penetration – covering (EP0777_ACM_003)	Fibre cement sheeting	Asbestos (No Asbestos Detected)	Plate 9	-	-	-	-	-	-
Ground level Back of House areas Floor (EP0777_ACM_004)	Cream speckled floor coverings - Vinyl floor tiles ⁷	Asbestos (No Asbestos Detected)	Plate 10	-	-	-	-	-	-
Assumed Non-Asbestos-Containing Items – Previously sampled and analysed by GreeCap/Noel Arnold & Associates ('NAA')									
Exterior Northern elevation Expansion joint (NAA Ref: J142953-012-001)	Construction joint mastic	Asbestos (No Asbestos Detected)	-	-	-	-	-	-	-
Exterior Southern elevation Ductwork Bolted joints (NAA Ref: J152233-012-001)	Mastic sealant (grey coloured)	Asbestos (No Asbestos Detected)	-	-	-	-	-	-	-

⁷ Of the variety of vinyl floor tiles tested no samples returned positive results for the presence of asbestos, this does not mean that all vinyl floor tiles within the complex are non-asbestos-containing. Due to the variety and style of vinyl floor tiles that exist at the complex, apartments/rooms that were not tested or are not listed in this report should be inspected and assessed on an individual basis.

Table 2 – Hazardous Materials Assessment

Location (Sample Identification)	Sample Position / Type	Hazard Group	Photo ref:	Approx. Extent	Friability	Sealed	Condition	Potential for Disturbance	Risk of exposure
Exterior Various wall coverings – throughout (NAA Ref: 86551-04-02)	Fibre cement sheeting	Asbestos (No Asbestos Detected)	-	-	-	-	-	-	-
Level 12 Plant room Beams throughout (various) (NAA Ref: 86551-04-01)	Vermiculite	Asbestos (No Asbestos Detected)	-	-	-	-	-	-	-
Level 12 Plant room - Hydrant diesel pump room - throughout (NAA Ref: 86551-04-03)	Dust and debris	Asbestos (No Asbestos Detected)	-	-	-	-	-	-	-
Level 11 Northern fire stairwell Northern wall (NAA Ref: 86551-04-07)	Fibre cement sheeting	Asbestos (No Asbestos Detected)	-	-	-	-	-	-	-
Level 11 Southern fire stairwell Southern wall (Similar in appearance to - NAA Ref: 86551-04-07)	Fibre cement sheeting	Asbestos (Presumed not to contain asbestos)	-	-	-	-	-	-	-

Table 2 – Hazardous Materials Assessment

Location (Sample Identification)	Sample Position / Type	Hazard Group	Photo ref:	Approx. Extent	Friability	Sealed	Condition	Potential for Disturbance	Risk of exposure
Levels 1 – 9 Northern fire stairwell Northern wall (Similar in appearance to - NAA Ref: 86551-04-07)	Fibre cement sheeting	Asbestos (Presumed not to contain asbestos)	-	-	-	-	-	-	-
Level 11 Southern fire stairwell Southern wall (Similar in appearance to - NAA Ref: 86551-04-07)	Fibre cement sheeting	Asbestos (Presumed not to contain asbestos)	-	-	-	-	-	-	-
Ground level Adjacent northern exit Air conditioning duct work (NAA Ref: 86551-04-04)	Internal lining - Vermiculite	Asbestos (No Asbestos Detected)	-	-	-	-	-	-	-
Ground level Adjacent northern exit Air conditioning duct work (NAA Ref: 86551-04-06)	Fan vent base - Bituminous membrane	Asbestos (No Asbestos Detected)	-	-	-	-	-	-	-
Ground level Adjacent northern exit Air conditioning duct work (NAA Ref: 86551-04-05)	External fibrous panel - Fibre cement sheet	Asbestos (No Asbestos Detected)	-	-	-	-	-	-	-

Table 2 – Hazardous Materials Assessment

Location (Sample Identification)	Sample Position / Type	Hazard Group	Photo ref:	Approx. Extent	Friability	Sealed	Condition	Potential for Disturbance	Risk of exposure
Ground level Hallway to Garbage Room Floor coverings – throughout (NAA Ref: J152233-012-002)	Cream with grey speckles - vinyl floor tiles	Asbestos (No Asbestos Detected)	-	-	-	-	-	-	-
Ground level Electrical Store Room Floor coverings – throughout (Similar in appearance to NAA Ref: J152233-012-002)	Cream with grey speckles - vinyl floor tiles	Asbestos (Presumed not to contain asbestos)	-	-	-	-	-	-	-
Ground level Grease Arrestor Sewer Ejector Room (NAA Ref: 86551-04-08)	Duct - Sprayed vermiculite	Asbestos (No Asbestos Detected)	-	-	-	-	-	-	-
Items presumed to be Non-Asbestos-Containing – visual inspection only									
Level 12 Plant room Single fire door (multiple doors) (Not sampled due to new appearance)	Fire door core	Asbestos (Presumed not to contain asbestos)	-	-	-	-	-	-	-
Level 12 Mechanical services room Electrical switch board Non-essential switchboards (Not sampled – new appearance)	Compressed bituminous electrical panel	Asbestos (Presumed not to contain asbestos)	-	-	-	-	-	-	-

Table 2 – Hazardous Materials Assessment

Location (Sample Identification)	Sample Position / Type	Hazard Group	Photo ref:	Approx. Extent	Friability	Sealed	Condition	Potential for Disturbance	Risk of exposure
Throughout all areas with the exception of the northern and southern fire stair wells Fire doors (Not sampled – new appearance)	Fire door core	Asbestos (Presumed not to contain asbestos) ⁸	-	-	-	-	-	-	-
Level 10 Plant room Switchboard Compressed electrical panel (Not sampled – new appearance)	Bituminous backing board	Asbestos (Presumed not to contain asbestos)	-	-	-	-	-	-	-
Ground level Throughout Fire doors (Not sampled – new appearance)	Fire door core	Asbestos (Presumed not to contain asbestos)	-	-	-	-	-	-	-
Ground level Main switch room North and south electrical Meter board (Not sampled – new appearance)	Compressed bituminous electrical panel	Asbestos (Presumed not to contain asbestos)	-	-	-	-	-	-	-

⁸ Fire doors at entrances to plant rooms on each level have been replaced since 2004 and are therefore unlikely to contain asbestos. These doors have tags stating the year of installation (2004 onwards). This includes various fire doors throughout the building with the exception of the fire doors to both the northern and southern fire stairwells.

Table 2 – Hazardous Materials Assessment

Location (Sample Identification)	Sample Position / Type	Hazard Group	Photo ref:	Approx. Extent	Friability	Sealed	Condition	Potential for Disturbance	Risk of exposure
Ground level Main switch room Electrical boards - throughout (Not sampled – new appearance)	Compressed bituminous electrical panel	Asbestos (Presumed not to contain asbestos)	-	-	-	-	-	-	-
Ground level SCC High Voltage Cable Pit Switchboard backing (Not sampled – new appearance)	Compressed bituminous backing board	Asbestos (Presumed not to contain asbestos)	-	-	-	-	-	-	-

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 ACM at the Site.

- EP Risk recommends further investigation into the possible existence of asbestos within the fire door cores of both the northern and southern fire stairwell doors. At present these sets of doors are suspected to contain friable asbestos due to the age and appearance of the doors and the information tags on the door spines, which have a lack of manufacturing and installation data that is typically found on newer, non-asbestos doors.
- During demolition/refurbishment works, if any suspected ACM are encountered that are not referenced in this Assessment, then works must cease and an asbestos hygienist should be notified to determine whether the material contains asbestos
- The ACM identified in **Table 2** should be removed from Site and disposed of as **Special Waste (Asbestos)** at a suitably licensed waste facility lawfully able to accept the waste.

COST ESTIMATES FOR REMOVAL OF ASBESTOS-CONTAINING MATERIALS

Below is a list of cost estimates⁹ for the removal of ACM at the Site:

- EP Risk is not able to offer a quantity or estimation for removal of the exterior mastic sealants present on the western elevation due to its complexity and location (height restricted access). The estimated extent of 60 m was provided by GreenCap, 2017.
- EP Risk deems the likelihood for asbestos to be present within the two (2) electrical boards of the level 12 Plant Room to be very low and as such does not recommend removing these electrical backing boards.
- EP Risk estimates that to remove the 22 fire doors of the northern and southern fire stairwells (11 each) it will require a friable (Class A) licensed asbestos removal contractor approximately two (2) workers up to three (3) days to complete, depending on access and Site availability. The charges will be approximately \$2,500 per day plus the tipping fee. The tipping fee would be approximately \$430 as there would be approximately 1 Tonne of waste produced (each door weighs 40-60kgs).

If removal works were to proceed EP Risk recommends a comparison between at least three (3) quotations from independent asbestos removal contractors.

Airborne asbestos fibre monitoring and asbestos removal clearances should be undertaken during and following removal works by a SafeWork NSW Licensed Asbestos Assessor. All clearances should be appended to the HAZMAT report for the Site.

⁹ EP Risk 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.

CLOSURE

This Assessment should not be reproduced and/or presented/reviewed except in full.

Please feel free to contact the undersigned on 0423 079 707 should you have any queries.

Yours sincerely



James Thompson
Senior Environmental Scientist
NSW Licensed Asbestos Assessor (LAA000192)
EP Risk Management Pty Ltd
ABN 81 147 147 591

Attachments:

Attachment 1 – Photo Log

Attachment 2 – Areas Not Accessed

Attachment 3 – NATA Laboratory Certificate of Analysis

QUALITY CONTROL

Version	Author	Date	Reviewer	Date	Quality Review	Date
v.1	J. Thompson	16.03.2018	D. Hood	16.03.2018	A. Thomson	16.03.2018

DOCUMENT CONTROL

Version	Date	Reference	Submitted to
v.1	16.03.2018	EP0777.001 CBRE_400 Kent St Asbestos_v1	CBRE

LIMITATIONS

This Asbestos Assessment Review and Costing Estimate was conducted on the behalf of Property NSW for the purpose/s stated in **Section 1**.

EP Risk has prepared this document in good faith but is unable to provide certification outside of areas over which EP Risk had some control or were reasonably able to check. The report also relies upon information provided by third parties. EP Risk has undertaken all practical steps to confirm the reliability of the information provided by third parties and do not accept any liability for false or misleading information provided by these parties.

It is not possible in an Asbestos Assessment Review and Costing Estimate to present all data, which could be of interest to all readers of this report. Readers are referred to any referenced investigation reports for further data.

Users of this document should satisfy themselves concerning its application to, and where necessary seek expert advice in respect to, their situation.

All work conducted, and reports produced by EP Risk are based on a specific scope and have been prepared for Asbestos Assessment Review and Costing Estimate and therefore cannot be relied upon by any other third parties unless agreed in writing by EP Risk.

The report(s) and/or information produced by EP Risk should not be reproduced and/or presented/reviewed except in full.

Given that a representative sampling program has been adopted, not all materials suspected of containing asbestos and that at the time of the investigation were sampled and assessed. It is noted that some asbestos materials may have been suspected to contain asbestos based on their similar appearance to previously sampled materials.

Therefore, it is possible that asbestos 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;
- Inaccessible ceiling or wall cavities;
- Areas which 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.

Attachment 1 – Photolog



Plate 1 – View of the front façade and entrance of the property from Kent Street.
Date: 09/03/2018



Plate 2 – Levels 1 – 11, fire escape stairwells, fire doors – suspected asbestos-containing fire door core. No definitive markings present such as manufacturing or installation data found on newer fire doors.
Date: 09/03/2018



Plate 3 – Level 12, plant room, central area, electrical board “Mechanical Services Non-Essential Switchboard No. SB-12A” wide angle view of the whole panel enclosure.

Date: 09/03/2018

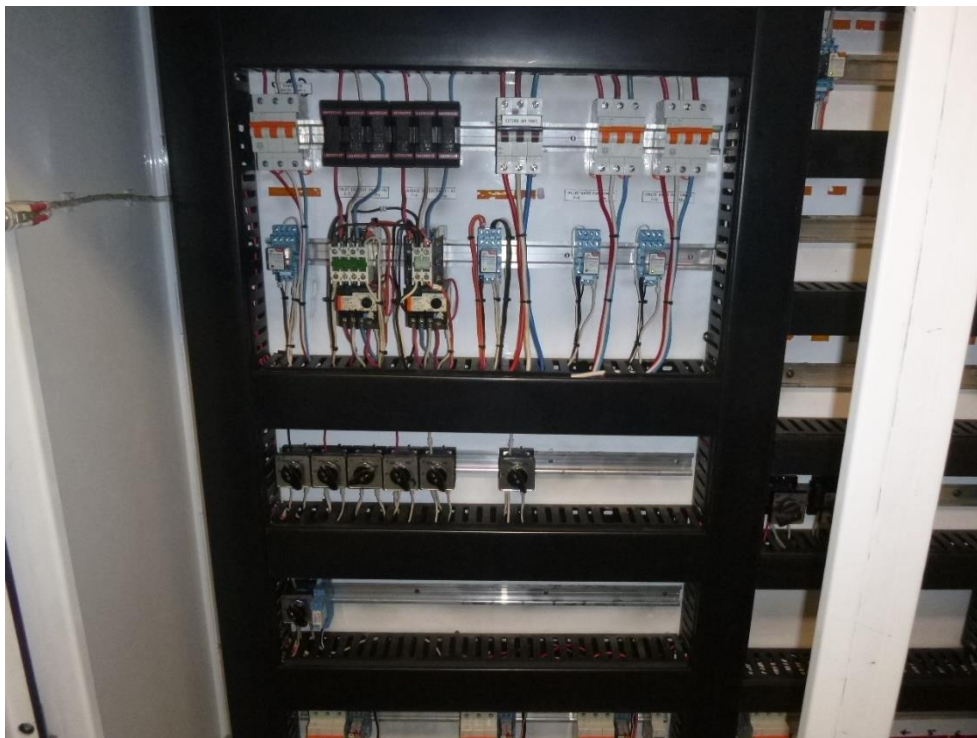


Plate 4 – View of the internal components within the electrical board: “Mechanical Services Non-Essential Switchboard No. SB-12A”. No asbestos visually detected. Panel was live therefore no sampling undertaken.

Date: 09/03/2018



Plate 5 – Level 12, Plant room – north western area, adjacent double doors to Hydrant Diesel Pump
Not sampled due to Live Electrical Hazard.

Date: 09/03/2018

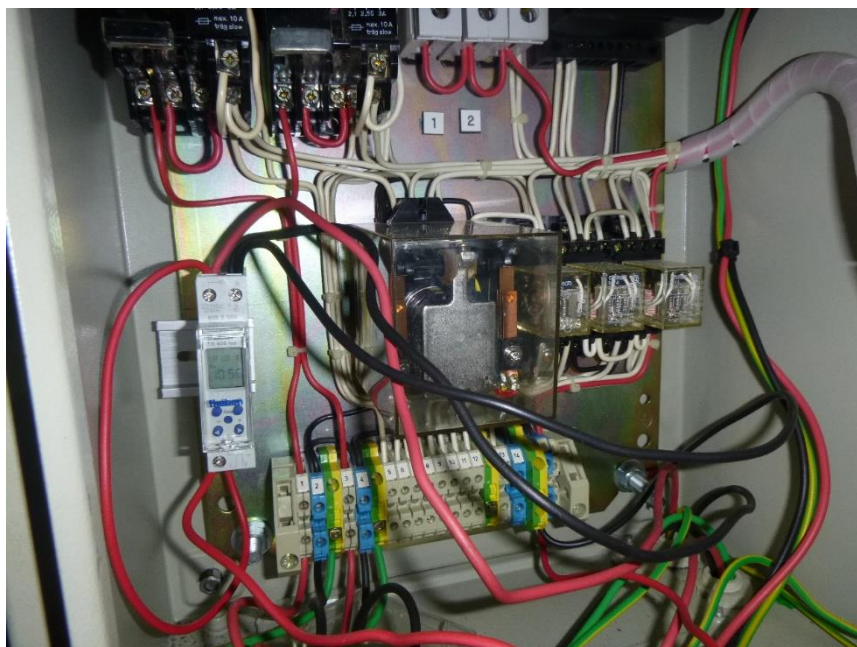


Plate 6 – Level 12, Plant room – north western area, adjacent double doors to Hydrant Diesel Pump. A view of the internal components within the electrical board. No asbestos was visually detected.

Date: 09/03/2018



Plate 7 – Level 12, Plant Room, southern wall ledge adjacent to Chiller No.1. Fibre cement debris.
No Asbestos Detected ('NAD')
Date: 09/03/2018



Plate 8 – Level 11, exterior western terrace, ceiling – fibre cement sheeting. **NAD**
Date: 09/03/2018

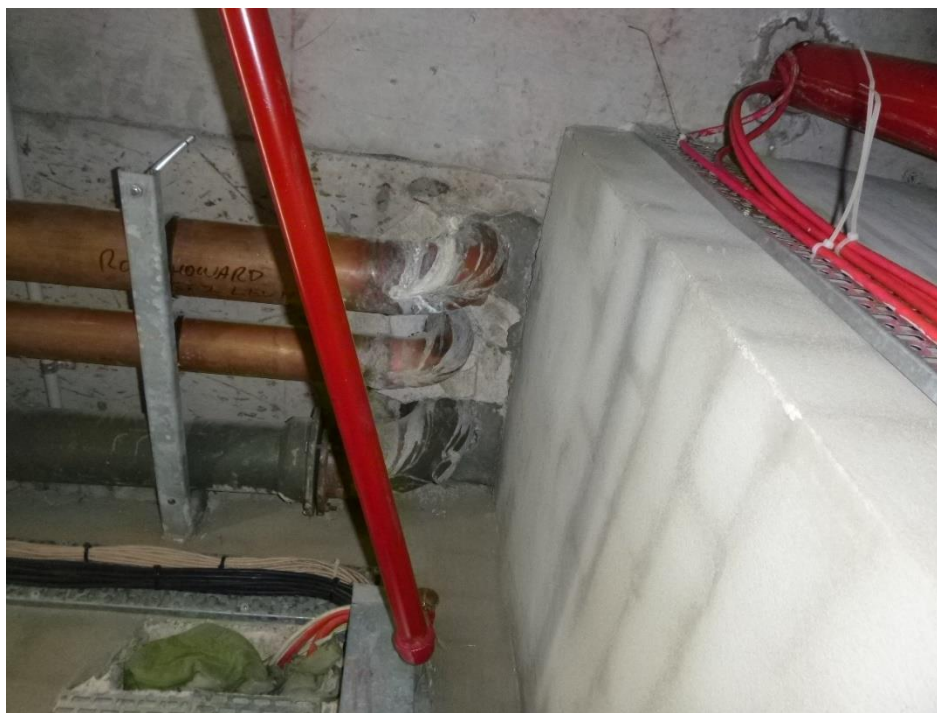


Plate 9 – Level 11, Plant Room, ceiling penetration, covering – fibre cement sheet. **NAD**
Date: 09/03/2018



Plate 10 – Ground level, back of house areas, floor coverings, cream with grey speckles vinyl floor tiles. **NAD**
Date: 09/03/2018

Attachment 2 – Areas Not Accessible

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 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.

The areas where there were access restrictions during the assessment included the following:

- In crawl spaces and hatches underneath the building at the site due to confined spaces
- Underneath the concrete slab of all building structures at the site.
- Beneath ceramic tiles of each bathroom, due to client request not to damage tiles within those areas.
- Energised services, gas, electrical, pressurised vessel and chemical lines.
- Height restricted areas above 2.7m or any area deemed inaccessible without the use of specialised access equipment.
- Within cavities that cannot be accessed by the means of a manhole or inspection hatch.
- Within voids or internal areas of plant, equipment, air-conditioning ducts etc.
- Within service shafts, ducts etc., concealed within the building structure.
- Within those areas accessible only by dismantling equipment.
- Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.
- All areas outside the Scope of Work.

If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned in Table 2, further investigation may be required as part of a hazardous building materials management and abatement program prior to the commencement of such works.

The presence of residual asbestos insulation on steel members, concrete surfaces, pipe work, equipment and adjacent areas remaining from prior removal works cannot normally be determined without extensive removal and damage to existing insulation, fixtures and fittings at the site



16 March 2018
Ref: EP0777.001_400 Kent Street HAZMAT

***Attachment 3 – NATA Accredited
Laboratory Certificate of Analysis***

CERTIFICATE OF ANALYSIS 186972

Client Details

Client	EP Risk Management Pty Ltd
Attention	James Thompson
Address	PO Box 299, Maitland, NSW, 2320

Sample Details

Your Reference	<u>EP0777, 400 Kent St, Sydney NSW</u>
Number of Samples	4 Material
Date samples received	12/03/2018
Date completed instructions received	12/03/2018

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	13/03/2018
Date of Issue	13/03/2018
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 *	

Asbestos Approved By

Analysed by Asbestos Approved Identifier: Paul Ching
Authorised by Asbestos Approved Signatory: Lulu Scott

Results Approved By

Lulu Scott, Asbestos Supervisor

Authorised By



David Springer, General Manager

Asbestos ID - materials					
Our Reference		186972-1	186972-2	186972-3	186972-4
Your Reference	UNITS	EP0777_ACM_001	EP0777_ACM_002	EP0777_ACM_003	EP0777_ACM_004
Type of sample		Material	Material	Material	Material
Date analysed	-	13/03/2018	13/03/2018	13/03/2018	13/03/2018
Mass / Dimension of Sample	-	30x25x5mm	20x15x5mm	22x10x3mm	140x55x2mm
Sample Description	-	Beige layered fibre cement material	Beige layered fibre cement material	Beige fibre cement material	White vinyl tile & adhesive
Asbestos ID in materials	-	No asbestos detected Organic fibre detected	No asbestos detected Organic fibre detected	No asbestos detected Organic fibre detected	No asbestos detected

Method ID	Methodology Summary
ASB-001	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.

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

