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## Hazardous Building Materials Register

### HEALTH INFRASTRUCTURE C/O BD INFRASTRUCTURE PTY LTD

**Ambulance Awning & LPG & O2 Tank Frames  
7 Pacific Street  
BATEMANS BAY NSW 2536**



**Inspection Date: 8/04/2024**

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**Report Number: 12740.01.HMSR**



12740.01.HMSR

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## Document Control

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## 1. CLIENT DETAILS

Client: Health Infrastructure C/O BD Infrastructure Pty Ltd  
 Client Contact: Anthony Costa  
 Client Address: 45 Clarence Street  
 SYDNEY NSW 2000

## 2. SITE DETAILS

Site Address: Ambulance awning & LPG & O2 tank frames  
 7 Pacific Street  
 BATEMANS BAY NSW 2536  
 Date Surveyed: 8/04/2024  
 Surveyed By: Brodie Bishop BSc, MEnvMgt

## 3. SUMMARY OF FINDINGS

The following table provides a general overview of the hazardous building materials identified on Site. Please refer to Section 11 for the Hazardous Building Materials Register for more detail. For the purposes of this report, the term 'Hazardous Materials' refers to a material containing either Asbestos, Lead Paint, Lead Dust, Metallic Lead, Synthetic Mineral Fibres (SMF) as Refractory Ceramic Fibres [RCF] and High Biopersistence Fibres [HBF], Polychlorinated Biphenyls (PCBs) and Ozone Depleting Substances (ODS).

**Table 3.1 Summary of Findings**

Location	Hazardous Building Materials Identified							
	Friable Asbestos	Non-Friable Asbestos	Lead Paint	Lead Dust	Metallic Lead	SMF	PCBs	ODS
Interior	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Exterior	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Please note any areas that were not accessed (refer to Section 9 and the register in Section 11) may potentially contain hazardous building materials and further investigation prior to refurbishment or demolition activities may be required.

## 4. SCOPE

Getex Pty Ltd was engaged by Health Infrastructure C/O BD Infrastructure Pty Ltd to undertake a Hazardous Materials survey for the determination of the type, condition and extent of hazardous building materials that might be present on Site.

The hazardous materials assessed included asbestos, lead paint, lead dust, metallic lead, synthetic mineral fibres (SMF) as refractory ceramic fibres [RCF] and high biopersistence fibres [HBF], polychlorinated biphenyls (PCBs) and ozone depleting substances. The aim of the survey was to:

- Inspect all accessible areas of the site and identify any suspected hazardous building materials;
- Sample materials suspected of containing hazardous building materials;
- Compile a hazardous building materials register for the sites, and
- Provide advice regarding the ongoing management of hazardous building materials identified in the survey.

The Getex Hazardous Building Materials Register constitutes an Asbestos Register under the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); and the Code of Practice (How to Manage and Control Asbestos in the Workplace) which are both approved under Section 274 of the Work Health and Safety Act 2011.

The Hazardous building materials register is a list of building materials identified in the investigation that fall into one of these three categories:

- 1) The material was identified as containing Hazardous Materials;
- 2) The material was investigated and found not to contain Hazardous Materials, or
- 3) The material was considered to be of a type that could be confused with a hazardous material (e.g. fibre cement sheeting containing no asbestos).

Entries are presented within the register relating to each material that falls into one of the three categories listed by area along with an example photo of the material.

## 5. GENERAL GUIDELINES FOR USE

Please follow these general guidelines in the use of this register:

- 1) Ensure that a copy of this register is available on Site and may be viewed by contractors working in the area. Copies of the register are to be supplied to any tenants on request.
- 2) If work is being conducted in a particular area identify all hazardous items within the register and ensure the relevant controls are followed by workers or contractors if working in the vicinity of the material e.g. do not drill, cut grind or sand.
- 3) Remove all identified hazardous materials from Site prior to demolition or refurbishment activities that may disturb the materials.

- 4) Follow any other recommended controls relating to the relevant entry. Including make safe or remediation activities as specified for each item.

## 6. RISK AND PRIORITY CALCULATION

### 6.1 Asbestos

To assess the health risk posed by the presence of asbestos materials, relevant factors have been considered:

Sample variable	Score	Examples of scores
<b>Friability</b>	1	Non-friable
	3	Friable
<b>Condition</b>	1	Stable
	2	Fair
	3	Unknown
	4	Poor
<b>Disturbance Potential (likelihood of product releasing fibres at location)</b>	1	Low risk of damage or deterioration
	2	Medium risk of damage or deterioration
	3	High/unknown risk of damage or deterioration
	4	Non-fixed ACMs
<b>Accessibility (likelihood of breathing in fibres)</b>	1	Inaccessible area (e.g sealed building/cavity or inaccessible during general use of the building)
	2	Moderately accessible (area which may be accessed from time to time, e.g. ceiling space, sub floor area.)
	3	Highly accessible (bedroom, kitchen etc)

Table 6.1.1 - Asbestos Material Assessment Calculation

The above factors were considered for each individual occurrence of asbestos containing materials and were combined in the following Risk Calculator matrix in order to calculate the health risk of the asbestos containing material.

Score	Risk Factor
10+	High – P1
9	Medium – P2
7-8	Low – P3
4-6	Low – P4

Table 6.1.2 – Asbestos Risk Calculator

## 6.2 Lead in Paint

To assess the health risk posed by the presence of lead containing paint, relevant factors have been considered:

Sample variable	Score	Examples of scores
Lead Level	1	<b>Low Range</b> Lead Level (0.1-5%)
	2	<b>High Range</b> Lead Level (>5%)
Extent of damage/deterioration	0	<b>Good condition:</b> no visible flaking, peeling or chalking.
	1	<b>Low damage:</b> Isolated flaking, peeling or chalking.
	2	<b>High damage:</b> Flaking, peeling or badly chalking over the entire surface or a friction/impact surface
Surface treatment (Disturbance potential)	0	Fully encapsulated or undercoat
	1	Surface paint layer
Location/Accessibility	0	<b>Inaccessible area</b> (e.g roof, second story windowsills)
	1	<b>Moderately accessible</b> (upper heights >2m)
	2	<b>Highly accessible:</b> reachable by kids

Table 6.2.1 – Lead in Paint Material Assessment Calculation

The above factors were considered for each individual occurrence of lead containing paint and were combined in the following Risk Calculator matrix in order to calculate the health risk of the lead containing paint.

Score	Risk Factor
6 or more	<b>High – P1</b>
5	<b>Medium – P2</b>
3-4	<b>Low – P3</b>
2	<b>Low – P4</b>

Table 6.2.2 – Lead in Paint Material Risk Calculator

### 6.3 Lead in Dust

To assess the health risk posed by the presence of lead containing dust, relevant factors have been considered:

Sample variable	Score	Examples of scores
Concentration	1	<b>Low concentration:</b> <2x guideline level
	2	<b>Moderate concentration:</b> 2x-5x guideline level
	3	<b>High concentration:</b> >5x guideline level
Extent of material	1	<b>Minor extent:</b> <1m <sup>2</sup>
	2	<b>Moderate extent:</b> 1m <sup>2</sup> – 20 m <sup>2</sup>
	3	<b>Large extent:</b> >20m <sup>2</sup>
Location/Accessibility	0	<b>Inaccessible area</b> (e.g. sealed building void or cavity)
	1	<b>Moderately accessible:</b> area which may be accessed from time to time, e.g. ceiling space, sub floor area.
	2	<b>Highly accessible:</b> Commonly accessed area, e.g. floor, windowsill

Table 6.3.1 – Lead in Dust Material Assessment Calculator

The above factors were considered for each individual occurrence of lead containing dust and were combined in the following Risk Calculator matrix in order to calculate the health risk of the lead containing dust.

Score	Risk Factor
8	<b>High – P1</b>
5-7	<b>Medium – P2</b>
3-4	<b>Low – P3</b>
2	<b>Low – P4</b>

Table 6.3.2 – Lead in Dust Risk Calculator



## 6.4 Metallic Lead

To assess the health risk posed by the presence of metallic lead, relevant factors have been considered:

Sample variable	Score	Examples of scores
Extent of material	1	<b>Minor extent:</b> <1m <sup>2</sup>
	2	<b>Moderate extent:</b> 1m <sup>2</sup> – 10 m <sup>2</sup>
	3	<b>Large extent:</b> >10m <sup>2</sup>
Location/Accessibility	0	<b>Inaccessible area:</b> roof, second story windowsills etc.
	1	<b>Moderately accessible:</b> upper heights >2m.
	2	<b>Highly accessible:</b> reachable by children.

Table 6.4.1 – Metallic Lead Material Assessment Calculator

The above factors were considered for each individual occurrence of metallic lead and were combined in the following Risk Calculator matrix in order to calculate the health risk of the lead containing dust.

Score	Risk Factor
5	<b>High – P1</b>
4	<b>Medium – P2</b>
2-3	<b>Low – P3</b>
1	<b>Low – P4</b>

Table 6.4.2 – Metallic Lead Risk Calculator

## 6.5 Synthetic Mineral Fibres (SMF)

To assess the health risk posed by the presence of synthetic mineral fibres, relevant factors have been considered:

### Priority Calculator

Sample variable	Score	Examples of scores
<b>Condition</b>	1	<b>Stable</b>
	2	<b>Fair</b>
	3	<b>Poor</b>
<b>Disturbance Potential</b>	1	<b>Low risk of damage or deterioration</b>
	2	<b>Medium risk of damage or deterioration</b>
	3	<b>High/unknown risk of damage or deterioration</b>
<b>Accessibility</b>	1	<b>Inaccessible area</b> (e.g sealed building/cavity or inaccessible during general use of the building)
	2	<b>Moderately accessible</b> (area which may be accessed from time to time, e.g. ceiling space, sub floor area.)
	3	<b>Highly accessible</b> (bedroom, kitchen etc)

Table 6.5.1 – Synthetic Mineral Fibre Material Assessment Calculator

The above factors were considered for each individual occurrence of lead containing dust and were combined in the following Risk Calculator matrix in order to calculate the health risk of the lead containing dust.

Score	Risk Factor
7-9	<b>Medium – P2</b>
5-6	<b>Low – P3</b>
3-4	<b>Low – P4</b>

Table 6.5.2 – Synthetic Mineral Fibre Risk Calculator

## 6.6 Polychlorinated Biphenyls (PCBs)

If PCB containing capacitors are present that are in a good condition, it is not likely to present a health hazard unless disturbed by damage to the metal casing.

Condition	Description	Risk Factor
Poor	<b>High damage:</b> Leaking fluid and vapors present	<b>Medium – P2</b>
Good	<b>Good condition:</b> no visible damage	<b>Low – P4</b>

Table 6.6.1 – PCB Risk Calculator

## 6.7 Ozone Depleting Substances (ODSs)

If ozone depleting substance containing units are present that are in a good condition, it is not likely to present a health hazard unless disturbed by damage to the metal casing.

Condition	Description	Risk Factor
Poor	<b>High damage:</b> Leaking fluid and vapors present	<b>Medium – P2</b>
Good	<b>Good condition:</b> no visible damage	<b>Low – P4</b>

Table 6.7.1 – ODS Risk Calculator

## 7. RECOMMENDATIONS

### 7.1 Recommendations by Priority

#### 7.1.1 High Priority Recommendations (P1)



**P1**

High priority items (Control Priorities P1) pose an unacceptable asbestos or hazardous material exposure health and safety risk under present conditions and require urgent remedial action.

P1 items are generally in poor to moderate condition and if asbestos are generally friable in nature. The risk to public health and safety posed by these items is considered to be extreme.

Some examples of P1 items are friable asbestos in dust and friable asbestos lagging debris.

Restrict access to areas containing P1 items immediately and erect signage at the entrances to the area. To ensure that the site is safe for continued use, these materials are to be remediated (as per controls recommended within the register) and a relevant Clearance Certificate obtained as per your obligations under the Work Health & Safety Regulations 2017 as soon as practicable.

If there is any significant delay in remediating these items, it is recommended that background monitoring be conducted in adjacent areas to assess the possible exposure pathways for the hazardous materials and the suitability of these areas for normal activities to proceed.

#### 7.1.2 Medium Priority Recommendations (P2)



**P2**

Medium priority items (Control Priorities P2) also pose an unacceptable asbestos exposure health and safety risk under present conditions and require remedial action as soon as practicable.

P2 items are generally in poor to moderate condition though generally non-friable in nature. The risk to public health and safety posed by these items is considered to be significant. Some examples of P2 items are asbestos cement debris and asbestos cement sheeting in moderate condition.

Limit access to these areas as much as is practicable immediately and erect signage at the entrances to the area. To ensure that the site is safe for continued use, these materials are to be remediated (as per controls recommended within the register) and a relevant Clearance Certificate obtained as per your obligations under the Work Health & Safety Regulations 2017 as soon as practicable.

### 7.1.3 Low Priority Recommendations (P3 and P4)



Low Priority items listed in the register (Control Priorities P3 and P4) may remain in place provided they are not disturbed e.g. do not drill, cut, grind or sand.

**P3**

In some cases, these materials may require sealing of damaged sections or unsealed edges. Please refer to the control measures for the relevant item for more information on how these materials are to be managed.



Some examples of P3 items are asbestos cement sheeting or asbestos vinyl tiles in good condition or with only minor damage. P4 items are by their placement restricted from any significant disturbance, for example, materials that are height restricted such as some asbestos eaves.

**P4**

P3 and P4 items must be removed prior to any refurbishment or demolition activities within the relevant area.

### 7.1.4 Remedial Action



Being familiar with the site, Getex can provide you with cost effective licensed asbestos remediation and an Asbestos Clearance Certificate to certify that the site is safe for continued use.

Remediated

Please contact Getex on (02) 9889 2488 for further information on how Getex can assist in ensuring your site is safe with respect to asbestos.

## 7.2 Guidelines for Specific Materials

### 7.2.1 Asbestos

An Asbestos Management Plan (AMP) for the site is to be prepared as per the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)].

The labelling of all asbestos containing materials (ACM) is recommended to warn of the dangers of disturbing these materials.

Getex recommends an annual reinspection of the ACM remaining on-site as well as to monitor their condition as per the Code of Practice Code of Practice (How to Manage and Control Asbestos in the Workplace) approved under the Work Health and Safety Act 2011.

It is essential that prior to any demolition or refurbishment activities, the relevant ACM be removed by a suitably qualified licensed Class A or Class B asbestos removalist. If additional suspected ACM are encountered cease all demolition or refurbishment activities pending further investigation by a suitably qualified occupational hygienist such as Getex.

Where asbestos-containing materials are likely to be affected during renovations or maintenance work, then their removal by an accredited/licensed asbestos removalist should

be considered prior to any work commencing, ensuring that the contractor has in place and can document their 'Asbestos Removal Control Plan' to safe guard against the release of asbestos fibres into the workplace.

All asbestos removal works must be done in accordance with the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); and the Code of Practice (How to Manage and Control Asbestos in the Workplace).

Any material discovered that is suspected to be asbestos should be assumed to contain asbestos with relevant area(s) isolated until expert advice is obtained.

According to the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); (p26) "Air monitoring is mandatory for all friable asbestos removal," and "Air monitoring should be considered where the asbestos removal work is being undertaken in or next to a public location".

Asbestos air monitoring should only be undertaken by an organisation NATA accredited for asbestos air monitoring and should be independent of the removal contractor.

Following removal of asbestos materials, the area must be assessed by a suitably qualified consultant and a clearance certificate issued subject to satisfactory assessment results.

Inspections of the identified asbestos materials should be undertaken every 5 years to ensure that the condition of the asbestos materials has not deteriorated and does not pose a risk to building occupants.

### **7.2.2 Lead in Paint**

The guidance set out in the following documents should be followed in the treatment and management of paint containing Lead:

- Safe Work Australia Code of Practice: Managing Risks of Hazardous Chemicals in the Workplace, July 2020;
- "Managing Lead Contamination in Home Maintenance, Renovation and Demolition Practices. A Guide for Councils" by the NSW Environment Protection Authority and Planning NSW (May 2003); and
- Procedures and precautions detailed in Australian Standard AS 4361.2 2017 Guide to hazardous paint management – Part 2: Lead in paint in residential, public and commercial buildings should be followed in the treatment and management of Lead paint.

Paints of 0.1% or more Lead content are generally considered to be Lead containing ("Lead paint") and require particular management/control practices to be adopted.

If required, Lead paint removal/treatment works or other works that may disturb Lead paints should follow an appropriate detailed work specific plan setting out the procedures and precautions that are to be taken to ensure health and safety with respect to Lead hazards. The work plan should include Safe Work Method Statements, Scope of Works Reports and Management Plans. Prior to undertaking such works it is recommended that the advice of a suitably qualified consultant, such as Getex Pty Ltd, be sought. All Lead containing dust/debris should be removed using a vacuum cleaner fitted with a HEPA filter, a sugar soap solution applied and then the removal area sprayed with a dilute polyvinyl acetate (PVA) emulsion.

All Lead paint removal/treatment activities should be undertaken by a contractor experienced in works involving hazardous materials and implementation in associated health and safety controls, preferably a licensed asbestos removal contractor or a specialised Lead paint removalist.

Airborne Lead monitoring is recommended during all Lead removal/decontamination works.

Following Lead paint removal/treatment activities the area should be inspected by a suitably qualified consultant, such as Getex Pty Ltd, and a clearance certificate issued, subject to satisfactory assessment results.

### **7.2.3 Lead in Dust**

There is currently no formal Australian Standard that specifies a level of Lead in general settled dust which is considered to be 'safe'.

Managing Lead Contamination in Home Maintenance, Renovation and Demolition Practices. A Guide of Councils" by the NSW Environment Protection Authority and Planning NSW does however specify a range of acceptance criteria for surface dust Lead loading levels after the performance of Lead paint management activities. The acceptance level of Lead in dust for exterior surfaces is 8.6 mg/m<sup>2</sup> and is considered to be the most appropriate guideline for comparison for Lead in ceiling dust

If required, ceiling dust removal/treatment works or other works that may disturb ceiling dusts should follow an appropriate detailed work specific plan setting out the specific plan setting out the procedures and precautions that are to be taken to ensure health and safety with respect to Lead hazards. The work plan should include Safe Work Method Statements and a Lead Work Control Plan. Prior to undertaking such works it is recommended that the advice of a suitably qualified consultant, such as Getex Pty Ltd, be sought. All Lead containing dust/debris should be removed using a vacuum cleaner fitted with a HEPA filter, a sugar soap solution applied and then the removal area sprayed with a dilute polyvinyl acetate (PVA) emulsion.

All ceiling dust removal activities should be undertaken by a contractor experienced in works involving hazardous materials and implementation in associated health and safety controls, preferably a licensed asbestos removal contractor.

Airborne Lead monitoring is recommended during all Lead in ceiling dust removal/decontamination works.

Following dust removal/treatment activities the area should be inspected by a suitably qualified consultant, such as Getex Pty Ltd, and a clearance certificate issued, subject to satisfactory assessment results.

### **7.2.4 Metallic Lead**

Procedures and precautions detailed in the Safe Work Australia Code of Practice Managing risks of hazardous chemicals in the workplace, July 2020 should be followed when working with metallic lead.

### **7.2.5 SMF**

Procedures and precautions detailed in the Safe Work Australia Guide to Handling Refractory Ceramic Fibres, December 2013 should be followed in the management and removal/treatment (where necessary) of all SMF materials.

SMF consisting of refractory ceramic fibres [RCF] and high biopersistence fibres [HBF] are classified as carcinogenic to humans.

SMF consisting of glass wool, rock wool and slag wool are not classified as carcinogenic to humans.

All SMF treatment/removal activities involving RCF and HBF should be undertaken by a contractor experienced in works involving hazardous materials and implementation in associated health and safety controls, preferably a licensed asbestos removal contractor.

Airborne SMF monitoring is recommended during all SMF removal/treatment works involving RCF and HBF.

### **7.2.6 PCBs**

Procedures and precautions detailed in the ANZECC (Revised Edition April 2003) Polychlorinated Biphenyls Management Plan and ANZECC (1997) Identification Of PCB-containing Capacitors: An Information Booklet For Electricians And Electrical Contractors should be followed in the management and removal/treatment (where necessary) of all PCB materials.

Protective clothing including eye protection, PCB resistant gloves and aprons must be worn by all personnel involved in handling PCB containing materials.

Contractors licensed to transport and handle PCBs must be used for transport and disposal. PCBs are a scheduled waste with strict guidelines regarding transport and handling.

### **7.2.7 ODSs**

Procedures and precautions detailed in the Australia and New Zealand refrigerant handling code of practice 2007 should be followed in the management and removal (where necessary) of all ODS containing items.

All works involving the maintenance, recovery and dismantling of machinery containing ODS must be undertaken by an appropriately licensed contractor.



## 8. STATEMENT OF LIMITATIONS

Getex Pty Ltd and its staff members are professionally qualified and trained to achieve a suitable level of competency for the tasks undertaken.

Although all work is performed to a professional and diligent standard, the potential variance between the practical limitations of the scope of work undertaken, the cost of our services, all possible issues of concern, and any loss or damages which may be associated with our work are such that we cannot warrant that all issues of concern/hazardous materials have been identified. We therefore limit any potential liability associated with our work to the cost of our services.

All work conducted and/or reports/information produced by Getex Pty Ltd are prepared for a specific objective and within a specified scope of work as agreed between the Client and Getex Pty Ltd. As such this document is only for the use of the Client for the intended objective and may not be suitable for any other purpose. No parties other than the Client may use this document without first conferring with Getex Pty Ltd. Before passing this document onto a third party, the Client must inform the third party of any relevant information relating to this document. It is the responsibility of any party using this report to check to their satisfaction if this report is suitable for their intended use.

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Unless specifically mentioned, the inspection did not cover:

- Materials dumped, hidden, or otherwise placed in locations which one could not reasonably anticipate.
- Inaccessible/hidden locations, including wall cavities, under concrete slabs and lift wells.
- Materials other than standard building materials e.g. materials in special purpose facilities.
- Ground surface and underground areas.
- Mechanical, electrical or other items/materials not directly associated with the building structure.
- Materials other than asbestos as identification of a range of other possible hazardous substances can require specialised analysis/inspection techniques.

Where materials which may potentially contain hazardous materials are identified, these are reported to the best of the consultant's ability. Analysis/testing of materials is generally not included and there is no guarantee that all such materials have been identified.

The investigation conducted was limited in scope. As such, Getex Pty Ltd cannot guarantee that any or all hazardous materials/issues of concern, if present, have been identified as the practical restrictions of the program involved the inspection/review of a limited number of locations/materials which may or may not have identified/intercepted all asbestos materials if present. Furthermore, the distribution of dust, asbestos materials and/or other contaminants may vary with location and there can be no guarantee that a particular sample/location is typical of an extended area.

Settled dusts are known to exist in variety of locations in the general environment and possibly contain a range of substances which may be hazardous at varying levels, particularly if the dust is in the vicinity of hazardous materials such as asbestos containing materials or paint containing lead. Furthermore dusts present may originate from a variety of known and unknown complex sources (such as environmental/atmospheric) that are not related to the presence of bulk hazardous building materials e.g. combustions emissions from automobiles or industry. Due to the above mentioned potential complex sources of dust which may not be identifiable, settled dust is not sampled or commented on except where otherwise stated.

## **9. METHODOLOGY**

All accessible areas of the building on site were thoroughly inspected for the determination of the type, condition and extent of any hazardous building materials including asbestos, lead in paint, lead in dust, Synthetic Mineral Fibre (SMF) and Polychlorinated Biphenyls (PCBs) that might be present.

Where visual examination of a material proved to be inconclusive, samples were collected for laboratory analysis. Samples were collected by non-destructive and non-intrusive techniques where available.

Determination of materials containing or potentially containing asbestos or synthetic mineral fibre was based on a visual examination and/or sampling and analysis.

All asbestos samples were analysed by a NATA accredited Laboratory. Asbestos samples were analysed for the qualitative identification of asbestos type fibres in bulk using Polarised Light Microscopy and Dispersion Staining Techniques.

All paint and dust samples were analysed by a NATA accredited organisation.

Paint samples were collected in accordance with Appendix A – Australian Standard AS 4361.2-12017.

Moistened wipes were used to collect surface dust from a known area on the upper side of the ceiling in accordance with Appendix C – Australian Standard AS 4361.2 2017.

After the completion of the hazardous materials survey, a register was prepared outlining occurrences of hazardous materials in each asset, the condition of the hazardous material the treatment option required and the priority of treatment. The Hazardous Materials Register details the location, description, type, condition, and risk priority of presumed or identified hazardous materials.

## 9.1 Areas Not Accessed

All reasonable effort was made to investigate the entire properties. Where this is not possible due to restrictions caused by construction or safety, an entry is made within the register noting that the area has not been inspected and the reason for this. Such areas include, but are not limited to:

- Height restricted areas;
- Gas, electrical, chemical or pressurised service lines;
- Within service shafts, ducts and wall cavities;
- Areas obstructed by installed equipment; and
- Locked areas to which no key is available at the time of inspection.

Further investigation of these areas is required if refurbishment or demolition activities within these areas are to proceed.

## 10. CONTROLS

- 1) This Hazardous Building Materials Register is to remain on site in a readily accessible location for perusal by interested parties at any time. It is of particular importance that this Hazardous Building Materials Register be updated following the removal and disposal of any hazardous building materials or any changes in condition. If works are to involve items of suspect material not covered within the scope of this report it is recommended that confirmation of the material as containing/not containing hazardous materials takes place prior to refurbishment or demolition works.
- 2) All building occupants, visitors to the site, and in particular, service maintenance personnel are to be advised of hazardous building materials management procedures in accordance with the standards and guidelines.
- 3) Prior to any works being undertaken on the site it is important that the Hazardous Building Materials Register is reviewed. It is essential that all persons / tradespeople who are required to work on the building be notified about the presence of the hazardous building materials in the identified areas and procedures required to be followed.
- 4) Regular inspections of the identified hazardous building materials is to be undertaken (a minimum of every 5 years) to ensure that the condition of the hazardous materials has not deteriorated and does not pose a risk to building occupants.
- 5) Guidance noted in: the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); and the Code of Practice (How to Manage and Control Asbestos in the Workplace); AS 4361.2 2017 Guide to hazardous paint management – Part 2: Lead in paint in residential, public and commercial buildings; Polychlorinated Biphenyls Management Plan ANZECC (Revised Edition April 2003); and SafeWork Australia Guide to Handling Refractory Ceramic Fibres (Dec 2013) should be followed for all hazardous building materials.
- 6) Any material discovered that is suspected to be a hazardous building material should be assumed to contain hazardous materials with relevant area(s) isolated until expert advice is obtained.

- 7) All hazardous materials removal/treatment works or other works which may disturb hazardous containing materials should follow an appropriate detailed work specific control strategy setting out the procedures and precautions that are to be taken to ensure health and safety with respect to hazardous exposures. The control strategy should include Safe Work Method Statements, a Hazardous Materials Work Plan and Management Plans. Prior to undertaking such works it is recommended that the advice of a suitably qualified occupational hygienist, such as Getex Pty Ltd, be sought.
- 8) If any hazardous building materials are to remain in place an appropriate ongoing hazardous materials management plan is to be prepared and implemented to ensure that the risks associated with these materials are controlled and maintained at an acceptable level.
- 9) All hazardous building removal/treatment activities are to be undertaken by an experienced and licensed removal contractor.
- 10) According to the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); (p26) "Air monitoring is mandatory for all friable asbestos removal," and "Air monitoring should be considered where the asbestos removal work is being undertaken in or next to a public location."
- 11) Asbestos/SMF and Lead air monitoring is to be undertaken by an organisation NATA accredited for air monitoring and who is independent of the removal contractor.
- 12) Following removal of asbestos containing building materials, lead containing paints and lead dust, the area is to be assessed by a suitably qualified consultant, such as Getex Pty Ltd, and an asbestos or lead clearance certificate issued subject to satisfactory assessment results.

## 11. HAZARDOUS BUILDING MATERIALS REGISTER

### How to Use this Register

Please note that for the purposes of this report, the term 'Hazardous Materials' refers to a building material containing either asbestos, lead paint, lead dust, metallic lead, synthetic mineral fibres as refractory ceramic fibres [RCF] and high biopersistence fibres [HBF] (SMF) polychlorinated biphenyls (PCBs) and ozone depleting substances.

Figure 1 below is an example entry in a typical register.

Glenburn Units														
ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Accessibility	Friability	Disturbance Potential	Risk Status	Reinspect Date	Control Priority	Control Recommendation	Photos
ASB62209	Exterior - Eaves Eaves lining	Asbestos Cement Sheeting	12436/AS05	Positive Chrysotile Asbestos Detected	100 m <sup>2</sup>	Good	Moderately accessible	Non-Friable	Low	Low	Aug 2028	P3	Material may remain in place provided it is not disturbed. e.g. do not drill, cut, grind or sand. Manage in accordance with the Code of Practice (How to Manage and Control Asbestos in the Workplace) approved under the Work Health and Safety Act 2011.	

Area Reference

Location Description

Easy to understand colour coding of materials according to **priority.**

Example Photo of the material

Unique Entry ID Number

Material Type

Analysis Result

Approx. Extent

Information relating to condition and risk status of the item

Re-inspection Date

Priority Ranking

Recommended Controls

# HAZARDOUS BUILDING MATERIALS REGISTER

Prepared by Getex

## Ambulance awning & LPG & O2 tank frames

Site Address: 7 Pacific Street  
BATEMANS BAY NSW 2536




Consultant: Brodie Bishop BSc, MEnvMgt

Investigated: 8/04/2024





Asset Photo

**Ambulance awning & LPG & O2 tank frames**

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Accessibility	Friability	Disturbance Potential	Risk Status	Reinspect Date	Control Priority	Control Recommendation	Photos
ASB64455	Exterior - Eaves around western entrance Eaves lining	Fibre Cement Sheeting	12740/AS002	Negative No Asbestos Detected	-	-	-	-	-	-	-	-	-	
														<b>Fibre Cement Sheeting</b>
ASB64453	Exterior Wall panels around building entrances	Fibre Cement Sheeting	12740/AS001	Negative No Asbestos Detected	-	-	-	-	-	-	-	-	-	
														<b>Fibre Cement Sheeting</b>
LDP436	Exterior Exterior surfaces throughout – Green paint	Lead Paint	12740/LP002	Negative <0.001% lead paint	-	-	-	-	-	-	-	-	-	
														<b>Green Paint</b>

**Ambulance awning & LPG & O2 tank frames**

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Accessibility	Friability	Disturbance Potential	Risk Status	Reinspect Date	Control Priority	Control Recommendation	Photos
LDP437	Exterior Exterior surfaces throughout – White paint	Lead Paint	12740/ LP001	Negative <0.001% lead paint	-	-	-	-	-	-	-	-	-	
<b>White Paint</b>														
LDP438	Exterior Exterior surfaces throughout – Yellow paint	Lead Paint	12740/ LP003	Negative 0.098% lead paint	-	-	-	-	-	-	-	-	-	
<b>Yellow Paint</b>														





## **APPENDIX I**

# Sample Register & Asbestos Sample Analysis Report

## SAMPLE REGISTER

Prepared by Getex

Sample No.	Material Type	Analysis Result	Area Reference	Location	Sample Location
12740/ AS001	Fibre Cement Sheeting	No Asbestos Detected	Ambulance awning & LPG & O2 tank frames - Exterior - Exterior	Wall panels around building entrances	The sample of fibre cement sheeting was taken from the bottom of the southern wall panel around the western building entrance.
12740/ AS002	Fibre Cement Sheeting	No Asbestos Detected	Ambulance awning & LPG & O2 tank frames - Exterior - Eaves around western entrance	Eaves lining - South eastern corner	The sample of fibre cement sheeting was taken from the south eastern corner of the eaves lining within the eaves around western entrance.
12740/ LP001	Lead in Paint	<0.001% lead paint	Ambulance awning & LPG & O2 tank frames - Exterior - Exterior	Exterior surfaces throughout	The sample of lead paint was taken from the bottom of the south eastern awning support column of the awning.
12740/ LP002	Lead in Paint	<0.001% lead paint	Ambulance awning & LPG & O2 tank frames - Exterior - Exterior	Exterior surfaces throughout	The sample of lead paint was taken from the western edge of the gutter around the western building entrance.
12740/ LP003	Lead in Paint	0.098% lead paint	Ambulance awning & LPG & O2 tank frames - Exterior - Exterior	Exterior surfaces throughout	The sample of lead paint was taken from the bottom of the southern wall of the western building entry.



## AUSTRALIAN SAFER ENVIRONMENT & TECHNOLOGY PTY LTD

ABN 36 088 095 112

Our ref : ASET117351 / 120531 / 1 – 2

Your ref : 12740

**NATA Accreditation No: 14484**

17 April 2024

Getex Pty Ltd  
Suite 1.27, Level 1 22-28 Edgeworth David Avenue  
Hornsby NSW 2077

**Attn: Mr Justin Thompson- Laing**

Dear Justin

### **Asbestos Identification**

This report presents the results of two samples, forwarded by Getex Pty Ltd on 16 April 2024, for analysis for asbestos.

**1.Introduction:**Two samples forwarded were examined and analysed for the presence of asbestos.

**2. Methods:** The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining method (**Australian Standard AS 4964 - 2004 and Safer Environment Method 1 as the supplementary work instruction**) (**Qualitative Analysis only**).

**3. Results :** **Sample No. 1. ASET117351 / 120531 / 1. 12740 / AS01.**

Approx dimensions 1.3 cm x 0.7 cm x 0.3 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

**No asbestos detected.**

**Sample No. 2. ASET117351 / 120531 / 2. 12740 / AS02.**

Approx dimensions 1.0 cm x 0.8 cm x 0.3 cm

The sample consisted of a fragment of a fibro plaster cement material containing organic fibres.

**No asbestos detected.**

Reported by,



**Mahen De Silva. BSc, MSc, Grad Dip (Occ Hyg)**

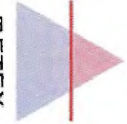
**Occupational Hygienist / Approved Identifier. Accredited for compliance with ISO/IEC 17025 - Testing. Approved Signatory**

*The results contained in this report relate only to the sample/s submitted for testing. Australian Safer Environment & Technology accepts no responsibility for whether or not the submitted sample/s is/are representative. Results indicating "No asbestos detected" indicates a reporting limit specified in AS4964-2004 which is 0.1g/ Kg (0.01%). Any amounts detected at assumed lower level than that would be reported, however those assumed lower levels may be treated as "No asbestos detected" as specified and recommended by A4964-2004. Trace / respirable level asbestos will be reported only when detected.*

*If the submitted sample is too small there is a possibility that asbestos may not be present in the selected area of the sampled material. Australian Safer Environment & Technology Pty Ltd is not liable if the submitted portion of the sample is free of asbestos and the remaining material has asbestos. This indicates the importance of obtaining and submission of a representative amount / portion of the sample.*

SUITE 710 / 90 GEORGE STREET, HORNSBY NSW 2077 – P.O. BOX 1644 HORNSBY WESTFIELD NSW 1635  
PHONE: (02) 99872183 FAX: (02)99872151 EMAIL: info@ausset.com.au WEBSITE: [www.Ausset.com.au](http://www.Ausset.com.au)

OCCUPATIONAL HEALTH & SAFETY STUDIES • INDOOR AIR QUALITY SURVEYS • HAZARDOUS MATERIAL SURVEYS • RADIATION SURVEYS • ASBESTOS SURVEYS  
ASBESTOS DETECTION & IDENTIFICATION • REPAIR & CALIBRATION OF SCIENTIFIC EQUIPMENT • AIRBORNE FIBRE & SILICA MONITORING



From: Getex Pty Ltd  
 Address: Unit 2, Building B  
 64 Talavera Road  
 MACQUARIE PARK NSW 2113  
 Phone: (02) 9889 2488  
 Facsimile: (02) 9889 2499  
 Email: [help@getex.com.au](mailto:help@getex.com.au)  
 Attention: Brodie Bishop

**CHAIN OF CUSTODY FORM**  
 To: Australian Safer Environment & Technology Pty Ltd  
 Address: Unit 10 Level 7, 90 George Street  
 Hornsby NSW 2077  
 Phone: (02) 99872183  
 Facsimile: (02) 99872151

Date: 16/04/2024  
 Order No.: 8969  
 Project No.: 12740

TAT Required: 3 Days

Samples received at ambient temperature

Samples received chilled

Date: 4:50pm

Received by (signature) *[Signature]*

ASET Reference Number	GETEX Sample Number	Container Plastic Tube - PT Bag - B Petri Dish - PD Plastic Bottle - PB Glass Jar - GJ Glass Bottle - GB Glass Vial - GV	Analysis Required															
			Asbestos in Soil (NEPM)	Asbestos in Dust	Asbestos in Material	Asbestos Fibre Counting	Asbestos in Vinyl	Weight of ACM	Asbestos in Soil (Presence/ Absence)									
1	12740/AS01	B			X													
2	12740/AS02	B			X													
Total																		

**RECEIVED**  
 16 APR 2024  
 BY: *[Signature]*



## ANALYTICAL REPORT



Accreditation No. 2562

### CLIENT DETAILS

Contact **Brodie Bishop**  
Client **GETEX PTY LTD**  
Address **Suite 126, Level 1  
22-28 Edgeworth David Avenue  
HORNSBY  
NSW 2077**

Telephone **61 2 98892488**  
Facsimile **(Not specified)**  
Email **brodie.bishop@getex.com.au**

Project **12740**  
Order Number **GET-8971**  
Samples **3**

### LABORATORY DETAILS

Manager **Huong Crawford**  
Laboratory **SGS Alexandria Environmental**  
Address **Unit 16, 33 Maddox St  
Alexandria NSW 2015**

Telephone **+61 2 8594 0400**  
Facsimile **+61 2 8594 0499**  
Email **au.environmental.sydney@sgs.com**

SGS Reference **SE263836 R0**  
Date Received **17/4/2024**  
Date Reported **23/4/2024**

### COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

### SIGNATORIES

**Bennet LO**  
Senior Chemist



ANALYTICAL RESULTS

SE263836 R0

Metals in Paint by ICPOES [AN065/AN320] Tested: 23/4/2024

PARAMETER	UOM	LOR	12740/LP01	12740/LP02	12740/LP03
			PAINT - 8/4/2024 SE263836.001	PAINT - 8/4/2024 SE263836.002	PAINT - 8/4/2024 SE263836.003
Lead, Pb	%ww	0.001	<0.001	<0.001	<b>0.093</b>

METHOD

METHODOLOGY SUMMARY

AN065/AN320

A portion of paint chips sample is digested with nitric acid to solubilise the metals into solution. Digest then analysed by ICP OES with result calculated back to the as received paint sample basis .

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
**	Indicative data, theoretical holding time exceeded.	NVL	Not validated.	LOR	Limit of Reporting.
***	Indicates that both * and ** apply.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received. Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the " Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.

Note that in terms of units of radioactivity:

- a. 1 Bq is equivalent to 27 pCi
- b. 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: [www.sgs.com.au/en-gb/environment-health-and-safety](http://www.sgs.com.au/en-gb/environment-health-and-safety).

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SGS Environmental Services  
Unit 16, 33 Maddox Street  
Alexandria NSW 2015  
Telephone No: (02) 85940400  
Facsimile No: (02) 85940499  
Email: [au.samplerreceipt.sydney@sgs.com](mailto:au.samplerreceipt.sydney@sgs.com)

## CHAIN OF CUSTODY & ANALYSIS REQUEST

Company Name: Getex Pty Ltd  
Address:  
Project Name/No: 12740  
Purchase Order No: 8971  
Results Required By:  
Telephone: 0447 638 204  
Facsimile:  
Contact Name: Brodie Bishop  
Email Results: [help@getex.com.au](mailto:help@getex.com.au)

Client Sample ID	Date Sampled	Lab Sample ID	WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS	Lead in Paint (%w/w)
12740/LP01	8/04/24	1				1	x
12740/LP02	8/04/24	2				1	x
12740/LP03	8/04/24	3				1	x

SGS EHS Sydney COC  
**SE263836**



Relinquished By: Brodie Bishop	Date/Time: 17/04/24 @ 11:15
Relinquished By:	Date/Time:
Samples Intact: <input checked="" type="radio"/> Yes <input type="radio"/> No	Sample Cooler Sealed: Yes/No
Comments:	Laboratory Quotation No:

Received By: *P. Subarney*

Date/Time: 17/04/24 @ 11:15

Temperature: Ambient / Chilled

Yes  No





## SAMPLE RECEIPT ADVICE

SE263836

### CLIENT DETAILS

Contact Brodie Bishop  
Client GETEX PTY LTD  
Address Suite 126, Level 1  
22-28 Edgeworth David Avenue  
HORNSBY  
NSW 2077  
Telephone 61 2 98892488  
Facsimile (Not specified)  
Email brodie.bishop@getex.com.au

Project **12740**  
Order Number **GET-8971**  
Samples 3

### LABORATORY DETAILS

Manager Huong Crawford  
Laboratory SGS Alexandria Environmental  
Address Unit 16, 33 Maddox St  
Alexandria NSW 2015  
Telephone +61 2 8594 0400  
Facsimile +61 2 8594 0499  
Email au.environmental.sydney@sgs.com

Samples Received Wed 17/4/2024  
Report Due Wed 24/4/2024  
SGS Reference **SE263836**

### SUBMISSION DETAILS

This is to confirm that 3 samples were received on Wednesday 17/4/2024. Results are expected to be ready by COB Wednesday 24/4/2024. Please quote SGS reference SE263836 when making enquiries. Refer below for details relating to sample integrity upon receipt.

Sample counts by matrix	3 paint	Type of documentation received	COC
Date documentation received	17/4/2024	Samples received in good order	Yes
Samples received without headspace	N/A	Sample temperature upon receipt	22.3°C
Sample container provider	Client	Turnaround time requested	Standard
Samples received in correct containers	Yes	Sufficient sample for analysis	Yes
Sample cooling method	None	Samples clearly labelled	Yes
Complete documentation received	Yes		

Unless otherwise instructed, water and bulk samples will be held for one month from date of report, and soil samples will be held for two months.

### COMMENTS

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SGS Australia Pty Ltd  
ABN 44 000 964 278

Environment, Health and Safety

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PO Box 6432 Bourke Rd BC

Alexandria NSW 2015  
Alexandria NSW 2015

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www.sgs.com.au

Member of the SGS Group



# SAMPLE RECEIPT ADVICE

SE263836

## CLIENT DETAILS

Client **GETEX PTY LTD**

Project **12740**

## SUMMARY OF ANALYSIS

No.	Sample ID	Metals in Paint by ICPOES
001	12740/LP01	1
002	12740/LP02	1
003	12740/LP03	1

The above table represents SGS' interpretation of the client-supplied Chain Of Custody document. The numbers shown in the table indicate the number of results requested in each package. Please indicate as soon as possible should your request differ from these details . Testing as per this table shall commence immediately unless the client intervenes with a correction .