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WAVERLEY COUNCIL HAZARDOUS BUILDING MATERIALS SURVEY



WAVERLEY COUNCIL CHAMBERS CORNER OF PAUL ST AND BONDI RD, BONDI JUNCTION NSW 2022

REFERENCE No. S10345-R01

JULY 2018

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REPORT
for
HAZARDOUS BUILDING MATERIALS SURVEY
WAVERLEY COUNCIL CHAMBERS
CORNER OF PAUL ST AND BONDI RD
BONDI JUNCTION NSW 2022

Prepared for
WAVERLEY COUNCIL
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55 Grafton Street,
BONDI JUNCTION NSW 2022

by
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July 2018

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WAVERLEY COUNCIL CHAMBERS HAZARDOUS BUILDING MATERIALS SURVEY

EXECUTIVE SUMMARY

This report presents the findings of a Hazardous Building Materials Survey and Qualitative Risk Assessment of the Waverley Council Chambers building located on the corner of Paul Street and Bondi Road, Bondi Junction NSW 2022. The survey was authorised by Andrew Best, Manager, Waverley Facilities of Waverley Council and was conducted by Hibbs & Associates Pty Ltd. The site inspection was carried out from 5 June 2018 to 19 June 2018.

The *Hazardous Materials Survey, Waverley Council Chambers Bondi* report, prepared by Parsons Brinckerhoff Australia Pty Limited (PBAPL), dated February 2007 was available for review although not solely relied upon for this survey.

This report should be read in conjunction with the asbestos management plan (AMP), report reference S10345-AMP.

Overall Status

The overall status of each hazardous material type is outlined below.

Site Name	Asbestos (Friable)	Asbestos (Non-friable)	SMF	LBP	PCB
Waverley Council Chambers	Positive	Positive	Positive	Positive	Assumed Positive

Summary of Findings and Risk Assessment

Asbestos Materials

The asbestos containing materials identified during the survey were in the form of:

- Millboard (friable) within the HVAC system
- Wire insulation on HVAC heater banks
- asbestos cement sheeting under the rooftop hot water heater
- asbestos cement sheeting under the cleaner's room hot water heater
- dark brown vinyl tiles in the archive safe
- asbestos cement sheet soffit lining of the southern entry
- brake pads of the lift motor
- firedoor to plant room
- firedoor hatch into the central plenum (level 1)

The asbestos containing materials were in good and stable condition. While they are maintained in this condition and remain undisturbed, they do not pose a measurable asbestos related health risk to the users of the site.

The asbestos containing materials have been labelled in accordance with requirements of the Safe Work Australia "How to Manage and Control Asbestos in the Workplace - Code of Practice, 2016", published by SafeWork NSW.

Implementation of asbestos management procedures that minimises the potential for future damage of the asbestos materials should also be adopted. The asbestos materials should be inspected on a regular basis in accordance with the recommendations in the asbestos register in Appendix 1 of this report to ensure any deterioration or damage is detected early and that the material(s) are maintained in a good and stable condition.

An asbestos management plan, S10345-AMP, has also been prepared by Hibbs & Associates Pty Ltd.

Asbestos materials should be removed prior to the commencement of any renovation or demolition works that may cause their disturbance. It is recommended that any materials listed in this report as potentially containing asbestos that were not sampled at the time of the survey are sampled prior to any refurbishment works that require their removal or disturbance.

Synthetic Mineral Fibre Materials (SMF)

Within the ceiling space of level two are significant quantities of unbonded synthetic mineral fibre insulation sprayed on the concrete soffit and I beams. Significant quantities of bonded synthetic mineral fibre containing materials are also present throughout the building. The SMF materials witnessed are in a stable condition and do not pose a significant health risk to the occupants in the building.

Due to the friable nature of this sprayed on SMF material it is easily disturbed. A P1 respirator (minimum rating) should be worn when conducting work in this section of the ceiling space.

Lead Based Paint Systems

No deteriorating lead based paints were identified on the site.

The lead based paints identified on the site were in good condition and no remedial works are recommended.

Polychlorinated Biphenyls (PCBs)

No electrical capacitors containing the class of compounds known as PCBs were identified in the fluorescent light fittings inspected.

A fluorescent light fitting in the AHU fan room within the plant room could not be accessed due to the disintegration of the light fitting with rust. This light fitting may contain PCBs. No visual evidence of PCB oil leakage was noted.

Inaccessible Areas

Section 3.3 of the report lists the areas that could not be accessed during the site inspection. These include the lift shaft, and a number of electrical services boxes. These areas must be investigated to confirm the status of potential hazardous building materials prior to demolition of the building, or refurbishment works that may lead to their disturbance.

WAVERLEY COUNCIL CHAMBERS HAZARDOUS BUILDING MATERIALS SURVEY

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1.0 INTRODUCTION

This report presents the findings of a Hazardous Building Materials Survey and Qualitative Risk Assessment of the Waverley Council Chambers building located at the corner of Paul Steet and Bondi Road, Bondi Junction NSW 2022.

The survey was authorised by Andrew Best, Manager, Waverley Facilities of Waverley Council and was conducted by Hibbs & Associates Pty Ltd. The site inspection was carried out from 5 June 2018 to 19 June 2018.

The *Hazardous Materials Survey, Waverley Council Chambers Bondi* report, prepared by Parsons Brinckerhoff Australia Pty Limited (PBAPL), dated February 2007 was available for review although not solely relied upon for this survey.

This report should be read in conjunction with the asbestos management plan (AMP), report reference S10345-AMP.

1.1 Consultant's Brief

The aim of the commission was to:

1. Conduct an inspection of the premises to identify the typical locations and applications in which Hazardous Building Materials have been used.
2. Conduct a qualitative assessment of the risk that the identified Hazardous Building Materials pose to the users of the site.
3. Recommend hazard control strategies for management of the Hazardous Building Materials identified.
4. Provide recommendations where remediation works are identified.
5. Prepare a report including a Hazardous Building Materials Register and recommendations from which a Hazardous Building Materials Risk Management Programme can be implemented.

1.2 Report Structure

A summary of the findings is presented in Section 4.0. The qualitative risk assessment criteria and a risk assessment and recommendations are presented in Sections 5.0 and 6.0, respectively.

A Hazardous Material Building Register in a tabulated format detailing the location of the hazardous materials identified, the type and description of the hazardous material, priority rating and recommendations, and the timing for remedial works or re-inspection is contained in Appendix 1.

A hazardous material sample analysis register is contained in Appendix 2. Photographs are included in Appendix 3 and an asbestos sample analysis report is contained in Appendix 4.

2.0 SURVEY METHODOLOGY

2.1 General Methodology

An inspection of the building was performed to establish the typical locations and applications in which hazardous building materials have been used, for the purpose of preparing a qualitative risk assessment. For the purpose of this assessment, hazardous building materials include:

1. Asbestos containing materials.
2. Synthetic Mineral Fibre (SMF) materials.
3. Major lead based paint systems applied to the building.
4. Fluorescent light capacitor fittings containing polychlorinated biphenyls (PCB).

The scope of the survey was limited to a visual inspection of the accessible and representative construction materials, finishing materials and building services, and the collection of materials suspected of containing the hazardous materials listed above. Representative samples of suspected hazardous materials were collected where it was possible to do so without substantially damaging the decorative finishes, waterproofing membranes, equipment etc. No destructive sampling or damage to the existing finishes or services was performed to obtain samples or gain access to otherwise inaccessible areas. Equipment not associated with the building fabric and operational services was not included in the survey.

Due to the destructive nature of the sampling process, it is not possible to collect samples of all materials. Where it is not possible to collect a sample of material, the inspector has used their professional experience to make a judgement on the status of the material or the areas concerned. Where the inspector believes or suspects the material may contain asbestos, SMF or PCB this has been recorded in the survey report and these materials should be treated as a hazardous material. If work is to be performed on these materials, they should first be analysed to confirm their status.

2.1.1 Material Sample Identification

The identifying sample number within the Hazardous Building Materials Register (Appendix 1), Sample Analysis Register (Appendix 2) and Asbestos Analysis Report (Appendix 4) is the job number (S10345), laboratory report number (BSA01), followed by a sequential sample number e.g. S10345-BSA01/01.

2.1.2 Asbestos Samples

Any representative samples of materials suspected of containing asbestos collected were analysed for the presence of asbestos using Hibbs & Associates Pty Ltd Test Method No. 2. This method is based on:

- (i) Australian Standard "AS4964-2004 Method for the qualitative identification of asbestos in bulk samples"; and

- (ii) Health and Safety Executive – UK, “Asbestos: The analysts’ guide for sampling, analysis and clearance procedures, Appendix 2: Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM), Publication No. HSG248”.

The samples were examined by stereo microscopy. Fibrous materials identified under stereo microscopy were extracted and analysed by Polarised Light Microscopy supplemented with Dispersion Staining. This analysis was performed in-house. The reporting limit of the method is 0.1g/kg.

The Hibbs & Associates Pty Ltd NATA endorsed analysis report is contained in Appendix 4.

Asbestos Types and Common Name: Chrysotile - White Asbestos
Amosite - Brown Asbestos
Crocidolite - Blue Asbestos

2.1.3 Lead Based Paints

i) Lead Paint Standard

Lead was used in paints as a filler, pigment and dryer in industrial, commercial and public applications. While non-industrial paints manufactured from the mid-1970s onwards contain less than 1% lead, it was not until 1997 that paints were produced with a lead content of 0.1% or less.

The Australian Standard AS 4361.2 2017 “*Guide to hazardous paint management Lead paint in residential, public and commercial buildings*” (AS 4361.2 2017) defines lead paint as: a paint film that contains greater than 0.1% lead by mass in the dry film.

Any works, which may disturb potential lead based paint systems, should be conducted in accordance with the requirements of Australian/New Zealand Standard AS/NZS 4361.2 2017.

ii) Lead Paint Sample Identification

The method used to assess the concentration of lead in paint for this site used a portable X-Ray Fluorescence (XRF), Olympus DS 4000, with measured concentrations given in mg/cm². A result of 1 mg/cm² on a paint thickness of 1.0 mm is equivalent to ~0.5% Lead.

The portable XRF has a linear working range between 0.01 mg/cm² to 5.00 mg/cm² with a detection limit of 0.01 mg/cm².

In accordance with AS/NZS 4361.2 2017, those paints which tested positive using the portable XRF spectrum analyser i.e. >0.1% lead or 0.2 mg/cm² have been reported as lead paint.

2.1.4 Polychlorinated Biphenyl's (PCBs)

Where accessible representative samples of each major type of fluorescent light were examined to determine which lights are fitted with PCB containing ballast capacitors. The details of the brand and model of each capacitor were recorded and checked with the ANZECC database "Identification of PCB-containing Capacitors, An Information Booklet for Electricians and Electrical Contractors, ANZECC 1997" of known PCB capacitors and PCB free capacitors.

The Australian and New Zealand Environment Conservation Council "Polychlorinated Biphenyls Management Plan, April 2003" outlines the National Strategy for the management of PCBs.

These documents are similar and, in summary, define PCB materials and wastes as follows:

- | | |
|----------------------|--|
| <2 mg/kg | - PCB free. |
| 2 mg/kg - <50 mg/kg | - Non-Scheduled PCB material or waste. |
| >50 mg/kg | - Scheduled PCB material or waste. |
| >100,000 mg/kg (10%) | - Concentrated PCB material |

2.2 Statement of Building Survey Limitations

This report was prepared for Waverley Council solely for the purposes set out herein and it is not intended that any other person use or rely on the contents of the report. The information contained in this report is based on a limited review of the site, interviews with site personnel and review of documentation provided to Hibbs & Associates Pty Ltd at the time of the review. Whilst the information contained in the report is accurate to the best of our knowledge and belief, Hibbs & Associates Pty Ltd cannot guarantee the completeness or accuracy of any of the descriptions or conclusions based on the information supplied to it or obtained during the investigations, site surveys, visits and interviews. Furthermore, conditions can change within limited periods of time, and this should be considered if the Report is to be used after any elapsed time period subsequent to its issue.

Hibbs & Associates Pty Ltd has exercised reasonable care, skill and diligence in preparation of the Report. However, except for any non-excludable statutory provision, Hibbs & Associates Pty Ltd gives no warranty in relation to its services or the report, and is not liable for any loss, damage, injury or death suffered by any party (whether caused by negligence or otherwise) arising from or relating to the services or the use or otherwise of this report.

Where the client has the benefit of any non-excludable condition or warranty, the liability of Hibbs & Associates Pty Ltd is, to the extent permitted by law, limited to re-performing the services or refunding the fees paid in relation to the services or sections of the report not complying with the conditions or warranty.

This Report lists the known specific and typical locations/applications/sources of the hazardous materials identified in the areas of the building inspected. Whilst the Report has been prepared with all due care and every reasonable attempt has been made to identify and locate all the sources of the hazardous materials listed above, as the survey involves a visual inspection and sampling process, only those materials that are physically accessible and recognisable as hazardous materials, can be located and identified. Therefore, it is possible that hazardous materials which may be concealed within inaccessible areas / voids or have been installed in non-typical applications or installed in such a manner as to conceal their nature/identity, may not be identified and located during the survey. Such concealed and / or inaccessible areas fall into a number of categories.

- (i) Inside set ceilings or wall cavities.
- (ii) Building facades or other height restricted areas.
- (iii) Those areas accessible only by dismantling equipment or performing minor local demolition work.
- (iv) Service shafts, ducts etc., concealed within the building structure or internal areas of the plant or equipment.
- (v) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during building works.
- (vi) Hazardous materials covered or concealed (partially or otherwise) by other materials/items preventing or limiting visual access or identification/recognition.

- (vii) Hazardous materials installed in non-typical applications, covered by other materials or installed in such a manner that disguises or conceals their nature in any way that may hinder their identification or recognition as a hazardous material.

Therefore, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been identified / detected.

During the course of future refurbishment or demolition works, care should be exercised when entering any previously inaccessible areas and it is imperative that work cease pending further sampling if any unknown materials or suspected hazardous materials are encountered.

This Report should not be used for the purpose of tendering, preparing costing or budgets, programming of works, refurbishment works or demolition works, unless used in conjunction with a technical specification report. The Report must be read in its entirety and must not be copied, distributed or referred to in part only. The Report must not be reproduced without the written approval of Hibbs & Associates Pty Ltd.

3.0 BRIEF DESCRIPTION OF THE SITE

3.1 Site Details

The Waverley Council Chambers building is bounded by Paul Street to the west, Bondi Road to the north, and Waverley Park to the east and south within Bondi Junction NSW 2022.

3.2 Site Description

The following is a brief description of the building.

Waverley Council Chambers

We understand the building was constructed in ~1966 with a major refurbishment in 1977 including the addition of level 3.

The building is a multi level stand alone structure with a concrete roof, profile concrete external walls, concrete and plasterboard internal walls, SMF and plaster ceilings tiles, set plasterboard ceilings and stramit ceiling tiles with carpet covering concrete and vinyl tile floors.



The building consists of a ground floor, a mezzanine level, levels one, two and three, a flat membrane covered roof, with plant and lift levels above. The exterior is profile concrete with aluminium windows and door frames. The interior consists of office spaces, kitchenettes, meeting rooms, a commercial kitchen and the council chambers. We were informed the bathrooms have been completely gutted and renovated within the last three years.

The building has one central lift with firestairs adjacent. This firestair is referred to as the southern central firestair in this report. There is also a northern firestairs facing Bondi Road, and an external firestairs only accessible from level three which faces Paul Street. From the northern Bondi Road entrance there is a main internal staircase which services the ground floor up to level two. The sub floor can be access through a door on the ground floor below these stairs.

The building is serviced by two HVAC systems which circulates air through the building via ducts in the ceiling space. Level 3 has its own HVAC system. Intermittent heater banks are located within ducting in the ceiling spaces to ensure the supply air remains heated. Many of the heater banks from level 2 down to ground level are internally lined with asbestos containing millboard. For further details on the HVAC system, refer to report S10345-L01.

The water in the amenities is heater by individual hot water heaters throughout each level and the kitchen water is heater through a filtered tap system below each kitchen sink.

3.3 Areas Not Accessible

The following table shows the details of areas that were not able to be accessed during the site inspection.

Note: Refer Statement of Building Survey Limitations in Section 2.3.

WAVERLEY COUNCIL CHAMBERS INACCESSIBLE AREAS		
LOCATION	MATERIAL	COMMENT
Lift shaft	Potential asbestos or SMF containing materials	Lift equipment has historically contained asbestos containing products. As the shaft was inaccessible, it was not possible to determine the presence of these materials
Electrical boxes/cabinets	Potential asbestos containing materials	Electrical backing boards, fuses and electrical wiring components have historically contained asbestos containing products. Risk of electrical shock made these areas inaccessible.

4.0 HAZARDOUS BUILDING MATERIALS – SUMMARY

The following section contains a summary of the hazardous building materials identified on the site. Additional information is included in the Hazardous Building Materials Register in Appendix 1. The register is in a tabulated format detailing the location of the hazardous building materials identified, the type and description of the material, priority rating and recommendations, and the timing for remedial works or re-inspection. The register also contains details of the materials tested that did not contain hazardous materials.

WAVERLEY COUNCIL CHAMBERS		
HAZARDOUS BUILDING MATERIALS SUMMARY OF FINDINGS		
LOCATION	MATERIAL	ASSESSMENT AND RECOMMENDATIONS
ASBESTOS		
Throughout the building, ground level to level 2, HVAC heater banks	Millboard and insulated wires	Priority 4 Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)
Throughout the building, central lift and shaft	Lift Equipment (may contain asbestos)	Priority 4 Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Ground level, archive safe, dark brown vinyl tile	Vinyl floor tiles	Priority 4 Leave and maintain in good condition.
Ground level, external north entrance, backing to brown ceramic tiles	Cement sheeting (may contain asbestos)	Priority 4 Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Ground level, server room, grey electrical cabinet	Electrical Equipment (may contain asbestos)	Priority 4 Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Ground level, south entry soffit	Flat asbestos cement sheet	Priority 4 Leave and maintain in good condition.
Level 1, electrical cabinet in south office, south of the central firestairs	Electrical Equipment (may contain asbestos)	Priority 4 Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition

WAVERLEY COUNCIL CHAMBERS

HAZARDOUS BUILDING MATERIALS SUMMARY OF FINDINGS

LOCATION	MATERIAL	ASSESSMENT AND RECOMMENDATIONS
Level 1, lift lobby, hatch into return air plenum	Firedoor	Priority 4 Leave and maintain in good condition.
Mezzanine level, packing material below hot water heater in cleaner's room	Flat asbestos cement sheet	Priority 4 Leave and maintain in good condition.
Mezzanine level, carpeted area	Vinyl floor tiles (may exist below carpet following refurbishment)	Priority 4 Leave and maintain in good condition.
Level 2, electrical cabinet in the south office, south of the central firestairs	Electrical Equipment (may contain asbestos)	Priority 4 Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Level 3, electrical cabinet adjacent lift	Electrical Equipment (may contain asbestos)	Priority 4 Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Roof, below hot water heater	Thick compressed asbestos cement sheet	Priority 4 Leave and maintain in good condition.
Plant room, electrical box fuses	Electrical Equipment (may contain asbestos)	Priority 4 Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Plant room, plant room firedoor	Firedoor	Priority 4 Leave and maintain in good condition.
Lift motor room, lift brake pad	Brake shoes	Priority 4 Leave and maintain in good condition.
Lift motor room, lift motor	Gasket (may contain asbestos)	Priority 4 Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Lift motor room, silver cabinet	Electrical Equipment (may contain asbestos)	Priority 4 Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition

WAVERLEY COUNCIL CHAMBERS		
HAZARDOUS BUILDING MATERIALS SUMMARY OF FINDINGS		
LOCATION	MATERIAL	ASSESSMENT AND RECOMMENDATIONS
SYNTHETIC MINERAL FIBRE		
Throughout the building, insulation within hot water heaters and HVAC ducting	Insulation on fixed and flexible ductwork	Priority S2 Leave and maintain in good condition.
Level 2, insulation on concrete soffits and I beams within the ceiling space	Unbonded synthetic mineral fibre material	Priority S2 Although this material does not contain asbestos (contains SMF), due to the friable nature of this material it is easily disturbed. A P1 respirator (minimum rating) should be worn when conducting work in this section of the ceiling space.
Level 3, external AHU cupboards on balcony (x3), wall insulation behind perforated metal sheeting	Bonded synthetic mineral fibre material	Priority S2 Leave and maintain in good condition.
Plant room, AHU fan room, wall and ceiling insulation behind perforated metal sheeting	Bonded synthetic mineral fibre material	Priority S2 Leave and maintain in good condition.
LEAD BASED PAINT		
Mezzanine level, door frame to cleaner's room	Beige coloured lead based paint system	Priority L3 No Remedial Action Required
Mezzanine level, door frame to men's bathroom	Blue-grey coloured lead based paint system	Priority L3 No Remedial Action Required
Mezzanine level, door frame to women's bathroom	Blue-grey coloured lead based paint system	Priority L3 No Remedial Action Required
Plant room, electrical ducting from fuse box	Orange coloured lead based paint system	Priority L3 No Remedial Action Required
PCB's		
Plant room, AHU fan room ceiling	Single tube surface mounted fluorescent light fitting - unknown - may contain PCBs - rusted shut	Priority B Leave and maintain in good condition.

4.1 Remedial Works

The following table shows the details of remedial works carried out at the site.

WAVERLEY COUNCIL CHAMBERS		
REMEDIAL WORKS		
LOCATION	MATERIAL	COMMENT
Level 2, NW office space (Shaping Waverley Office), HVAC ducting in ceiling space	Millboard debris identified inside duct.	Debris removed and damaged millboard sealed with Silka® Firerate, a sealing compound. Detail clean of ceiling space. Refer clearance certificate S10345-CL01 dated 19 June 2018.
Level 2, Eastern office space (Governance Office), HVAC ducting in ceiling space	Millboard debris identified inside HVAC duct, north of heating elements.	Debris removed. No damage observed to millboard lining this heater bank (non-asbestos millboard). Detail clean of ceiling space surrounding work area and duct. Refer clearance certificate S10345-CL02 dated 27 June 2018.
Roof, below hot water heater - Thick compressed asbestos cement sheet	Weathering	This sheeting was sealed with Dulux Weathershield to protect from weathering

5.0 QUALITATIVE RISK ASSESSMENT – METHODOLOGY

5.1 Introduction

The site inspection and building survey identified and recorded the locations of the hazardous materials summarised in Section 4.0 and described in the Register in Appendix 1. The following section outlines the principal factors used for making a qualitative assessment of the risk the hazardous materials pose to all the building's occupants and the priority rating system for control of the hazardous materials. Section 6.0 outlines general comments on the condition of the hazardous material identified, remediation works that are recommended and areas where the condition of the hazardous materials has deteriorated.

The priority rating system outlined below is designed as a guide to those responsible for the development of a comprehensive hazardous materials management plan. The actual setting of priorities for the implementation of control procedures for the hazards, will be dependent not only on the allocated rating, but also on factors such as changes to work practices or the physical environment which would occur during refurbishment or demolition. Notwithstanding this, the allocated rating does provide a reasonable guide to appropriate priority setting with regard to the current condition of the materials.

5.2 Asbestos Materials

The purpose of the on-site phase of the survey is to identify the presence of asbestos materials through a combination of visual inspection and material sampling. The qualitative risk assessment of any asbestos materials identified is based upon an evaluation of factors, such as the friability, location and condition of the identified materials, whether the nature of the work carried out in the area is likely to disturb the asbestos, the likelihood of fibres released entering the occupied space and any other information considered important or relevant.

These factors have also been utilised in the process of determining appropriate recommendations for the timing of future assessment activities. As part of the risk assessment process, each asbestos hazard identified has been allocated a Priority Rating. This will assist in the development of a comprehensive hazardous materials management control and abatement programme.

The definitions contained in the NSW WHS Regulations (2017) are as follows:-

- Friable asbestos - material which is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry, and contains asbestos.
- Non-Friable asbestos – all other ACM, including material where the asbestos fibres are bound or locked into a matrix such as cement or resin.

Priority Rating for Control of Asbestos Hazards

Priority 1: Immediate Elevated Risk Level

Friable material which, due to its present condition and location, presents an immediate health risk. Immediate control measures are required and the area containing this material should be isolated from personnel. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority 2: Potential Elevated Risk Level

Damaged or unstable material, which if disturbed is likely to present an immediate health risk, with the likelihood that contamination may be spread to other areas. Control measures to stabilise this material should be initiated immediately, with formal abatement of the hazard being considered.

Priority 3: Low Risk

Stable material that has some minor areas of damage requiring remedial action or is likely to be subject to damage or to degrade due environmental conditions. It is recommended that maintenance work be performed to stabilise and repair damaged areas. Controls should be implemented to protect these materials from further damage or degrading factors.

Priority 4: Negligible Risk under Present Conditions

Stable material that is unlikely to present a risk to health unless damaged, tooled, cut, sanded, abraded or machined. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

5.3 Synthetic Mineral Fibre Materials

The purpose of the on-site phase of the survey is to identify the presence of synthetic mineral fibre materials through a combination of visual inspection and material sampling. The qualitative risk assessment of synthetic mineral fibre materials identified is based upon an evaluation of factors, such as the friability, location and condition of the identified materials, whether the nature of the work carried out in the area is likely to disturb the synthetic mineral fibre, the likelihood of fibres released entering the occupied space and any other information considered important or relevant.

Priority Rating for Control of Synthetic Mineral Fibre Hazards

Priority S1: Elevated Risk Level

Friable synthetic mineral fibre material or damaged bonded material which due to its present condition and/or location is likely to be further damaged resulting in fibre release. It is recommended that maintenance work be performed to stabilise and repair

damaged areas. Controls must be implemented to protect these materials from further damage or degrading factors.

Priority S2: Negligible Risk under Present Conditions

Non-friable or sealed stable friable material that is unlikely to present a risk to health unless damaged, tooled, cut, sanded, abraded or machined. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

5.4 Lead Based Paint

The purpose of the site inspection is to identify the presence of lead based paint materials through a combination of visual inspection, on-site testing and material sampling. The qualitative risk assessment of any lead based paints identified is based upon an evaluation of factors, such as the condition of the paint membrane (adhesion to the substrate, surface deterioration i.e. chalky or cracked etc.), an examination of the paint layers (i.e. inner layers of lead based paint covered with outer layers of lead-free paint to provide a protective coating), location of the paint (i.e. accessibility of children etc.) and any other information considered important or relevant.

Priority Rating for Control of Lead Paint Hazards

Priority L1: Immediate Elevated Risk Level

Damaged or deteriorated paint membrane, which due to its present condition and location, presents an immediate health risk. Immediate control measures are required and the area containing this material should be isolated from personnel. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority L2: Potential Elevated Risk Level

Paint membrane showing signs of deterioration and weathering which if left will continue to deteriorate and require abatement that is more extensive. Control measures to stabilise this material should be initiated as a priority, with formal abatement of the hazard being considered.

Priority L3: Negligible Risk under Present Conditions

Stable paint membrane that is in good condition and/or covered by a lead-free paint membrane, which is also in a good condition. Unlikely to present a risk to health unless damaged or deterioration occurs. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

5.5 Polychlorinated Biphenyl Capacitors

The purpose of the site inspection is to identify the presence of PCB containing electrical components through a combination of visual inspection and comparison to the ANZECC

database. The qualitative risk assessment of any PCB containing electrical components identified is based upon an evaluation of the condition of the component item for leaking PCB oil. The site assessment examined a representative portion of the fluorescent light fittings throughout the building. However, it is possible that there will be a variation of capacitor types (or leaking capacitors) in fittings not examined.

Priority Rating for Control of PCB Hazards

Priority A: Immediate Elevated Risk Level

PCB oil leaking from the component item under consideration. Immediate control measures are required to prevent exposure of personnel and potential damage to the environment. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority B: Negligible Risk under Present Conditions

The component item is in good condition and no remedial works are required at this stage. Unlikely to present a risk to health unless capacitor is damaged or deteriorates.

6.0 QUALITATIVE RISK ASSESSMENT – HAZARD CONTROL STRATEGIES AND RECOMMENDATIONS

6.1 Asbestos Materials

6.1.1 Risk Assessment

Friable asbestos containing materials were identified in the Waverley Council Chambers building within the millboard surrounding some heater banks in the HVAC system throughout the ceiling spaces excluding level 3. As the heater banks are rarely accessed, the surrounding millboard is unlikely to be disturbed, so the asbestos present poses a negligible risk under present conditions. As this asbestos containing material is in a stable condition it has been allocated a Priority 4 rating provided new contractor inductions systems are put in place. Refer Section 6.1.3 iii) below.

With the exception of the asbestos materials tabulated in Section 6.1.2, the asbestos containing materials identified in the Waverley Council Chambers site are in a stable condition and have been allocated a Priority 4 rating (Negligible Risk under Present Conditions). They do not present a significant asbestos related health risk whilst they are maintained in good condition and remain undisturbed.

6.1.2 Recommended Remedial Works

The following asbestos containing material identified in the Waverley Council Chambers site is subject to deterioration by weathering. The recommendations for remedial works for these items are outlined below.

6.1.3 Hazard Control Strategies and Management Options

In situ management is recommended for asbestos containing materials in good condition as outlined in the Safe Work Australia approved code of practice “How to Manage and Control Asbestos in the Workplace, 2016”, published by SafeWork NSW. This Code of Practice is an approved code of practice under section 274 of the *Work, Health and Safety Act, 2011*.

The asbestos-containing materials have been labelled in accordance with requirements of the Safe Work Australia approved Code of Practice “How to Manage and Control Asbestos in the Workplace, 2016”, published by SafeWork NSW.

Implementation of asbestos management procedures that minimises the potential for future damage of the asbestos materials should also be adopted. The asbestos materials should be inspected on a regular basis in accordance with the recommendations in the asbestos register in Appendix 1 of this report to ensure any deterioration or damage is detected early and that the material(s) are maintained in a good and stable condition.

iii) HVAC System

The HVAC system is internally lined with an insulation material surrounding the heating elements at each heater bank.

At many of the heater banks, millboard has been used as the insulation material lining the duct. The millboard contains asbestos and is classified as friable.

Note: Not all heater bank insulation contains asbestos. Millboard which contains asbestos is within ducts from the ground floor up to the second floor. The insulation surrounding the heater banks on level 3 does not contain asbestos, nor do the newer heater banks on other levels.

The external wires which power the heater banks are wrapped in a woven material which contains asbestos (in some locations). These wires are classified as non-friable.

While the millboard remains inside the duct and undisturbed, it poses a low risk; although technicians are to be aware of the fragility of the millboard once exposed i.e. heating elements removed from duct. All HVAC technicians working on the system on this Site are required to have undergone asbestos awareness training.

HVAC technician SWMS are to include the Safe Work Procedures suitable for the task they are performing.

Should any maintenance works damage the millboard, or works are conducted which are considered likely to damage the millboard, a Class A licenced asbestos removal contractor must be engaged, with the work overseen by a Licenced Asbestos Assessor.

Other maintenance staff/contractors are not required to have undergone asbestos awareness training to work in the building, although an induction is required to ensure they are aware of the presence of asbestos within the ducts located throughout the ceiling space. The maintenance staff/contractors SWMS are to reflect the work noting that ACM exists in the ceiling space (or other areas of the building as per their scope of works).

6.1.4 Renovations / Demolition

Asbestos materials should be removed prior to the commencement of any renovation or demolition works that may cause their disturbance. It is recommended that any areas or materials listed in this report as potentially containing asbestos that were not sampled at the time of the survey are sampled prior to any refurbishment works that require their removal or disturbance.

As required in Regulation 448 of the *Work, Health and Safety Regulations, 2017* the person with management or control of a workplace must ensure that, before demolition or refurbishment is carried out at the workplace, the asbestos register for the workplace is reviewed; and if the register is inadequate having regard to the proposed demolition or refurbishment then it is revised.

Any removal of the asbestos materials should be done in accordance with the requirements of the Safe Work Australia Code of Practice "How to Safely Remove Asbestos 2016", published by SafeWork NSW.

6.2 Synthetic Mineral Fibre Materials

Significant quantities of unbonded synthetic mineral fibre containing materials are present in the ceiling space on level two. These SMF materials at present are in a good and stable condition. They do not pose a significant health risk to the occupants of the building and have been allocated a Priority S2 rating. There are also likely significant quantities of bonded SMF materials within the insulation for the HVAC ducting and hot water systems. Left undisturbed, they do not pose a significant health risk to the occupants of the building and have been allocated a Priority S2 rating.

The handling or removal of any SMF containing materials should be conducted in accordance with the requirements of the Synthetic Mineral Fibres National Standard (NOHSC:1004) and National Code of Practice (NOHSC:2006).

The SMF insulation sprayed on the concrete soffit and I beams in the NE section of level 2 is friable. Due to the friable nature of this material it is easily disturbed. A P1 respirator (minimum rating) should be worn when conducting work in this section of the ceiling space.

6.3 Lead Based Paint Systems

6.3.1 Risk Assessment

Small quantities of lead based paint systems were identified in the Waverley Council Chambers building. Approximately 10 m² of orange coloured paint on the ducting in the plant room, and approximately 3 m² of blue-grey coloured paint on doorframes on the mezzanine level were the only paint systems which were identified as positive for lead paint. As these paint systems are in a stable condition, they have been allocated a Priority L3 rating (Negligible Risk under Present Conditions). They do not present a significant health risk whilst they are maintained in good condition and remain undisturbed.

As outlined in the Australian/New Zealand Standard AS/NZS 4361.2 2017 "*Guide to hazardous paint management Part 2: Lead paint in residential, public and commercial buildings*" (AS/NZS 4361.2 2017), peeling and flaking lead paint may cause residues of lead to build up in accumulated dust.

Any works, which may disturb potential lead based paint systems, should be conducted in accordance with the requirements of Australian/New Zealand Standard AS/NZS 4361.2 2017.

6.4 Polychlorinated Biphenyl Capacitors

No electrical capacitors containing the class of compounds known as PCBs were identified in the fluorescent light fittings inspected.

A fluorescent light fitting in the AHU fan room within the plant room could not be accessed due to the disintegration of the light fitting with rust. This light fitting may contain PCBs. No visual evidence of PCB oil leakage was noted.

The site assessment examined a representative portion of the fluorescent light fittings throughout the buildings on this site. However, it is possible that there will be a variation of capacitor types (or leaking capacitors) in fittings not examined.

Should any metal cased capacitors be identified in other light fittings on the site, they should be assessed for PCB content. Any leaking PCB containing capacitors identified should be removed and disposed of in accordance with the requirements of the relevant states and territories prior to the commencement of any renovation or demolition works that may cause their disturbance.

WAVERLEY COUNCIL CHAMBERS HAZARDOUS BUILDING MATERIALS SURVEY

APPENDIX 1: HAZARDOUS BUILDING MATERIALS REGISTER

INSTRUCTIONS TO SITE MANAGERS

***ALL TRADESPERSONS** must be instructed to check this register before commencing any work on the premises and to identify whether or not their work could involve contact with asbestos containing materials or other hazardous building materials. If any work requires the disturbance of asbestos or other hazardous materials (whether or not they are listed in the register), appropriate safety procedures must be employed.*

Key and Explanatory Notes to Hazardous Building Material Register

Column Heading	Description
Location	A detailed description of the location of the hazardous building material relevant to this entry.
Material Type	<p>The specific hazardous building material type, e.g.</p> <p>Asbestos: flat asbestos cement sheet, corrugated asbestos cement sheet, vinyl asbestos tiles, CAF gasket, etc.</p> <p>SMF: SMF blanket on the underside of the roof, SMF batts on the ceiling, loose fill SMF on the ceiling, etc.</p> <p>Paint: Beige coloured lead-based paint system.</p> <p>PCB: Metal case capacitor 'Ducon 3.5µF Type APF 235CR'.</p>
Sample / Photograph Reference	<p>Sample Reference number allocated to the sample collected from this asbestos containing material; refer also Appendix 2 for asbestos samples.</p> <p>Photograph Reference number, refer Appendix 3.</p>
Quantity	The quantity of hazardous building material relevant to this location. Depending on the nature of the material, the quantity is given as an area (m ²), length (m), number of pieces/units, not determined (ND)
Condition	<p>Good: good and stable condition.</p> <p>Fair: early signs of deterioration or localised areas of minor mechanical damage. For PCB capacitors this would include evidence of seals deteriorating.</p> <p>Poor: the material is in poor condition and remedial action is required, e.g. capacitors are leaking, etc.</p>
Accessibility	<p>Regular: in the occupied space of the building and accessible to all personnel using/entering the building.</p> <p>Occasional: buildings or rooms that are used infrequently.</p> <p>Maintenance Only: accessible to maintenance personnel only.</p> <p>Prone to Mechanical Damage: material that is fully exposed in the occupied area of the building that will be easily damaged if disturbed.</p>
Risk Priority Rating	The allocated priority rating for this entry, refer Section 5.0.
Recommendations	Recommended remedial actions for damaged or deteriorating material.
Timing	Timing for implementing recommendations and remedial actions specified for this entry. Where a Priority Rating 4 is allocated for an asbestos containing material, this refers to the timing for re-inspection of this material.

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Asbestos								
Refer to Section 3.3 of this report for a list of inaccessible areas.								
Throughout the building, central lift and shaft	Lift Equipment (May contain asbestos)	Not Sampled	ND ¹	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023
Throughout the building, ceiling space and plant room. HVAC system	Millboard and insulated wires	Refer S10345-HVAC-L01	15 m ²	Fair	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)	June 2023
Throughout the building, window sealant	Sealant material	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Fire stairs, adhesive below stair treads	Adhesive material	S10345-BSA01/20	NA	NA	NA	No asbestos detected	NA	NA

¹ ND - Not determined. Condition presumed good.

Note: While inaccessible, any material listed as ND in this Register which may contain asbestos presents a low risk

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Waverley Council Chambers								
Ground level, ceiling space, HVAC heater banks	Millboard and insulated wires	Refer S10345-HVAC-L01 Photograph A16	5 m ²	Fair (friable)	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)	June 2023
Ground level, archive safe Note: Adhesive does not contain asbestos	Vinyl floor tiles (dark brown)	S10345-BSA01/19-A Photograph A02	3 m ²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Ground level, external north entrance, backing to brown ceramic tiles	Cement sheeting (may contain asbestos)	Not Sampled inaccessible area Photograph A03	5 m ²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023
Ground level, server room, grey electrical cabinet	Electrical Equipment (may contain asbestos)	Not Sampled Photograph A04	1 m ²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023

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Waverley Council Chambers								
Ground level, south entry soffit	Flat asbestos cement sheet	S10345-BSA01/05 Photograph A05	2 m ²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Ground level, archive safe, dark brown vinyl tile, yellow adhesive	Adhesive material	S10345-BSA01/19-B	NA	NA	NA	No asbestos detected	NA	NA
Ground level, archive safe	Vinyl floor tiles (light brown)	S10345-BSA01/18-A	NA	NA	NA	No asbestos detected	NA	NA
Ground level, archive safe, light brown vinyl tile, yellow adhesive	Adhesive material	S10345-BSA01/18-B	NA	NA	NA	No asbestos detected	NA	NA
Ground level, eastern male bathroom, cleaner's cabinet, board below hot water heater	Fibre cement sheeting	S10345-BSA01/17	NA	NA	NA	No asbestos detected	NA	NA
Ground level, firedoor into central southern firestairs, tagged "Pyropanel 1997"	Firedoor	Visual Inspection Photograph A17	NA	NA	NA	No asbestos detected	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Ground level, firedoor to northern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Ground level, northern server room, blue vinyl floor tile, adhesive	Adhesive material	S10345-BSA01/22-B	NA	NA	NA	No asbestos detected	NA	NA
Ground level, northern server room, vinyl floor tiles below grey vinyl sheet	Vinyl floor tiles (blue)	S10345-BSA01/22-A	NA	NA	NA	No asbestos detected	NA	NA
Ground level, northern server room, grey floor sheeting	Vinyl sheeting	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Ground level, northern server room, flooring below vinyl sheeting and tiles	Fibre cement sheeting	S10345-BSA01/23	NA	NA	NA	No asbestos detected	NA	NA
Ground level, northern server room, cupboard on east wall	Electrical backing board	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Ground level, subfloor, accessed below internal stairs, packing material	Fibre cement sheeting	S10345-BSA01/21	NA	NA	NA	No asbestos detected	NA	NA

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Waverley Council Chambers								
Level 1, ceiling space, HVAC heater banks	Millboard and insulated wires	Refer S10345-HVAC-L01 Photograph A16	5 m ²	Fair (friable)	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)	June 2023
Level 1, electrical cabinet in south office space, south of the central firestairs	Electrical Equipment (may contain asbestos)	Not Sampled Photograph A06	1 m ²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023
Level 1, lift lobby, hatch into return air plenum	Firedoor	S10345-BSA01/15 Photograph A07	1 m ²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Level 1, eastern firedoor into northern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Level 1, firedoor to central southern firestairs, tagged "Pyropanel 1998"	Firedoor	Visual Inspection Photograph A18	NA	NA	NA	No asbestos detected	NA	NA

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Waverley Council Chambers								
Level 1, western firedoor to northern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Mezzanine level, packing material below hot water heater in cleaner's room	Flat asbestos cement sheet	S10345-BSA01/16 Photograph A13	1 m ²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Mezzanine level, ceiling space, HVAC heater banks	Millboard and insulated wires	Refer S10345-HVAC-L01	5 m ²	Fair (friable)	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)	June 2023
Mezzanine level, carpeted area	Vinyl floor tiles (may exist below carpet folloinwg refurbishment)	Identified in 2007 PBAPL report	ND	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Mezzanine level, firedoor to central southern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA

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Waverley Council Chambers								
Mezzanine level, fire door to northern fire stairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Mezzanine level, woven ceiling tiles	Stramit	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Level 2, ceiling space, HVAC heater banks	Millboard and insulated wires	Refer S10345-HVAC-L01 Photograph A16	5 m ²	Fair (friable)	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)	June 2023
Level 2, electrical cabinet in the south office space, south of the central fire stairs	Electrical Equipment (may contain asbestos)	Not Sampled Photograph A08	1 m ²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023
Level 2, concrete soffit and I beams throughout ceiling space in NE of level Includes lift lobby and areas to the north and east	Sprayed on SMF insulation	S10345-BSA01/01 Photograph S01	NA	NA	NA	No asbestos detected	Although this material does not contain asbestos (contains SMF), due to the friable nature of this material it is easily disturbed. A P1 respirator (minimum rating) should be worn when conducting work in this section of the ceiling space	NA

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Waverley Council Chambers								
Level 2, east office ceiling space, between concrete soffit and concrete wall	Mastic/Sealant material	S10345-BSA01/12	NA	NA	NA	No asbestos detected	NA	NA
Level 2, eastern firedoor into northern fire stairwell	Firedoor	S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Level 2, firedoor into central southern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Level 2, western firedoor between the northern and southern offices	Firedoor	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Level 2, western firedoor into northern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Level 3, electrical cabinet adjacent lift	Electrical Equipment (may contain asbestos)	Not Sampled Photograph A09	1 m ²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023

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Waverley Council Chambers								
Level 3, AHU cupboards on external north and east balcony, and internal ceiling space, HVAC heater banks	Heater bank insulation	Refer S10345-HVAC-L01	NA	NA	NA	No asbestos detected	NA	NA
Level 3, external eastern balcony, sheeting covering services in south-east corner (tilted angle)	Fibre cement sheeting	S10345-BSA01/11	NA	NA	NA	No asbestos detected	NA	NA
Level 3, firedoor into northern fire stairwell	Firedoor	Similar to S10345-BSA01/09	NA	NA	NA	No asbestos detected	NA	NA
Level 3, firedoor into southern central firestairs	Firedoor	S10345-BSA01/09	NA	NA	NA	No asbestos detected	NA	NA
Level 3, firedoor to external south-west firestairs	Firedoor	Similar to S10345-BSA01/09	NA	NA	NA	No asbestos detected	NA	NA
Level 3, north external balcony eave linings	Fibre cement sheeting	S10345-BSA01/10	NA	NA	NA	No asbestos detected	NA	NA

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Waverley Council Chambers								
Level 3, north-south corridor into kitchen, compliance tag "DESULL 2012"	Firedoor	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Roof, below hot water heater	Thick compressed asbestos cement sheet	S10345-BSA01/02 Photograph A01	1 m ²	Fair	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Roof, below green metal sheathing on chiller pipes	Insulation	S10345-BSA01/03	NA	NA	NA	No asbestos detected	NA	NA
Roof, eaves exiting upper roof over lift motor room	Fibre cement sheeting	S10345-BSA01/04	NA	NA	NA	No asbestos detected	NA	NA
Roof, grey sealant between membrane and roof	Sealant material	S10345-BSA01/13	NA	NA	NA	No asbestos detected	NA	NA
Roof, roof ducting clear sealant	Sealant material	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Roof, roof fire door, with compliance tag "DESULL 2012"	Firedoor	Visual Inspection Photograph A19	NA	NA	NA	No asbestos detected	NA	NA

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Waverley Council Chambers								
Roof, membrane	Membrane	Visual Inspection	NA	NA	NA	No asbestos detected	NA A patch was removed to inspect whether an older membrane was below the newer rubber material. No other membrane material was observed, although this was seen only through a small patch	NA
Plant room, AHU, duct heater above fan	Millboard	Refer S10345-HVAC-L01 Photograph A11	5 m ²	Fair (friable)	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)	June 2023
Plant room, electrical box	Electrical Equipment (may contain asbestos)	Visual Inspection Photograph A14	ND	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Plant room, plant room fire door	Fire door (Labelled)	S10345-BSA01/07 Photograph A15	2 m ²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Plant room, western wall control panel	Electrical Equipment	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Plant room, black rubber gasket on 3x blue pumps	Gasket	S10345-BSA01/08	NA	NA	NA	No asbestos detected	NA	NA
Plant room, electrical box in western cabinet	Electrical backing board	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Plant room, pipe work, insulation below silver covering and metal sheathing	Insulation	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Lift motor room, lift brake pad	Brake shoes	S10345-BSA01/06 Photograph A10	Minor	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Lift motor room, lift motor	Gaskets (may contain asbestos)	Not Sampled	ND	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Lift motor room, silver cabinet	Electrical Equipment (may contain asbestos) (Labelled)	Not Sampled Photograph A12	1	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023
Lift motor room, beige fuse box	Electrical backing board	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Lift motor room, lift motor room fire door	Firedoor	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Synthetic Mineral Fibre								
Throughout the building, insulation within hot water heaters and HVAC ducting	Insulation on fixed and flexible ductwork	Not Sampled Photograph S04	>100 m	Good	Maintenance Only	Priority S2: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Level 2, insulation on concrete soffits and I beams throughout ceiling space in NE of level Includes lift lobby and areas to the north and east	Unbonded synthetic mineral fibre material	S10345-BSA01/01 Photograph S01	100 m ²	Fair	Maintenance Only	Priority S2: Negligible Risk under Present Conditions	Due to the friable nature of this material it is easily disturbed. A P1 respirator (minimum rating) should be worn when conducting work in this section of the ceiling space	June 2023

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Level 3, external AHU cupboards on balcony (x3), wall insulation behind perforated metal sheeting	Bonded synthetic mineral fibre material	Not Sampled inaccessible Photograph S02	3x 12m ²	Good	Maintenance Only	Priority S2: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Plant room, AHU fan room, wall and ceiling insulation behind perforated metal sheeting	Bonded synthetic mineral fibre material	Not Sampled inaccessible Photograph S03	40 m ²	Good	Maintenance Only	Priority S2: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Lead Based Paints								
Ground level, northern fire door	Blue-grey coloured paint system	S10345/P65	NA	NA	NA	Does not contain Lead	NA	NA
Ground level, peeling paint under northern fire stairwell	White coloured paint system	S10345/P64	NA	NA	NA	Does not contain Lead	NA	NA
Ground level, server room walls	Bright Blue coloured paint system	S10345/P67	NA	NA	NA	Does not contain Lead	NA	NA
Ground level, representative walls	White coloured paint system	S10345/P66	NA	NA	NA	Does not contain Lead	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Southern central fire stairs, ceiling	White coloured paint system	S10345/P7	NA	NA	NA	Does not contain Lead	NA	NA
Southern central fire stairs, metal stair rail	Brown coloured paint system	S10345/P9	NA	NA	NA	Does not contain Lead	NA	NA
Southern central fire stairs, walls	White coloured paint system	S10345/P8	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine archive room ceiling	Beige coloured paint system	S10345/P63	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine archive room door	Aqua coloured paint system	S10345/P60	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine room doorframe	White coloured paint system	S10345/P58	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine room doorframe	Aqua coloured paint system	S10345/P59	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine archive room walls	Aqua coloured paint system	S10345/P61	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine archive room walls	Yellow coloured paint system	S10345/P62	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine stairway skirting boards	Blue-grey coloured paint system	S10345/P57	NA	NA	NA	Does not contain Lead	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Level 1, central storage box room	Light Aqua coloured paint system	S10345/P55	NA	NA	NA	Does not contain Lead	NA	NA
Level 1, northern fire door	Blue-grey coloured paint system	S10345/P52	NA	NA	NA	Does not contain Lead	NA	NA
Level 1, southern central fire door	Blue-grey coloured paint system	S10345/P53	NA	NA	NA	Does not contain Lead	NA	NA
Level 1, representative walls	White coloured paint system	S10345/P54	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, door frame to cleaner's room	Beige coloured lead based paint system	S10345/P41	1 m ²	Good	Maintenance Only	Priority L3: Negligible Risk under Present Conditions	No Remedial Action Required	June 2023
Mezzanine level, door frame to men's bathroom	Blue-grey coloured lead based paint system	S10345/P50	1 m ²	Good	Maintenance Only	Priority L3: Negligible Risk under Present Conditions	No Remedial Action Required	June 2023

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Mezzanine level, door frame to women's bathroom	Blue-grey coloured lead based paint system	S10345/P48	1 m ²	Good	Maintenance Only	Priority L3: Negligible Risk under Present Conditions	No Remedial Action Required	June 2023
Mezzanine level, cleaner's room shelving	Beige coloured paint system	S10345/P44	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, door frame to hot water heater in cleaner's room	White coloured paint system	S10345/P45	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, door into hot water heater	Beige coloured paint system	S10345/P46	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, door to cleaner's room	Beige coloured paint system	S10345/P42	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, door to men's bathroom	Blue-grey coloured paint system	S10345/P49	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, door to women's bathroom	Blue-grey coloured paint system	S10345/P47	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, edge of door into cleaner's room	Green coloured paint system	S10345/P40	NA	NA	NA	Does not contain Lead	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Mezzanine level, northern fire door	Blue-grey coloured paint system	S10345/P51	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, peeling cleaner's room walls	Beige coloured paint system	S10345/P43	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, southern central fire door	Blue-grey coloured paint system	S10345/P39	NA	NA	NA	Does not contain Lead	NA	NA
Level 2, internal stairwell, walls	White coloured paint system	S10345/P37	NA	NA	NA	Does not contain Lead	NA	NA
Level 2, mayor's office walls	White coloured paint system	S10345/P38	NA	NA	NA	Does not contain Lead	NA	NA
Level 2, raised stationery/store room ceiling	White coloured paint system	S10345/P36	NA	NA	NA	Does not contain Lead	NA	NA
Level 2, raised stationery/store room walls	Beige coloured paint system	S10345/P35	NA	NA	NA	Does not contain Lead	NA	NA
Level 2, southern central fire door	Blue-grey coloured paint system	S10345/P33	NA	NA	NA	Does not contain Lead	NA	NA
Level 2, representative walls	White coloured paint system	S10345/P34	NA	NA	NA	Does not contain Lead	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Level 3, kitchen walls	White coloured paint system	S10345/P32	NA	NA	NA	Does not contain Lead	NA	NA
Level 3, lift frame and doors	Blue-grey coloured paint system	S10345/P31	NA	NA	NA	Does not contain Lead	NA	NA
Level 3, northern fire door	Blue-grey coloured paint system	S10345/P29	NA	NA	NA	Does not contain Lead	NA	NA
Level 3, southern central fire door	Blue-grey coloured paint system	S10345/P27	NA	NA	NA	Does not contain Lead	NA	NA
Level 3, southern external fire door	Blue-grey coloured paint system	S10345/P28	NA	NA	NA	Does not contain Lead	NA	NA
Level 3, representative walls	White coloured paint system	S10345/P30	NA	NA	NA	Does not contain Lead	NA	NA
Roof, air exhaust	Beige coloured paint system	S10345/P14	NA	NA	NA	Does not contain Lead	NA	NA
Roof, cooler body	Beige coloured paint system	S10345/P13	NA	NA	NA	Does not contain Lead	NA	NA
Roof, cooler pipework	Green coloured paint system	S10345/P12	NA	NA	NA	Does not contain Lead	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Roof, inside fire door	Blue-grey coloured paint system	S10345/P10	NA	NA	NA	Does not contain Lead	NA	NA
Roof, outside fire door	Beige coloured paint system	S10345/P11	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, electrical ducting from fuse box	Orange coloured lead based paint system	S10345/P17 Photograph Pb01	10 m ²	Good	Maintenance Only	Priority L3: Negligible Risk under Present Conditions	No Remedial Action Required	June 2023
Plant room, ageing AHU fan drum	Canary Yellow coloured paint system	S10345/P21	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, AHU fan	Green coloured paint system	S10345/P22	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, compressor units	Blue coloured paint system	S10345/P19	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, doors into AHU fan rooms (x3)	Beige coloured paint system	S10345/P20	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, inside door frames into AHU fan rooms	Black coloured paint system	S10345/P23	NA	NA	NA	Does not contain Lead	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Plant room, inside fire door	Beige coloured paint system	S10345/P16	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, outside door frames to AHU fan rooms	Brown coloured paint system	S10345/P24	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, outside fire door	Blue-grey coloured paint system	S10345/P15	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, plant room floor	Grey coloured paint system	S10345/P25	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, steel I beam and girder to roof	Red-brown coloured paint system	S10345/P18	NA	NA	NA	Does not contain Lead	NA	NA
Lift motor room, 3300lbs joist beam	Brown coloured paint system	S10345/P26	NA	NA	NA	Does not contain Lead	NA	NA
Lift motor room, door frame	White coloured paint system	S10345/P4	NA	NA	NA	Does not contain Lead	NA	NA
Lift motor room, electrical ducting to lift motor	Black coloured paint system	S10345/P3	NA	NA	NA	Does not contain Lead	NA	NA
Lift motor room, inside fire door	Beige coloured paint system	S10345/P5	NA	NA	NA	Does not contain Lead	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Lift motor room, lift motor	Green coloured paint system	S10345/P1	NA	NA	NA	Does not contain Lead	NA	NA
Lift motor room, lift motor	Yellow coloured paint system	S10345/P2	NA	NA	NA	Does not contain Lead	NA	NA
Lift motor room, outside fire door	Blue-grey coloured paint system	S10345/P6	NA	NA	NA	Does not contain Lead	NA	NA
PCB's								
Ground level, archive safe	Single tube surface mounted fluorescent light fitting	Visually inspected - no capacitor	NA	NA	NA	Light fitting does not contain PCB	NA	NA
Plant room, AHU fan room ceiling	Single tube surface mounted fluorescent light fitting - unknown - may contain PCBs - rusted shut	Photograph PCB01	1	Poor	Maintenance Only	Priority B: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Plant room, eastern wall mounted representative sample	Two tube surface mounted fluorescent light fitting	Visually inspected - no capacitor	NA	NA	NA	Light fitting does not contain PCB	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUANTITY	CONDITION	ACCESSIBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Lift motor room, ceiling	Single tube surface mounted fluorescent light fitting	Visually inspected - no capacitor	NA	NA	NA	Light fitting does not contain PCB	NA	NA

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APPENDIX 2: HAZARDOUS MATERIALS SAMPLE ANALYSIS REGISTER

Asbestos Analysis Results

Please see S10345-HVAC-L01 for HVAC asbestos analysis results

Sample No.	Sample Location	Analysis Result
S10345-BSA01/01	Level 2, concrete soffit and I beams throughout ceiling space: Insulation on upper surface of ceiling.	No asbestos fibres detected ¹ Contains SMF ⁶
S10345-BSA01/02	Roof, below hot water heater: Thick compressed asbestos cement sheet.	Contains Chrysotile ²
S10345-BSA01/03	Roof, below green metal sheathing on chiller pipes: Insulation.	No asbestos fibres detected ¹
S10345-BSA01/04	Roof, eaves exiting upper roof over lift motor room: Fibre cement sheeting.	No asbestos fibres detected ¹ Contains OF ⁵ Contains SMF ⁶
S10345-BSA01/05	Ground level, south entry soffit: Flat asbestos cement sheet	Contains Chrysotile ²
S10345-BSA01/06	Lift motor room, lift brake pad: Brake shoe.	Contains Chrysotile ² Contains OF ⁵
S10345-BSA01/07	Plant room, plant room fire door: Fire door.	Contains Chrysotile ² Contains Amosite ³
S10345-BSA01/08	Plant room, black rubber gasket on 3x blue pumps: Gasket.	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/09	Level 3, fire door into central southern fire stairs: Fire door.	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/10	Level 3, north external balcony eave linings: Fibre cement sheeting.	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/11	Level 3, external eastern balcony, on slope covering services in south-east corner: Fibre cement sheeting.	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/12	Level 2, east office ceiling space, between concrete soffit and wall: Sealant material.	No asbestos fibres detected ¹
S10345-BSA01/13	Roof, grey sealant between membrane and roof: Sealant material.	No asbestos fibres detected ¹
S10345-BSA01/14	Level 2, eastern fire door into northern fire stairwell: Fire door.	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/15	Level 1, lift lobby, hatch into return air plenum: Fire door.	Contains Amosite ³ Contains OF ⁵

Sample No.	Sample Location	Analysis Result
S10345-BSA01/16	Mezzanine level, packing material below hot water heater in cleaner's room: Flat asbestos cement sheet.	Contains Chrysotile ²
S10345-BSA01/17	Ground level, eastern male bathroom cleaner's cabinet, board below hot water heater: Fibre cement sheeting.	No asbestos fibres detected ¹ Contains OF ⁵ Contains SMF ⁶
S10345-BSA01/18-A	Ground level, archive safe, light brown vinyl tile: Vinyl floor tiles.	No asbestos fibres detected ¹
S10345-BSA01/18-B	Ground level, archive safe, light brown vinyl tile, yellow adhesive: Sealant material.	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/19-A	Ground level, archive safe, dark brown vinyl tile: Vinyl floor tiles.	Contains Chrysotile ²
S10345-BSA01/19-B	Ground level, archive safe, dark brown vinyl tile, yellow adhesive: Sealant material.	No asbestos fibres detected ¹
S10345-BSA01/20	Southern central fire stairs, adhesive below stair treads: Sealant material.	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/21	Ground level, subfloor below stairs, packing material: Fibre cement sheeting.	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/22-A	Ground level, northern server room, blue vinyl floor tiles below grey vinyl sheet: Vinyl floor tiles.	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/22-B	Ground level, northern server room, blue vinyl floor tile, adhesive: Sealant material.	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/23	Ground level, northern server room, flooring below grey vinyl sheeting: Fibre cement sheeting.	No asbestos fibres detected ¹ Contains OF ⁵

1. No asbestos fibres detected at the Reporting Limit of 0.1g/kg.
2. Chrysotile - White Asbestos
3. Amosite – Brown Asbestos
4. Crocidolite – Blue Asbestos
5. OF – Organic fibre
6. SMF – Synthetic mineral fibre

Lead in Paint Analysis Results

Sample No.	Sample Location	Analysis Result
S10345/P1	Lift motor room, lift motor: Green coloured paint system.	Negative
S10345/P2	Lift motor room, lift motor: Yellow coloured paint system.	Negative
S10345/P3	Lift motor room, electrical ducting to lift motor: Black coloured paint system.	Negative
S10345/P4	Lift motor room, door frame: White coloured paint system.	Negative
S10345/P5	Lift motor room, inside fire door: Beige coloured paint system.	Negative
S10345/P6	Lift motor room, outside fire door: Blue-grey coloured paint system.	Negative
S10345/P7	Southern central fire stairs, ceiling: White coloured paint system.	Negative
S10345/P8	Southern central fire stairs, walls: White coloured paint system.	Negative
S10345/P9	Southern central fire stairs, metal stair rail: Brown coloured paint system.	Negative
S10345/P10	Roof, inside fire door: Blue-grey coloured paint system.	Negative
S10345/P11	Roof, outside fire door: Beige coloured paint system.	Negative
S10345/P12	Roof, cooler pipework: Green coloured paint system.	Negative
S10345/P13	Roof, cooler body: Beige coloured paint system.	Negative
S10345/P14	Roof, air exhaust: Beige coloured paint system.	Negative
S10345/P15	Plant room, outside fire door: Blue-grey coloured paint system.	Negative
S10345/P16	Plant room, inside fire door: Beige coloured paint system.	Negative
S10345/P17	Plant room, electrical ducting from fuse box: Orange coloured lead based paint system.	Positive (0.39 %)

Sample No.	Sample Location	Analysis Result
S10345/P18	Plant room, steel I beam and girder to roof: Red-brown coloured paint system.	Negative
S10345/P19	Plant room, compressor units: Blue coloured paint system.	Negative
S10345/P20	Plant room, doors into AHU fan rooms (x3): Beige coloured paint system.	Negative
S10345/P21	Plant room, ageing AHU fan drum: Canary Yellow coloured paint system.	Negative
S10345/P22	Plant room, AHU fan heater: Green coloured paint system.	Negative
S10345/P23	Plant room, inside door frames into AHU fan rooms: Black coloured paint system.	Negative
S10345/P24	Plant room, outside door frames to AHU fan rooms: Brown coloured paint system.	Negative
S10345/P25	Plant room, plant room floor: Grey coloured paint system.	Negative
S10345/P26	Lift motor room, 3300lbs joist beam: Brown coloured paint system.	Negative
S10345/P27	Level 3, southern central fire door: Blue-grey coloured paint system.	Negative
S10345/P28	Level 3, southern external fire door: Blue-grey coloured paint system.	Negative
S10345/P29	Level 3, northern fire door: Blue-grey coloured paint system.	Negative
S10345/P30	Level 3, walls: White coloured paint system.	Negative
S10345/P31	Level 3, lift frame and doors: Blue-grey coloured paint system.	Negative
S10345/P32	Level 3, kitchen walls: White coloured paint system.	Negative
S10345/P33	Level 2, southern central fire door: Blue-grey coloured paint system.	Negative
S10345/P34	Level 2, walls: White coloured paint system.	Negative
S10345/P35	Level 2, raised stationery/store room walls: Beige coloured paint system.	Negative
S10345/P36	Level 2, raised stationery/store room ceiling: White coloured paint system.	Negative
S10345/P37	Level 2, main atrium stairwell walls: White coloured paint system.	Negative

Sample No.	Sample Location	Analysis Result
S10345/P38	Level 2, mayor's office walls: White coloured paint system.	Negative
S10345/P39	Mezzanine level, southern central fire door: Blue-grey coloured paint system.	Negative
S10345/P40	Mezzanine level, edge of door into cleaner's room: Green coloured paint system.	Negative
S10345/P41	Mezzanine level, door frame to cleaner's room: Beige coloured lead based paint system.	Positive (0.29 %)
S10345/P42	mezzanine level, door to cleaner's room: Beige coloured paint system.	Negative
S10345/P43	Mezzanine level, peeling cleaner's room walls: Beige coloured paint system.	Negative
S10345/P44	Mezzanine level, cleaner's room shelving: Beige coloured paint system.	Negative
S10345/P45	Mezzanine level, door frame to hot water heater in cleaner's room: White coloured paint system.	Negative
S10345/P46	Mezzanine level, door into hot water heater: Beige coloured paint system.	Negative
S10345/P47	Mezzanine level, door to women's bathroom: Blue-grey coloured paint system.	Negative
S10345/P48	Mezzanine level, door frame to women's bathroom: Blue-grey coloured lead based paint system.	Positive (0.42 %)
S10345/P49	Mezzanine level, door to men's bathroom: Blue-grey coloured paint system.	Negative
S10345/P50	Mezzanine level, door frame to men's bathroom: Blue-grey coloured lead based paint system.	Positive (0.54 %)
S10345/P51	Mezzanine level, northern fire door: Blue-grey coloured paint system.	Negative
S10345/P52	Level 1, northern fire door: Blue-grey coloured paint system.	Negative
S10345/P53	Level 1, southern central fire door: Blue-grey coloured paint system.	Negative
S10345/P54	Level 1, walls: White coloured paint system.	Negative
S10345/P55	Level 1, central storage box room: Light Aqua coloured paint system.	Negative

Sample No.	Sample Location	Analysis Result
S10345/P56	Level 1, walls: White coloured paint system.	Negative
S10345/P57	Main atrium stairwell, stairway skirting boards: Blue-grey coloured paint system.	Negative
S10345/P58	Main atrium stairwell, archive room doorframe: White coloured paint system.	Negative
S10345/P59	Main atrium stairwell, archive room doorframe: Aqua coloured paint system.	Negative
S10345/P60	Main atrium stairwell, archive room door: Aqua coloured paint system.	Negative
S10345/P61	Main atrium stairwell, archive room walls: Aqua coloured paint system.	Negative
S10345/P62	Main atrium stairwell, archive room walls: Yellow coloured paint system.	Negative
S10345/P63	Main atrium stairwell, archive room ceiling: Beige coloured paint system.	Negative
S10345/P64	Ground level, peeling paint under northern fire stairwell: White coloured paint system.	Negative
S10345/P65	Ground level, northern fire door: Blue-grey coloured paint system.	Negative
S10345/P66	Ground level, walls: White coloured paint system.	Negative
S10345/P67	Ground level, server room walls: Bright Blue coloured paint system.	Negative

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APPENDIX 3: PHOTOGRAPHS

Photograph A01

Site: Waverley Council Chambers.

Location: Roof, below hot water heater.

Description: The red arrow points to thick compressed asbestos cement sheet.

Recommendation: Leave and maintain in good condition



Photograph A02

Site: Waverley Council Chambers.

Location: Ground level, archive safe, dark brown vinyl tile.

Description: The red arrow points to vinyl floor tiles.

Recommendation: Leave and maintain in good condition.



Photograph A03

Site: Waverley Council Chambers.

Location: Ground level, external north entrance, backing to brown ceramic tiles.

Description: The red arrow points to where cement sheeting (which may contain asbestos), may be present.

Recommendation: Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition



Photograph A04

Site: Waverley Council Chambers.

Location: Ground level, server room, grey electrical cabinet.

Description: The red arrow points to electrical equipment.

Recommendation: Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition



Photograph A05

Site: Waverley Council Chambers.

Location: Ground level, south entry soffit.

Description: The red arrow points to ceiling lining.

Recommendation: Leave and maintain in good condition.



Photograph A06

Site: Waverley Council Chambers.

Location: Level 1, electrical cabinet in south office, south of the central firestairs.

Description: The red arrow points to electrical equipment.

Recommendation: Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition



Photograph A07

Site: Waverley Council Chambers.

Location: Level 1, lift lobby, hatch into return air plenum.

Description: The red arrow points to a fire door.

Recommendation: Leave and maintain in good condition.



Photograph A08

- Site: Waverley Council Chambers.
- Location: Level 2, electrical cabinet in the south office, south of the central firestairs.
- Description: The red arrow points to electrical equipment.
- Recommendation: Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition



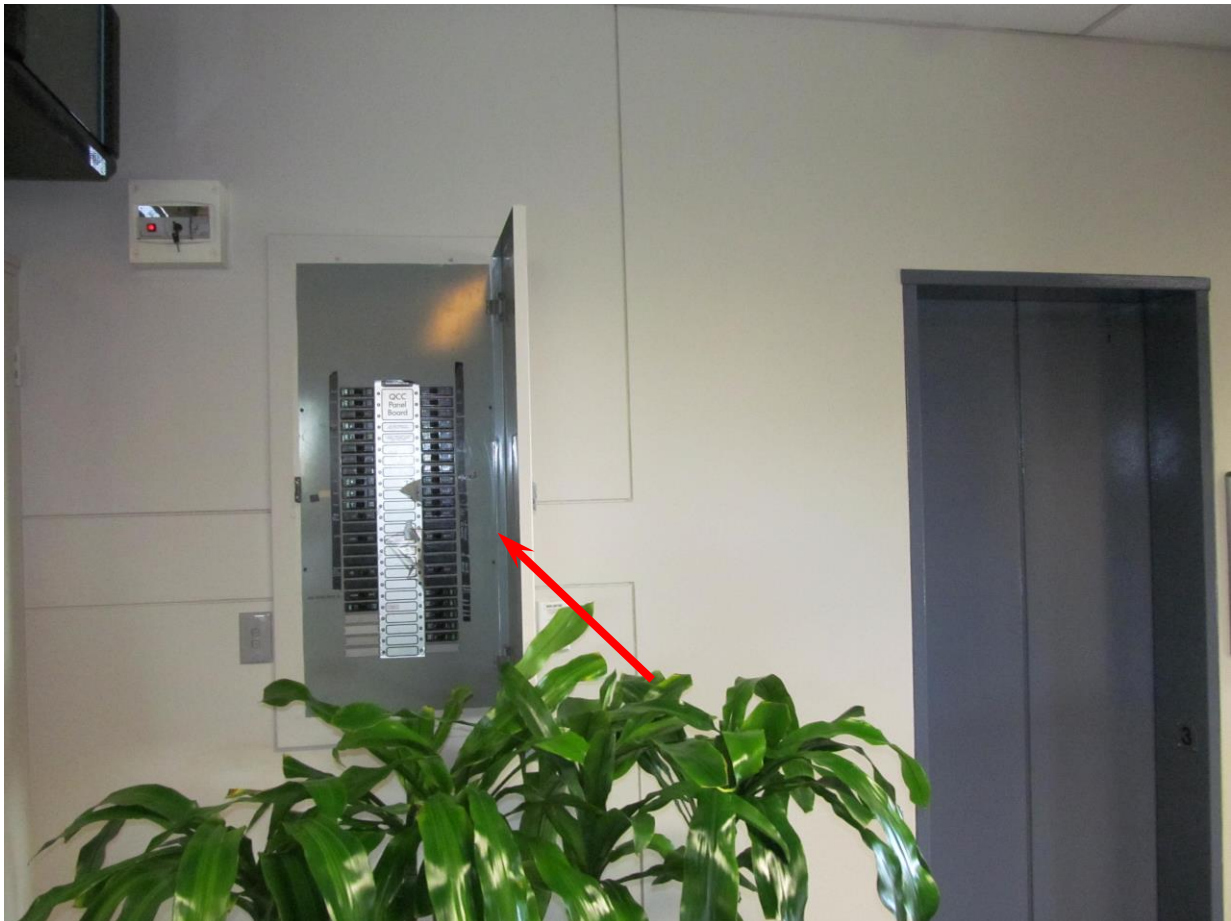
Photograph A09

Site: Waverley Council Chambers.

Location: Level 3, electrical cabinet adjacent lift.

Description: The red arrow points to electrical equipment.

Recommendation: Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition



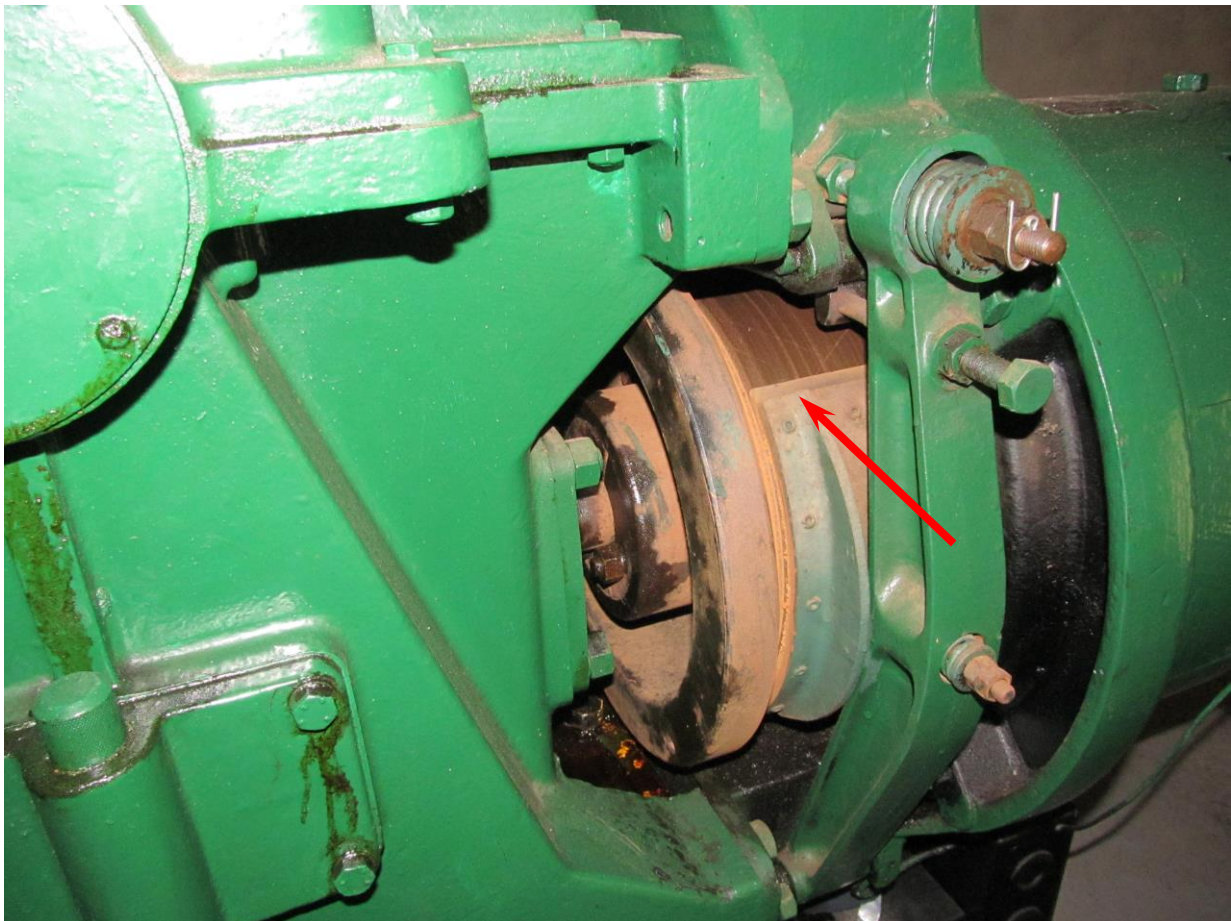
Photograph A10

Site: Waverley Council Chambers.

Location: Lift motor room, lift brake pad.

Description: The red arrow points to brake shoe.

Recommendation: Leave and maintain in good condition.



Photograph A11

Site: Waverley Council Chambers.

Location: Plant room

Description: The red arrow points to where the AHU duct heater is located.

Recommendation: Leave and maintain in good condition.

HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)



Photograph A12

Site: Waverley Council Chambers.

Location: Lift motor room, silver cabinet.

Description: The red arrow points to electrical equipment.

Recommendation: Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition



Photograph A13

Site: Waverley Council Chambers.

Location: Mezzanine level, packing material below hot water heater in cleaner's room.

Description: The red arrow points to flat asbestos cement sheet.

Recommendation: Leave and maintain in good condition.



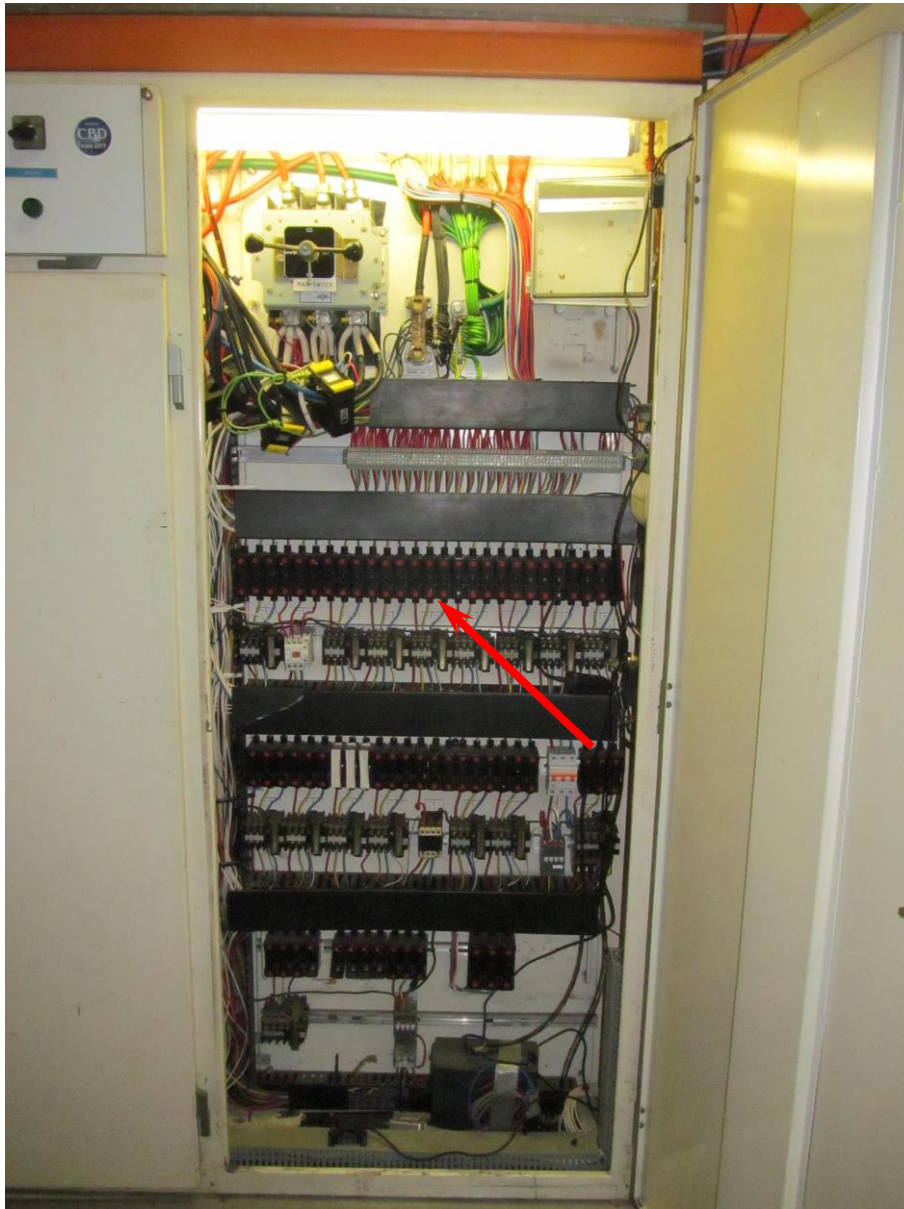
Photograph A14

Site: Waverley Council Chambers.

Location: Plant room, electrical box fuses.

Description: The red arrow points to electrical equipment.

Recommendation: Leave and maintain in good condition.



Photograph A15

Site: Waverley Council Chambers.

Location: Plant room, plant room fire door.

Description: The red arrow points to a fire door.

Recommendation: Leave and maintain in good condition.



Photograph A16

Site: Waverley Council Chambers.

Location: Representative throughout the building, ground level, level 1 and level 2, HVAC heater banks.

Description: The red arrow points to millboard. The yellow arrow points to asbestos insulated wires.

Note: Some asbestos insulated wires are white/cream (not red like this photograph)

Recommendation: Leave and maintain in good condition.

HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)



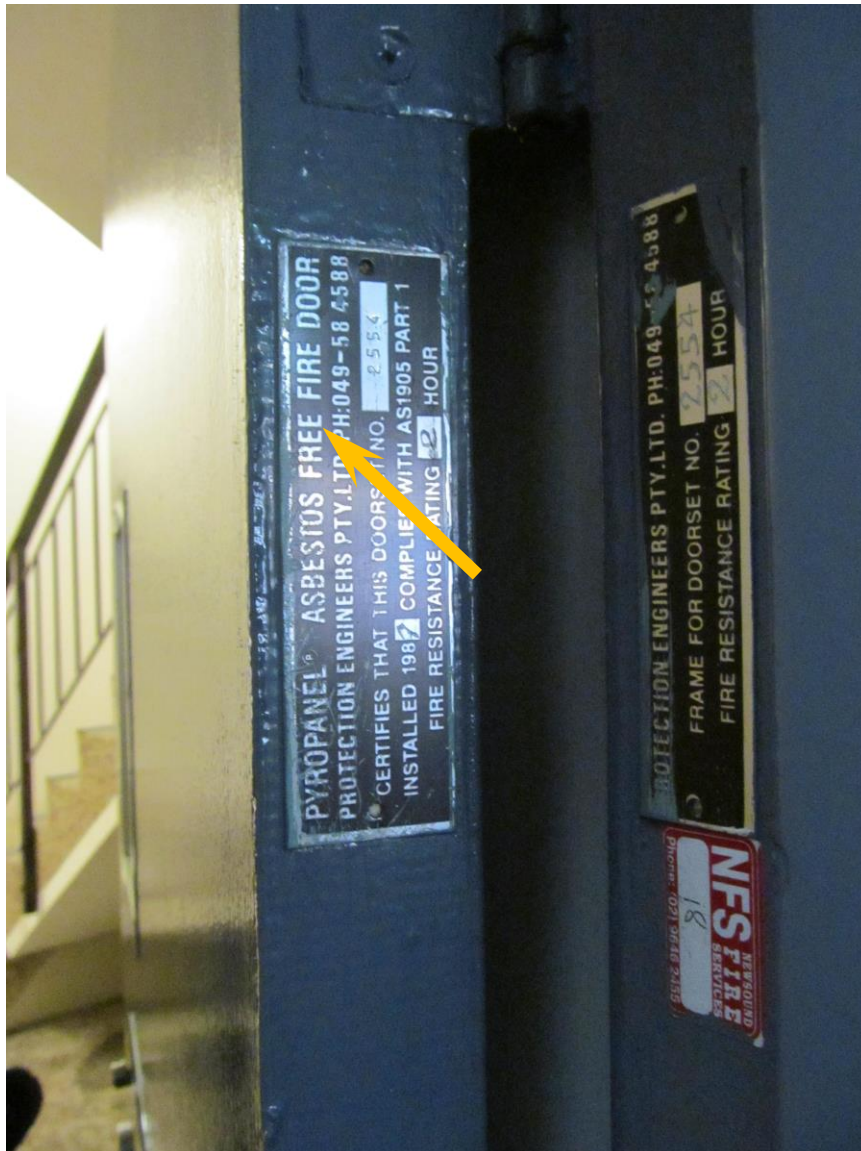
Photograph A17

Site: Waverley Council Chambers.

Location: Ground level, firedoor into central southern firestairs, tagged "Pyropanel 1997".

Description: The yellow arrow points to a firedoor which does not contain asbestos.

Recommendation: NA



Photograph A18

Site: Waverley Council Chambers.

Location: Level 1, fire door to central southern fire stairs, tagged "Pyropanel 1998".

Description: The yellow arrow points to a fire door which does not contain asbestos.

Recommendation: NA



Photograph A19

Site: Waverley Council Chambers.

Location: Roof, roof fire door, with compliance tag "DESULL 2012".

Description: The yellow arrow points to a fire door which does not contain asbestos.

Recommendation: NA



Photograph S01

Site: Waverley Council Chambers.

Location: Level 2, insulation on concrete soffits and I beams within the ceiling space.

Description: The red arrow points to unbonded synthetic mineral fibre material.

Recommendation: Leave and maintain in good condition.



Photograph S02

Site: Waverley Council Chambers.

Location: Level 3, external AHU cupboards on balcony (x3), wall insulation behind perforated metal sheeting.

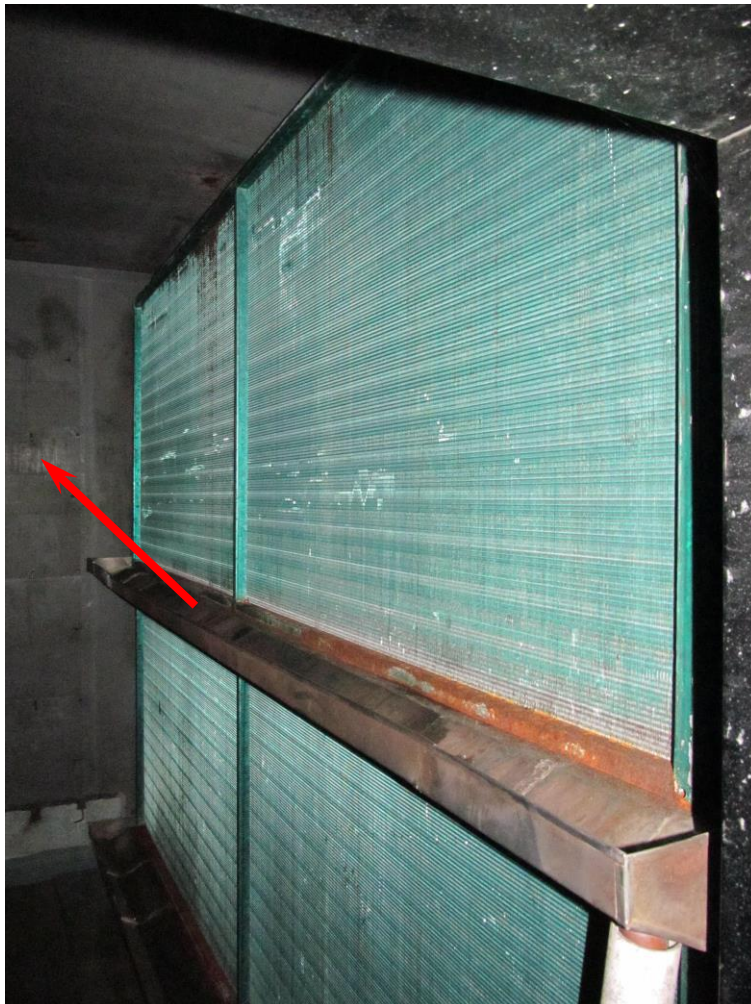
Description: The red arrow points to bonded synthetic mineral fibre material.

Recommendation: Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition



Photograph S03

- Site: Waverley Council Chambers.
- Location: Plant room, AHU fan room, wall and ceiling insulation behind perforated metal sheeting.
- Description: The red arrow points to bonded synthetic mineral fibre material.
- Recommendation: Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition



Photograph S04

Site: Waverley Council Chambers.

Location: Throughout the building, insulation within hot water heaters and HVAC ducting.

Description: The red arrow points to insulation on fixed and flexible ductwork.

Recommendation: Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition



Fixed duct



Flexible duct

Photograph Pb01

Site: Waverley Council Chambers.

Location: Plant room, electrical ducting from fuse box.

Description: The red arrow points to orange coloured lead based paint system.

Recommendation: No Remedial Action Required



Photograph PCB01

Site: Waverley Council Chambers.

Location: Plant room, AHU fan room ceiling.

Description: The red arrow points to single tube surface mounted fluorescent light fitting - unknown - may contain PCBs - rusted shut.

Recommendation: Leave and maintain in good condition.



WAVERLEY COUNCIL CHAMBERS HAZARDOUS BUILDING MATERIALS SURVEY

APPENDIX 4: ASBESTOS ANALYSIS REPORT

The analytical report in this appendix has a separate page numbering system.

HIBBS & ASSOCIATES PTY.LTD.

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Our Reference: S10345-BSA01

04 July 2018

Waverley Council
Level 6,
55 Grafton Street,
BONDI JUNCTION NSW 2022

Attention: Andrew Best
Manager, Waverley Facilities



NATA Accredited Laboratory
Number: 14911

Accredited for compliance
with ISO/IEC 17025 - Testing

Dear Andrew Best

RE: ASBESTOS BULK SAMPLE ANALYSIS

The following report presents the results of analysis conducted on 23 samples collected during the asbestos survey of the Waverley Council Chambers site located at the corner of Paul St and Bondi Rd, Bondi Junction NSW 2022 from on 5 June 2018 to 14 June 2018.

The samples were analysed in-house for the presence of asbestos using Hibbs & Associates Pty Ltd Test Method No. 2. This method is based on:

- (i) Australian Standard "AS4964-2004 Method for the qualitative identification of asbestos in bulk samples"; and
- (ii) Health and Safety Executive – UK, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures, Appendix 2: Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM), Publication No. HSG248".

The samples were examined by stereo microscopy. Fibrous materials identified under stereo microscopy were extracted and analysed by Polarised Light Microscopy supplemented with Dispersion Staining.

The results are contained in the following table:

Sample No.	Sample Description	Analysis Result
S10345-BSA01/01	Insulation. Sample weight - 5.2 grams	No asbestos fibres detected ¹ Contains SMF ⁶
S10345-BSA01/02	Thick compressed asbestos cement sheet. Sample weight - 0.2 grams	Contains Chrysotile ²

Sample No.	Sample Description	Analysis Result
S10345-BSA01/03	Insulation. Sample weight - 0.1 grams	No asbestos fibres detected ¹
S10345-BSA01/04	Fibre cement sheeting. Sample weight - 0.2 grams	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/05	Asbestos cement sheet. Sample weight - 0.1 grams	Contains Chrysotile ²
S10345-BSA01/06	Brake shoe. Sample weight - 0.5 grams	Contains Chrysotile ² Contains OF ⁵
S10345-BSA01/07	Firedoor. Sample weight - 0.1 grams	Contains Chrysotile ² Contains Amosite ³
S10345-BSA01/08	Gasket. Sample weight - 0.1 grams	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/09	Firedoor. Sample weight - 0.1 grams	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/10	Fibre cement sheeting. Sample weight - 0.1 grams	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/11	Fibre cement sheeting. Sample weight - 0.1 grams	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/12	Sealant material. Sample weight - 1.5 grams	No asbestos fibres detected ¹
S10345-BSA01/13	Sealant material. Sample weight - 0.6 grams	No asbestos fibres detected ¹
S10345-BSA01/14	Firedoor. Sample weight - 0.1 grams	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/15	Firedoor. Sample weight - 0.1 grams	Contains Amosite ³ Contains OF ⁵
S10345-BSA01/16	Flat asbestos cement sheet. Sample weight - 0.8 grams	Contains Chrysotile ²
S10345-BSA01/17	Fibre cement sheeting. Sample weight - 0.5 grams	No asbestos fibres detected ¹ Contains OF ⁵ Contains SMF ⁶
S10345-BSA01/18-A	Vinyl floor tiles. Sample weight - 144.7 grams	No asbestos fibres detected ¹
S10345-BSA01/18-B	Adhesive material from 18-A	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/19-A	Vinyl floor tiles. Sample weight - 234 grams	Contains Chrysotile ²

Sample No.	Sample Description	Analysis Result
S10345-BSA01/19-B	Adhesive material from 19-A	No asbestos fibres detected ¹
S10345-BSA01/20	Sealant material. Sample weight - 0.2 grams	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/21	Fibre cement sheeting. Sample weight - 2.1 grams	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/22-A	Vinyl floor tiles. Sample weight - 268.1 grams	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/22-B	Adhesive material from 22-A	No asbestos fibres detected ¹ Contains OF ⁵
S10345-BSA01/23	Fibre cement sheeting. Sample weight - 1.8 grams	No asbestos fibres detected ¹ Contains OF ⁵

1. No asbestos fibres detected at the Reporting Limit of 0.1g/kg.
2. Chrysotile - White Asbestos
3. Amosite – Brown Asbestos
4. Crocidolite – Blue Asbestos
5. OF – Organic fibre
6. SMF – Synthetic mineral fibre

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Should you have any queries regarding this report, please do not hesitate to contact Samantha O'Callaghan on (02) 9746 3244 or 0448 022 216.

Yours sincerely,
 HIBBS & ASSOCIATES PTY LTD



Samantha O'Callaghan
 Authorised Identifier and Signatory

