

# **Demolition Plan**

Demolition 22 Sydney Street - Ampol Muswellbrook Prepared For Ampol

> INSITE REMEDIATION SERVICES PTY LTD Unit 10/3 Box Rd Caringbah NSW 2229 (ABN 83 705 183 104)





Version History								
Version	Date	Author	Change Description					
V01	06/05/2025	Connor Tindall	Initial					
V02	09/05/2025	Tim Dick	Review					

1	Introduction
1.01	Introduction
The ov	erall objective of the Demolition Plan is to achieve the following outcomes whilst undertaking the controlled
demoli	tion of a structure/s:
1.	Safe People
2.	Safe Plant and Equipment
3.	Safe Processes
4.	Safe Work Environment
1.02	Approach
The De of Stru	molition Plan is compliant with the Code of Practice for Demolition and AS/NZ 2601:2001 – The Demolition ctures and will strive to be comprehensive in the coverage of all workplace activities.
1.03	Accessibility
This De	emolition Plan (DP) is available to all employees on site. A hard copy and will be supplied to the relevant
stakeho	olders by InSite. A hard copy will be kept on site – stored in the designated OHS folders for the project.
1.04	References
This DF	was developed referencing the following standards, codes, and documents.
$\succ$	WHS Act, 2011
$\triangleright$	WHS Regulation, 2011
$\triangleright$	Protection of the Environment Operations Act 1997
(	AS/NZ 2601:2001 The Demolition of Structures
>	AS/NZ 2601:2001 The Demolition of Structures Code of Practice – Demolition Work August 2019
	AS/NZ 2601:2001 The Demolition of Structures Code of Practice – Demolition Work August 2019 AS/NZS 1715:2009 – Selection, Use and Maintenance of Respiratory Protection Devices
	AS/NZ 2601:2001 The Demolition of Structures Code of Practice – Demolition Work August 2019 AS/NZS 1715:2009 – Selection, Use and Maintenance of Respiratory Protection Devices AS1716:2012 Respiratory Protection Devices
	AS/NZ 2601:2001 The Demolition of Structures Code of Practice – Demolition Work August 2019 AS/NZS 1715:2009 – Selection, Use and Maintenance of Respiratory Protection Devices AS1716:2012 Respiratory Protection Devices Code of Practice – How to Safely Remove Asbestos, 2022
	AS/NZ 2601:2001 The Demolition of Structures Code of Practice – Demolition Work August 2019 AS/NZS 1715:2009 – Selection, Use and Maintenance of Respiratory Protection Devices AS1716:2012 Respiratory Protection Devices Code of Practice – How to Safely Remove Asbestos, 2022 Code of Practice – How to Manage and Control Asbestos in the Workplace, 2022
	AS/NZ 2601:2001 The Demolition of Structures Code of Practice – Demolition Work August 2019 AS/NZS 1715:2009 – Selection, Use and Maintenance of Respiratory Protection Devices AS1716:2012 Respiratory Protection Devices Code of Practice – How to Safely Remove Asbestos, 2022 Code of Practice – How to Manage and Control Asbestos in the Workplace, 2022
2	AS/NZ 2601:2001 The Demolition of Structures Code of Practice – Demolition Work August 2019 AS/NZS 1715:2009 – Selection, Use and Maintenance of Respiratory Protection Devices AS1716:2012 Respiratory Protection Devices Code of Practice – How to Safely Remove Asbestos, 2022 Code of Practice – How to Manage and Control Asbestos in the Workplace, 2022

This DP provides a brief outline of the works required to demolish the residential property at 22 Sydney Street Muswellbrook on behalf of Ampol.

The DP will be used as a reference document that provides the framework to ensure that demolition activities on the site do not adversely affect the health, safety, traffic or the environment of the public and neighbouring properties.

Document Reference: S-WHS-F57	Document Title: InSite Remediation Services - Demolition Plan					: IR03008
Approved by:	Date Approved:	Version:	Review by:	Date Printed:		Dage 2 of 0
Tim Dick	09/05/2025	V02	09/11/2025	09/05/2025		Page 2 01 9



#### 2.02 Location

Ampol Muswellbrook is located at 16 Sydney St Muswellbrook NSW 2333. The site is bounded by the following.

- > 16 Sydney Street and commercial to the North
- Sydney Street and workers club/commercial to the East
- Residential housing to the west
- Vacant land to the south (owned by Ampol) followed by Buddens.

#### 2.03 Height and Distance to Boundary

The structures to be demolished can be seen below:

Structure	Approximate Height				
22 Sydney Street	2.5m				
These heights and lengths are approximate and/or based on available information					

Distances between each structure and each boundary is set out in the table below:

Structure	Distance to North Obstacle (m)	Distance to South Obstacle (m)	Distance to East Obstacle (m)	Distance to West Obstacle (m)				
22 Sydney	5m	0m – property built	0m – property built	8m				
Street		on front boundary	on front boundary					
Annual in the second in the site level the Annual Annual in A								

Approximate locations can be seen in the site layout – Appendix A

#### 2.04 Type of Buildings to be Demolished

Residential property at 22 Sydney Street to be demolished. The structure has an approximate area footprint of 190m2 footprint and is primarily constructed of fibro asbestos sheeting with a brick veneer. The building is supported by concrete piers foundation with pad/pier footings. The roof is constructed of tin sheeting.

Internally, the building is primarily constructed of gyprock and Masonite, metal sheeting. Approximately 110m2 of ACM has been identified in the HAZMAT report **(Appendix B)** will be removed prior to hand or mechanical demolition

#### 3 Demolition Methodology

#### 3.01 Methodology

InSite plans to demolish the structure/s on site using the following proposed methodology:

- Mobilisation to site with personnel, materials, and equipment.
- Setup of site compound and install environmental controls.
- Service Location on site to establish if any live services remain on site.
- > Disconnection/Isolation of communication services, water and sewer at the boundary or isolation point.
- Placement of exclusion zone fencing around the demolition area and the proposed materials storage and processing areas.

Document Reference: S-WHS-F57	Document Title: InSite Remediation Services - Demolition Plan					#: IR03008
Approved by:	Date Approved:	Version:	Review by:	Date Printed:		Page 2 of 9
Tim Dick	09/05/2025	V02	09/11/2025	09/05/2025		Fage 3 01 9



- Removal of any hazardous materials including asbestos containing materials (ACM) as identified in the HAZMAT report for the property. A clearance is to be issued by a qualified
- Disposal of HAZMAT to a licenced facility
- Manual strip-out of internal building materials where practical that cannot be mixed in with materials during mechanical demolition and copper wiring (where possible). Off-site disposal other materials for recycling, where possible, timber, steel, brick, and concrete.
- Mechanical demolition utilising a 14-24t excavator with a set of grabs to bring the structure to ground level. Sorting (where practical) of demolition materials for off-site disposal
- Water and odour suppression to be employed to limit the potential for dust and odour migration from the demolition site.
- > Off-site disposal other materials for recycling, where possible, timber, steel, brick, and concrete.

#### 3.02 Equipment

Equipment to be used in the demolition process will be as follows:

- > 14-24t Excavator with grabs, hammer, assorted attachments.
- ➢ PPE/RPE.
- Hook/skip bins.
- Portable site shed and portable toilet.
- > Portable generator.
- Hose.
- Platform Ladders.
- Assorted hand-held battery-operated brushless tools.
- Assorted bulk haulage vehicles.
- ➢ Fire extinguishers − 2 x 9kg dry chemical type.

#### 3.03 Materials Handling

Materials handling will be by mechanical plant (excavator) and loaded into bins or trucks (tippers, truck and trailer and/or semi-trailers). The debris will be carted offsite to an approved recycling facility or approved waste facility.

On-site materials processing and storage facilities will be conducted in the concrete hardstand areas.

Material	Estimated Quantity (m <sup>3</sup> )	Materials Tracking	Disposal Location
Brick	20	Yes	TBD
Concrete/Pavements	30	Yes	TBD
Mixed demolition waste	6	Yes	TBD
Green Waste	1	Yes	TBD
Steel	5	Yes	TBD

#### **3.04** Controlling and Maintaining Access and Egress

Document Reference: S-WHS-F57	Document Title: InSite Remediation Services - Demolition Plan					<b>t:</b> IR03008
Approved by:	Date Approved:	Version:	Review by:	Date Printed:		Page 4 of 9
Tim Dick	09/05/2025	V02	09/11/2025	09/05/2025		Fage 4 01 5



InSite operates demolition sites with a high standard of workplace housekeeping to ensure that:

- 1. Emergency exits are not obstructed at any time.
- 2. Personnel can freely walk around work area without having to negotiate around trip hazards, slip hazards or areas where they could fall more than 1m in height.
- 3. Plant exclusion zones (PEZ) in place to allow for plant and equipment can move around site without striking nearby workers or damaging property in pathways.

InSite intends to control the risks involved with access and egress being blocked by:

- Carrying out regular inspections of the access and egress pathways around the site and nearby areas. This will be carried out by the site supervisor daily and recorded weekly on a site inspection checklist. Any obstacle that obstructs a pathway, driveway or emergency access way will be required to be removed immediately or if unable to be removed, isolated with barricades and signage to eliminate the risk of being struck by workers or plant.
- Communicating regularly with workers to ensure everyone is aware that access and egress pathways are not to be used as storage areas and they're not to be otherwise obstructed by parked vehicles/plant or equipment.
- Pathways outside of the site boundary where required will be demarcated with safety cones and signage to ensure no vehicles or equipment is placed around them.

InSite will establish a plant exclusion zone around the proposed demolition areas for the duration of the works. Exclusion zones will be clearly demarcated utilising signage and barricades as well as communicated to all on site workers for the duration of the demolition works. Radios will be used by workers for duration of work to communicate works being undertaken by the spotter and excavator within the exclusion zone.

Where an unacceptable risk arises which requires additional measures, a review of the SWMS (Safe Work Method Statements) will be undertaken to implement additional controls as a result of the corrective actions review of the exclusion zone.

#### 3.05 Hazardous Materials

All hazardous materials as per the HAZMAT report are to be removed and disposed of to a licensed facilty. Once a clearance has been issued by a qualified hygienist, demolition works can commence.

Any Hazardous materials identified during the span of the works will be registered into the Hazardous materials register in the site folder.

#### 3.06 Confined Space Management

There are no confined spaces anticipated for the demolition works. If this changes during the works work will cease and risk assessment performed, and control measures including confined space permit implemented as required prior to continuing works.

Document Reference: S-WHS-F57	Document Title: InSite Remediation Services - Demolition Plan			Job ‡	#: IR03008	
Approved by:	Date Approved:	Version:	Review by:	Date Printed:		Dago E of O
Tim Dick	09/05/2025	V02	09/11/2025	09/05/2025		Page 5 01 9



#### 4 Surrounding Assets and Structures

#### 4.01 Underground Essential Services

Potential underground services that may run through and around the works area as identified by Service location and visual inspection (hand digging or NDD), Before You Dig Australia (BYDA) drawings and site drawings obtained from the client are outlined below:

- > Communications cables fibre optic, Telstra, etc
- > Water
- > Sewer
- > Power

All available underground service drawings are kept in hard copy on site in the site folder. The works are not expected to affect any of the underground services identified above.

Underground services to the site are to be disconnected by InSite with documentation provided to other site users upon request.

#### 4.02 Above Ground Essential Services

There are no Identified aboveground services on site

#### 4.03 Surrounding Properties and their Condition

The surrounding properties will not be affected by the demolition works. Neighbouring properties will be notified of the works in accordance with the approved DA. A photolog dilapidation report will be prepared for the site. Photos will be taken prior to demolition and post-demolition to verify the demolition works have not adversely impacted the surrounding properties

Document Reference: S-WHS-F57	Document Title: InSite Remediation Services - Demolition Plan				Job #	<b>t:</b> IR03008
Approved by:	Date Approved:	Version:	Review by:	Date Printed:		Dago 6 of 0
Tim Dick	09/05/2025	V02	09/11/2025	09/05/2025		Page 0 01 9



#### **Declaration and Sign Off**

### I have read and understand this Demolition Plan:

Date:	Name:	Position:	Signature:

Document Reference: S-WHS-F57	Document Title: InSite Remediation Services - Demolition Plan				Job ‡	: IR03008
Approved by:	Date Approved:	Version:	Review by:	Date Printed:		Page 7 of 9
Tim Dick	09/05/2025	V02	09/11/2025	09/05/2025		Tage 7 01 5

InSite Remediation Services Demolition & UPSS Removal at Ampol Muswellbrook Construction Environmental Management Plan



## Appendix A – Site Layout

Document Reference: S-WHS-F57	Document Title:	Job #: IR03008				
Approved by:	Date Approved:	Version:	Review by:	Date Printed:		Dage 9 of 0
Tim Dick	09/05/2025	V02	09/11/2025	09/05/2025		Fage 8 01 9



Notes:						UNIT 10, 3 BOX RD	SCALE
Perm Fence						CARINGBAH, NSW 2229	DRAWN
Work Area						P: (02) 9525 7543	CHECKED
Coir Logs	01	PRELIMINARY ISSUED	C.T		09/05/2025	F: (02) 9531 7215 E: info@insiteremediation.com.au	APPROVED
Temp Fence w/ Hoarding	No.	REVISION DETAILS			DATE		DATE

N.T.S	AMPOL MUSWELLBROOK –		
C. TINDALL	22 SYDNEY STREET SITE PLAN	JOB N°	IR03008
C. TINDALL		DWG N°	D003
C. TINDALL		REV	V01
09/05/2025		SHEET	1 of 1

InSite Remediation Services Demolition & UPSS Removal at Ampol Muswellbrook Construction Environmental Management Plan



## Appendix B – HAZMAT Report



INSITE REMEDIATION SERVICES PTY LTD Unit 10/3 Box Rd Caringbah NSW 2229 (ABN 83 705 183 104)



Document Reference: S-WHS-F57	Document Title:	Job #: IR03008				
Approved by:	Date Approved:	Version:	Review by:	Date Printed:		Page Q of Q
Tim Dick	09/05/2025	V02	09/11/2025	09/05/2025		Fage 9 01 9

Destructive Hazardous Materials (HAZMAT) Assessment and Demolition Hazardous Materials Management Plan

22 Sydney Street, Muswellbrook NSW

Prepared for: InSite Remediation Services Pty Ltd EP4158.001 v1 8 May 2025







InSite Remediation Services Pty Ltd 6/20 Templar place, Bennetts Green NSW 2290

Attention: Paul Cheadle, Connor Tindall

#### Destructive Hazardous Materials (HAZMAT) Assessment and Demolition Hazardous Materials Management Plan 22 Sydney Street, Muswellbrook NSW

#### INTRODUCTION

EP Risk Management Pty Ltd (EP Risk) is pleased to provide InSite Remediation Services Pty Ltd (InSite) with this Hazardous Materials Assessment and Demolition Management Plan (the HAZMAT Assessment), for a former dwelling located on a property at 22 Sydney Street, Muswellbrook New South Wales (NSW) (the survey area). The location of the survey area is shown within **Attachment 1 – Figure 1**.

The property is legally defined as Lot 1 in Deposited Plan (DP) 137128 and is approximately 0.1 Hectares (Ha) in area. It is understood that the HAZMAT Assessment is required to enable demolition of the existing dwelling and attached garage in accordance with Australian Standard (AS) AS2601-2001 *Demolition of Structures*.

#### **OBJECTIVE**

The objective of the HAZMAT Assessment was to identify hazardous materials within accessible areas of the dwelling and garage structure that may potentially be hazardous to the health of employees/workers/contractors or the public during demolition, to satisfy the requirements of the following documents:

• SafeWork NSW, Code of Practice: How to Safely Remove Asbestos, 2022.



Brisbane 310 Edward Street Brisbane, QLD, 4000 T 07 3506 0233 W www.eprisk.com.au

Melbourne Unit 22/1 Ricketts Road Mount Waverley, VIC, 3149 T 03 8540 7300

Sydney 13.01, 80 Mount Street North Sydney, NSW, 2060 T 02 9922 5021 Newcastle 3/19 Bolton Street Newcastle, NSW, 2300 T 02 4048 2845



#### **SCOPE OF WORK**

The scope of work for the HAZMAT Assessment included the inspection of representative interior and exterior areas of one dwelling and attached garage structure for the presence of the following hazardous materials:

- Asbestos-containing materials (ACM);
- Lead-containing paints (LCP) and lead-containing dust (LCD);
- Polychlorinated biphenyl (PCB) oils within the capacitors of electrical fittings;
- Synthetic mineral fibre (SMF) materials; and
- Ozone Depleting Substances (ODS).

#### **REGULATORY FRAMEWORK**

#### Work Health and Safety Act 2011

There are requirements under the Work Health and Safety Act (the Act) 2011 as follows:

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

#### Work Health and Safety Regulation 2017

Supports the Work Health and Safety Act 2011 by adopting a performance-based approach. The Regulation requires employers to adopt a risk management approach including hazard identification and risk assessment as well as the adoption of mandatory risk controls and consultation.

#### SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace 2022

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

#### SafeWork NSW Code of Practice: How to Safely Remove Asbestos 2022

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



#### Australian Standard (AS) AS2601-2001 Demolition of Structures

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

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

#### METHODOLOGY

The purpose of the HAZMAT Assessment was to identify, as far as reasonably practicable, ACM, LCP, LCD, SMF, ODS and PCB present in building structures at the Site prior to demolition of those structures for future redevelopment.

#### Risk Assessment Approach

The risk assessment process considers the following:

- Material Type (ACM/LCP/LCD/SMF/ODS/PCB).
- Friability (only applicable to ACM; refers to ability to be crumbled, pulverised or reduced to a powder by hand pressure under dry conditions).
- Location (accessibility to sensitive receptors).
- Extent (quantity of the material).
- Condition (surface treatment, encased, intact or damaged).
- Potential for disturbance (based on the factors listed above).



Table 1 – Termino	logy of Risk Assessme	ent						
Category	Terminology	Description						
Condition	Good	Minor or no damage.						
	Average	Some areas of damage or deterioration.						
	Poor	Extensive damage or deterioration.						
Sealed	Yes	Material coated, sealed or encapsulated.						
	No	Partially coated, sealed or encapsulated.						
Friability	Friable	Material easily crumbled or reduced by hand pressure.						
	Bonded	Fibres bound within a matrix and not friable.						
Potential for Disturbance	Low	Little activity due to location, height or enclosure (e.g. monthly access).						
	Moderate	Moderate activity due to location, height or enclosure (e.g. weekly access).						
	High	Daily activity due to location, height or enclosure (e.g. daily access).						
Risk of Exposure	Low	Low or negligible risk to occupants due to low material status or access.						
	Moderate	Moderate risk to occupants due to deterioration of materials and moderate access.						
	High	High risk due to friable or uncontained materials and high activity.						

A description of the terminology used in the Risk Assessment is presented in **Table 1** below.

#### Asbestos-containing Materials (ACM)

The asbestos assessment component was conducted in accordance with the NSW WHS Regulation 2017 and the SafeWork NSW Code of Practice: *How to Manage and Control Asbestos in the Workplace,* 2022. Building materials that were suspected of containing asbestos were sampled at the discretion of the Competent Person. Samples of suspected ACM were analysed by ALS Environmental, which is NATA accredited for the analysis of asbestos bulk samples.

#### Lead Containing Paint (LCP)

Representative painted surfaces suspected of containing lead were sampled and analysed by ALS Environmental, a NATA accredited laboratory in accordance with Australian/New Zealand Standard AS/NZS 4361.2 – 2017 Guide to Hazardous Paint Management – Part 2: *Lead Paint in Residential, Public and Commercial Buildings.* 

Particular attention was paid to areas where LCP was more likely to have been used (e.g. exterior gloss paints, window and door architraves and skirting boards).



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

#### Synthetic Mineral Fibres (SMF)

This component of the assessment was carried out in accordance with the guidelines documented in *The National Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006 (1990)]. SMF materials were determined in this assessment based upon visual identification.

#### **Ozone Depleting Substances (ODS)**

This component of the assessment comprised a visual inspection of air conditioning units and any chillers at the Site and included a review of the air conditioners' refrigerant types, generally by locating product specification tags attached to the units.

#### Polychlorinated Biphenyls (PCB)

Where safely accessible, specifications of capacitors incorporated in light fittings and ceiling fans were recorded and cross-referenced with the Australian and New Zealand Environment and Conservation Council (ANZECC) *Identification of PCB-containing Capacitors* information booklet 1997. Due to the danger of accessing electrical components and in some cases height restrictions, some electrical fittings may not have been accessed. In these instances, comment is provided in the assessment report on the likelihood of PCB-containing materials being present. This determination is based upon the age and appearance of the electrical fittings.

#### RESULTS

#### **Review of Existing Documentation**

It is unclear if any HAZMAT related documentation currently exists for this property as no documentation was provided, however given it is a former dwelling it is unlikely that HAZMAT related documentation is available.

#### Site Observations

The survey area which comprises of a former residential dwelling and attached garage, was vacant and non-operational at the time of inspection. The dwelling was observed to be in poor repair and showed signs of dilapidation due to age and vandalism.

The dwelling also appeared to have gone through several phases of construction and/or renovation with the original timber clad building fabric being covered and extended with fibro sheeting. The original building appears to have been extended to the south with additional rooms and a garage added during later stages of construction.



The survey area comprised of:

- Dwelling External
  - A single-story dwelling on brick piers, comprising of brick (Plate 1), fibro sheeting (Plate 2,4), timber cladding (Plate 3), weatherboard (Plate 5,6), eaves (Plate 13), corrugated iron roof sheeting and guttering (Plate 1, 16), and a combination of timber and metal window frames (Plate 1,2,6).
  - Building utilities included one meter box (Plate 7, 41).
  - A single-story garage, covered with fibre cement sheeting, over hardwood frame, timber cladding and timber fascia, aluminium roller door, and concrete slab floor.
     (Plate 3, 4, 42).
- Dwelling Internal
  - Garage (Plate 16), timber clad and metal roofing.
  - Toilet / laundry extension- Gyprock sheeting interior, concrete floor with lino covering. (Plate 17, 18).
  - Backroom/living room A combination of gyprock walls on a timber frame, and brick walls, with aluminium framed windows, and a concrete floor with a lino and carpet covering. (Plate 19, 20).
  - Kitchen A combination of gyprock/masonite walls and ceiling, timber cladding in kitchen area, and timber floorboards with a masonite layer and lino covering. Cupboards, fixtures and appliances have been removed. (Plate 21).
  - Loungeroom A combination of gyprock/masonite walls and ceiling and timber floorboards with carpet. (Plate 22, 23).
  - Main Bathroom/toilet Fibre cement sheeting walls and ceiling, concrete tiled floor. (Plate 24, 25, 26, 28, 33). Wall cladding in hall at entry to bathroom the same as in the bathroom.
  - Bedroom 1 Northern and western walls consist of particle board, whilst southern and eastern walls and roof sheeting are comprised of fibre cement sheeting. Carpet covering floorboards. (Plate 29, 30, 31).
  - Bedroom 2 Walls and roof consist of gyprock sheeting, with a timber particle board roof liner. (Plate 32).
  - Bedroom 3 Walls and ceiling consist of particle board sheeting, with carpet over floorboards. (Plate 35).
  - Front room Walls and ceiling consist of gyprock, and carpet over floorboards. (Plate 36).
  - Hallway Walls and ceiling consist of gyprock, and carpet over Masonite and floorboards. (Plate 37).
  - Roof Cavity Hardwood timber frame, iron roof, exhaust vent, no insulation. (Plate 38).



- Crawl Space Floorboards and hardwood frame on timber and brick piers with aluminium pier packers, concrete slab in southern portion of the dwelling. (Plate 39, 40).
- Garage Concrete slab floor, iron roof, hardwood frame, and loose gyprock sheeting present. (Plate 16).

Site layout plans are provided in Figure 1 and Figure 2 and a HAZMAT sampling Plan in Figure 3, presented in Attachment 1.

Photographs of the inspection are provided in Attachment 2 – Photographic Log.

The a summary of the HAZMAT survey and register is presented within the HAZMAT register as **Attachment 3 – HAZMAT Survey Summary Tables.** 

A copy of the ALS Environmental NATA accredited laboratory report is provided as **Attachment 4** – **NATA Accredited Laboratory Certificate of Analysis.** 

#### ACM

Thirteen representative bulk material samples were collected of suspected ACM. Asbestos was detected within five of the thirteen samples collected for presence/absence of asbestos analysis. Items of similar appearance were assumed to contain asbestos, including:

- ACM02 Dwelling: External wall cladding (Cream) Chrysotile asbestos detected.
- ACM04 Dwelling: External Eaves (Grey) Chrysotile & Amosite asbestos detected.
- ACM08 Dwelling: Bathroom roof sheeting *Chrysotile & Amosite asbestos detected.* Also observed in adjacent hall.
- ACM09 Dwelling: Bathroom wall sheeting Chrysotile & Amosite asbestos detected.
- ACM10 Bedroom 1: Eastern and southern wall sheeting Chrysotile & Amosite asbestos detected.

As it could not be confirmed if electricity was isolated on the day of assessment, the following items were not inspected / sampled due to electrical hazard and therefore suspected to contain asbestos:

• Electrical panel at dwelling assumed bonded (non-friable) asbestos electrical backing board

#### LCP.

Five representative paint samples were collected for analysis for potential LCP. Lead was detected at or above the 0.1% standard outlined in AS/NZS 4361.2 – 2017, including.

- LCP01 Garage Fascia, LCP was detected at concentrations of 2,210 mg/kg, 0.2 %.
  - Similar features using the same paint system include external window and door trims, garage roller door, corrugated roof sheeting, brickwork, fencing and Fusebox.
- LCP02 Garage Weatherboard, LCP was detected at concentrations of 4,160 mg/kg, 0.4 %.



- Similar features using the same paint system include weatherboard sections on the eastern aspect of the dwelling.
- LCP03 Dwelling Eaves, LCP was detected at concentrations of 2,380 mg/kg, 0.2 %.
  - Similar features using the same paint system include external gyprock sheeting on the eastern and wester aspects of the dwelling.
- LCP04 Bedroom 1 Ceiling, LCP was detected at concentrations of 1,800 mg/kg, 0.2 %.
  - Similar features using the same paint system include the walls of Bedroom 1.
- LCP05 Roof Cavity Settled Dust, LCP was detected at concentrations of 557 mg/kg, 0.1 %.

#### SMF

No insulation materials were observed within the roof cavity.

#### **PCBs**

Based on the visual appearance and suspected age of the light fittings, PCB-containing capacitors were not suspected within tube fluorescent light fittings located in the dwelling or garage.

#### **ODS**

Although ducting for air-conditioning was observed, no air-conditioning units were observed in the dwelling.

#### RECOMMENDATIONS

Based on the findings of the HAZMAT Assessment, it is recommended the following control measures be adopted as part of the management of the hazardous building materials at the Site.

#### ACM

- A Class B (non-friable) licensed asbestos removal contractor must engaged to remove more than 10 m<sup>2</sup> of non-friable (bonded) asbestos in total.
- Suspected items (where encountered) which were unable to be inspected/sampled due to electrical hazard, locked doors or height restrictions and inaccessible crawl spaces should be investigated further to ascertain whether asbestos is present. If additional investigation is not pursed, the suspected items should be treated as ACM and removed in accordance with the SafeWork NSW Code of Practice *How to Safely Remove Asbestos*, 2022.
- During demolition works for any materials encountered and suspected of containing asbestos, but not referenced in this report, works must cease, and an occupational hygienist should be notified to assess whether the material contains asbestos.
- An independent hygienist, licensed asbestos assessor (LAA) or competent person should be engaged to undertake a visual clearance inspection at the completion of removal works.



#### LCP / LCD

Lead containing paint systems were identified within the exterior and interior of the dwelling. Where LCP or LDS is detected above 0.1 % w/w, management or remediation should be completed in accordance with AS 4361.2: 2017 Guide to Lead Paint Management – Part 2: Residential, Public, and Commercial Buildings by an experienced contractor. Options for managing LCP or LCD (if encountered):

- Lead paint stabilisation via application of a PVC solution;
- Lead paint abatement or other removal methods;
- Watering during demolition to manage any LCD, with including dust within the roof cavity: and
- Containment with plastic or similar.

Visual and analytical clearance inspection of the building footprint is required following remedial works.

#### SMF

If encountered, SMF should be removed in accordance with The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)], removal of bonded SMF materials should be conducted such that there is minimal physical abrasion, including from cutting. If there is a risk of physical abrasion occurring, such as in circumstances where heat or other causes have made the bonded SMF attach itself to the substrate then removal should be performed as for unbonded SMF. Unbonded SMF should be thoroughly wetted prior to removal. Dry removal may be necessary when there are electrical and heat considerations, in which case increased respiratory protection may be necessary when working in enclosed or poorly ventilated spaces or where the SMF insulation has undergone physical damage.

#### PCB

- Should electrical fittings not observed and inspected as part of this assessment be encountered and are suspected of containing PCB oil containing capacitors, they should be treated as containing PCB oils until such time as evidence suggests otherwise e.g. further assessed/sampled/tested.
- Electrical fittings that contain or are suspected to contain PCB oil-containing capacitors should be removed as hazardous/regulated waste under controlled working conditions prior to the demolition or refurbishment works.

**ODS** 

• If the ozone depleting substances identified during demolition and require removal, they should be appropriately decanted and disposed of by a licensed contractor in accordance with



the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.

• It is important to note that, if a system which utilises ODS-refrigerants is in good working order, there is no need to transition to an alternative refrigerant/system (until 2029).

#### **CLOSURE**

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

Please feel free to contact the undersigned on 0431 165 533 or Terry Rodgers (LAA01400) on 0448 087 817 should you have any queries.

Yours sincerely,

M. Cheshire

Mathew Cheshire Graduate Environmental Scientist EP Risk Management Pty Ltd ABN 81 147 147 591

#### **ATTACHMENTS**

Attachment 1 – Figure 1, Figure 2, Figure 3
Attachment 2 – Photographic Log
Attachment 3 – HAZMAT Survey / Register Summary Table
Attachment 4 – NATA Accredited Laboratory Certificate of Analysis
Attachment 5 – Area not accessible

#### QUALITY CONTROL

Version	Author	Date	Reviewer	Date	Quality Review	Date	
v.1	M. Cheshire	8.05.25	T. Rodgers	8.05.25	T. Rodgers	8.05.25	

#### DOCUMENT CONTROL

Version	Date	Reference	Submitted to
v.1	8.05.25	EP4158.001_HAZMAT_V1	InSite Remediation Services Pty Ltd



#### LIMITATIONS

This Destructive Hazardous Materials (HAZMAT) Assessment and Demolition Hazardous Materials Management Plan was conducted on the behalf of Jensen for the purpose/s stated in the Objective.

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

It is not possible in a Destructive Hazardous Materials (HAZMAT) Assessment and Demolition Hazardous Materials Management Plan to present all data, which could be of interest to all readers of this report. Readers are referred to any referenced investigation reports for further data.

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

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

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

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

Therefore, it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

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



# Attachment 1 – Figure 1-3





22 Sydney St, Muswellbrook NSW, Australia Job No: EP4158

Date: 17-04-2025 Version: v1



Coordinate System: WGS84 **Drawn By: MC** Scale of regional map not shown

## Figure 1 - Site Location & Layout

Checked: TR







**HAZMAT Survey** 22 Sydney St, Muswellbrook NSW, Australia Job No: EP4158 Date: 17-04-2025 Version: v1

#### 0 2.5 m 5 m Approximate Scale Only

## **Figure 2 - Survey Areas**

Coordinate System: WGS 84 Drawn By: MC Scale of regional map not shown

	Legend:
	🎡 Switchboard
1	會 Backyard
	🎯 Verandah
	🛞 Bedroom 1
	🎯 Bedroom 2
	🎯 Bedroom 3
	🎯 Frontroom
	🕋 Bathroom / Entry
	🎯 Loungeroom
	🎯 Kitchen
	🕜 Back Toilet Area
	🎯 Backroom
1	🎯 Garage
	Approximate Site Boundary









HAZMAT Survey 22 Sydney St, Muswellbrook NSW, Australia Job No: EP4158 Date: 17-04-2025 Version: v1

2.5 m 5 m Approximate Scale Only

## **Figure 3 - Sampling Locations**

Coordinate System: WGS 84 Drawn By: MC Checked By: TR Scale of regional map not shown

# Sampling Locations Switchboard Backyard Verandah Bedroom 1 Bedroom 2 Bedroom 3 Frontroom Bathroom / Entry Loungeroom Kitchen Back Toilet Area Backroom Garage Approximate Site Boundary

Legend:





# Attachment 2 – Photographic Log























































































## Attachment 3 – HAZMAT Survey/Register Summary Table



Client: InSite Address: 6-10, 22 Sydney Street, Muswellbrook NSW Survey: Dwelling

Surveyor: Mathew Cheshire

SafeWork NSW Licensed Asbestos Assessor: (Reviewed by T. Rodgers LAA00140)

#### Destructive Hazardous Materials (HAZMAT) Register

EP4158	58.001_Muswellbrook_HAZMAT_Register_v1																		
			r	Material Location and Des	scription						Mate	rial Status and	Risk Assessm	ient				Required Actions	
Line Item	Interior / Exterior / Leve	Room / Area / I Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
Asbestos-	containing Materials	(ACM)																1	
1	Exterior	Perimitre - Northern Aspect	Dwelling	Eaves	Fibre cement sheeting	Asbestos	ACM05	Negative	9	m²	Bonded / Non- friable	Painted - White	Good	Low	Low	Low	No		1,15
2	Exterior	Perimtre - Eastern	Dwelling	Switchboard	Fibre Cement Boards	Asbestos	Not Sampled	Assumed Positive	<1	m²	Bonded	Painted - Black	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m2 of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	7, 41
3	Exterior	Perimtre - Eastern	Dwelling	External Cladding	Fibre Cement Boards	Asbestos	ACM02	Positive	13	m²	Bonded / Non- friable	Painted - Cream	Good	Low	Low	Low	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m2 of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	5,6,11
4	Exterior	Perimtre - Eastern & Western	Dwelling	External Sheeting	Fibre cement sheeting	Asbestos	ACM01	Negative	40	m²	Bonded / Non- friable	Painted - Grey	Fair	Med	Med	Med	No		5,6,78
5	Exterior	Perimetre - Eastern	Dwelling	Joint Sealant	Grey Caulking	Asbestos	ACM03	Negative	<1	m²	Bonded / Non- friable	Painted - Grey	Fair	Med	Med	Med	No		12
6	Exterior	Perimetre - Eastern, Western, Northern	Dwelling	Eaves	Fibre Cement Sheeting	Asbestos	ACM04	Positive	2	m²	Bonded / Non- friable	Painted - Grey	Poor	High	High	High	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m2 of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	13,14
7	Exterior	Perimetre - Eastern & Western & portion of southern aspect	Garage	External Sheeting	Fibre cement sheeting	Asbestos	ACM01	Negative	20	m²	Bonded / Non- friable	Painted - Grey	Fair	Med	Med	Med	No		3,4,8
8	Interior	Back Toilet - North, East, South, West walls & roof	Dwelling	Internal Sheeting	Fibre cement sheeting	Asbestos	ACM06	Negative	35	m²	Bonded / Non- friable	Painted - White	Poor	High	High	High	No		17
9	Interior	Backroom - East, South walls and roof	Dwelling	Internal Sheeting	Fibre cement sheeting	Asbestos	ACM06	Negative	45	m²	Bonded / Non- friable	Painted - White	Poor	High	High	High	No		17,18,19
10	Interior	Backroom - Floor	Dwelling	Under Carpet lining	Foam	Asbestos	ACM07	Negative	20	m²	Bonded / Non- friable	Light Brown	Good	Low	Low	Low	No		20
11	Interior	Bathroom - Ceiling	Dwelling	Internal Sheeting	Fibre cement sheeting	Asbestos	ACM08	Positive	8	m²	Bonded / Non- friable	Painted - White	Fair	Med	Med	Med	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m2 of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	25, 26
12	Interior	Bathroom/Toilet - Walls	Dwelling	Internal Sheeting	Fibre cement sheeting	Asbestos	ACM09	Positive	35	m²	Bonded / Non- friable	Painted - Light blue	Poor	High	High	High	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m2 of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	27, 28
13	Interior	Bathrrom - Floor	Dwelling	Screed Sub-floor	Cement	Asbestos	ACM11	Negative	8	m²	Bonded / Non- friable	Cement Colour	Good	Low	Low	Low	No		33
14	Interior	Bathrrom - Floor	Dwelling	Ceramic tile glue	Tile Adhesive	Asbestos	ACM12	Negative	8	m²	Bonded / Non- friable	Adhesive - Pattern	Good	Low	Low	Low	No		33
15	Interior	Bedroom 1 - South & East Walls & Roof	Dwelling	Internal Sheeting	Fibre cement sheeting	Asbestos	ACM10	Positive	43	m²	Bonded / Non- friable	Walls - Light blue, Roof - White	Poor	High	High	High	No	Label as asbestos-containing and maintain in current condition if to remain in situ. A Class B (non-friable) licensed asbestos removal contractor should be engaged to remove >10m2 of non-friable asbestos-containing material under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works.	29, 30, 31
16	Interior	Bedroom 2 - Roof lining material	Dwelling	Board	Particle Board	Asbestos	ACM13	Negative	15	m²	Bonded / Non- friable	Painted - Green	Fair	Med	Med	Med	No		34

#### Survey Date: 14/04/2025

Resurvey Due: N/A to be Demolished



Client: InSite Address: 6-10, 22 Sydney Street, Muswellbrook NSW Survey: Dwelling

Surveyor: Mathew Cheshire

SafeWork NSW Licensed Asbestos Assessor: (Reviewed by T. Rodgers LAA00140)

#### Destructive Hazardous Materials (HAZMAT) Register

EP4158	8.001_Muswellbrook_HAZMAT_Register_v1																		
			Π	Material Location and Desc	cription			Material Status and Risk Assessment									Required Actions		
Line Item	Interior / Exterior / Level	Room / Area / Section	Location	Item Description	Material Description	Hazard Type	Sample No.	Sample Status	Approx. Extent	Unit	Friability (ACM Only)	Surface Treatment	Condition	Disturb. Potential	Risk Status	Control Priority	Labelled (Yes/No)	Comments & Recommendations	Photo Reference
Polychlori	lychlorinated Biphenyls (PCB)																		
17	Interior & Exterior	Ceiling Mounted, Every Room	Dwelling	Electrical Fittings - Fluorescent Lighting	Capacitor	PCBs	No samples taken	Assumed Negative	14	Unit(s)	-	-	Good	Low	Low	Low	No	Assumed to not contain PCB'S due to age of fluroescent light system	17, 19,22,28,29,30,31,3 3,34
Lead Cont	Lead Containing Paint (LCP) / Lead Containing Dust (LCD)																		
18	Exterior	Garage - Timber Fascia, garage door, roof, Dwelling - Door & window trim, brickwork, switchboard box, roofing and guttering.	Garage & Dwelling	Lead-containing dust	Lead Paint - Chip	LCP	LCP01	Positive	120	m²	-	Painted - Maroon	Poor	High	High	High	No	Manage and remove in general accordance with Australian Standard (AS 4361.2 Guide to Lead Paint Management; Part 2 Residential an Commercial Buildings and Nataional Code of Practice For the Control and Safe Use of Inorganic Lead at Work [NOSHC:2015(1994)]).	d 9,12,15,7,6,5,4,2,1
19	Exterior	Garage Cladding - North, south & West aspect	Garage	Lead-containing paint	Lead Paint - Chip	LCP	LCP02	Positive	40	m²	-	Painted - Cream	Poor	High	High	High	No	Manage and remove in general accordance with Australian Standard (AS 4361.2 Guide to Lead Paint Management; Part 2 Residential an Commercial Buildings and Nataional Code of Practice For the Control and Safe Use of Inorganic Lead at Work [NOSHC:2015(1994)]).	d 10,3
20	Exterior	Eaves - Eastern Aspect	Dwelling	Lead-containing paint	Lead Paint - Chip	LCP	LCP03	Positive	0.9	m²	-	Painted - Grey	Poor	High	High	High	No	Manage and remove in general accordance with Australian Standard (AS 4361.2 Guide to Lead Paint Management; Part 2 Residential an Commercial Buildings and Nataional Code of Practice For the Control and Safe Use of Inorganic Lead at Work [NOSHC:2015(1994)]).	d 14,13
21	Interior	Bedroom1, bathroom, back toilet, backroom, - Roof	Dwelling	Lead-containing paint	Lead Paint - Chip	LCP	LCP04	Positive	160	m²	-	Painted - White	Fair	Medium	Medium	Medium	No	Manage and remove in general accordance with Australian Standard (AS 4361.2 Guide to Lead Paint Management; Part 2 Residential an Commercial Buildings and Nataional Code of Practice For the Control and Safe Use of Inorganic Lead at Work [NOSHC:2015(1994)]).	d 17,19,21,22,2428,29 ,30
22	Interior	Roof Cavity	Dwelling	Lead-containing paint	Lead Paint - Chip	LCP	LCP05	Positive	160	m²		Timber	Fair	Medium	Medium	Medium	No	Manage and remove in general accordance with Australian Standard (AS 4361.2 Guide to Lead Paint Management; Part 2 Residential an Commercial Buildings and Nataional Code of Practice For the Control and Safe Use of Inorganic Lead at Work [NOSHC:2015(1994)]).	d 38

#### Survey Date: 14/04/2025

Resurvey Due: N/A to be Demolished



## Attachment 4 – NATA Accredited Laboratory Certificate of Analysis



#### **CERTIFICATE OF ANALYSIS** Page Work Order : EN2506127 : 1 of 6 Client Laboratory : EP RISK MANAGEMENT : Environmental Division Newcastle Contact : MR TERRY RODGERS Contact : Josh Alexander Address Address : 5/585 Maitland Road Mayfield West NSW Australia 2304 : 3/19 BOLTON STREET **NEWCASTLE NSW 2300** Telephone Telephone : +61 2 4014 2500 : -----**Date Samples Received** Project : Muswellbrook : 14-Apr-2025 14:45 Order number : EP4158 Date Analysis Commenced : 06-May-2025 C-O-C number Issue Date · \_\_\_\_ : 07-May-2025 16:16 Sampler ·MC "uhiliw Accreditation No. 825 Site : -----Accredited for compliance with ISO/IEC 17025 - Testing Quote number : ES23EPRISK0002 - ES PRIMARY WORK ONLY No. of samples received : 18 No. of samples analysed : 18

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

#### Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Ivan Taylor	Analyst	Sydney Inorganics, Smithfield, NSW
John Williams	Lab Technician	Newcastle - Asbestos, Mayfield West, NSW



#### **General Comments**

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contract for details.

Key: CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.

LOR = Limit of reporting

^ = This result is computed from individual analyte detections at or above the level of reporting

ø = ALS is not NATA accredited for these tests.

- ~ = Indicates an estimated value.
- EA200: Asbestos Identification Samples were analysed by Polarised Light Microscopy including dispersion staining.
- EA200 Legend
- EA200 'Am' Amosite (brown asbestos)
- EA200 'Cr' Crocidolite (blue asbestos)
- EA200 'Ch' Chrysotile (white asbestos)
- EA200: 'UMF' Unknown Mineral Fibres. "--" indicates fibres detected may or may not be asbestos fibres. Confirmation by alternative techniques is recommended.
- EA200: Analysis of asbestos from swabs and tapes is not covered under the current scope of NATA accreditation.
- EA200: N/A Not Applicable

Page	: 3 of 6
Work Order	: EN2506127
Client	: EP RISK MANAGEMENT
Project	Muswellbrook



Sub-Matrix: PAINT (Matrix: SOIL)			Sample ID	LCP01	LCP02	LCP03	LCP04	LCP05
		Samplii	ng date / time	14-Apr-2025 00:00				
Compound	CAS Number	LOR	Unit	EN2506127-014	EN2506127-015	EN2506127-016	EN2506127-017	EN2506127-018
				Result	Result	Result	Result	Result
EG005(ED093)T: Total Metals by ICP-AES	<b>S</b>							
Lead	7439-92-1	5.00	mg/kg	2210	4150	2380	1800	557

Page	: 4 of 6
Work Order	: EN2506127
Client	: EP RISK MANAGEMENT
Project	Muswellbrook



Sub-Matrix: SOLID (Matrix: SOLID)			Sample ID	ACM01	ACM02	ACM03	ACM04	ACM05
		Sampli	ng date / time	14-Apr-2025 00:00				
Compound	CAS Number	LOR	Unit	EN2506127-001	EN2506127-002	EN2506127-003	EN2506127-004	EN2506127-005
				Result	Result	Result	Result	Result
EA200: AS 4964 - 2004 Identification of	of Asbestos in bulk	samples						
Asbestos Detected	1332-21-4	0.1	g/kg	No	Yes	No	Yes	No
Asbestos Type	1332-21-4	-		-	Ch	-	Ch + Am	-
Asbestos (Trace)	1332-21-4	-	-	No	N/A	No	N/A	No
Sample weight (dry)		0.01	g	4.72	1.17	2.48	4.06	7.69
Synthetic Mineral Fibre		-	-	No	No	No	No	No
Organic Fibre		-	-	Yes	Yes	Yes	No	Yes
APPROVED IDENTIFIER:		-		J. WILLIAMS				

Page	5 of 6
Work Order	: EN2506127
Client	: EP RISK MANAGEMENT
Project	Muswellbrook



Sub-Matrix: SOLID (Matrix: SOLID)			Sample ID	ACM06	ACM07	ACM08	ACM09	ACM10
		Sampli	ng date / time	14-Apr-2025 00:00				
Compound	CAS Number	LOR	Unit	EN2506127-006	EN2506127-007	EN2506127-008	EN2506127-009	EN2506127-010
				Result	Result	Result	Result	Result
EA200: AS 4964 - 2004 Identification	of Asbestos in bulk	samples						
Asbestos Detected	1332-21-4	0.1	g/kg	No	No	Yes	Yes	Yes
Asbestos Type	1332-21-4	-		-	-	Ch + Am	Ch + Am	Ch + Am
Asbestos (Trace)	1332-21-4	-	-	No	No	N/A	N/A	N/A
Sample weight (dry)		0.01	g	6.17	3.15	5.23	3.48	11.9
Synthetic Mineral Fibre		-	-	No	No	No	No	No
Organic Fibre		-	-	Yes	Yes	No	No	No
APPROVED IDENTIFIER:		-		J. WILLIAMS				



Sub-Matrix: SOLID (Matrix: SOLID)			Sample ID	ACM11	ACM12	ACM13	 
		Samplii	ng date / time	14-Apr-2025 00:00	14-Apr-2025 00:00	14-Apr-2025 00:00	 
Compound	CAS Number	LOR	Unit	EN2506127-011	EN2506127-012	EN2506127-013	 
				Result	Result	Result	 
EA200: AS 4964 - 2004 Identification of	of Asbestos in bulk	samples					
Asbestos Detected	1332-21-4	0.1	g/kg	No	No	No	 
Asbestos Type	1332-21-4	-		-	-	-	 
Asbestos (Trace)	1332-21-4	-	-	No	No	No	 
Sample weight (dry)		0.01	g	8.82	4.03	0.88	 
Synthetic Mineral Fibre		-	-	No	No	No	 
Organic Fibre		-	-	No	Yes	Yes	 
APPROVED IDENTIFIER:		-		J. WILLIAMS	J. WILLIAMS	J. WILLIAMS	 

#### Analytical Results

#### **Descriptive Results**

Sub-Matrix: SOLID

Method: Compound	Sample ID - Sampling date / time	Analytical Results
EA200: AS 4964 - 2004 Identification of Asbestos	in bulk samples	
EA200: Description	ACM01 - 14-Apr-2025 00:00	Several pieces of cement sheeting.
EA200: Description	ACM02 - 14-Apr-2025 00:00	A collection of asbestos cement sheeting approximately 20 x 10 x 2mm.
EA200: Description	ACM03 - 14-Apr-2025 00:00	Two pieces of soft putty - like material.
EA200: Description	ACM04 - 14-Apr-2025 00:00	One piece of asbestos cement sheeting approximately 40 x 30 x 5mm.
EA200: Description	ACM05 - 14-Apr-2025 00:00	A collection of cement sheeting debris.
EA200: Description	ACM06 - 14-Apr-2025 00:00	One piece of cement sheeting.
EA200: Description	ACM07 - 14-Apr-2025 00:00	One piece of foam - like material with an organic fibre backing.
EA200: Description	ACM08 - 14-Apr-2025 00:00	Two pieces of asbestos cement sheeting approximately 50 x 20 x 5mm.
EA200: Description	ACM09 - 14-Apr-2025 00:00	One piece of asbestos cement sheeting approximately 50 x 20 x 5mm.
EA200: Description	ACM10 - 14-Apr-2025 00:00	One piece of asbestos cement sheeting approximately 60 x 35 x 5mm.
EA200: Description	ACM11 - 14-Apr-2025 00:00	Two pieces of concrete - like material.
EA200: Description	ACM12 - 14-Apr-2025 00:00	One piece of cement sheeting containing rope - like material.
EA200: Description	ACM13 - 14-Apr-2025 00:00	One piece of organic fibre board.

Inter-Laboratory Testing Analysis conducted by ALS Sydney, NATA accreditation no. 825, site no. 10911 (Chemistry / Biology).

(SOIL) EG005(ED093)T: Total Metals by ICP-AES



## QUALITY CONTROL REPORT

Work Order	: EN2506127	Page	: 1 of 3
Client		Laboratory	: Environmental Division Newcastle
Contact	: MR TERRY RODGERS	Contact	: Josh Alexander
Address	: 3/19 BOLTON STREET NEWCASTLE NSW 2300	Address	: 5/585 Maitland Road Mayfield West NSW Australia 2304
Telephone	:	Telephone	: +61 2 4014 2500
Project	: Muswellbrook	Date Samples Received	: 14-Apr-2025
Order number	: EP4158	Date Analysis Commenced	: 06-May-2025
C-O-C number	:	Issue Date	: 07-May-2025
Sampler	: M C		Hac-MRA NATA
Site	:		
Quote number	: ES23EPRISK0002 - ES PRIMARY WORK ONLY		Accreditation No. 825
No. of samples received	: 18		Accredited for compliance with
No. of samples analysed	: 18		ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Quality Control Report contains the following information:

- Laboratory Duplicate (DUP) Report; Relative Percentage Difference (RPD) and Acceptance Limits
- Method Blank (MB) and Laboratory Control Spike (LCS) Report; Recovery and Acceptance Limits
- Matrix Spike (MS) Report; Recovery and Acceptance Limits

#### Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Ivan Taylor	Analyst	Sydney Inorganics, Smithfield, NSW
John Williams	Lab Technician	Newcastle - Asbestos, Mayfield West, NSW



#### **General Comments**

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis. Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

Key: Anonymous = Refers to samples which are not specifically part of this work order but formed part of the QC process lot

CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.

LOR = Limit of reporting

RPD = Relative Percentage Difference

# = Indicates failed QC

\* = The final LOR has been raised due to dilution or other sample specific cause; adjusted LOR is shown in brackets. The duplicate ranges for Acceptable RPD% are applied to the final LOR where applicable.

#### Laboratory Duplicate (DUP) Report

The quality control term Laboratory Duplicate refers to a randomly selected intralaboratory split. Laboratory duplicates provide information regarding method precision and sample heterogeneity. The permitted ranges for the Relative Percent Deviation (RPD) of Laboratory Duplicates are specified in ALS Method QWI-EN/38 and are dependent on the magnitude of results in comparison to the level of reporting: Result < 10 times LOR: No Limit; Result between 10 and 20 times LOR: 0% - 50%; Result > 20 times LOR: 0% - 20%.

Sub-Matrix: SOIL				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Acceptable RPD (%)
EG005(ED093)T: Tota	I Metals by ICP-AES (QC Lo	ot: 6555425)							
EN2506127-014	LCP01	EG005P: Lead	7439-92-1	10 (5.00)*	mg/kg	2210	2300	3.8	0% - 20%



#### Method Blank (MB) and Laboratory Control Sample (LCS) Report

The quality control term Method / Laboratory Blank refers to an analyte free matrix to which all reagents are added in the same volumes or proportions as used in standard sample preparation. The purpose of this QC parameter is to monitor potential laboratory contamination. The quality control term Laboratory Control Sample (LCS) refers to a certified reference material, or a known interference free matrix spiked with target analytes. The purpose of this QC parameter is to monitor method precision and accuracy independent of sample matrix. Dynamic Recovery Limits are based on statistical evaluation of processed LCS.

Sub-Matrix: SOIL				Method Blank (MB)	Laboratory Control Spike (LCS) Report				
				Report	Spike	Spike Recovery (%) Acceptable L		Limits (%)	
Method: Compound	CAS Number	LOR	Unit	Result	Concentration	LCS	Low	High	
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 6555425)									
EG005P: Lead	7439-92-1	10	mg/kg	<10.0	50 mg/kg	102	81.0	119	
				<10.0	999 mg/kg	106	70.0	130	

#### Matrix Spike (MS) Report

The quality control term Matrix Spike (MS) refers to an intralaboratory split sample spiked with a representative set of target analytes. The purpose of this QC parameter is to monitor potential matrix effects on analyte recoveries. Static Recovery Limits as per laboratory Data Quality Objectives (DQOs). Ideal recovery ranges stated may be waived in the event of sample matrix interference.

Sub-Matrix: SOIL	Matrix Spike (MS) Report					
	Spike	SpikeRecovery(%)	Acceptable I	imits (%)		
Laboratory sample ID Sample ID	Method: Compound CAS N	Number	Concentration	MS	Low	High
EG005(ED093)T: Total Metals by ICP-AES (QCLot: 6555425)						
EN2506127-014 LCP01	EG005P: Lead 7439-5	-92-1	2500 mg/kg	102	70.0	130



QA/QC Compliance Assessment to assist with Quality Review								
Work Order	EN2506127	Page	: 1 of 4					
Client		Laboratory	: Environmental Division Newcastle					
Contact	: MR TERRY RODGERS	Telephone	: +61 2 4014 2500					
Project	: Muswellbrook	Date Samples Received	: 14-Apr-2025					
Site	:	Issue Date	: 07-May-2025					
Sampler	: M C	No. of samples received	: 18					
Order number	: EP4158	No. of samples analysed	: 18					

This report is automatically generated by the ALS LIMS through interpretation of the ALS Quality Control Report and several Quality Assurance parameters measured by ALS. This automated reporting highlights any non-conformances, facilitates faster and more accurate data validation and is designed to assist internal expert and external Auditor review. Many components of this report contribute to the overall DQO assessment and reporting for guideline compliance.

Brief method summaries and references are also provided to assist in traceability.

#### **Summary of Outliers**

#### **Outliers : Quality Control Samples**

This report highlights outliers flagged in the Quality Control (QC) Report.

- <u>NO</u> Method Blank value outliers occur.
- NO Duplicate outliers occur.
- <u>NO</u> Laboratory Control outliers occur.
- <u>NO</u> Matrix Spike outliers occur.
- For all regular sample matrices, where applicable to the methodology, <u>NO</u> surrogate recovery outliers occur.

#### **Outliers : Analysis Holding Time Compliance**

• <u>NO</u> Analysis Holding Time Outliers exist.

#### **Outliers : Frequency of Quality Control Samples**

• <u>NO</u> Quality Control Sample Frequency Outliers exist.



#### Analysis Holding Time Compliance

If samples are identified below as having been analysed or extracted outside of recommended holding times, this should be taken into consideration when interpreting results.

This report summarizes extraction / preparation and analysis times and compares each with ALS recommended holding times (referencing USEPA SW 846, APHA, AS and NEPM) based on the sample container provided. Dates reported represent first date of extraction or analysis and preclude subsequent dilutions and reruns. A listing of breaches (if any) is provided herein.

Holding time for leachate methods (e.g. TCLP) vary according to the analytes reported. Assessment compares the leach date with the shortest analyte holding time for the equivalent soil method. These are: organics 14 days, mercury 28 days & other metals 180 days. A recorded breach does not guarantee a breach for all non-volatile parameters.

Holding times for VOC in soils vary according to analytes of interest. Vinyl Chloride and Styrene holding time is 7 days; others 14 days. A recorded breach does not guarantee a breach for all VOC analytes and should be verified in case the reported breach is a false positive or Vinyl Chloride and Styrene are not key analytes of interest/concern.

Matrix: SOIL Evaluation: × = Holding time breach ; ✓ = Within holding time										
Method		Sample Date	Extraction / Preparation			Analysis				
Container / Client Sample ID(s)			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation		
EG005(ED093)T: Total Metals by ICP-A	ES									
Snap Lock Bag (EG005P)										
LCP01,	LCP02,	14-Apr-2025	07-May-2025	11-Oct-2025	1	07-May-2025	11-Oct-2025	<ul><li>✓</li></ul>		
LCP03,	LCP04,									
LCP05										

Matrix: SOLID Evaluation: ★ = Holding time breach ; ✓ = Within ho								n holding time
Method		Sample Date	Extraction / Preparation			Analysis		
Container / Client Sample ID(s)			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EA200: AS 4964 - 2004 Identifi	cation of Asbestos in bulk samples							
Snap Lock Bag (EA200)								
ACM01,	ACM02,	14-Apr-2025				06-May-2025	11-Oct-2025	<ul> <li>✓</li> </ul>
ACM03,	ACM04,							
ACM05,	ACM06,							
ACM07,	ACM08,							
ACM09,	ACM10,							
ACM11,	ACM12,							
ACM13								



## **Quality Control Parameter Frequency Compliance**

The following report summarises the frequency of laboratory QC samples analysed within the analytical lot(s) in which the submitted sample(s) was(were) processed. Actual rate should be greater than or equal to the expected rate. A listing of breaches is provided in the Summary of Outliers.

Matrix: SOIL		Evaluation: * = Quality Control frequency not within specification ; 🗸 = Quality Control frequency within specificat					
Quality Control Sample Type	Type Count Rate (%) Quality Control Specification			Quality Control Specification			
Analytical Methods	Method	QC	Reaular	Actual	Expected	Evaluation	
Laboratory Duplicates (DUP)							
Total Metals by ICP-AES (Paint matricies)	EG005P	1	5	20.00	10.00	~	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
Total Metals by ICP-AES (Paint matricies)	EG005P	2	5	40.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
Total Metals by ICP-AES (Paint matricies)	EG005P	1	5	20.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
Total Metals by ICP-AES (Paint matricies)	EG005P	1	5	20.00	5.00	~	NEPM 2013 B3 & ALS QC Standard



#### **Brief Method Summaries**

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the US EPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request. The following report provides brief descriptions of the analytical procedures employed for results reported in the Certificate of Analysis. Sources from which ALS methods have been developed are provided within the Method Descriptions.

Analytical Methods	Method	Matrix	Method Descriptions
Total Metals by ICP-AES (Paint	EG005P	SOIL	In house: Referenced to ISO 6713. Metals in paint are determined following a specific acid digestion. The
matricies)			ICPAES technique ionises samples in a plasma, emitting a characteristic spectrum based on metals present.
			Intensities at selected wavelengths are compared against those of matrix matched standards.
Asbestos Identification in Bulk Solids	EA200	SOLID	In house: Referenced to AS 4964 Method for the qualitative identification of asbestos in bulk samples Analysis
			by Polarised Light Microscopy including dispersion staining
Preparation Methods	Method	Matrix	Method Descriptions
Preparation of Acid Extracts of Paints	EN37	SOIL	In house: Reference to ISO 6713. This acid extraction is used for the determination of the "soluble" metal
			contents of paint and related products in liquid or powdered form.

IENT: FICE: OJECT:	EP Risk Management Pty Ltd NEWCASTLE Musice/break		TURNAROUND REQUIREMENTS :     Image: Standard TAT (List due date):     FOR LAB       (Standard TAT may be longer for some tests e.g., Utra Trace Organics)     In Non Standard or urgent TAT (List due date):     Castody Se       ALS QUOTE NO.:     ES23EPRISK0002     COC SEQUENCE NUMBER (Circle)     Free Se/ 1						ABORATORY USE ONLY (Circle) ly Seal Intact? Yes No R e/ frocan los brioks present upon receipt? Yes No N		
DER NU	IMBER: EP4158							5 6 7 Random Sample Temperatur	a on Receipt: 30.1°C		
MPLER	MANAGER: / K	CONTACT PH:	Da DUCT??		RELINQUISHED BY	2	OF: 2 3 4 RECEIVED BY:	RELINQUISHED BY:	RECEIVED BY:		
OC omai	ad to ALS? ( YES / NO)	EDD FORMAT (or default)	: Esdat		Mil	en	cassie	Contract of Contra	Construction of the		
nail Rep	orts to (will default to PM if no other addresses ar	e listed): Terg. Roa	ges@opnite.co.	vau	DATE/TIME	125	DATERTIME: 14100	DATE/TIME:	DATE/TIME:		
nail Invo	ice to (will default to PM if no other addresses are	listed): accounts@aprisk.com.au			1.17	~)	1042				
OMMENT	S/SPECIAL HANDLING/STORAGE OR DISPO	SAL:	A CARLES IN COMPANY	1	Contraction of the local division of the loc				1		
ALS USE	SAMPLE DETAILS		ETAILS MATRIX: SOLID (S) WATER (W) CONTAINER INFOR		ORMATION	ANALYSIS RE When Metals are re	EQUIRED Including SUITES (NB, Suite Co quired, specify Total (unfiltered bollte requir	des must be listed to attract suite price) ed) or Dissolved (field filtered bottle required).	Additional Information		
LAB ID	SAMPLE ID	DATE / TIME	MATRIX	TYPE & PRESERVATIVE ccdes below)	(refer to CONTAINERS	Asheshes IO(Gree Lead	learlaing Paint Ecosop)		Comments on Meely contaminant levels, difut or samples requiring specific QC analysis et		
	ACMOI	14/4/25	Materal	Bag	. (	X					
	Acres?	1 11	1	1	- 1	×					
	ACM 03			12 1		×					
	ACMOG		×			X					
	ATM05					×					
	Acin OG					X	× 1				
	Nem 07		10 A			X			e - 1		
	ACMOS					K	1.				
	Armog					X					
	ACMIO					×		2			
	Acmil	1	2 J - K			×		÷			
_	Acmi2		1 N N			C					
	ACM13	4	4	V.	V	×			÷		
	LCPOI						X III				
	(CPG)						X	Env	ronmental Division		
	LCP03		-			×	× .		ork Order Reference		
	LCPG4						X		N2506127		
	(CPOS	Y	V	- L			X		III 8117 1043 847.4 801 01		

...

.



## Attachment 5 – Areas Not Accessible



Assessments are restricted to those areas that are reasonably accessible at the time of our assessment with respect to the following:

- Without contravention of relevant statutory requirements or Codes of Practice.
- Without placing the consultant and/or others at undue risk.
- Excluding plant, structures and equipment that was 'in service' and operational.
- General areas with access restrictions during the assessment included the following:
- Underneath the concrete slab of all building structures at the site.
- Energised services, gas, electrical, pressurised vessel and chemical lines.
- Height restricted areas above 2.7m within building interiors.
- Within cavities that cannot be accessed by the means of a manhole or inspection hatch.
- Within voids or internal areas of plant, equipment, air-conditioning ducts etc.
- Within service shafts, ducts etc., concealed within the building structure.
- Within those areas accessible only by dismantling equipment still in use.
- Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.
- All areas outside the Scope of Work.
- If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned within this report, further investigation may be required as part of a hazardous building materials management and abatement program prior to the commencement of such works.
- Assessments are restricted to those areas that are reasonably accessible at the time of our assessment with respect to the following:
- Without contravention of relevant statutory requirements or Codes of Practice.
- Without placing the consultant and/or others at undue risk.
- Excluding plant, structures and equipment that was 'in service' and operational.
- General areas with access restrictions during the assessment included the following:
- Underneath the concrete slab of all building structures at the site.
- Energised services, gas, electrical, pressurised vessel and chemical lines.
- Height restricted areas above 2.7m within building interiors.
- Within cavities that cannot be accessed by the means of a manhole or inspection hatch.
- Within voids or internal areas of plant, equipment, air-conditioning ducts etc.
- Within service shafts, ducts etc., concealed within the building structure.
- Within those areas accessible only by dismantling equipment still in use.



- Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.
- All areas outside the Scope of Work.
- If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned within this report, further investigation may be required as part of a hazardous building materials management and abatement program prior to the commencement of such works.