



Detailed Site Investigation, Finucane Reserve, 1 Finucane Crescent, Matraville NSW

Randwick City Council

Report

JBS&G 68409 | 164,716

5 March 2025



Appendix J Asbestos Monitoring Report

JBS&G (68409 – 164,578)

AMR001 Airborne Asbestos Fibre Monitoring Report, Finucane Reserve (Rev 0)

20 December 2024

Noah Walsh-Gay
Randwick City Council
Via email: noah.walsh-gay@randwick.nsw.gov.au

**AMR001: Airborne Asbestos Fibre Monitoring Report
Finucan Reserve, 1 Finucane Crescent Matraville, NSW**

Dear Noah,

Please find as **Attachment 1**, the airborne asbestos fibre monitoring results for works associated with Finucane Reserve, located at 1 Finucane Crescent, Matraville NSW (the site) on **Wednesday 18 December 2024**.

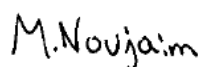
All air monitoring was completed in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres* [NOHSC: 3003(2005)], with NATA certification applying to all sample collection, handling, and analytical procedures.

All reported results were satisfactory and conform with the minimum action level of 0.01 fibres /mL for control monitoring as outlined in:

- Work, Health and Safety (2017) Regulation; and
- Safework NSW (2022) Code of Practice – *How to Safely Remove Asbestos*.

If you have any questions regarding these results, please feel free to contact the undersigned on 02 8245 0300 or by email mnoujaim@jbsg.com.au.

Yours sincerely:



Milad Noujaim
Environmental Consultant
SafeWork NSW Licensed Asbestos Assessor (LAA 002002)
JBS&G Australia Pty Ltd

1 Asbestos Air Monitoring Results

JBS & G Australia (NSW) P/L
Level 8, 179 Elizabeth St
Sydney
NSW 2000



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025–Testing
 NATA is a signatory to the ILAC Mutual Recognition
 Arrangement for the mutual recognition of the
 equivalence of testing, medical testing, calibration,
 inspection, proficiency testing scheme providers and
 reference materials producers reports and certificates.

Attention: Isaac Lee
Report 1173285-AFC
Project Name MATRAVILLE
Project ID 68409
Received Date Dec 19, 2024
Date Reported Dec 19, 2024

METHODOLOGY:

Asbestos Sampling	Sampling as per the National Occupational Health & Safety Commission – Guidance Note on The Membrane Filter Method For Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003(2005)] and the NATA Specific Accreditation Criteria, ISO/IEC 17025 Application Document Life Sciences – Annex, Asbestos sampling and testing, Issued: March 2022.
Pump Calibration	Air sampling pump performance has been assessed in accordance with Australian Institute of Occupational Hygiene (AIOH) Technical Paper Air Sampling Pumps: Equipment Calibration Requirements. Pump flow rate measurement equipment (e.g. Field Rotameter) has been calibrated in accordance with AIOH Technical Paper Flow Measurement Equipment: Calibration Requirements.
Asbestos Counting	Fibre counting is conducted in accordance with the National Occupational Health & Safety Commission Guidance Note on the Membrane Filter Method For Estimating Airborne Asbestos Fibres 2nd Edition , [NOHSC:3003(2005)] (MFM) and supplementary work instruction in-house LTM-ASB-8010. Unless specifically noted, analysis is undertaken by approved analysts at the base facility. Fibre counts (Fibres/fields) are covered by the facility's NATA scope of accreditation. The requirements of the NATA Specific Accreditation Criteria, ISO/IEC 17025 Application Document Life Sciences – Annex, Asbestos sampling and testing, Issued: March 2022 are realised.

Project Name

Project ID

Date Sampled

Report

MATRAVILLE

68409

Dec 18, 2024

1173285-AFC

Eurofins Sample No.	Client Sample ID	Pump ID	Location	Start (time)	End (time)	Start Flow Rate (L/min)	End Flow Rate (L/min)	Result (Fibres/Fields)	Result (Fibres/mL)
24-De0051789	DI466187	AC018	SOUTHERN FENCE	8:12	16:03	1.5	1.5	0/100	< 0.01
24-De0051790	DI466211	AC159	WESTERN FENCE	8:15	16:05	1.5	1.5	0/100	< 0.01
24-De0051791	DI466248	AC195	NORTHERN FENCE	8:18	16:08	1.5	1.5	0/100	< 0.01
24-De0051792	DI466293	AC096	EASTERN FENCE	8:21	16:12	1.5	1.5	0/100	< 0.01
24-De0051793	DI466249	BLANK	BLANK	--	--	--	--	0/100	--

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8010	Sydney	Dec 19, 2024	Indefinite



web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

Melbourne 6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	Brisbane 1/21 Smallwood Place Murarrie QLD 4172 T: +61 7 3902 4600 NATA# 1261 Site# 20794 & 2780	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079	Perth 46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370 & 2554	Auckland 35 O'Rorke Road Penrose, Auckland 1061 +64 9 526 4551 IANZ# 1327	Auckland (Focus) Unit C1/4 Pacific Rise, Mount Wellington, Auckland 1061 +64 9 525 0568 IANZ# 1308	Christchurch 43 Detroit Drive Rolleston, Christchurch 7675 +64 3 343 5201 IANZ# 1290	Tauranga 1277 Cameron Road, Gate Pa, Tauranga 3112 +64 9 525 0568 IANZ# 1402
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Company Name: JBS & G Australia (NSW) P/L

Address: Level 8, 179 Elizabeth St
Sydney
NSW 2000

Project Name: MATRAVILLE

Project ID: 68409

Order No.:

Report #: 1173285

Phone: 02 8245 0300

Fax:

Received: Dec 19, 2024 5:45 PM

Due: Dec 19, 2024

Priority: Same day

Contact Name: Isaac Lee

Eurofins Analytical Services Manager : Andrew Black

Sample Detail						Asbestos Fibre Count & Concentration
Sydney Laboratory - NATA # 1261 Site # 18217						X
External Laboratory						
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID	
1	DI466187	Dec 18, 2024	4:03PM	Air	S24-De0051789	X
2	DI466211	Dec 18, 2024	4:05PM	Air	S24-De0051790	X
3	DI466248	Dec 18, 2024	4:08PM	Air	S24-De0051791	X
4	DI466293	Dec 18, 2024	4:12PM	Air	S24-De0051792	X
5	DI466249	Dec 18, 2024		Air	S24-De0051793	X
Test Counts						5

Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report with the colour **blue** indicates data provided by customer that may have an impact on the results.
5. This report replaces any interim results previously issued.

Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001).

Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (% w/w)
F/fld	Airborne fibre filter loading as Fibres (N) per Fields counted (n)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (C)
g, kg	Mass, e.g. of whole sample (M) or asbestos-containing find within the sample (m)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM ($V = r \times t$)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (r)
min	Time (t), e.g. of air sample collection period

Calculations

Airborne Fibre Concentration: $C = \left(\frac{A}{a}\right) \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right) \times \left(\frac{1}{t}\right) = K \times \left(\frac{N}{n}\right) \times \left(\frac{1}{V}\right)$

Asbestos Content (as asbestos): $\% w/w = \frac{(m \times P_A)}{M}$

Weighted Average (of asbestos): $\%_{WA} = \sum \frac{(m \times P_A) \times x}{x}$

Terms

%asbestos	Estimated percentage of asbestos in a given matrix may be derived from knowledge or experience of the material, informed by HSG264 <i>Appendix 2</i> , else assumed to be 15% in accordance with WA DOH <i>Appendix 2</i> (P_A). This estimate is not NATA-accredited.
ACM	Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded (non-friable) condition. For the purposes of the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to "non-bonded / friable".
AFM	Airborne Fibre Monitoring, e.g., by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total %w/w asbestos content in asbestos-containing finds in a soil sample (% w/w).
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004..
COC	Chain of Custody.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004..
Dry	Sample is dried by heating prior to analysis.
DS	Dispersion Staining. Technique required for unequivocal Identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos-containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material that was previously non-friable and in a severely degraded condition. For the purposes of the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to distinguish visibly and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory's remit to assess the degree of friability.
HSG248	UK HSE HSG248, <i>Asbestos: The Analysts Guide</i> , 2 nd Edition (2021), ISBN: 9780616667079.
HSG264	UK HSE HSG264, <i>Asbestos: The Survey Guide</i> (2012), ISBN: 9780717665020
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (K) as derived from the effective filter area of the given AFM membrane used for collecting the sample (A) and the projected eyepiece graticule area of the specific microscope used for the analysis (a).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, <i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres</i> , 2nd Edition [NOHSC:3003(2005)].
MMVF	Man-Made Vitreous Fibre - exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and "bio-soluble fibres". NOTE: previously known as "synthetic mineral fibre" (SMF).
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004..
PCM	Phase Contrast Microscopy. This is used for fibre counting according to the MFM.
PLM	Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004..
Sampling	Unless otherwise stated, Eurofins are not responsible for sampling equipment or the sampling process.
SRA	Sample Receipt Advice.
Trace Analysis	An analytical procedure is used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
UMF	Unidentified Mineral Fibre Detected. Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.. It may include (but is not limited to) actinolite, anthophyllite, or tremolite asbestos.
WA DOH	Reference document for the NEPM. Government of Western Australia, <i>Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia</i> (updated 2021), including Appendix Four: <i>Laboratory analysis</i>
Weighted Average	Combined average %w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (%_{WA}).

Comments

Volume Measurement : FINN BILLYARD CURREY, JBS & G Australia (NSW) P/L, has been trained by Eurofins and they conducted the sampling in accordance with the National Occupational Health & Safety Commission - Guidance Note on The Membrane Filter Method For Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003(2005)] methodology. Sampling pumps used by JBS & G Australia (NSW) P/L were calibrated by Eurofins Environment Testing and therefore volume measurements contained in this report are traceable back to Eurofins Environment Testing. Eurofins Environment Testing are responsible for all data contained in this report.

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	N/A
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Asbestos Counter/Identifier:

Geronimo Jr Abrot Senior Analyst-Asbestos

Authorised by:

Sayeed Abu Senior Analyst-Asbestos



Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

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Appendix K Asbestos Clearance Letter

JBS&G 68409 | 164,634

L001 Asbestos Clearance Report – Finucane Reserve (Rev 0)

8 January 2025

Noah Walsh-Gay (Project Officer)
Randwick City Council | Infrastructure Services
Via email: Noah.Walsh-Gay@randwick.nsw.gov.au

Finucane Reserve, Matraville NSW – Asbestos Clearance Report

Dear Noah,

1. Introduction & Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by Randwick City Council (RCC, the client) to undertake a clearance inspection of Finucane Reserve located at 1 Finucane Cres, Matraville NSW 2036 (the site).

It is understood that during previous works involving the removal of an area of the play facilities, asbestos containing material (ACM) was identified and works were halted and the area capped and covered with clean material. In addition, the reserve was historically utilised as a dumping ground between 1942 to 1955, with the park established in the early 1980s.

Further to the above, JBS&G conducted intrusive works onsite on 18 December 2024 where 32 test pits were advanced across the balance of the site to characterise fill material to a maximum depth of 0.5 m below ground surface (m bgs). As ACM was previously identified on site and which was further identified during the recent intrusive works which will be documented in a detailed site investigation (DSI) report, RCC requested that a clearance inspection to be undertaken to confirm the absence of ACM on the ground surface following the intrusive and reinstatement works. The asbestos clearance area as discussed in this clearance report is shown on **Attachment 2 – Figure 2**.

Details of the asbestos clearance certification are provided in the following sections.

2. Site and Clearance Area Details

Client Site Contact Details	
Client Name	Randwick City Council
Client Contact	Noah Walsh – Gay
Site and Clearance Area	
Site Address / Location	1 Finucane Cres, Matraville NSW 2036
Description of Clearance Area	Ground surface of Finucane Reserve comprising approximately 5,000 m ² (refer Attachment 2 – Figure 2)

3. Clearance Inspection Details

JBS&G Clearance Inspection Details	
Date of clearance inspection	7 January 2025
JBS&G Licensed Asbestos Assessor (LAA)	Milad Noujaim (LAA 002002)
Asbestos Clearance Inspection Methodology	Following the completion of the intrusive works on site, the ground surface of the site was inspected to confirm the absence of ACM.
Exclusions	The clearance does not apply to any inaccessible areas, ground surfaces that could not be readily inspected, or to the sub-surface within the designated areas. Refer to Attachment 1 – Limitations .

4. Clearance Inspection Results

Asbestos Removal Works Details	Yes/No	Comment
Were any areas not able to be inspected?	No	-
Following visual inspection of the clearance area noted above, was any visible asbestos hazards or other asbestos containing materials (ACM) observed?	No	Refer to Photo Log in Attachment 5 .
Were soil validation samples collected?	No	-
Can the cleared area be re-occupied?	Yes	The area is considered safe for occupation under normal site conditions and controls.
Is ongoing asbestos management required in the cleared area?	Yes	Known asbestos hazards remain within sub-surface fill materials at the site. Any future intrusive works should be undertaken in accordance with a site asbestos management or works plan.
Is any additional information attached?	No	-

5. Conclusion

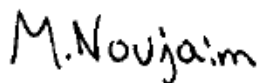
Based on the observations made during the asbestos clearance inspection and with reference to the Limitations included as **Attachment 1**, the following conclusions are made:

- At the time of inspection, no residual visible asbestos or ACM was observed on the ground surface of Finucane Reserve; and
- The area is suitable to be re-occupied under non-asbestos controlled conditions.

In the event that suspected asbestos or other potential contaminants are encountered subsequent to this advice, JBS&G should be contacted.

Should you require clarification, please contact Milad Noujaim on 02 8245 0300 or by email mnoujaim@jbsg.com.au.

Yours sincerely:



Milad Noujaim
Environmental Consultant
Licensed Asbestos Assessor (LAA002002)
JBS&G Australia Pty Ltd

Reviewed/Approved by:



Stuart Lumsden
Associate
Licensed Asbestos Assessor (LAA001140)
JBS&G Australia Pty Ltd

Attachments:

- (1) Limitations
- (2) Figures
- (3) Photographic Log

Attachment 1 Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties. The report has been prepared specifically for the client for the purposes of the commission, and no warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be amended in any way without prior approval by JBS&G, or reproduced other than in full including all attachments as originally provided to the client by JBS&G.

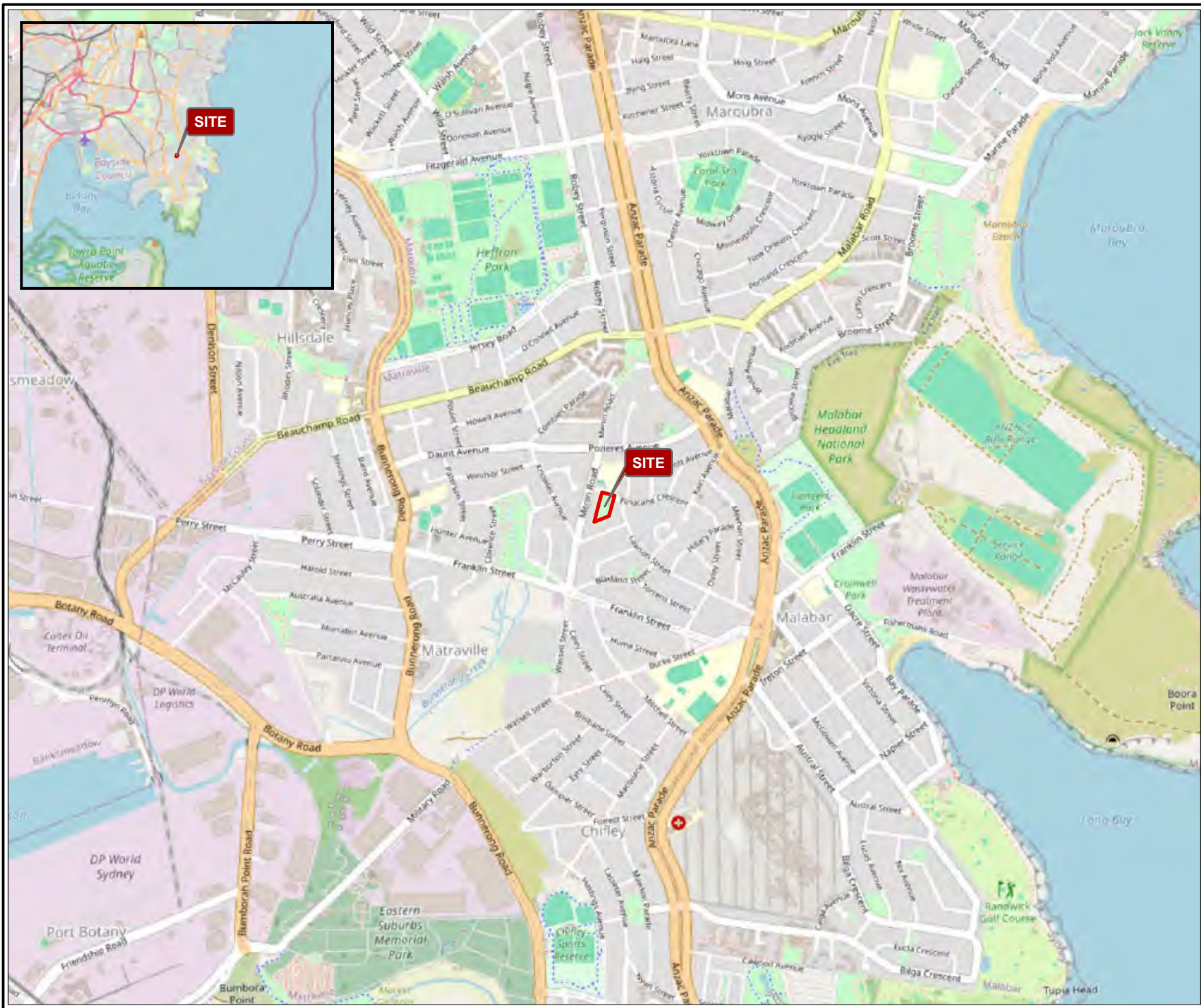
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements or agreed scope of work.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Attachment 2 Figures



Legend
Approximate Site Boundary



Job No: 68409

Client: Randwick City Council

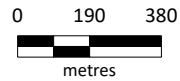
Version: L01 Rev A

Date 7/01/2025

Drawn By: HW

Checked By: FB

Scale 1:20,000



Coord. Sys. GDA2020 MGA Zone 56

**1 Finucane Cres,
Matraville, NSW**

SITE LOCATION

FIGURE 1



Legend
Approximate Site Boundary
NSW Cadastre



Job No: 68409

Client: Randwick City Council

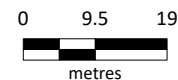
Version: L01 Rev A

Date 7/01/2025

Drawn By: HW

Checked By: FB

Scale 1:1,000



Coord. Sys. GDA2020 MGA Zone 56

1 Finucane Cres,
Matraville, NSW

SITE LAYOUT

FIGURE 2

Attachment 3 Photographic Log

SITE – FACING SOUTH



SITE – FACING NORTH



SITE- FACING SOUTHEAST



BACKFILLED SAMPLING LOCATION



Job No: 68409

Client: Randwick City Council

Version: L001 Rev 0

Date: 07/01/2025

Drawn By: MN

Checked By: SL

Not to Scale

Coord. Sys n/a

Finucane Reserve, Matraville

1 Finucane Crescent, Matraville

ATTACHMENT 3: PHOTO LOG

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0	1 x electronic copy	Noah Walsh-Gay – Randwick City Council noah.walsh-gay@randwick.nsw.gov.au	05/03/2025

Document Status

Rev No.	Author	Reviewer Name	Approved for Issue		
			Name	Signature	Date
A	Milad Noujaim	Matthew Bennett	Matthew Bennett 	Draft for client review	31/01/2025
0	Milad Noujaim	Matthew Bennett	Matthew Bennett 		05/03/2025



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Melbourne

Wurundjeri Country | Level 19,
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T: 03 9642 0599

Newcastle

Awabakal/Worimi Country | 61 / 63
Parry Street Newcastle West, NSW 2302
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Whadjuk Country | Allendale Square,
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Sydney

Gadigal Country | Level 1,
50 Margaret Street, Sydney, NSW 2000
T: 02 8245 0300

Wollongong

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