

From: "Jeff Hunt" <jeff.hunt@quadracon.com.au>
Sent: Wed, 10 Mar 2021 08:41:20 +1100
To: "Gordon Webb" <GWebb@wollongong.nsw.gov.au>
Cc: "Andrew McKenzie" <andrew.mckenzie@quadracon.com.au>; "Murray Finch" <murray.finch@quadracon.com.au>; "Peter Kellaway" <pkellaway@wollongong.nsw.gov.au>
Subject: Clearsafe Report + Quadracon's quotation price for the full floor replacement at Helensburgh Community Centre
Attachments: 20-12361-02-OH.pdf

[EXTERNAL EMAIL] This email was sent from outside of Wollongong City Council – be cautious, particularly with links and attachments.

Hi Gordon

As noted below, please see the attached Clearsafe Report relating to the inspection carried out on the rest of the hall area.

Looks like the meeting room carpeted area may need attention, and cleanout of the below stage basement area.

Talk soon

Kind Regards,

Jeff Hunt
Operations Manager



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Clicking "print" = 1 second. Growing a tree = 40 years! Think green and read from the screen!

From: Jeff Hunt
Sent: Tuesday, 9 March 2021 5:34 PM

Out of Scope / Not applicable

Out of Scope / Not applicable







MICROBIAL ASSESSMENT

HELENSBURGH COMMUNITY CENTRE

26 WALKER STREET
HELENSBURGH NSW 2508

Client:
Quadracon Building Pty Ltd
PO Box 249
Moss Vale NSW 2577

Reference:	Revision:	Date of Report:	Prepared By:	Authorised By:
20-12361-02-OH	Revision 0	9/3/2021	Luke Parkins	Michael Fernandez

Executive Summary

Clearsafe Environmental Solutions Pty Ltd (Clearsafe) was requested by Quadracon Building to undertake a limited assessment with regard to microbial levels within the Helensburgh Community Centre, 26 Walker Street, Helensburgh NSW 2508. The investigation was commissioned to further ascertain the extent of potential microbial contamination within the Helensburgh Community Centre, as the initial inspection conducted on the 27/11/2020 (Refer to Clearsafe report 20-12361-01-OH) solely concentrated on the basketball court subfloor. Clearsafe is of the understanding that microbial remedial options within the Basketball Court/Community Centre are still being considered and as such a subsequent inspection was requested to determine if microbial impacts exist within the building beyond the initial scope of works.

Moisture level results for the majority of all of the measured timber building materials were above 10% (which is considered the trigger level for treatment/further assessment), although not considered significantly high. All measured drywall/plasterboard surfaces reported results of <1% which is considered the trigger level for treatment/further assessment. It is noted that at the time of the inspection, water staining was visually observed on the concrete flooring within the southern room of the basement. Anecdotal evidence provided to the inspecting consultant by the client suggests that this area has previously been visually observed to contain pooled water.

Surface swab analysis results indicate that samples TS1, TS3 and TS6 returned detectable bacterial concentrations at significantly high concentrations. Samples TS1, TS2, TS3, TS6, TS7 and TS10 all returned detectable mould concentrations at levels that suggest significant viable mould. Samples TS1 and TS6 returned detectable viable yeast concentrations, however, these results were exceptionally low and are not deemed significant. Samples TS2 and TS7 were unable to give accurate detectable yeast concentrations due to overgrown mould. All of the aforementioned samples with detectable bacterial and mould concentrations are above trigger levels, suggesting the need for further testing and/or remedial works.

In conclusion, moisture readings in conjunction with surface swab analysis suggests that there exists an underlying moisture ingress/microbial growth issue outside of the Basketball Court subfloor. The two primary areas of concern for microbial contamination identified within the current scope of works are the basement adjoining the Basketball Court subfloor and the flooring beneath the carpet within the Meeting rooms. A visual inspection within these aforementioned areas identified what appeared to be mould growth at the time of the inspection. A strong musty/mouldy olfactory sensation was also apparent within the basement at the time of the inspection. Whilst pooled water was not identified within the areas inspected at the time of the inspection, water staining was identified on the concrete floor surfaces of the southern room of the basement and on the ceiling panels of the male and female bathrooms. A white powdery substance, which the inspecting consultant is of the belief is most likely efflorescence was also observed on the eastern wall of the southern

room of the basement. Clearsafe recommends appropriate remediation as part of proposed renovations.

The following recommendations apply to the microbial remediation works:

- Remediation work should be carried out by professional contractors in accordance with relevant guidelines and in consideration of the following points.
- The work area should not be occupied during cleaning processes.
- Conduct a building inspection by a professional building inspector to investigate the source of the water ingress within the southern room of the basement and beneath the carpet flooring within the meeting rooms.
- It is recommended that the carpet within the meeting rooms is removed and surfaces beneath the carpet flooring are thoroughly treated and cleaned with a professional mould treatment (normally a 10% diluted vinegar solution) or suitable air or liquid based alternative (such as HEPA filter vacuum cleaning, air washing, ultrasonic cleaning, steam cleaning or low pressure flushing etc). Subsequently wet wipe all impacted surfaces and allow them to completely dry prior to replacement with new flooring. Without complete removal of all carpet flooring within the meeting rooms and adjoining corridor/rooms it is difficult to accurately determine the extent of microbial growth beneath the carpet flooring. As such, it is recommended that following removal of the meeting rooms carpet flooring that adjoining areas be assessed and replaced accordingly.
- At the time of the inspection, two green armchairs were located within the basement (beneath the stage) both of which displayed visible evidence of mould growth, one of which was sampled. Results displayed significantly high microbial contamination, as such, and given the porous nature of the materials, it is recommended that the armchairs are completely disposed of. Hard furnishings with no apparent visible growth were also identified within the same room, as a precautionary measure Clearsafe recommends that these furnishings are thoroughly cleaned as per processes referred to above.
- Clearsafe recommends that all surfaces within the basement area (flooring, walls and ceilings) are thoroughly treated and cleaned with a professional mould treatment (normally a 10% diluted vinegar solution) or suitable air or liquid based alternative (such as HEPA filter vacuum cleaning, air washing, ultrasonic cleaning, steam cleaning or low pressure flushing etc). Subsequently wet wipe all impacted surfaces and allow them to completely dry prior
- At the time of the inspection the northern room of the basement was padlocked, various miscellaneous items could be observed from outside the gate, however, it was difficult to accurately determine any microbial contamination. It is recommended that once access allows, this area is thoroughly inspected, including each of the

miscellaneous items and appropriate remediation options are selected on a case-by-case basis.

- As per the Australian Mould Guidelines, mould damage is classified into a class system based on the extent and visible microbial impacts observed. As the mould damage was visible throughout the areas inspected and is likely to exist within a greater capacity beneath the carpet flooring of the meeting rooms and potentially beyond, the remedial works should be classified as a **Building Class 4 - Extensive Visible Growth Greater Than 10m2 (Large Job)**. As per these guidelines the basement areas and meeting rooms should be restricted and clearly signposted, floor surfaces within the basement covered in plastic sheets (for treating/cleaning of the walls and ceilings) and HVAC, ventilation and exhaust ducts adequately sealed. A decontamination unit installed at one of the entrances to each of these areas and all other access points adequately sealed and placed under negative air pressure by using an exhaust fan with a HEPA filter. PPE should include disposable overalls, gloves, shoe protectors and a full face respirator mask with HEPA filtration with an activated carbon or organic vapour filter.
- Post mould remediation works reduce the humidity within the identified microbial impacted areas by natural or artificial means (desiccant, dehumidifiers, increasing air flow).
- Post mould remediation works, increase natural light levels and ventilation within the identified microbial impacted areas
- An Occupational Hygiene consultant should be contacted to conduct a final inspection and clearance testing following remediation work.

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1 Introduction and Scope

Clearsafe Environmental Solutions Pty Ltd (Clearsafe) was requested by Quadracon Building to undertake a limited assessment with regard to microbial levels within the Helensburgh Community Centre, 26 Walker Street, Helensburgh NSW 2508. The investigation was commissioned to further ascertain the extent of potential microbial contamination within the Helensburgh Community Centre, as the initial inspection conducted on the 27/11/2020 (Refer to Clearsafe report 20-12361-01-OH) solely concentrated on the basketball court subfloor. Clearsafe is of the understanding that microbial remedial options within the Basketball Court/Community Centre are still being considered and as such a subsequent inspection was requested to determine if microbial impacts exist within the building beyond the initial scope of works.

The agreed Scope of Work is summarised below:

- Moisture level spot checks in several locations throughout the Helensburgh Community centre using a hand-held moisture meter.
- Surficial microbial sampling (yeast, mould and bacteria) in thirteen (13) locations using sterilised swabs (Including a blank and reference sample)
- Visual inspection of the Helensburgh Community Centre for visible evidence of water ingress and mould growth.
- Recommendations on the treatment of any identified mould affected surfaces.
- Preparation of a professional report summarising the findings of the investigation.

2 Limitations

All work is conducted in a conscientious and professional manner, with due diligence and appropriate care. However due to the disproportionate cost of potential damages or liability relative to the cost of our services, Clearsafe cannot offer any guarantee that all hazards have been identified. Subsequently, Clearsafe's liability to the client or any other party resulting from the performance or non-performance of the service, whether under contract law, tort law or otherwise, is limited to a maximum of up to five (5) times the total fee excluding expenses.

Clearsafe reports are not to be reproduced or reviewed except in full. All reports are prepared for a particular client's objective, and therefore should not be used by any third party as a basis for future decision-making.

Clearsafe relies on the accuracy of information provided by the client.

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3 Sampling Details

A site inspection and sampling was undertaken on the 25th of February 2021.

A TechCheck Plus (SN 13960) hand held moisture meter was used to undertake spot checks and measure relative moisture levels within representative building materials such as walls/ceiling surfaces and timber within a limited number of representative areas within the building.

Microbial samples were collected onto sterile, sealed and pre-packaged transport swabs/growth media using standard Clearsafe sampling procedures. The samples were transported in an iced insulated box and arrived at the nominated testing laboratory within 24hrs subsequent to the sampling.

Samples were collected from locations which were considered to be representative of the general conditions at the time of sampling.

The microbial sampling program was limited to surficial viable microorganisms in selected locations and during a specific period in time. Viable microorganism concentrations are known to vary markedly with differing meteorological and seasonal conditions.

4 Adopted Standards

Viable micro-organisms are common on urban surfaces and within indoor air. Microbial levels are relevant to indoor air quality as they can cause allergies and infections and may also negatively impact on an area's aesthetics by affecting surface coatings and releasing odorous volatile organic compounds.

The human body is well adapted to cope with most micro-organisms that are regularly encountered. As such it has not been possible for the scientific community to reproducibly establish levels of micro-organisms (on surfaces or in air) that are considered to be 'safe' or 'unsafe'.

The established methodology for assessing microbial levels is to collect samples from both affected and non-affected locations and make comparisons. It is common for there to be large variations detected between locations and therefore Clearsafe, in line with the industry accepted standard, uses the following triggers to indicate a need for remediation or further investigation:

- Evident mould growth as observed by a trained and experienced consultant.
- Microbial sample results greater than double (x2) the reference sample.

5 Observations

The site consists of the Helensburgh Community Centre located at 26 Walker Street Helensburgh. The initial inspection on the 27/11/2020 centralised on the basketball court subfloor and it's observations can be found detailed in Clearsafe report 20-12361-01-OH. The scope of the current investigation pertains to the remaining areas/rooms of the Helensburgh Community Centre. The inspection was undertaken on the 25/2/2021. Listed below are observations made at the time of the inspection.

Clearsafe was advised the following information from the client:

- Remedial options for the Basketball Court (and it's subfloor) and the Helensburgh Community Centre in its entirety are still being considered.
- The current scope of works pertains to all areas within the Helensburgh Community Centre, outside of those inspected during the initial inspection (Basketball Court subfloor).
- Pooled water had been observed previously within the southern room of the basement on the concrete flooring

The following observations were noted during the inspection:

Basement (Area beneath the stage, adjoining the subfloor)

- A mouldy/musty odour was present within the basement at the time of the inspection.
- The basement area consists of three (3) open rooms (one of which was padlocked and unable to be accessed and appears to be used for storage) and a corridor connecting the three rooms.
- All walls within the basement are brick, the floors are concrete and all ceiling linings are concrete with the exception of the ceiling beneath the stage which is vermiculite.
- Furnishings within the two (2) accessible rooms consisted of several armchairs which appeared to be mould impacted and tables within the room beneath the stage and various pipes/cables and a shelving unit within the southern room.
- A white growth was observed within the southern room of the basement that was primarily concentrated along the eastern and southern walls and extended from the concrete flooring to approximately halfway up the wall.
- Two (2) L-shaped pipes were observed along the southern wall of the southern room that internally appeared to be covered with mould and stagnant water. These pipes

terminated at the brick wall surface and directly beneath on the concrete flooring was visually observed water markings/staining.

Basketball Court and storage room

- The basketball court flooring is hardwood timber, the walls of the southern, northern and western sides (lower section) are perforated timber and the upper walls to each of these sides are brick. The ceiling appears to be a cork-like material.
- The basketball court storage room consists of concrete flooring and brick walls.
- There was no mouldy/musty odour present within the basketball court or the adjoining basketball court storage room, at the time of the inspection.
- The basketball court flooring was visibly uneven and structurally unstable (particularly along the western end).
- The basketball court flooring has spaced ventilation around the outer edges of the court.
- No visible mould was observed on any of the wall or upper flooring surfaces within these areas, at the time of the inspection.

Backstage hallway and toilet

- The backstage hallway consists of concrete flooring, brick walls and a plasterboard ceiling.
- The backstage toilet consists of tiled flooring, concrete rendered walls and a plasterboard ceiling.
- No visible mould was observed on any of the wall, ceiling or flooring surfaces within these areas, at the time of the inspection.
- There was no mouldy/musty odour present within these areas, at the time of the inspection.
- A limited inspection into the ceiling cavity (within the bathroom) did not identify any evidence of microbial growth.

Kitchen

- The kitchen consists of vinyl floor sheeting, tiled walls and ceiling panels.
- No visible mould was observed on any of the wall, ceiling or flooring surfaces within this area, at the time of the inspection.

- There was no mouldy/musty odour present within this area, at the time of the inspection.

Meeting Rooms 1 & 2

- The meeting rooms consist of carpet flooring, brick walls and a cork-like material for the ceiling.
- What appeared to be visible mould was observed underneath the carpet flooring immediately adjacent the southern doors of both of the meeting rooms, at the time of the inspection.
- There was no mouldy/musty odour present within these areas, at the time of the inspection.

Hallway

- The hallway consists of carpet flooring, brick walls and a cork-like material for the ceiling.
- The hallway is bordered on the northern side by the basketball court, the southern side by meeting room 2, an office and office storage room as well as the male and female toilets and on the western side by meeting room 1.
- There was no mouldy/musty odour present within this area, at the time of the inspection.
- No visible mould was observed on any of the wall, ceiling or flooring surfaces within this area, at the time of the inspection.
- It should be noted that the bottom of the eastern (front) entrance door was damaged/broken off, which may allow for water ingress during extended/severe rain events.

Office and Office Storage room

- The office and office storage room consist of carpet flooring, rendered concrete walls, and ceiling panels.
- There was a slight mouldy/musty odour present within the office, at the time of the inspection.
- No visible mould was observed on any of the wall, ceiling or flooring surfaces within this area, at the time of the inspection.

Male and Female Bathrooms

- The male and female bathrooms consist of tiled flooring, rendered concrete walls, and ceiling panels.
- There was no mouldy/musty odour present within these areas, at the time of the inspection.
- No visible mould was observed on any of the wall, ceiling or flooring surfaces within these areas, at the time of the inspection. However, ceiling panels within the washroom section of both of the bathrooms did exhibit visual evidence of water staining.

6 Moisture Level Spot Checks

Method:

A Tech Check Plus hand held moisture meter was used to measure moisture within timber surfaces in several locations.

Results:

Table 1: Moisture level of timber surfaces

Location	Timber Surfaces (%)
Basketball court stage, hardwood timber flooring (Central)	14.4%
Basketball court stage, eastern skirting board	7.3%
Basketball court stage, northern door, northern door jamb	8%
Basketball court, southern wall (centrally located) - approximately 0.3m high	14.4%
Basketball court, southern wall (centrally located) - approximately 1m high	12.9%
Basketball court, western wall (centrally located) - approximately 0.3m high	15.3%
Basketball court, western wall (centrally located) - approximately 1m high	13.2%
Basketball court, northern wall (centrally located) - approximately 0.3m high	14.1%
Basketball court, northern wall (centrally located) - approximately 1m high	12.8%

Meeting room 1, western skirting board	10.2%
Meeting room 1, eastern skirting board	10.0%
Meeting room 1, northern skirting board	10.4%
Meeting room 1, southern skirting board	10.4%
Male bathroom, northern door jamb	10%
Hallway, timber trimmings along the northern wall (centrally located)	10.4%

Table 2: Moisture level of Drywall/Plasterboard surfaces

Location	Drywall/Plasterboard Surfaces (%)
Backstage hallway, ceiling	0.6%
Backstage bathroom, ceiling	0.6%
Kitchen, ceiling panel immediately adjacent basketball court entrance	0.1%
Male Bathroom, ceiling panel immediately adjacent hallway entrance	0.4%
Female Bathroom, ceiling panel immediately adjacent hallway entrance	0.4%

Discussion:

Moisture level results for the majority of all of the measured timber building materials were above 10% (which is considered the trigger level for treatment/further assessment), although not considered significantly high. All measured drywall/plasterboard surfaces reported results of <1% which is considered the trigger level for treatment/further assessment. It is noted that at the time of the inspection, water staining was visually observed on the concrete flooring within the southern room of the basement. Anecdotal evidence provided to the inspecting consultant by the client suggests that this area has previously been visually observed to contain pooled water. The need for remediation and/or further investigation is recommended.

7 Surficial Microbial Sampling

Method:

Surficial microbial sampling was undertaken in thirteen (13) locations using swabs (Including a blank and reference sample). The swabs are used to collect microbial spores from direct contact with surfaces and are then placed onto growth media and incubated in a controlled environment, before being analysed for viable colony forming units (CFU). The results are then compared with control samples collected from a similar non-affected location nearby.

Results:

Table 3: Surficial Microbial Counts Using Swabs

Sample No.	Location	Bacteria Count (CFU/swab)	Mould Count (CFU/swab)	Yeast Count (CFU/swab)
20-12361/ Blank	Field Blank	<10	<10	<10
20-12361/ Ref	Hallway, glass sliding panel on northern wall of office (Reference)	<10	<10	<10
20-12361/ TS1	Basement, southern room, interior bottom surface of L-shaped pipe	11000	530	14
20-12361/ TS2	Basement, room beneath stage, green chair, arm rest	<10	>30000	Unable to report yeast count due to tntc mould
20-12361/ TS3	Basement, southern room, eastern wall (lower section), on white material on brick surface	15000	960	<10
20-12361/ TS4	Basketball Court, western wall (centrally located), approximately 1m high	<10	<10	<10
20-12361/ TS5	Kitchen, eastern wall (above microwave)	<10	<10	<10

20-12361/ TS6	Meeting Room 1, flooring underneath carpet (immediately adjacent south-eastern door)	3000	420	6
20-12361/ TS7	Meeting Room 2, flooring underneath carpet (immediately adjacent southern door)	<10	>30000	Unable to report yeast count due to tntc mould
20-12361/ TS8	Female toilet and ambulant toilet, ceiling panel adjacent entry	<10	<10	<10
20-12361/ TS9	Office, southern wall (centrally located)	<10	<10	<10
20-12361/ TS10	Basement, room beneath stage, vermiculite ceiling (black spot)	<10	100 est.	<10
20-12361/ TS11	Basketball Court, upper southern brick wall (centrally located) - approximate height 2m	<10	<10	<10

Note: est. = Estimated

Discussion:

With reference to Table 3, above, results indicate that samples TS1, TS3 and TS6 returned detectable bacterial concentrations at significantly high concentrations. Samples TS1, TS2, TS3, TS6, TS7 and TS10 all returned detectable mould concentrations at levels that suggest significant viable mould. Samples TS1 and TS6 returned detectable viable yeast concentrations, however, these results were exceptionally low and are not deemed significant. Samples TS2 and TS7 were unable to give accurate detectable yeast concentrations due to overgrown mould. All of the aforementioned samples with detectable bacterial and mould concentrations are above trigger levels, suggesting the need for further testing and/or remedial works.

8 Conclusion

Clearsafe Environmental Solutions Pty Ltd (Clearsafe) was requested by Quadracon Building to undertake a limited assessment with regard to microbial levels within the Helensburgh Community Centre, 26 Walker Street, Helensburgh NSW 2508. The investigation was commissioned to further ascertain the extent of potential microbial contamination within the Helensburgh Community Centre, as the initial inspection conducted on the 27/11/2020 (Refer to Clearsafe report 20-12361-01-OH) solely concentrated on the basketball court subfloor. Clearsafe is of the understanding that microbial remedial options within the Basketball Court/Community Centre are still being considered and as such a subsequent inspection was requested to determine if microbial impacts exist within the building beyond the initial scope of works.

Moisture level results for the majority of all of the measured timber building materials were above 10% (which is considered the trigger level for treatment/further assessment), although not considered significantly high. All measured drywall/plasterboard surfaces reported results of <1% which is considered the trigger level for treatment/further assessment. It is noted that at the time of the inspection, water staining was visually observed on the concrete flooring within the southern room of the basement. Anecdotal evidence provided to the inspecting consultant by the client suggests that this area has previously been visually observed to contain pooled water.

Surface swab analysis results indicate that samples TS1, TS3 and TS6 returned detectable bacterial concentrations at significantly high concentrations. Samples TS1, TS2, TS3, TS6, TS7 and TS10 all returned detectable mould concentrations at levels that suggest significant viable mould. Samples TS1 and TS6 returned detectable viable yeast concentrations, however, these results were exceptionally low and are not deemed significant. Samples TS2 and TS7 were unable to give accurate detectable yeast concentrations due to overgrown mould. All of the aforementioned samples with detectable bacterial and mould concentrations are above trigger levels, suggesting the need for further testing and/or remedial works.

In conclusion, moisture readings in conjunction with surface swab analysis suggests that there exists an underlying moisture ingress/microbial growth issue outside of the Basketball Court subfloor. The two primary areas of concern for microbial contamination identified within the current scope of works are the basement adjoining the Basketball Court subfloor and the flooring beneath the carpet within the Meeting rooms. A visual inspection within these aforementioned areas identified what appeared to be mould growth at the time of the inspection. A strong musty/mouldy olfactory sensation was also apparent within the basement at the time of the inspection. Whilst pooled water was not identified within the areas inspected at the time of the inspection, water staining was identified on the concrete floor surfaces of the southern room of the basement and on the ceiling panels of the male and female bathrooms. A white powdery substance, which the inspecting consultant is of the belief is most likely efflorescence was also observed on the eastern wall of the southern

room of the basement. Clearsafe recommends appropriate remediation as part of proposed renovations.

As per the Australian Mould Guidelines, mould damage is classified into a class system based on the extent and visible microbial impacts observed. As the mould damage was visible throughout the basement and underneath the carpet in the meeting rooms (that of which the extent has not been accurately determined) remedial works should be classified as a ***Building Class 4 - Extensive Visible Growth Greater Than 10m² (Large Job)***.

9 Recommendations

The following recommendations apply to the microbial remediation works:

- Remediation work should be carried out by professional contractors in accordance with relevant guidelines and in consideration of the following points.
- The work area should not be occupied during cleaning processes.
- Conduct a building inspection by a professional building inspector to investigate the source of the water ingress within the southern room of the basement and beneath the carpet flooring within the meeting rooms.
- It is recommended that the carpet within the meeting rooms is removed and surfaces beneath the carpet flooring are thoroughly treated and cleaned with a professional mould treatment (normally a 10% diluted vinegar solution) or suitable air or liquid based alternative (such as HEPA filter vacuum cleaning, air washing, ultrasonic cleaning, steam cleaning or low pressure flushing etc). Subsequently wet wipe all impacted surfaces and allow them to completely dry prior to replacement with new flooring. Without complete removal of all carpet flooring within the meeting rooms and adjoining corridor/rooms it is difficult to accurately determine the extent of microbial growth beneath the carpet flooring. As such, it is recommended that following removal of the meeting rooms carpet flooring that adjoining areas be assessed and replaced accordingly.
- At the time of the inspection, two green armchairs were located within the basement (beneath the stage) both of which displayed visible evidence of mould growth, one of which was sampled. Results displayed significantly high microbial contamination, as such, and given the porous nature of the materials, it is recommended that the armchairs are completely disposed of. Hard furnishings with no apparent visible growth were also identified within the same room, as a precautionary measure Clearsafe recommends that these furnishings are thoroughly cleaned as per processes referred to above.
- Clearsafe recommends that all surfaces within the basement area (flooring, walls and ceilings) are thoroughly treated and cleaned with a professional mould treatment (normally a 10% diluted vinegar solution) or suitable air or liquid based alternative (such as HEPA filter vacuum cleaning, air washing, ultrasonic cleaning, steam cleaning or low pressure flushing etc). Subsequently wet wipe all impacted surfaces and allow them to completely dry prior
- At the time of the inspection the northern room of the basement was padlocked, various miscellaneous items could be observed from outside the gate, however, it was difficult to accurately determine any microbial contamination. It is recommended that once access allows, this area is thoroughly inspected, including each of the

miscellaneous items and appropriate remediation options are selected on a case-by-case basis.

- As per the Australian Mould Guidelines, mould damage is classified into a class system based on the extent and visible microbial impacts observed. As the mould damage was visible throughout the areas inspected and is likely to exist within a greater capacity beneath the carpet flooring of the meeting rooms and potentially beyond, the remedial works would be classified as a **Building Class 4 - Extensive Visible Growth Greater Than 10m² (Large Job)**. As per these guidelines the basement areas and meeting rooms should be restricted and clearly signposted, floor surfaces within the basement covered in plastic sheets (for treating/cleaning of the walls and ceilings) and HVAC, ventilation and exhaust ducts adequately sealed. A decontamination unit installed at one of the entrances to each of these areas and all other access points adequately sealed and placed under negative air pressure by using an exhaust fan with a HEPA filter. PPE should include disposable overalls, gloves, shoe protectors and a full face respirator mask with HEPA filtration with an activated carbon or organic vapour filter.
- Post mould remediation works reduce the humidity within the identified microbial impacted areas by natural or artificial means (desiccant, dehumidifiers, increasing air flow).
- Post mould remediation works, increase natural light levels and ventilation within the identified microbial impacted areas
- An Occupational Hygiene consultant should be contacted to conduct a final inspection and clearance testing following remediation work.

10 Closure and Contact Information

For any queries relating to this report, please contact Clearsafe on 1300 042 962 or info@clearsafe.com.au.

Clearsafe is pleased to provide our consulting services for this commission.

Kind Regards,



Luke Parkins
Project Consultant



Michael Fernandez
Regional Manager

APPENDIX A

SITE PHOTOGRAPHS

Photo	Location
	Representative photograph of the basement (room beneath the stage), at the time of the inspection
	Representative photograph of the eastern and southern walls of the southern room of the basement, at the time of the inspection
	Representative photograph of the armchairs within the basement (room beneath the stage), at the time of the inspection



Representative photograph of the padlocked room within the basement, at the time of the inspection



Representative photograph of one of the L-shaped pipes within the southern room of the basement, at the time of the inspection



Representative photograph of the flooring beneath the carpet within Meeting Room 2, at the time of the inspection



Representative photograph of a ceiling panel within the female bathroom, at the time of the inspection

APPENDIX B

LABORATORY REPORTS

COA No:	SYD-51549012-0
Supersedes:	None
COA Date:	04/03/2021
Page 1 of 7	

TO:

Clearsafe Environmental Solutions
 Clearsafe Environmental Solutions
 PO Box 337
 UNANDERRA, NSW 2526

Received From:	Unanderra, NSW
Received Date:	25/02/2021

Location of Test: (except where noted)	Regents Park, NSW
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Analytical Results

Desc. 1: ^		20-12361/Blank		Sample Number: 456587187	
				Condition Rec'd: NORMAL	
				Temp Rec'd (°C): 11.1	
				Date Started: 26/02/2021	
Results apply only to the sample as received					
<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Method Reference</u>	<u>Result Date</u>	<u>Loc.</u>
Total Bacterial Count	<10	CFU/swab	M17.2	01/03/2021	
Total Mould Count	<10	CFU/swab	M17.2	04/03/2021	
Total Yeast Count	<10	CFU/swab	M17.2	04/03/2021	

Desc. 1: ^		20-12361/Ref		Sample Number: 456587188	
				Condition Rec'd: NORMAL	
				Temp Rec'd (°C): 11.1	
				Date Started: 26/02/2021	
Results apply only to the sample as received					
<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Method Reference</u>	<u>Result Date</u>	<u>Loc.</u>
Total Bacterial Count	<10	CFU/swab	M17.2	01/03/2021	
Total Mould Count	<10	CFU/swab	M17.2	04/03/2021	
Total Yeast Count	<10	CFU/swab	M17.2	04/03/2021	



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TGA Licence No: MI-04072005-LI-000664-2

AU-COA-33 v9

COA No:	SYD-51549012-0
Supersedes:	None
COA Date:	04/03/2021
Page 2 of 7	

TO:

Clearsafe Environmental Solutions
 Clearsafe Environmental Solutions
 PO Box 337
 UNANDERRA, NSW 2526

Received From:	Unanderra, NSW
Received Date:	25/02/2021

Location of Test: (except where noted)	Regents Park, NSW
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Analytical Results

Desc. 1: ^	20-12361/TS1	Sample Number: 456587189			
		Condition Rec'd: NORMAL			
		Temp Rec'd (°C): 11.1			
		Date Started: 26/02/2021			
		Results apply only to the sample as received			
<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Method Reference</u>	<u>Result Date</u>	<u>Loc.</u>
Total Bacterial Count	11000	CFU/swab	M17.2	01/03/2021	
Total Mould Count	530	CFU/swab	M17.2	04/03/2021	
Total Yeast Count	14	CFU/swab	M17.2	04/03/2021	

Desc. 1: ^	20-12361/TS2	Sample Number:	456587190		
		Condition Rec'd:	NORMAL		
		Temp Rec'd (°C):	11.1		
		Date Started:	26/02/2021		
Results apply only to the sample as received					
<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Method Reference</u>	<u>Result Date</u>	<u>Loc.</u>
Total Bacterial Count	<10	CFU/swab	M17.2	01/03/2021	
Total Mould Count	>30000	CFU/swab	M17.2	04/03/2021	
Total Yeast Count	Unable to report yeast count due to tntc mould	CFU/swab	M17.2	04/03/2021	



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AU-COA-33 v9

COA No:	SYD-51549012-0
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COA Date:	04/03/2021
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TO:

Clearsafe Environmental Solutions
 Clearsafe Environmental Solutions
 PO Box 337
 UNANDERRA, NSW 2526

Received From:	Unanderra, NSW
Received Date:	25/02/2021

Location of Test: (except where noted)	Regents Park, NSW
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Analytical Results

Desc. 1: ^	20-12361/TS3	Sample Number: 456587191			
		Condition Rec'd: NORMAL			
		Temp Rec'd (°C): 11.1			
		Date Started: 26/02/2021			
		Results apply only to the sample as received			
<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Method Reference</u>	<u>Result Date</u>	<u>Loc.</u>
Total Bacterial Count	15000	CFU/swab	M17.2	01/03/2021	
Total Mould Count	960	CFU/swab	M17.2	04/03/2021	
Total Yeast Count	<10	CFU/swab	M17.2	04/03/2021	

Desc. 1: ^	20-12361/TS4	Sample Number: 456587192			
		Condition Rec'd: NORMAL			
		Temp Rec'd (°C): 11.1			
		Date Started: 26/02/2021			
		Results apply only to the sample as received			
<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Method Reference</u>	<u>Result Date</u>	<u>Loc.</u>
Total Bacterial Count	<10	CFU/swab	M17.2	01/03/2021	
Total Mould Count	<10	CFU/swab	M17.2	04/03/2021	
Total Yeast Count	<10	CFU/swab	M17.2	04/03/2021	



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AU-COA-33 v9

COA No:	SYD-51549012-0
Supersedes:	None
COA Date:	04/03/2021
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TO:

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 Clearsafe Environmental Solutions
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Received From:	Unanderra, NSW
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Analytical Results

Desc. 1: ^	20-12361/TS5	Sample Number:	456587193		
		Condition Rec'd:	NORMAL		
		Temp Rec'd (°C):	11.1		
		Date Started:	26/02/2021		
Results apply only to the sample as received					
<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Method Reference</u>	<u>Result Date</u>	<u>Loc.</u>
Total Bacterial Count	<10	CFU/swab	M17.2	01/03/2021	
Total Mould Count	<10	CFU/swab	M17.2	04/03/2021	
Total Yeast Count	<10	CFU/swab	M17.2	04/03/2021	

Desc. 1: ^	20-12361/TS6	Sample Number: 456587194			
		Condition Rec'd: NORMAL			
		Temp Rec'd (°C): 11.1			
		Date Started: 26/02/2021			
		Results apply only to the sample as received			
<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Method Reference</u>	<u>Result Date</u>	<u>Loc.</u>
Total Bacterial Count	3000	CFU/swab	M17.2	01/03/2021	
Total Mould Count	420	CFU/swab	M17.2	04/03/2021	
Total Yeast Count	6	CFU/swab	M17.2	04/03/2021	



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TO:

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Analytical Results

Desc. 1: ^		20-12361/TS7		Sample Number: 456587195	
				Condition Rec'd: NORMAL	
				Temp Rec'd (°C): 11.1	
				Date Started: 26/02/2021	
Results apply only to the sample as received					
<u>Analyte</u>		<u>Result</u>	<u>Units</u>	<u>Method Reference</u>	<u>Result Date</u>
Total Bacterial Count		<10	CFU/swab	M17.2	01/03/2021
Total Mould Count		>30000	CFU/swab	M17.2	04/03/2021
Total Yeast Count	Unable to report yeast count due to tntc mould		CFU/swab	M17.2	04/03/2021

Desc. 1: ^	20-12361/TS8	Sample Number: 456587196			
		Condition Rec'd: NORMAL			
		Temp Rec'd (°C): 11.1			
		Date Started: 26/02/2021			
		Results apply only to the sample as received			
<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Method Reference</u>	<u>Result Date</u>	<u>Loc.</u>
Total Bacterial Count	<10	CFU/swab	M17.2	01/03/2021	
Total Mould Count	<10	CFU/swab	M17.2	04/03/2021	
Total Yeast Count	<10	CFU/swab	M17.2	04/03/2021	



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Analytical Results

Desc. 1: ^		20-12361/TS9		Sample Number: 456587197	
				Condition Rec'd: NORMAL	
				Temp Rec'd (°C): 11.1	
				Date Started: 26/02/2021	
Results apply only to the sample as received					
<u>Analyte</u>		<u>Result</u>	<u>Units</u>	<u>Method Reference</u>	<u>Result Date</u>
Total Bacterial Count		<10	CFU/swab	M17.2	01/03/2021
Total Mould Count		<10	CFU/swab	M17.2	04/03/2021
Total Yeast Count		<10	CFU/swab	M17.2	04/03/2021

Desc. 1: ^		20-12361/TS10		Sample Number: 456587198	
				Condition Rec'd: NORMAL	
				Temp Rec'd (°C): 11.1	
				Date Started: 26/02/2021	
Results apply only to the sample as received					
<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Method Reference</u>	<u>Result Date</u>	<u>Loc.</u>
Total Bacterial Count	<10	CFU/swab	M17.2	01/03/2021	
Total Mould Count	100 est.	CFU/swab	M17.2	04/03/2021	
Total Yeast Count	<10	CFU/swab	M17.2	04/03/2021	



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Analytical Results

Desc. 1: ^	20-12361/TS11	Sample Number:	456587199
		Condition Rec'd:	NORMAL
		Temp Rec'd (°C):	11.1
		Date Started:	26/02/2021
Results apply only to the sample as received			

Analyte	Result	Units	Method Reference	Result Date	Loc.
Total Bacterial Count	<10	CFU/swab	M17.2	01/03/2021	
Total Mould Count	<10	CFU/swab	M17.2	04/03/2021	
Total Yeast Count	<10	CFU/swab	M17.2	04/03/2021	



GEORGE GEORGAS
LABORATORY MANAGER

MXNS Abbreviations/Definitions:

| <: Less Than | >: Greater Than | CFU: Colony Forming Units | D: Detected | ND: Not Detected | MPN: Most Probable Number | LOR: Level of Reporting | LOD: Level of Detection |
| LOQ: Limit of Quantification | est.: Estimate | R: Retest |



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