

**HAZARDOUS MATERIALS REGISTER AND ASBESTOS
MANAGEMENT PLAN
RED CROSS SITE
114 NEWDEGATE STREET,
GREENSLOPES QLD 4120**

Prepared for: Department of Veteran Affairs
Legal Advising and Dispute Resolution
Project Ref: ENAURHOD06233AA
Report Date: 12 August 2013

Fieldwork by:



Glenn Paris
Senior OHS Consultant

Written/Submitted by:



Glenn Paris
Senior OHS Consultant

Reviewed/Approved by:



Philip Wadick
OHS Principal, NSW/ACT

12 August 2013

Project Ref: ENAURHOD06233AA

Department of Veteran Affairs
Legal Advising and Dispute Resolution

Attention: Eden Zanatta
Senior Legal Adviser

Legal Advising and Dispute Resolution
Department of Veteran Affairs
Legal Advising and Dispute Resolution

Dear Eden

**RE: Report - Hazardous Materials Register and Management Plan for the Red Cross Hostel,
114 Newdegate Street, Greenslopes Qld 4120**

Coffey Environments Australia Pty Ltd is pleased to present its report following an Hazardous materials survey and Management Plan of the Red Cross Hostel, 114 Newdegate Street, Greenslopes Qld 4120 hereafter referred to as 'the site'.

Please note that all activities and services provided by Coffey Environments Australia Pty Ltd are subject to the Methodologies and Statement of Limitations contained within this report.

Please do not hesitate to contact the undersigned should you wish to discuss any aspect of the report.

For and on behalf of Coffey Environments Australia Pty Ltd



Phil Wadick
OHS Principal (NSW/ACT)

RECORD OF DISTRIBUTION

No. of copies	Report File Name	Report Status	Date	Prepared for:	Initials
1	ENAU RHOD06233AA.doc	Final	12 August 2013	Department of Veteran Affairs Legal Advising and Dispute Resolution	
1	ENAU RHOD06233AA.pdf	Final	12 August 2013	Department of Veteran Affairs Legal Advising and Dispute Resolution	NL
1	ENAU RHOD06233AA.doc	Final	12 August 2013	Coffey Environments Australia Pty Ltd	

CONTENTS

LIST OF ATTACHMENTS	6
EXECUTIVE SUMMARY	7
1 PURPOSE OF DOCUMENT	8
1.1 Document Retention	8
1.2 Re-inspection and Review Requirements	8
2 INTRODUCTION	9
2.1 Background	9
2.2 Scope	9
3 METHODOLOGY	11
3.1 Asbestos Fibre Identification	11
4 RESULTS	12
4.1 Building Description and Access Details	12
4.2 Hazardous Materials Register	15
5 GLOSSARY	46
6 RECOMMENDATIONS AND REMOVAL OF ASBESTOS CONTAINING MATERIALS	54
6.1 Asbestos Materials Identified	54
6.1.1 Friable & Bonded Asbestos	54
6.2 General	54
6.3 Asbestos	55
6.3.1 Licence requirements for asbestos removal work	55
6.3.2 Air monitoring requirements for asbestos removal work	55
6.3.3 Asbestos Permit to Work	55
6.3.4 Control measures	56
6.3.5 Project Supervision	57

CONTENTS

7	RECOMMENDATIONS AND REMOVAL OF HAZARDOUS MATERIALS	59
7.1.1	Synthetic Mineral Fibre	59
7.1.2	Ozone Depleting Substances (Refrigerants)	59
7.1.3	Lead Paint	60
7.1.4	Polychlorinated Biphenyls	60
8	RESPONSIBILITIES	61
8.1.1	Risk Action	64
9	MANAGING IN-SITU HAZARDOUS BUILDING MATERIALS	66
9.1	General	66
9.2	Re-inspections	66
9.3	Record Keeping	66
9.4	Labelling and Signage	67
10	SAFE WORK PRACTICES	68
10.1	General	68
10.2	Maintenance Procedures	68
11	OCCUPATIONAL EXPOSURE STANDARDS	70
12	EMERGENCY PROCEDURES	71
13	TRAINING AND AWARENESS	73
14	REMOVAL WORKS RECORD	74
15	REVIEW AND RE-INSPECTION HISTORY	75
16	STATEMENT OF LIMITATIONS	77
17	REFERENCES	79

LIST OF ATTACHMENTS

Appendices

Appendix A: Photographs

Appendix B: Permit to Work

Appendix C: Legislative Requirements

Appendix D: Certificate(s) of Laboratory Analysis

EXECUTIVE SUMMARY

Coffey Environments Australia Pty Ltd conducted an Hazardous Materials survey of Red Cross Hostel, 114 Newdegate Street, Greenslopes Qld 4120 on 16th and 17th July 2013. The survey was undertaken to facilitate the identification and location of Hazardous Materials in accessible areas to enable management of Asbestos Containing Materials (ACM) and other Hazardous Materials at the site.

From the site survey and laboratory analysis results a register of Hazardous Materials and an Asbestos Management Plan (AMP) has been produced in accordance with the requirements of the Work Health and Safety Regulation 2011. This contract was completed by Coffey Environments on the basis of a defined program of work and terms and conditions agreed with the Client. We confirm that in preparing this report we have exercised all reasonable skill and care bearing in mind the project objectives, the agreed scope of works and prevailing site conditions.

Asbestos Containing Materials

High Priority Asbestos Containing Materials (ACM) were identified at the time of the survey and are summarised below. Full details of the material assessments can be located within the register.

A1 Action items

- External: Ground level, Main hall building – Central sub-floor area opposite workshop; Asbestos cement fragments

Recommend to isolate and remove by an AS-1 licensed removal contractor.

A2 Action items

- Internal: Level 1, South side Stage – Fire stairs; Above ceiling lining – Asbestos cement fragments;
- Accommodation building, Ground level – At the base of the north west side 'African tulip' tree; Asbestos cement sheet fragment. Damaged asbestos cement fragment;
- Accommodation building, Ground level sub-floor area – Below north west side stairs; Asbestos cement battens and sheet fragments at the perimeter sub-floor zone;
- Accommodation building, Ground level sub-floor area – Below north west side stairs; Asbestos cement fragments (corrugated);

Recommend to remove material by a licensed removal contractor. Label and include material details in the Asbestos Management Plan (AMP) for ongoing management. Please note that the sub-floor ground for both the Main Hall and Accommodation buildings have not been assessed for sub-surface asbestos contamination during the survey.

In accordance with current legislation [Work Health and Safety Regulation 2011] requirements, an Asbestos Management Plan (AMP) has been compiled with this survey. This AMP is to be maintained and made available with this report and register at the work place for the use of Property managers, employers, workers, people intending to conduct business at the site and to Health and Safety representatives.

1 PURPOSE OF DOCUMENT

1.1 Document Retention

This document (i.e. Register of Hazardous Materials and Asbestos Management Plan) is to be held at the workplace and in the Premise's Property File. This register and AMP is to be available for use by the following:

- Authorised Work Cover Inspectors;
- Property owners;
- Employers and workers;
- People intending to conduct business at the premises; and
- Health and Safety Representatives.

Any contractor or service person required to undertake works at the premises must examine the Register of Hazardous Materials and determine whether their work activity will involve handling, replacing or potentially disturbing the materials as noted in the register. If ACM is identified at the site then the Asbestos Management Plan (AMP) must also be referred to.

Should a contractor or service person handle, replace or carry out works that may disturb an item in the Hazardous Material Register, there must be compliance with all workplace regulations and procedures covering the handling of such materials.

If the person conducting a business or undertaking (PCBU) with management or control of a workplace relinquishes management or control of the workplace, the person must ensure that the Hazardous Materials Register Report is given to the person/s that will be assuming management or control of the workplace.

1.2 Re-inspection and Review Requirements

In accordance to Work Health and Safety Regulation 2011, if there is ACM or suspected ACM identified at the time of the survey, then a site specific AMP has to be compiled to outline the management practices for the ACM at the site. Re-inspections of the ACM should be as specified within the AMP.

The Asbestos Materials Register must be maintained and updated in the following circumstances:

- If the AMP is under review;
- If further ACM is identified at the premises;
- If ACM is removed or encapsulated; and or
- If the condition of the ACM changes i.e. by being damaged physically or by weathering.

2 INTRODUCTION

Coffey Environments Australia Pty Ltd was commissioned by Department of Veteran Affairs Legal Advising and Dispute Resolution to conduct a Hazardous Materials survey ('The Survey') of Red Cross Hostel located at 114 Newdegate St, Greenslopes, on 16th and 17th July 2013.

Glenn Paris of Coffey Environments carried out the inspection and Department of Veteran Affairs Legal Advising and Dispute Resolution provided information regarding the site and its history. Other information was obtained from vendor manuals, standards, guidelines, regulations and other material available in the public domain.

The assessment was conducted on the basis of the condition of the materials at the time of inspection and the future anticipated activities at the site.

The scope of this investigation did not allow intrusive sampling techniques to be undertaken and therefore this report may only be used as a partial reference document for the purposes of demolition. Additionally the quantities provided in the Register (Section 4.2 – Asbestos Materials Register) in relation the Asbestos materials assessed are *estimates only* and therefore shall *not* be used as the basis for calling upon Tenders to cost for removal/remediation of the situation/s.

No inspection can be guaranteed to locate all Asbestos materials in a specific location and therefore this assessment cannot be regarded as absolute. Future demolition and or renovation to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

2.1 Background

The purpose of the survey was to comply with current regulations and to identify hazards within the building to enable Asbestos materials to be managed.

2.2 Scope

The scope of work required Coffey Environments to:

- Mobilise a consultant to and from the site.
- Liaise with personnel and collect data on the history, use and function of the site.
- Conduct a standard sampling hazardous materials survey of the site, to locate asbestos containing materials (ACM's), lead paint systems, ozone depleting substances (ODS's), polychlorinated Biphenyls in light capacitors (PCB's) and damaged, high risk synthetic mineral fibre (SMF) in accessible areas.
- Collect samples of suspect asbestos and lead paint material (where accessible) and submit samples for laboratory analysis. Note: Only 'typical' suspected occurrences are to be collected and sampled (e.g. one in every same fire door / gasket will be analysed. ODS's, PCB's and damaged, high risk SMF are identified on a visual basis only.
- Document the details of materials identified including photographs of any samples taken
- Record, collate and report the findings.
- Deliver one bound and one electronic report to the client.

The AMP is to incorporate the following information:

- Asbestos Register to include;
 - Details of asbestos containing materials identified;
 - Assessment of risk associated with ACM, and
 - Control measures to mitigate these risks.
- Recommendations for the placement of labels and/or warning signs where not already affixed;
- Mechanisms for communication of the Asbestos Register;
- Information on the safe work procedures in relation to asbestos products at the premises;
- Management decisions relating to asbestos products at the premises;
- Arrangements for dealing with accidents, incidents or emergencies involving asbestos products;
- Timetable for managing risks including priorities and dates for reviewing risk assessments;
- Air monitoring arrangements at the premises;
- Responsibilities of site/management personnel; and
- Training requirements/arrangements for workers or contractors.

3 METHODOLOGY

Hazardous material surveys are undertaken considering a risk management approach, in accordance with best practice and recent State Government Legislation. An Occupational Health and Safety and Environmental risk assessment was conducted based on the condition of building materials identified during the survey and prioritised through Action Classifications, listed below.

The assessment involved the investigation for the presence of asbestos (ACM), Synthetic Mineral Fibre (SMF) (in friable and exposed condition), lead based paint systems (Pb), Polychlorinated Biphenyls (PCB) and Ozone Depleting Substances (ODS – (CFC, HCFC, HFC)). Information was collected from the owners/occupiers/tenants of the site on relevant issues pertaining to the site. Based on all the available data and the status of the site at the time of inspection, where items suspected of containing hazardous materials were identified, visual and/or analytical characterisation (where required) was performed and reported in this Hazardous Materials Register

Only 'typical' suspected asbestos material occurrences are inspected and sampled in accessible areas. Sampling is undertaken on a representative basis, for example, the inspection of one fire door of the same type within the same building is undertaken (i.e. not every 'matching' fire door is examined), unless specifically instructed. Furthermore, only one of each type of fluorescent light fitting is inspected and the details of the capacitor identified within is checked against the 1997 ANZECC register for the Identification of PCB-Containing Capacitors. Sample collection was performed in a non-destructive and non-invasive manner.

Standard sampling hazardous material surveys are restricted to areas that are reasonably accessible during the survey, with respect to the following:

- a) Without contravention of relevant statutory requirements or codes of practice;
- b) Without demolition or damage to finishes and structure; and
- c) Excluding plant and equipment that was 'in service' and operational.

Where the Surveyor encounters access restrictions during the survey, these situations are documented and reported (Section 4.1 - Building Description and Access Details).

No assessment can be regarded as absolute. Future demolition or refurbishment of structures may reveal materials concealed during the assessment, therefore not accessible at the time of the Survey.

As detailed above, an assessment of the resultant risks has been prioritised through the use of Action Classifications (Section 5 - Glossary).

3.1 Asbestos Fibre Identification

Samples taken from suspected asbestos containing materials are representative of the material sampled, individually identified, transported, analysed and reported in accordance with the National Occupational Health and Safety Commission (NOHSC) Guidelines, relevant Statutory Regulations, Codes of Practice and Coffey Environments NATA endorsed Work Instructions. Laboratories undertaking analysis are appropriately NATA certified for the analysis conducted. At the time of the survey, 23 samples were taken for analysis.

The presence of asbestos in a bulk sample is determined by Polarised Light Microscopy (PLM) with dispersion staining techniques.

4 RESULTS

4.1 Building Description and Access Details

Assessment Date:	16th and 17th July 2013
Address:	114 Newdegate Street Greenslopes, QLD, 4120

DESCRIPTION

The site buildings were occupied at the time of the survey and in operation. The Site has a Main Hall-Cinema building with subfloor area including laundry and cleaners stores, and two-level accommodation building which house the veterans staying at the site.

Department of Veterans Affairs and Red Cross services currently use the site properties. Originally the building was a dance hall for returned serviceman following WWII and a cinema was later incorporated at the hall. There is evidence that a rehabilitation, and medical clinic/ store were also in operation.

The main Hall building layout includes a large high-clearance dance and cinema hall with east side stage and stage lighting rigs. The perimeter rooms include Kitchen, First Aid Station, 'Day rooms', Care-takers accommodation rooms and bathroom/ toilet facilities. Internally the building is constructed with outer carpentry walls, internal timber truss roof and hip-sections, suspended timber floors and internal stud walls, gyp-rock and infill construction. Most of the buildings ceiling spaces, and wall voids were inaccessible. Part of the main ceiling was accessible above the stage fire stairs. The perimeter ceiling linings were found to be older construction wood-chip boards.

The roof section and gables are clad with pitched corrugated asbestos cement sheeting, with pitched flat soffits (gable ends) and perimeter fluting. Internally the roof structure is timber-span truss supported by the timber carpentry. The building is supported on lower concrete piers that may date to the buildings construction.

The internal Accommodation building and linen stores surveyed were found to consist of plasterboard wall and partition construction. The main bedrooms' walls and ceilings on level one consisted of compressed fibre/ wood panel lining or Masonite sheets. The level one corridor and sunroom ceiling linings were generally suspended plaster ceiling system combined with plasterboard bulkhead sections. CSR Plaster-board and gyp-rock partition wall linings were also used throughout. The internal partition walls in the linen store were Masonite; and outer walls were compressed wood fibre board.

All buildings on the property have had recent refurbishments taken place within the last 10-15 years although much of the original structure (1940's hostel and hall buildings) have remained unchanged. Modern fittings are present throughout. The main staff and visitors car park area is situated at the east side of the properties.

The areas that were surveyed are detailed below:

- 1) 1940's former Returned Serviceman dance hall and cinema (Queenslander Style); and
- 2) 1940's Accommodation Home including Day Room, Kitchen, accommodation rooms and laundry station;

The Accommodation / Laundry stores building was constructed in 1940's, and features brick masonry piers, timber stud walls, and corrugated asbestos cement roof cladding with pitched roof carpentry. The

lower wall cladding for the perimeter of the building, and east side annex (sunroom) are clad with weatherboards. The internal walls are either stud partition walls with gyp-rock linings, Masonite infill panels or chip-board. A large slab of concrete hardstand and pavement links the Main hall, Admin and Accommodation building.



114 Newdegate Street, Greenslopes Qld 4120

The site consists of the following structures:

- Main Hall and Red Cross office, administration and amenities section: Brick and timber frame construction with corrugated asbestos cement roof cladding and pitched roof carpentry. The building is approximately 700 m2 in size and built circa 1940's; and
- Accommodation block: Brick piers, timber and steel building with pitched supporting tiled roof. The building is approximately 430 m2 in size; The majority of the internal building layout has been refurbished;

NO ACCESS AREAS

The following areas were not accessible at the time of the survey:

External: Roof areas for both buildings without roof access or where roof access permits are required – Height restricted;

Internal: Main hall building – Roof space;

- External: Main Hall building - Roof top cladding;
- External: Accommodation building - Roof top cladding;

- External: Main Hall building - Subfloor access beyond 1.2m from perimeter access;
- Internal: Main Hall building - Locked storage rooms;
- External: Main Hall and Heritage-listed Accommodation building - All elevations
- Internal: Amenities plumbing risers
- Internal: Main Hall; Level 1 (Ceiling void areas) Air Handling Units

LIMITED ACCESS AREAS

The following area/s was/were had limited access at the time of the survey:

- External: Main Hall and Accommodation building - Upper elevation windows and awnings;
- External: Main Hall building – Subfloor area (south side);
- Internal: Main Hall building – Above stage area fire stairs;
- Internal: Main Hall building offices and kitchens - Within ceiling space;
- Internal: Accommodation and Heritage-listed Hall building – Locked linen/storage cupds throughout;
and
- Internal: Electrical Distribution Board units throughout;

This Register is to be read in conjunction with the whole report. Additional information is attached (Appendix D)

4.2 Hazardous Materials Register

For Action Classification, Material Descriptors and Register Terminology Coding please refer to Section 5-GLOSSARY

Assessment by:	Glenn Paris	Date of inspection:	16th and 17th July 2013
Site Contact:	Jennifer Clark	Site Location:	114 Newdegate St Greenslopes, QLD, 4120

REGISTER OF ASBESTOS CONTAINING MATERIALS

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m ² , m ³)	Comments
Building Hall and Stage																	
Asbestos containing Materials																	
Refer to CA7456	CH	-	Formed Asbestos cement ridge capping	External: Ground level, Roof cladding – North and south side lower roof section (level 1); Roof apex ridges	N	1	1	1	1	1	1	1	1	8	A3	36 m	Confirm status prior to disturbance works
Label/sign locations and recommendations			Weathered cladding sheets. Surface delamination with residual dust accumulation at the perimeter of the roof sheets. Requires removal or encapsulation by a licensed removal contractor. Requires labelling.														
CA7456	CH	1	Corrugated Asbestos cement sheets	External: Ground level, Roof cladding – North side lower roof section; Roof cladding	N	1	1	1	1	1	1	1	1	8	A3	145 m ²	More than 70 years old. Weathered condition.

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Label/sign locations and recommendations			Weathered cladding sheets. Requires removal or encapsulation by a licensed removal contractor. Requires labelling.														
CA7474	CH	16,17	Corrugated asbestos cement cladding	External: Main Hall building, Level 1; South side lower roof – Roof cladding sheets	N	1	1	1	1	1	1	1	2	9	A3	<110 m ²	Periodic inspections required.
Label/sign locations and recommendations			Weathered cladding sheets. Surface delamination with residual dust accumulation at the perimeter of the roof sheets and to gutters. Requires remediation by a licensed removal contractor. Requires labelling.														
Refer to CA7474	CH	-	Corrugated asbestos cement cladding	External: Main Hall building; Upper pitched roof – Roof cladding sheets	N	1	1	1	1	1	1	1	2	9	A3	<400 m ²	
Refer to CA7474	CH	-	Formed asbestos cement ridge capping	External: Level 1, Roof – North and South side lower roof sections; Roof cladding	N	1	1	1	1	1	1	1	2	9	A3	18 m	
Refer to CA7474	CH	-	Formed asbestos cement ridge capping	External: Main Hall building; Upper pitched roof – Roof cladding sheets	N	1	1	1	1	1	1	1	2	9	A3	36 m	
Label/sign locations and recommendations			Weathered condition. Requires remediation by a licensed removal contractor. Requires labelling.														

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Refer to CA7474	CH	-	Formed asbestos cement verges	External: Roof top (Level 1) elevation and lower roof sections; West and east sides of building – Perimeter of roof verge protection	N	1	1	1	1	1	1	1	1	8	A3	34-36 m	
Refer to CA7474	CH	-	Formed asbestos cement downpipe	External: Ground level, east side building – Formed vertical down-pipe section	N	3	1	1	1	1	2	1	2	12	A3	1.5 m	Unsealed. Water damaged end - Requires encapsulation.
Label/sign locations and recommendations			Weathered condition. Requires remediation by a licensed removal contractor. Requires labelling.														
Refer to CA7479	CH, AM	22	Asbestos cement fragments	External: Ground level, Main hall building – Central sub-floor area opposite workshop; Asbestos cement fragments	N	2	1	3	3	2	2	3	3	19	A1	X4	Please note: Asbestos fragments may potentially be buried within the soil. Fragments observed at surface
Label/sign locations and recommendations			Unable to inspect entire subfloor area – Access restrictions and low-lighting; Further debris may be present within sub-floor space. Requires removal by a licensed removal contractor - Requires labelling														
V.O	Suspect positive	-	Asbestos 'Zelemite' E.M.B	External: Ground level, Main hall building –Sub-floor; High Voltage Isolator and Sub-board	N	3	1	0	0	1	0	1	1	7	A4	X1	'Heinemann' Electrical – Not sampled due to access restrictions, electrical installation.

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
																	Confirm status prior to disturbance works
Label/sign locations and recommendations			Unable to inspect or sample – Live wires (?) and installation; Confirm status prior to disturbance works														
V.O	Suspect positive	-	Asbestos cement H.V conduits	External: Ground level, Main hall building –Sub-floor; High Voltage cable conduits	N	3	1	0	0	1	0	1	1	7	A 4	?	Sub-floor access restrictions
Label/sign locations and recommendations			No access for inspection - Suspect buried asbestos cement H.V conduits beneath the building.														
V.O	Suspect positive	5	Asbestos Zelminite E.M.B	Internal: Level 1, South side Stage area – Main Switchboard and D.B	N	3	1	0	0	1	0	1	1	7	A 4	1 m ²	'Heinemann' Electrical – Not sampled due to access restrictions, electrical installation. Confirm status prior to disturbance works
V.O	Suspect positive	4	Asbestos cloth insulation	Internal: Level 1, North side Stage area – Siding; Hanging wiring	N	3	1	1	1	1	1	1	1	1 0	A 3	5 m	Wiring observed at south side stage wall
Label/sign locations and recommendations			Unable to inspect or sample – Live wires (?) and installation; Confirm status prior to disturbance works														

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
CA7457	CH	2	Asbestos cement sheeting	Internal: Level 1, North side Stage – Fire stairs; Ceiling lining	N	1	1	1	1	1	1	1	2	9	A 3	5.5 m ²	Extends within ceiling space
Label/sign locations and recommendations			Cracked ceiling sheet. Remove and replace – Requires labelling														
CA7458	CH, AM	-	Asbestos cement sheeting	Internal: Level 1, North side Stage – Fire stairs; Internal wall lining	N	2	1	0	1	1	0	0	1	6	A 4	23 m ²	
Refer to CA7458	CH, AM	-	Asbestos cement sheeting	Internal: Level 1, South side Stage – Fire stairs; Internal wall lining	N	2	1	0	1	1	0	0	1	6	A 4	23 m ²	
Refer to CA7458	CH	-	Asbestos cement sheeting	Internal: Level 1, South and north side Stage – Lower roof insect guarding below corrugated roof sheets	N	1	1	0	1	1	0	0	1	5	A 4	-	
Label/sign locations and recommendations			Leave, label and maintain. Regular re-inspections required														
Refer to CA7457	CH	-	Asbestos cement sheeting	Internal: Level 1, South side Stage – Fire stairs; Ceiling lining	N	1	1	1	1	1	1	1	1	8	A 3	5.5 m ²	
Label/sign locations and recommendations			Cracked ceiling sheet. Remove and replace – Requires labelling														

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Refer to CA7458	CH,AM	3	Asbestos cement sheet fragments	Internal: Level 1, South side Stage – Fire stairs; Above ceiling lining	N	2	1	2	1	1	2	2	2	1 3	A 2	<1 m ²	X3 sheet fragments
Label/sign locations and recommendations			Damaged asbestos sheet fragments. Requires removal by a licensed removal contractor. - Periodic inspections required.														
CA7459	CH	6	Asbestos cement sheet	Internal: Level 1, South side First Aid / Meeting room –South wall lining (Midway)	N	1	1	2	1	1	2	2	2	1 2	A 3	<1 m ²	Penetration damage to wall lining.
Label/sign locations and recommendations			Damaged wall sheet. Remediation required with encapsulation – Requires labelling														
CA7459	CH	7	Asbestos cement sheet	Internal: Level 1, South side First Aid / Meeting room –South and north wall lining	N	1	1	0	1	1	0	0	1	5	A 4	45-50 m ²	
CA7460	CH, AM	7	Asbestos cement sheet	Internal: Level 1, South side First Aid / Meeting room – Ceiling lining	N	2	1	1	0	1	0	0	1	6	A 4	47 m ²	Including Manhole cover
Label/sign locations and recommendations			Ceiling space: Penetration damage from light fixtures: - Small traces of asbestos cement debris at fixture sites Leave, label and maintain. Regular re-inspections required														

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Refer to CA7460	CH, AM	-	Asbestos cement sheets	Internal: Level 1, South side Red Cross office – Ceiling lining	N	2	1	1	0	1	0	0	1	6	A 4	13 m ²	
Refer to CA7459	CH	-	Asbestos cement sheets	Internal: Level 1, South side Red Cross office – wall lining	N	1	1	0	1	1	0	0	1	5	A 4	19 m ²	
Refer to CA7460	CH, AM	8	Asbestos cement sheets	Internal: Level 1, Mezzanine Cinema room – Under-croft ceiling lining	N	2	1	1	0	1	0	0	1	6	A 4	25 m ²	
Label/sign locations and recommendations			Leave, label and maintain. Regular re-inspections required														
CA7469	CH	-	Asbestos cement sheet	Internal: Level 1, South side hall / Male toilets & shower – Ceiling lining	N	1	1	0	1	1	0	0	1	5	A 4	11 m ²	
Refer to CA7469	CH	-	Asbestos cement sheet	Internal: Level 1, South side hall / Female toilets – Ceiling lining	N	1	1	0	1	1	0	0	1	5	A 4	10 m ²	
Refer to CA7459	CH	-	Asbestos cement sheet	Internal: Level 1, South side hall / Male toilets & shower – South side wall lining	N	1	1	0	1	1	0	0	1	5	A 4	10 m ²	
CA7459	CH	-	Asbestos cement sheet	Internal: Level 1, South side hall / Male toilets & shower – South side	N	1	1	0	1	1	0	0	1	5	A 4	10 m ²	

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
				wall lining													
Label/sign locations and recommendations			Leave, label and maintain. Regular re-inspections required														
CA7462	CH	9	Asbestos cement sheets	Internal: Level 1, North side Red Cross kitchen – wall lining	N	1	1	0	1	1	0	0	1	5	A 4	40-42 m ²	Minor drill-hole damage present.
CA7460	CH, AM	9	Asbestos cement sheets	Internal: Level 1, North side Red Cross kitchen – Ceiling lining	N	2	1	0	0	1	0	1	1	6	A 4	22 m ²	Suspect asbestos cement debris above ceiling lining at light fixtures.
Label/sign locations and recommendations			Ceiling space: Light fixtures: - Suspect small traces of asbestos cement debris at fixture sites Leave, label and maintain. Regular re-inspections required														
Refer to CA7462	CH	10	Asbestos cement sheets	Internal: Level 1, North side Red Cross Dining / staff room – wall lining	N	1	1	0	1	1	0	0	1	5	A 4	30 m ²	
Refer to CA7460	CH, AM	10	Asbestos cement sheets	Internal: Level 1, North side Red Cross Dining / staff room – Ceiling lining	N	2	1	0	0	1	0	1	1	6	A 4	34 m ²	Suspect asbestos cement debris above ceiling lining at light fixtures.

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Label/sign locations and recommendations			Ceiling space: Light fixtures: - Suspect small traces of asbestos cement debris at fixture sites Leave, label and maintain. Regular re-inspections required														
Refer to CA7462	CH	-	Asbestos cement sheets	Internal: Level 1, North west side Red Cross office – wall lining	N	1	1	0	1	1	0	0	1	5	A 4	22 m ²	
Refer to CA7460	CH, AM	-	Asbestos cement sheets	Internal: Level 1, North west side Red Cross office – Ceiling lining	N	2	1	0	0	1	0	1	1	6	A 4	14 m ²	
Label/sign locations and recommendations			Ceiling space: Light fixtures: - Suspect small traces of asbestos cement debris at fixture sites Leave, label and maintain. Regular re-inspections required														
Refer to CA7460	CH, AM	11	Asbestos cement sheets	Internal: Level 1, North side Caretakers accommodation (supervisor) – Main Lounge / Kitchen, amenities & bedroom; Ceiling lining	N	2	1	0	0	1	0	1	1	6	A 4	50 m ²	
Label/sign locations and recommendations			Ceiling space: Light and sprinkler fixtures: - Suspect small traces of asbestos cement debris at fixture sites. Leave, label and maintain. Regular re-inspections required														
Refer to CA7460	CH, AM	12	Asbestos cement sheets	Internal: Level 1, North side Caretakers accommodation (supervisor) – Storage closet; Ceiling	N	2	1	1	1	1	1	1	1	9	A 3	3.0 m ²	Damaged asbestos cement sheet. Fractured

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
				lining													No debris found at floor.
Label/sign locations and recommendations			Damaged ceiling sheet. Remediation required with encapsulation – Requires labelling														
Refer to CA7462	CH	-	Asbestos cement sheets	Internal: Level 1, North side Caretakers accommodation (supervisor) – Main Lounge / Kitchen; Wall lining	N	1	1	0	0	1	0	1	1	5	A 4	55 m ²	
Refer to CA7462	CH	-	Asbestos cement sheets	Internal: Level 1, North side Caretakers accommodation (supervisor) – Toilet & shower cubicle; Wall lining	N	1	1	0	0	1	0	1	1	5	A 4	48 m ²	Wall construction linings
Refer to CA7459	CH	-	Asbestos cement sheets	Internal: Level 1, South east side Caretakers accommodation – Main Lounge / Kitchen & bedroom; Wall lining	N	1	1	0	0	1	0	1	1	5	A 4	47-50 m ²	Please note: The lower half of the outer walls are clad in timber panelling – Suspect A/Cement sheets behind the cladding.
Refer to CA7459	CH	-	Asbestos cement sheets	Internal: Level 1, South east side Caretakers accommodation – Toilet; Wall lining	N	1	1	0	0	1	0	1	1	5	A 4	12 m ²	

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Refer to CA7460	CH, AM	-	Asbestos cement sheets	Internal: Level 1, South east side Caretakers accommodation – Main Lounge / Kitchen & bedroom; Ceiling lining	N	2	1	0	0	1	0	1	1	6	A 4	28 m ²	
Refer to CA7460	CH, AM	-	Asbestos cement sheets	Internal: Level 1, South east side Caretakers accommodation – Toilet; Ceiling lining	N	2	1	0	0	1	0	1	1	6	A 4	8 m ²	
Label/sign locations and recommendations			Ceiling space: Light and sprinkler fixtures: - Suspect small traces of asbestos cement debris at fixture sites. Leave, label and maintain. Regular re-inspections required														
CA7463	CH	-	Asbestos cement sheets	Internal: Ground level – Disused Bathroom; Wall lining	N	1	1	0	0	1	0	1	1	5	A 4	46-48 m ²	
Refer to CA7463	CH	-	Formed asbestos cement battens	Internal: Ground level – Disused Bathroom; Wall battens	N	1	1	1	0	1	1	1	1	7	A 3	-	Damaged, cracked battens
Label/sign locations and recommendations			Cracked asbestos cement battens. Requires removal by a licensed removal contractor. - Periodic inspections required.														
Refer to CA7463	CH	-	Asbestos cement sheets	Internal: Ground level – Disused Cleaners room; Wall lining	N	1	1	0	0	1	0	1	1	5	A 4	28 m ²	

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Refer to CA7460	CH, AM	-	Asbestos cement sheets	Internal: Ground level – Disused Cleaners & laundry room; Ceiling lining	N	2	1	0	0	1	0	1	1	6	A 4	32 m ²	
Label/sign locations and recommendations			Leave, label and maintain. Regular re-inspections required														
CA7479	CH,AM	-	Asbestos cement sheets	Internal: Ground level – East side Caretaker Laundry; Wall lining	N	2	1	1	1	1	1	1	1	8	A 3	30 m ²	
Label/sign locations and recommendations			Penetration damage to asbestos cement sheets. Requires remediation and encapsulation by a licensed removal contractor. - Label and maintain. Periodic inspections required														
CA7479	CH, AM	-	Asbestos cement sheets	Internal: Ground level – East side disused washroom and toilet; Wall lining	N	2	1	0	1	1	0	1	1	6	A 3	26 m ²	
V.O	Suspect positive	-	'Tilux' Asbestos cement panels	Internal: Ground level – East side disused washroom and toilet; Wash basin splash-back lining	N	3	1	0	1	1	0	0	1	7	A 3	<1 m ²	Laminated high density asbestos cement.
Refer to CA7458	CH, AM	13	Asbestos cement sheets	External: Main Hall building; Western side entrance – Awning lining	N	2	1	0	1	1	0	0	1	6	A 4	<8 m ²	
Label/sign locations and			Leave, label and maintain. Regular re-inspections required														

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
recommendations																	
Refer to CA7458	CH, AM	-	Asbestos cement sheets	External: Main Hall building; West and east side roof – Soffit lining	N	2	1	0	1	1	0	0	1	6	A 4	<11 m ²	Underside of Pitched roof
Label/sign locations and recommendations			Leave, label and maintain. Regular re-inspections required														
CA7466	CH	14	Asbestos cement sheets	External: Main Hall building; South side (level 1) – Wall cladding	N	1	1	0	0	1	0	0	1	4	A 4	<120 m ²	Series of composite sample from x3 sites
CA7467	CH	-	Formed asbestos cement battens/ guards	External: Main Hall building; South side (level 1) – Wall battens and corner guards	N	1	1	1	0	1	0	0	1	5	A 4	-	
Refer to CA7467	CH	15	Formed asbestos cement battens/ guards	External: Main Hall building; North, east and west sides (level 1) – Wall battens and corner guards	N	1	1	1	0	1	0	0	1	5	A 4	-	
Refer to CA7466	CH	-	Asbestos cement sheets	External: Main Hall building; Northern side (level 1) – Wall cladding	N	1	1	0	0	1	0	0	1	4	A 4	<230 m ²	
Label/sign locations and recommendations			Leave, label and maintain. Regular re-inspections required														
Refer to	CH, AM	-	Asbestos cement	External: Main Hall building; Eastern	N	2	1	1	0	1	0	0	1	6	A	<40	

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
CA7458			sheets	side (level 1) – Wall cladding											4	m ²	
Refer to CA7458	CH, AM	-	Asbestos cement sheets	External: Main Hall building; Eastern side (level 1) – Hutch box cladding	N	2	1	1	0	1	0	0	1	6	A 4	<5 m ²	
Accommodation Building																	
Asbestos containing Materials																	
CA7477	CH	18	Corrugated asbestos cement cladding	External: Ground level, East side roof top; External Annexe – Roof cladding sheets	N	1	1	1	1	1	1	1	2	8	A 3	80 m ²	*Composite sampling from x2 locations at south side perimeter roof sheets
Label/sign locations and recommendations			Weathered cladding sheets. Surface delamination with residual dust accumulation at the perimeter of the roof sheets and to gutters. Requires remediation by a licensed removal contractor. Requires labelling.														
Refer to CA7477	CH	-	Corrugated asbestos cement cladding	External: Main Accommodation building; Upper pitched roof – Roof cladding sheets	N	1	1	1	1	1	1	1	2	9	A 3	<270 m ²	Unsealed. Unable to access for inspection due to height restrictions Requires encapsulation.
Refer to CA7474	CH	-	Formed asbestos cement ridge capping	External: Accommodation building; Upper pitched roof – Roof cladding	N	1	1	1	1	1	1	1	2	9	A 3	27 m	

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
				sheets													
Refer to CA7477	CH	-	Formed asbestos cement ridge capping	External: Accommodation building; Lower east side pitched sections – Roof cladding sheets	N	1	1	1	1	1	1	1	2	9	A 3	11 m	
Label/sign locations and recommendations			Weathered cladding sheets. Surface delamination with residual dust accumulation at the perimeter of the roof sheets and to gutters. Requires remediation by a licensed removal contractor. Requires labelling.														
Refer to CA7477	CH	-	Formed asbestos cement verges	External: Roof top (Level 1) elevation; West and east sides of building – Perimeter of roof verge protection	N	1	1	1	1	1	1	1	1	8	A 3	24 m	
Label/sign locations and recommendations			No access for close inspection at the roof level – Integral with no obvious damage; Periodic inspections required. Requires labelling														
CA7476	CH	-	Asbestos cement sheets	External: Accommodation building, Ground level; East side entrance to lounge – Wall cladding	N	1	1	0	0	1	0	0	1	4	A 4	10 m ²	Composite sample from x2 sites
Refer to CA7476	CH	-	Asbestos cement sheets	External: Accommodation building, Ground and level 1 – Wall cladding	N	1	1	0	0	1	0	0	1	4	A 4	300 m ²	
Asbestos containing Materials																	

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Refer to CA7476	CH	-	Asbestos cement sheets	External: Accommodation building, Ground level; East side lounge – Upper wall cladding	N	1	1	0	0	1	0	0	1	4	A 4	28 m ²	
Label/sign locations and recommendations			Leave, label and maintain. Regular re-inspections required														
Refer to CA7476	CH	-	Asbestos cement sheets	External: Roof top (Level 1) elevation; West and east sides of building – Perimeter roof soffits	N	1	1	0	0	1	0	0	1	4	A 4	12 m ²	
Refer to CA7467	CH	-	Formed asbestos cement battens/guards	External: Accommodation building, Ground and level 1 – Wall cladding; Wall battens and corner guards	N	1	1	1	0	1	0	1	1	6	A 4	-	The majority of the battens inspected were intact. Regular re-inspections required.
Label/sign locations and recommendations			Leave, label and maintain. Regular re-inspections required														
Refer to CA 7477	CH	20	Corrugated asbestos cement fragments	Accommodation building, Ground level sub-floor area – Below north west side stairs; Asbestos cement fragments (corrugated)	N	1	1	3	3	2	2	3	3	1 8	A 2	X2	Please note: Asbestos fragments may potentially be buried within the soil. Fragments observed at surface within 2.0m of bld perimeter

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
CA 7478	CH	19, 20	Asbestos cement fragments	Accommodation building, Ground level sub-floor area – Below north west side stairs; Asbestos cement battens and sheet fragments	N	1	1	3	3	2	2	3	3	18	A2	X5	As above
Label/sign locations and recommendations			Unable to inspect entire subfloor area – Access restrictions; Further debris may be present within sub-floor space. Requires removal by a licensed removal contractor - Requires labelling														
Refer to CA 7478	CH	21	Asbestos cement fragments	Accommodation building, Ground level – At the base of the north west side 'African tulip' tree; Asbestos cement sheet fragment	N	1	1	3	3	2	2	3	3	18	A2	X1	
Label/sign locations and recommendations			Damaged cladding sheet fragment. Requires removal by a licensed removal contractor. - Periodic inspections required.														
CA7471	CH	-	Asbestos cement sheets	Internal: Ground level , Corridor / Bedrooms 14 & 15 – West side wall lining	N	1	1	0	0	1	0	0	1	4	A4	<25 m ²	
Refer to CA7471	CH	-	Asbestos cement sheets	Internal: Ground level , Linen room – East side wall lining (common wall to accommodation side)	N	1	1	0	0	1	0	0	1	4	A4	<25 m ²	
V.O	Suspect	-	'Tilux' Asbestos	Internal: Ground level – Linen store	N	3	1	0	1	1	0	0	1	7	A	<1 m ²	Laminated high density

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
	positive		cement panels	kitchenette; Sink Splash back lining											3		asbestos cement.
Label/sign locations and recommendations			Requires labelling - Periodic inspections required.														
<i>Main Hall Building</i>																	
No Asbestos Detected (NAD)																	
CA7468	NAD	-	Vinyl linoleum (cork design)	Internal: Level 1, South east side Caretakers accommodation – Toilet / sink area and shower recess; floor lining	-	0	0	-	-	-	-	-	-	0	Ni I	6 m ²	Sample with adhesive
Refer to CA7468	NAD	-	Vinyl linoleum (cork design)	Internal: Level 1, South side First Aid and Red Cross office – floor lining	-	0	0	-	-	-	-	-	-	0	Ni I	-	
Refer to CA7468	NAD	-	Vinyl linoleum (cork design)	Internal: Level 1, South side First Aid room adjoining passage – floor lining	-	0	0	-	-	-	-	-	-	0	Ni I	-	
CA7464	NAD	-	Vinyl linoleum (tiled design)	Internal: Ground level; Disused laundry – floor covering	-	0	0	-	-	-	-	-	-	0	Ni I	24 m ²	
VO	NAD	-	'Tan-flecked' Vinyl floor tiles	External: Level 1, North side Kitchen – Floor covering	-	0	0	-	-	-	-	-	-	0	Ni I	48 m ²	300x300mm tiles

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
CA7461	NAD	-	Fibre cement sheet	Internal: Level 1, South side hall / Male toilets & shower – East side wall lining	-	0	0	-	-	-	-	-	-	0	Ni -	12-14 m ²	Construction fibre cement sheets
V.O	NAD	-	Gyp-rock sheeting	Internal: Level 1, South side First Aid / Meeting room – East and west side wall lining	-	0	0	-	-	-	-	-	-	0	Ni -	-	Construction wall boards
CA7475	NAD	-	Compressed fibre cement sheeting	External: Level 1, Elevated walkway between Accommodation and Hall – Walkway floor	-	0	0	-	-	-	-	-	-	0	Ni -	- m ²	
CA7480	NAD	-	Fibre cement sheeting	Internal: Ground level, Sub-floor area; South side of cleaners room – Upper wall infill lining	-	0	0	-	-	-	-	-	-	0	Ni -	3 m ²	
V.O	NAD	-	Graphite & vulcanised gaskets	Internal: Ground level (Sub-floor); West side Fire Sprinkler Pump Horizontal and vertical F.H pipes – Flange gasket joins	-	0	0	-	-	-	-	-	-	0	Ni -	-	Modern gaskets
<i>Accommodation Building</i>																	
No Asbestos Detected (NAD)																	

Sample No.	Results	Photo ID	Description	Location	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
VO	NAD	-	Window seal (no mortar)	External: Ground level South side of building; Fixed window frames	-	0	0	-	-	-	-	-	-	0	Ni -	-	Original windows
CA7470	NAD	-	Fibre cement sheets	Internal: Ground level – Veterans sunroom; West wall lining	-	0	0	-	-	-	-	-	-	0	Ni -	24 m ²	
CA7472	NAD	-	Vinyl linoleum (Salmon) + Adhesive	Internal: Ground level, Linen store – Floor covering	-	0	0	-	-	-	-	-	-	0	Ni -	- m ²	300x300mm tiles
Refer to CA7472	NAD	-	Vinyl linoleum (Salmon) + Adhesive	Internal: Ground level, Linen store – Floor covering	-	0	0	-	-	-	-	-	-	0	Ni -	- m ²	As Above
CA7473	NAD	-	Adhesive below V.F.T	Internal: Ground level, Linen store – Floor covering (adhesive)	-	0	0	-	-	-	-	-	-	0	Ni -	- m ²	To hardboard floor

Assessment by:	Glenn Paris	Date of inspection:	16th and 17th July 2013
Site Contact:	Jennifer Clark	Site Location:	114 Newdegate St Greenslopes QLD 4120

REGISTER OF OTHER HAZARDOUS MATERIALS

Haz	Sample No.	Results	Photo ID	Description	Location	Friable	Extent of Damage	Surface Treatment	Occupant Activity	Risk Score	Action	Quantity (m ² , m ³)	Comments
Other Hazardous Materials Register													
Pb	BO844	Positive (1.7%)	23	Paint system undercoat + 'Green' paint	External: Main Hall building; Ground level, north side windows – Timber frame rail (horizontal)	Y	Poor	N	L	M	A3	45 m	(composite sample) Lead-based paint according to Australian Standard 4361.2 <i>Guide to Lead Paint Management</i>
Label/sign locations and recommendations			Painted externally, unsealed surfaces with peeling paint surfaces throughout the length of the rail. Remediate peeling paint by a licensed lead paint contractor - Periodic inspections required.										
Pb	Refer to BO844	Positive (1.7%)	24	Paint system undercoat + 'Green' paint	External: Main Hall building; Level 1, north windows – Timber frame rail (horizontal)	Y	Ave / Poor	N	L	M	A3	40 m	As above
Pb	Refer to BO844	Positive (1.7%)	-	Paint system undercoat + 'Green' paint	External: Main Hall building; Level 1, north windows – Timber frame rail (horizontal)	Y	Ave / Poor	N	L	M	A3	40 m	As above

Haz	Sample No.	Results	Photo ID	Description	Location	Friable	Extent of Damage	Surface Treatment	Occupant Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Pb	Refer to BO844	Positive (1.7%)	24	Paint system undercoat + 'Green' paint	External: Main Hall building; Level 1, north side door	Y	Ave / Poor	N	L	M	A3	2 m ²	As above
Pb	Refer to BO844	Positive (1.7%)	-	Paint system undercoat + 'Green' paint	External: Accommodation building; Ground level. North and south side windows – Timber frame rail (horizontal)	Y	Ave / Poor	N	L	M	A3	55-60 m	As above
Label/sign locations and recommendations			Painted externally - unsealed surfaces with peeling paint surfaces at selected areas for the length of the rail. Remediate peeling paint by a licensed lead paint contractor. - Periodic inspections required.										
Pb	BO845	Positive (1.2%)	25,26	Paint system undercoat + 'Salmon' paint	External: Main Hall building; Ground level, north side windows and doors – Metal window shades	Y	Poor	N	L	M	A3	<10 m ²	(composite sample) Lead-based paint according to Australian Standard 4361.2 <i>Guide to Lead Paint Management</i>
Label/sign locations and recommendations			Unsealed surfaces with peeling paint at selected areas. Remediate peeling paint by a licensed lead paint removalist. - Periodic inspections required.										
Pb	Refer to BO845	Positive (1.2%)	-	Paint system undercoat + 'Salmon' paint	External: Accommodation building; Ground level, south side windows – Metal window shades	Y	Ave / Poor	N	L	M	A3	<7 m ²	As Above

Haz	Sample No.	Results	Photo ID	Description	Location	Friable	Extent of Damage	Surface Treatment	Occupant Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Pb	Refer to BO845	Positive (1.2%)	-	Paint system undercoat + 'Salmon' paint	External: Accommodation building; Ground and level 1, perimeter building windows – Window shades	Y	Ave / Poor	N	L	M	A3	<12 m ²	As Above
Label/sign locations and recommendations			Unsealed surfaces with peeling paint at selected areas. Remediate peeling paint by a licensed lead paint removalist. - Periodic inspections required.										
Pb	BO836	Negative (0.13%)	-	Paint system (undercoat) + acrylic surface paint	Internal: Main Hall; Level 1, South side First Aid / Meeting room – Ceiling paint	NA	-	-	-	Nil	-	<45 m ²	(Composite sample) Less than Australian Standard for lead containing paint of 1.0%
Pb	Refer to BO836	Negative (0.13%)	-	Paint system (undercoat) + acrylic surface paint	Internal: Main Hall; Level 1, South side First Aid room, and connecting hallway; and Red Cross office – Ceiling paint	NA	-	-	-	Nil	-	-	As Above
Pb	BO837	Negative (0.11%)	-	Paint system (white) + undercoat	Internal: Main Hall; Level 1, South side Stage – Fire stairs; Wall and ceiling paint	NA	-	-	-	Nil	-	-	Less than Australian Standard for lead containing paint of 1.0%
Pb	Refer to BO837	Negative (0.11%)	-	Paint system (white)	Internal: Main Hall; Level 1, North side Stage – Fire stairs; Wall and ceiling paint	NA	-	-	-	Nil	-	-	As Above

Haz	Sample No.	Results	Photo ID	Description	Location	Friable	Extent of Damage	Surface Treatment	Occupant Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Pb	BO838	Negative (0.15%)	-	Paint system (Pastel green/Aqua) undercoat Eggshell paint	External: Main Hall building; Level 1, west side entrance landing – Awning lining and timber frames	NA	-	-	-	Nil	-	-	Less than Australian Standard for lead containing paint of 1.0%
Pb	Refer to BO838	Negative (0.15%)	-	Paint system (Pastel green/Aqua) undercoat Eggshell paint	External: Main Hall building; Level 1, west side entrance landing – Awning lining and timber frames	NA	-	-	-	Nil	-	-	As Above
Pb	BO839	Negative (0.32%)	-	Paint system (grey)	External: Main Hall building; Level 1, south side low roof gutter – gutter base paint	NA	-	-	-	Nil	-	-	(Composite sample) As Above
Pb	BO840	Negative (0.33%)	-	Paint system undercoat + Off-white paint	External: Main Hall building; Level 1, south east corner of building – Weatherboard lining and timber edges	NA	-	-	-	Nil	-	-	(Composite sample) Less than Australian Standard for lead containing paint of 1.0%
Pb	Refer to BO840	Negative (0.33%)	-	Paint system undercoat + Off-white paint	External: Main Hall building; Level 1 and ground level, East side and perimeter of building – Weatherboard lining and timber edges	NA	-	-	-	Nil	-	-	As Above
Pb	BO841	Negative (0.14%)	-	Paint system undercoat + Pale 'teal' paint	External: Main Hall building; Level 1, South east corner of building – Wall cladding paint	NA	-	-	-	Nil	-	-	(Composite sample) Less than Australian Standard for lead containing paint of 1.0%

Haz	Sample No.	Results	Photo ID	Description	Location	Friable	Extent of Damage	Surface Treatment	Occupant Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Pb	Refer to BO841	Negative (0.14%)	-	Paint system undercoat + Pale 'teal' paint	External: Main Hall building; Level 1, South east corner of building – Wall cladding paint	NA	-	-	-	Nil	-	-	As Above
Pb	BO842	Negative (0.36%)	-	Paint system undercoat + 'Green' paint	External: Main Hall building; Ground level, East side of building – Timber trim	NA	-	-	-	Nil	-	-	(Composite sample) Less than Australian Standard for lead containing paint of 1.0%
Pb	Refer to BO842	Negative (0.36%)	-	Paint system undercoat + 'Green' paint	External: Main Hall building; Ground level, East side of building – Weatherboard pickets and timber trim (Sub-floor)	NA	-	-	-	Nil	-	-	As above
Pb	BO843	Negative (0.32%)	-	Paint system undercoat + 'Off-white' paint	External: Main Hall building; Ground level, North side of building – Lower wall weatherboards	NA	-	-	-	Nil	-	-	(Composite sample) Less than Australian Standard for lead containing paint of 1.0%
Pb	Refer to BO843	Negative (0.32%)	-	Paint system undercoat + 'Off-white' paint	External: Main Hall building; Level 1 and ground level, perimeter walls of building – Lower wall weatherboards	NA	-	-	-	Nil	-	-	As Above
Pb	Refer to BO843	Negative (0.32%)	-	Paint system undercoat + 'Off-white' paint	External: Accommodation building; Ground level, perimeter walls of building – Lower wall weatherboards	NA	-	-	-	Nil	-	-	As Above

Haz	Sample No.	Results	Photo ID	Description	Location	Friable	Extent of Damage	Surface Treatment	Occupant Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
Pb	BO848	Negative (0.12%)	-	Paint system undercoat + 'Off-white' paint	External: Main Hall building; Ground level, north side windows – timber frames	NA	-	-	-	Nil	-	-	As Above
Pb	Refer to BO848	Negative (0.12%)	-	Paint system undercoat + 'Off-white' paint	External: Accommodation building; Ground level, south side windows – timber frames	NA	-	-	-	Nil	-	-	As Above
Pb	BO849	Negative (0.16%)	-	Paint system undercoat + Pale 'Cream/white' paint	External: Accommodation building; Ground level, South east side of building – Wall cladding paint	NA	-	-	-	Nil	-	-	As Above
SMF	V.O	Suspect positive	-	SMF insulation	Internal: Main Hall building; Ceiling void above offices - Thermal insulation batts above ceiling lining	Y	P	N	M	M	A4	-	
SMF	V.O	Suspect positive	-	SMF insulation	Internal: Main Hall building; Roof void above main hall area - Thermal insulation batts above ceiling lining	Y	P	N	M	M	A3	-	Sparse insulation with degraded SMF present above ceiling lining.
SMF	V.O	Suspect positive	-	SMF insulation (flexi-ducting)	Internal: Accommodation building – Level 1 ceiling void; ANZAC room, Flexi-ducting to registers	N	G	Y	L	M	A4	-	Intact and sealed with lining.
SMF	V.O	Suspect positive	-	SMF insulation (flexi-ducting)	Internal: Accommodation building – Level 1 ceiling void; Main corridor, bedrooms and office/store, Flexi-ducting to registers	N	G	Y	L	M	A4	-	

Haz	Sample No.	Results	Photo ID	Description	Location	Friable	Extent of Damage	Surface Treatment	Occupant Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
SMF	V.O	Suspect positive	-	SMF insulation within H.W.U	Internal: Main Hall building; Sub-floor area, H.W Service alcove for Laundry - Hot Water Unit	N	G	Y	L	L	A4	X1	'Hardie-DUX' Hot Water unit – 200L
SMF	V.O	Suspect positive	-	SMF insulation within H.W.U	Internal: Accommodation building – Level 1 amenities; H.W Service alcove for bathrooms - Hot Water Unit	N	G	Y	L	L	A4	X1	
PCB	V.O	Negative for PCB'S	-	Capacitors	Internal: Main Hall building, Level 1; Red Cross office and corridor – Twin tube fluorescent light fittings	NA	-	-	-	Nil	-	X5	'PLESSEY' P102 type capacitors; 6.5 uF
PCB	V.O	Negative for PCB'S	-	Capacitors	Internal: Main Hall building, Level 1; First Aid / Staff room – Twin tube fluorescent light fittings	NA	-	-	-	Nil	-	X12	'PLESSEY' P102 type capacitors; 6.5 uF
PCB	V.O	Negative for PCB'S	-	Capacitors	Internal: Main Hall building, Level 1 South side Male and Female amenities – Single tube fluorescent light fittings	NA	-	-	-	Nil	-	X1	'RIFA' PHN 453 type capacitors; 2.8 uF
PCB	V.O	Negative for PCB'S	-	Capacitors	Internal: Accommodation building, Ground level; Linen / laundry store room – Single and twin tube fluorescent light fittings	NA	-	-	-	Nil	-	X12	'PLESSEY' P102 type capacitors; 4.0 to 8.0 uF

Haz	Sample No.	Results	Photo ID	Description	Location	Friable	Extent of Damage	Surface Treatment	Occupant Activity	Risk Score	Action	Quantity (m, m ² , m ³)	Comments
ODS	V.O	HCFC positive	-	R134a Refrigerant gas supply (HFC)	Internal: Accommodation building; ANZAC room – Kitchenette fridge units	NA	-	-	-	-	Nil	X2 units	'Whirlpool' refrigerator units
ODS	V.O	CFC positive	-	R12 Refrigerant gas supply (CFC)	Internal: Main Hall building, Level 1 South side Caretakers accommodation – Kitchen refrigerator	NA	G	Y	M	L	A4	X1 unit	'Westinghouse' refrigerator (Dichlorodifluoromethane)

5 GLOSSARY

Coffey Environments adopt the following material and location assessment algorithms in order to assess the risks associated with individual asbestos containing materials located;

ASBESTOS REGISTER SECTION

Friable

Variable	Score	Description
Friable	Y	Asbestos cement debris, or material which when dry may become crumbled, pulverised or reduced to powder by hand pressure.
	N	Bonded i.e. non-friable material

Materials Assessment

Variables	Scores	Examples of Score Descriptions
Asbestos Type	0	No asbestos
	1	Chrysotile only
	2	Amphibole asbestos (excluding crocidolite)
	3	Crocidolite
Product Type	0	No asbestos detected
	1	Bonded asbestos in good condition
	2	Friable asbestos in good condition or cement in poor condition
	3	Friable asbestos in poor condition
Extent of Damage	0	No visible damage
	1	Minor scratches or mark, broken edges
	2	Significant breakage, many small areas of damage to friable material
	3	High damage, visible debris
Surface Treatment	0	Bonded Asbestos including encapsulated asbestos cement
	1	Enclosed laggings, sprays and boards or bare cement
	2	Bare board or encapsulated lagging/spray or cement debris
	3	Unsealed lagging/spray

Location Assessment

Variables	Scores	Examples of Score Descriptions
Occupant Activity	0	Rare disturbance, e.g. little used store room
	1	Low disturbance, e.g. Office type activity
	2	Periodic disturbance, e.g. industrial or vehicular activity which may contact ACMs
	3	High levels of disturbance e.g. fire door with AIB sheet in constant use
Likelihood of Disturbance	0	Usually inaccessible or unlikely to be disturbed
	1	Minimal likelihood for disturbance
	2	Likely disturbance
	3	Frequent disturbance
Human Exposure Potential	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Maintenance Activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low Disturbance (e.g. changing light bulbs in AIB ceiling).
	2	Medium disturbance (e.g. lifting one or two ceiling tiles to access a valve)
	3	High level of disturbance (e.g. moving a number of AIB ceiling tiles to replace a valve or for re-cabling)

Risk Score

The **asbestos containing material** risk score is a quantitative assessment determined by the sum of the scores based on the Materials and Location Assessments; i.e. Risk score = Material Score + Location Score (out of as possible 24).

Should no asbestos be detected then the register will indicate a risk score of 0.

Variable	Scores	Examples of Score Descriptions
Risk Score	0 - 6	Very Low Risk - Action Score A4
	7 - 12	Low Risk – Action Score A3
	13 - 18	Medium Risk – Action Score A2
	19 - 24	High Risk – Action Score A1

OTHER HAZARDOUS MATERIALS REGISTER SECTION

Coffey Environments adopt the following material and location assessment algorithms in order to assess the risks associated with individual **hazardous materials other than asbestos** located;

Friable

Variable	Score	Description
Friable	Y	Unsealed SMF
	N	Sealed SMF
	NA	Applicable to ODS, PCB, Lead in paint

Material Assessment

Variable	Score	Examples of Score Descriptions
Extent of Damage	G	Good condition
	Av	Average condition
	P	Poor condition
Surface Treatment	Y	Sealed
	P	Part sealed
	N	Not sealed

Location Assessment

Variable	Score	Examples of Score Descriptions
Occupant Activity	H	High traffic area
	M	Medium traffic area
	L	Low traffic area

Risk Score

The **hazardous materials other than asbestos** risk score is a qualitative assessment determined by the combination of Material and Location Assessments. Depending on the material one or all of these criteria may be used in assessing the recommended Action.

Variable	Score	Examples of Score Descriptions
Risk Score	L	Low exposure risk
	M	Medium exposure risk
	H	High exposure risk

ACTIONS FOR ASBESTOS MATERIALS

Following the assessment for both asbestos containing materials an action score is assigned. For asbestos containing materials this will be assigned according to the risk score associated with the material.

Action

A1	Action 1	Restrict access and remove
		<p>As a guide, the material conforms to one, or more, of the following:</p> <ul style="list-style-type: none"> Friable or poorly bonded to substrate, located in accessible areas Severely water damaged, or unstable Further damage or deterioration likely Friable asbestos material located in air conditioning ducting Asbestos debris and stored asbestos in reasonably accessible areas Post removal of A1 item, update Asbestos Materials Register and Asbestos Management Plan
A2	Action 2	Enclose, encapsulate or seal and Label – Re-inspect according to Asbestos Management Plan
		<p>As a guide, the material conforms to one, or more, of the following:</p> <ul style="list-style-type: none"> Damaged material In reasonably accessible area Friable material or poorly bonded to substrate, with bonding achievable Possibility of disturbance through contact Possibility of deterioration caused by weathering Post encapsulation of A2 item, update Asbestos Materials Register and Asbestos Management Plan
A3	Action 3	Remove during refurbishment or maintenance and Label – Re-inspect according to Asbestos Management Plan
		<p>As a guide, the material conforms to one, or more, of the following:</p> <ul style="list-style-type: none"> Asbestos debris or stored material in rarely accessed areas Further disturbance or damage unlikely other than during maintenance or service Readily visible for further assessment Asbestos CAF Gaskets Asbestos friction materials and brake linings
A4	Action 4	No remedial action, Label – Re-inspect according to Asbestos Management Plan
		<p>As a guide, the material conforms to one, or more, of the following:</p> <ul style="list-style-type: none"> Firmly bonded to substrate and readily visible for inspection Inaccessible and fully contained Stable and damage unlikely

Acronyms

ACM	Asbestos containing material
NOHSC	National Occupational Health and Safety Commission
AMP	Asbestos Management Plan
V.O	Visual Observation
NATA	National Association of Testing Authorities, Australia
PLM	Polarised Light Microscopy
SEM	Scanning Electron Microscopy
EDAX	Energy Dispersive X-ray Analysis
CH	Chrysotile Asbestos
CR	Crocidolite Asbestos
AM	Amosite Asbestos
NAD	No Asbestos Detected

Definitions

Accredited Laboratory – means a testing laboratory accredited by NATA (National Association of Testing Authorities, Australia).

Air Monitoring – means atmospheric sampling for airborne contaminants including asbestos and SMF fibres or lead dust to assist in assessing human exposure and the effectiveness of control measures. This includes exposure monitoring, clearance monitoring (asbestos) and control monitoring.

Appropriately Qualified Person – means the person possesses the qualifications and experience necessary to find hazardous materials in a building.

Approved Respirator - A respirator which complies with AS/NZS 1716 - Respiratory Protective Devices.

Approved Vacuum Cleaner - Vacuum cleaning equipment that passes all extracted air through a High Efficiency Particulates Air (HEPA) filter before the air is discharged into the atmosphere and conforms to the relevant requirements of the AS 3544 - Industrial Vacuum Cleaners for Particulates.

Asbestos – fibrous form of those mineral silicates that belong to the serpentine or amphibole groups of rock-forming minerals, including actinolite, amosite (brown asbestos), anthophyllite, chrysotile (white asbestos), crocidolite (blue asbestos) and tremolite.

Asbestos Containing Material (ACM) – means any material, object, product or debris containing asbestos.

Asbestos Removalist – means a person whose business or undertaking includes asbestos removal work or a self employed person whose work includes asbestos removal work.

Asbestos Removal Control Plan – A site specific document to be prepared by the removal contractor based on the information in the National Code of Practice *How to Safely Remove Asbestos (Safe Work Australia 2011)*.

Asbestos Work - means work undertaken in connection with a construction work process in which exposure to asbestos may occur and includes any work process involving the use, application, removal, mixing or other handling of asbestos or asbestos-containing material.

Asbestos Removal Work – means work undertaken to remove friable or bonded asbestos containing material.

Asbestos Work Area – means the immediate area in which work on ACM is taking place. The boundaries off the work area must be determined by a risk assessment.

Bonded asbestos material - means any material (other than friable asbestos material) that contains asbestos.

Bonded asbestos removal work - means work in which bonded asbestos material is removed, repaired or disturbed.

Clearance Inspection – means a mandatory visual inspection carried out by a competent person to verify that an asbestos work area has been rendered free of visible asbestos contamination and is safe to be returned to normal use after work involving the disturbance of ACM has taken place. A clearance inspection must include a visual inspection, and may also include clearance air monitoring and/or settled dust sampling.

Clearance Monitoring – means air monitoring using static or positional samples to measure the level of airborne asbestos fibres in an area following work on ACM. An area is cleared when the level of airborne asbestos fibres is measured as being below 0.01 fibres/ml.

Construction Work - include all work performed in or in connection with the installation, erection, repair, cleaning, painting, renewal, renovation, dismantling, maintenance, ornamentation or demolition of buildings, ships, structures, pipes, plant, machinery, parts, artefacts, appliances, or tools or parts thereof.

Control Actions - In the process of implementing hazardous building materials management, it is fundamental that any identified situations have control actions determined to prevent personnel from being placed at risk.

Control Monitoring – means air monitoring using static or positional to measure the level of airborne asbestos fibres in an area during work on ACM or airborne lead dust in an area of lead paint removal. Control monitoring is designed to assist in assessing the effectiveness of control measures. Its results are not representative of actual occupational exposures and should not be used for that purpose.

Exposure Standard (TWA) - represent the National Occupational Health and Safety Commission (NOHSC) maximum exposure level by inhalation of airborne concentration of atmospheric lead over an eight-hour day, for a five-day working week, over an entire working life and expressed as 8-hour TWA

(Time weighed average). The TWA do not represent 'no-effect' levels which guarantee protection to every worker.

Friable Asbestos Containing Material – means asbestos containing material that, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure.

Hazard – means any matter, thing, process, or practice that may cause death, injury, illness or disease.

HEPA - High Efficiency Particulate Air. A filtering system capable of trapping and retaining at least 99.97 percent of all monodispersed particles of 0.3 micron in diameter or larger.

Membrane Filter Method - is the technique outlined in the NOHSC *Guidance Note on the Membrane Filter Method for Estimating Method Airborne Asbestos Fibres 2nd Edition* [NOHSC:3003 (2005)].

National Association of Testing Authorities, Australia (NATA) – the organisation that approves the method of sampling for airborne asbestos fibres, bulk sample analysis of asbestos-containing materials and hazardous materials inspections.

NOHSC - National Occupational Health and Safety Commission.

PPE/RPE - Personal / Respiratory Protective Equipment.

PM – Project Manager of the asbestos removal job. If a Principal Contractor has been appointed the Project Manager of the Principal Contractor, if no PM appointed then the owner is the Project Manager.

Person in charge of area - The person in charge of the building or area affected by the asbestos removal.

Restricted Area - A location requiring an Access/Work Permit because unprotected activity to undertake the intended purpose may expose a person to hazardous respirable (airborne) asbestos fibre. For example: Drilling a switch board containing asbestos; entry to a ceiling space containing asbestos or lead dust; entry to a riser shaft containing asbestos; access onto a fragile asbestos cement roof; a cupboard containing asbestos pipe lagging.

Risk – means the likelihood of a hazard causing harm to a person.

Safe Work Australia - An independent statutory agency responsible to improve occupational health and safety and workers' compensation arrangements across Australia.

6 RECOMMENDATIONS AND REMOVAL OF ASBESTOS CONTAINING MATERIALS

6.1 Asbestos Materials Identified

The recommendations, conclusions or stability of asbestos materials contained in this report shall not abrogate a person of their responsibility to work in accordance with Statutory Requirements, Codes of Practice, Guidelines, Material Safety Data Sheets, Work Instructions or reasonable work practices.

In accordance with current legislation [Work Health and Safety Regulation 2011] requirements, an Asbestos Management Plan (AMP) has been compiled with the findings of this survey. The AMP is to be maintained and made available with this Hazardous Materials Register Report at the work place for the use of property owners, employers, workers, people intending to conduct business at the site and to Health and Safety representatives. Legislation requires that any Asbestos identified in the workplace, be clearly indicated. Labels are required to state the presence of Asbestos and the number and position be determined by a competent person. Signs must comply with AS 1319 Safety Signs for the Environment.

6.1.1 Friable & Bonded Asbestos

At the time of the survey no Friable ACM/s were identified, however damaged asbestos cement fragments were found at the following locations;

Ground level, Main hall building – Central sub-floor area opposite workshop; Asbestos cement fragments

Level 1 Main Hall building, South side Stage – Fire stairs; Above ceiling lining – Asbestos cement fragments;

Accommodation building, Ground level – At the base of the north-west side 'African tulip' tree; Damaged asbestos cement fragment;

Accommodation building, Ground level sub-floor area – Below north-west side stairs; Asbestos cement battens and sheet fragments at the perimeter sub-floor zone;

Accommodation building, Ground level sub-floor area – Below north-west side stairs; Asbestos cement fragments (corrugated);

At the time of the survey the bonded ACMs were identified and the findings are presented in the Asbestos Materials Register.

6.2 General

A detailed site specific Asbestos Removal Control Plan is to be developed by the asbestos removalist prior to commencing any ACM removal work and a copy must be given to the person who commissioned the work and be readily accessible on-site to PCBU, workers, their health and safety representatives and any occupants. Any ACM removal work shall be performed by a reputable, licensed asbestos materials removalist, in accordance with the National Code of Practice *How to Safely Remove*

Asbestos (Safe Work Australia 2011). Where applicable the regulator will be notified in writing five days prior to the commencement of the works.

6.3 Asbestos

Asbestos containing materials (ACM) are referred to as either friable or bonded.

Friable asbestos is in the form of a powder, or can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friable asbestos includes materials such as sprayed and thermal insulation, pipe lagging, millboard and gaskets, and can release fibres with only minimal disturbance.

Bonded asbestos products are ones in which the asbestos fibres are bound within the matrix of the material. Bonded asbestos is difficult to damage or cause the release of fibres by hand and includes materials such as asbestos cement sheeting (fibre cement or fibro), vinyl floor tiles and 'zelemite' electrical switchboards. However, bonded asbestos containing materials that have been subjected to weathering, physical damage, water damage, fire or other conditions may contain exposed fibres which could be released upon disturbance.

Friable ACM exhibits the greatest risk to human health as fibres are released upon minimal disturbance. As such removal and replacement would be the preferred option if such materials were found in accessible areas or air conditioning systems on the property.

Alternatively removal and replacement may not be the preferred option for bonded ACM in a good and stable condition as the risk associated with removal could be high (as in the case of only partial demolition of structures on site).

6.3.1 Licence requirements for asbestos removal work

It is a requirement that a Class B licensed contractor is engaged to remove any amount of bonded ACM greater than 10m² and a Class A licensed contractor is engaged to remove any quantity of friable ACM or bonded ACM greater than 10m². However, it is recommended that an appropriately licensed contractor is utilised to remove all ACM's.

6.3.2 Air monitoring requirements for asbestos removal work

Asbestos air monitoring is *mandatory for all friable removals* and should be undertaken by an independent licensed asbestos assessor. Air monitoring is also to be considered when more than 10m² of bonded ACM is removed to ensure control methods are adequate and also where the removal is being undertaken in or next to a public location.

6.3.3 Asbestos Permit to Work

If it is determined, after consultation with the asbestos register, that ACM is present in the vicinity of planned works, an Asbestos Permit to Work (PTW) will be required.

The Asbestos PTW is designed to ensure appropriate work practices are employed in the vicinity of ACM. The Asbestos PTW will document what ACM is to be removed, encapsulated or otherwise protected prior to the contracted maintenance or building works proceeding. The Asbestos PTW will also indicate other requirements such as the need for personal protective equipment (PPE), barricading and airborne fibre monitoring.

An Asbestos PTW will only be issued to competent, licensed (class A or B) asbestos removalists. When the work is completed, the permit will be signed and returned to the permit officer who will cancel it after

ensuring that a clearance certificate is provided. The Building Manager will retain copies of all Asbestos PTW removal plans, JSEAs and work method statements with the site asbestos register.

Refer to APPENDIX B for an example of an Asbestos Permit to Work Form.

6.3.4 Control measures

The selection of the most appropriate control measure is determined from risk assessments and detailed knowledge of the workplace and activities. The following general principles may be therefore applied:

- If the ACM is friable, in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions should be applied and removal is required as soon as practicable using a licensed removalist;
- If the ACM is friable but is in a stable condition (e.g. rope seals) and is accessible, serious consideration should be given to its removal. If removal is not immediately practicable, short-term control measures, such as sealing, enclosure or similar and labelling may be able to be used until removal is possible;
- If the ACM is not friable and is in a good, stable condition (e.g. cement panel) minimising disturbance, ongoing maintenance and periodic inspection would be appropriate controls. All damaged edges should be appropriately sealed and the installation labelled;
- All known or suspected ACMs remaining on site should be appropriately labelled, where possible, and regularly inspected to ensure they are not deteriorating resulting in a potential risk to health;
- Prior to any demolition, partial demolition, renovation or refurbishment, asbestos containing materials likely to be disturbed by those works should be removed in accordance with the National Code of Practice *How to Safely Remove Asbestos (Safe Work Australia 2011)*.

If any unknown ACM's are discovered during any works on the property or there is a change in the condition of the known ACM situations all work should be stopped immediately and the building/project manager notified. A Licensed Asbestos Assessor or Competent Person should be engaged to assess the potential risk from the materials, undertake asbestos air monitoring to determine the potential for further contamination from the materials and advise of the appropriate control measures.

It is the responsibility of the contractor undertaking any works on ACM to ensure:

- Workers who may be exposed to ACM are sufficiently protected to avoid personal injury or harm and to prevent asbestos fibre becoming airborne which may potentially contaminate other areas or affect others;
- Ensure there is project supervision by responsible persons to ensure employee exposure assessments, air monitoring, hygiene facilities, work barriers etc are in place;
- Undertake project specific risk assessment of potential employee exposure to asbestos fibres and work methods to reduce the potential exposure to asbestos;
- Provide appropriate PPE and RPE such as P2 respirator (minimum), disposable coveralls, gloves and booties;
- Obtain appropriate licence to undertake the removal/ remedial works;

- Maintain documentation including building permits, safety plans, work processes and environmental controls;
- Utilise appropriately trained employees;
- Undertake all work activities to protect the health of employees, tenants and members of the general public;
- Inform the PCBU, workers, the person who commissioned the work, and any occupants in the vicinity of the workplace of any potential hazards associated with the work activities;
- Written evidence of employee training and information;
- Provision of adequate ventilation (where applicable); and
- Transport and handle all ACM as contaminated waste and dispose at a licensed contaminated waste disposal facility.

Storage and Disposal of Asbestos

All asbestos waste shall be double bagged, using 200 µm (0.2 mm) thick polyethylene bags. Asbestos waste shall be bagged once at the workface and a second time away from the workface but prior to leaving the removal area enclosure. It is recommended that a maximum bag size of 1200 mm (length) x 900 mm (width) be used. Bags should be filled to no more than 50 per cent capacity, and contents should be wet before sealing. Consistent with good manual handling practice, bags should not exceed 16 kg in weight. The bags must be decontaminated before they are placed in waste bins. Each bag shall be labelled in accordance with Globally Harmonised System of Classification and Labelling of Chemicals (GHS) requirements on its outermost surface, with the following warning statement:

DANGER

ASBESTOS WASTE

DO NOT INHALE DUST

MAY CAUSE LUNG CANCER

Alternatively, other approved containers may be used. If waste bags are not suitable then the ACM is to be sealed in double lined heavy duty plastic sheeting before they are placed into the skip or for non-friable ACM they may be placed directly into the waste bin that has been double lined with heavy duty plastic sheeting (200 µm minimum thickness) but it must be kept damp to minimise the release of airborne asbestos fibres. To comply with GHS requirements the top and side of each bin or container should be labelled with the words 'Danger: Asbestos do not break seal'.

6.3.5 Project Supervision

Prior to the removal of any high risk ACM a Licensed Asbestos Assessor or Competent Person, with experience in asbestos materials removal works, shall be engaged, at the cost of the project, to work independently of the asbestos removal contractor. The assessor will be responsible for ensuring the asbestos materials removal contractor achieves a satisfactory level of workmanship, and complies fully with statutory requirements and the requirements of the technical specification.

Commensurate with the above requirements, the specific duties of the supervising assessor may include:

- Inspection of the integrity of the containment prior to commencement of asbestos removal works;
- Inspection of the asbestos materials removalist's equipment, including but not limited to decontamination and negative air units, water filtration systems, vacuum equipment, personal protective equipment (PPE);
- Assessment of the asbestos removalist's work methods, use and maintenance of PPE/RPE and decontamination procedures;
- Clearance visual inspection of the work area after the removal of ACM to ensure the ACM has been removed to a satisfactory standard; and
- Organising air monitoring and developing the air monitoring requirements for the particular ACM removal.

The Project Manager is to notify the Site Manager, Workers, Health and Safety Representatives, Contractors, Building Occupants and others providing details of the date, time and location of the removal works before they start as well as ensuring the Asbestos Removal Control Plan is adequate for the works to be undertaken.

7 RECOMMENDATIONS AND REMOVAL OF HAZARDOUS MATERIALS

7.1.1 Synthetic Mineral Fibre

Un-bonded or bonded SMF that has severely deteriorated has the potential of becoming airborne. Health effects that may occur with exposure to certain SMF materials include; irritation of the skin, eyes and upper respiratory tract. As such removal and replacement would be the preferred option if such materials were found in accessible areas or air conditioning systems.

The selection of the most appropriate control measure should be determined from risk assessments and detailed knowledge of the workplace and activities. The following general principles may be applied:

If the SMF is un-bonded or deteriorated, in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions should be applied and removal is required as soon as practicable.

If the SMF is un-bonded or deteriorated, in a poor/unstable condition but in inaccessible areas (i.e. Ceiling space), removal is preferred. However, if removal is not immediately practicable, short-term control measures (i.e. restrict access, or provide personal protective equipment to personnel required to access the area etc) may be employed until removal can be facilitated.

If the SMF is bonded and in a poor/unstable condition; minimising disturbance and removal or encapsulation may be appropriate controls.

For bonded SMF in a good and stable condition, ongoing maintenance and periodic inspection to ensure they are not deteriorating would be appropriate controls.

Prior to any demolition, partial demolition, renovation or refurbishment, synthetic mineral fibre materials likely to be disturbed by those works should be removed in accordance with the NOHSC Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)].

Further assessment of risk through airborne fibre monitoring can assist with decisions on the most appropriate, and urgency of, control measures.

7.1.2 Ozone Depleting Substances (Refrigerants)

CFCs and HCFCs -Air-conditioning systems were identified as containing refrigerants.

When CFC or HCFC refrigerants are in use, the following points should be considered:

1. What type of refrigerants are being used,
2. The loss rate of refrigerant,
3. What is the remaining economic life of the equipment?

Control strategies for CFC and HCFC refrigerants include:

CFC and HCFC based equipment should be made leak free (note that domestic refrigerators are leak free) where feasible;

CFC and HCFC based equipment should be converted/retrofitted or replaced with equipment using ozone benign refrigerants where feasible; and

A licensed contractor who will recycle and reuse the refrigerant should decommission CFC and HCFC based equipment that is being disposed of.

7.1.3 Lead Paint

The selection of the most appropriate control measure should be determined from risk assessments and detailed knowledge of the workplace and activities. The following general principles may be applied:

Regardless of condition, immediate access restrictions should be applied and removal undertaken if the lead-based paint is located in areas that are likely to be chewed or licked by children, knocked or are subject to friction.

If the lead-based paint is flaking or chalking, or in a poor/unstable condition (and not located in areas as described above), repainting is required as soon as practicable. However, the surface will need to be prepared by a light wet sanding with wet-and-dry sandpaper to help the paint stick to the surface. Take care not to generate lead dust or contaminate the areas with water from the wet-sanding process.

Lead-based paint in good condition (and not located in areas as described above), should be left in place, unless major renovation and comprehensive removal is planned.

Painting over lead-based paint is a temporary solution limited by the life of the paint. Alternatives to painting or the removal of lead-based paint include encapsulating the paint with other materials.

7.1.4 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) are a group of organic compounds with variable chlorine substitution on a biphenyl backbone. The chemical properties of these products, namely a very high dielectric constant, low chemical reactivity and an extremely long life make these substances ideal for some industrial applications. These substances are very hydrophobic and are preferentially taken up into and stored in fat deposits for life. Once in the body they can cause a range of long term health problems including cancer. PCBs have been used widely in the electrical industry but would be encountered in our working environment in older buildings in the form of small capacitors fitted to fluorescent lights and electric motors in ceiling fans and occasionally within electrical cabinets.

As such the PCBs are within a "closed system", that is, entirely contained within a small sealed metal box and would pose no risk whatsoever unless the material is released from the capacitor as a result of leakage or rupture. PCBs appear as a colourless to straw/yellow oily substance. If they have been overheated the colour may darken to brown. Any substance of such an appearance occurring under fluorescent lights should be treated with caution and investigated. Non leaking capacitors in good order can be left in place. Regular inspection should be made to check for oil leaks under fluorescent lights and leaking capacitors should be replaced by a tradesman.

8 RESPONSIBILITIES

This AMP is designed to be integrated into the existing Department of Veterans Affairs maintenance and operations programs. It is critical to the AMP that all people involved in the management and functioning of the site are adequately informed and trained in the purpose and use of the AMP.

The key personnel responsible for the implementation and maintenance of the AMP include:

- Person conducting a business or undertaking (PCBU) with management or control of a workplace,
- Engineering/Facilities/Maintenance/Asset Managers (referred to in the table below as FM).

Others required to comply with directives of the AMP include:

- Contractors and trades staff,
- Staff, their Health and Safety Representatives and visitors.

Responsible Person/s	Action
PCBU with management or control of a workplace / FM	Commission reviews of asbestos registers and the Asbestos Management Plan, including updates in legislative requirements as necessary. Include all ACM in the review if changes to conditions occur.
PCBU with management or control of a workplace / FM	Ensuring the content within the AMP is reviewed and updated following any changes in the workplace or work practices.
PCBU with management or control of a workplace / FM	Populating the action program within the AMP and coordinating the actions required.
PCBU with management or control of a workplace / FM	Commission the inspection and identification (including labelling and re-inspections) of asbestos materials and other hazardous building materials at required frequencies.
PCBU with management or control of a workplace / FM	Ensure procedures are in place for the control of contractors or personnel who may come into contact with ACM during the course of their work.
Site Manager	Ensure on-site adherence to procedures in place for the control of contractors or personnel who may come into contact with ACM's during the course of their work.

Responsible Person/s	Action
Site Manager	Ensure that the Register is made available to contractors or workers requiring such information as part of their work.
PCBU with management or control of a workplace / FM	Ensure resources and support are made available to the site controllers/tenants to initiate and progress AMP issues.
PCBU with management or control of a workplace / FM	Liaising with site controllers/tenants and providing immediate response to emergency situations involving asbestos.
PCBU with management or control of a workplace / FM	Ensuring communication and training strategies are in place as necessary for contractors and relevant personnel.
PCBU with management or control of a workplace / FM	Liaise with other responsible personnel on relevant matters relating to asbestos materials management and ensure that all concerns about asbestos are dealt with in a timely and satisfactory manner.
PCBU with management or control of a workplace / FM	Ensure that the necessary asbestos materials work methods, control measures and safety standards meet the required standard.
PCBU with management or control of a workplace / FM	Ensure that licensed contractors are engaged (as per National Regulations) for 'friable' asbestos work and competent contractors are engaged for the maintenance or removal of other asbestos products. Ensuring the contractor has obtained necessary approvals from the regulatory authorities prior to such work.
Site Manager	Provide an immediate response to emergency situations or incidents involving asbestos.
PCBU with management or control of a workplace / FM	Consulting with all relevant stakeholders regarding proposed and existing asbestos materials control measures or unplanned disturbance to those materials.
PCBU with management or control of a workplace / FM	Ensuring that employees/site controllers/tenants and other stakeholders at the Subject Site have been suitably informed and consulted with regarding asbestos materials, risks, safety precautions and adopted control measures.

Responsible Person/s	Action
PCBU with management or control of a workplace / FM	Maintain the Register, air-monitoring records, identification analyses records, records of asbestos control and removal, and ensure the AMR are updated following any site inspections and/or remedial works.
PCBU with management or control of a workplace / FM	Ensure a current copy of the Register and all required site documentation are maintained in a current and readily accessible condition for viewing by stakeholders.
Site Manager	Ensure that a risk assessment is conducted for any operation that is possible to disturb asbestos building materials.
Site Manager	Arrange or undertake site inductions for staff and contractors, and provide advice, training and consultation (internally or externally) to personnel regarding asbestos materials issues, if required.
Site Manager	Audit asbestos management procedures and assist with reviews of the AMP.
Site Manager	Providing all necessary information and instruction to contractors attending and working on site in relation to asbestos materials hazards, control measures and required work procedures.
Site Manager	Ensure all incidents involving the actual or potential exposure of persons to asbestos are immediately reported and investigated and that recommendations are closed out.
Contractor	<p>Consult with the Subject Site Supervisor/tenant on entering the Subject Site.</p> <p>Look after their own safety and health, and the safety and health of other employees and contractors.</p> <p>Ensure that they carry out their work in compliance with relevant legislation and the organisation's safe work methods and demonstrate an acceptable level of safety performance.</p> <p>Ensure that the right person is employed for each job, taking into account the type of work to be performed, the licences, training, certificates and qualifications required.</p> <p>Immediately report any incident, injury, or hazards and any incidents of non-compliance with the AMP that has or may have occurred.</p> <p>Not to impact on any asbestos material without complying with the AMP.</p> <p>To bring to the attention of the Site Supervisor any suspect material.</p> <p>Refer to AMP for guidance to identify, manage, and remove asbestos and other hazardous building materials.</p> <p>Submit Risk Assessments and Health, Safety and Environment Plans when</p>

Responsible Person/s	Action
	performing asbestos materials removal work. Undergo Contractor Induction. Develop a site specific asbestos removal control plan prior to performing the removal work.
All Workers, their health and safety representatives, tenants and visitors	Ensuring they are familiar with the AMP as necessary. Supporting facilitated activities relating to ACM management. Comply with the AMP. Not to impact on any asbestos materials. Report asbestos related hazards. Protect themselves and others in the Subject Site.

8.1.1 Risk Action

Should materials of unknown composition, or materials suspected of containing asbestos be encountered on site and are not documented in the existing asbestos register, such materials should be treated as if they are ACM until sampled and NATA accredited laboratory analysis confirms otherwise. In the event that additional ACM are identified, a risk assessment shall then be conducted by an appropriately qualified and competent person. For example, in the event that demolition or refurbishment works are to be carried out in areas previously not inspected for the presence of ACM - such as inaccessible wall cavities or beneath floors, an inspection and risk assessment should be performed by a competent person prior to the commencement of the planned demolition/refurbishment works.

The risk assessment of the ACM is to be reviewed when:

- The AMP is reviewed;
- Further asbestos or ACM is identified at the Workplace;
- There is evidence that control methods are not effective;
- A significant change is proposed for the workplace or for work practices or procedures relevant to the risk assessment such as major refurbishment or demolition;
- There is a change in the condition of the ACM;
- The asbestos material has been removed from or disturbed, enclosed or sealed.

The frequency of the inspections will also take into consideration whether the ACM:

- Has a high propensity to release airborne asbestos fibres;
- Is in poor condition;
- Is likely to be damaged or further deteriorate;

- Likely to be disturbed due to work practices in the Workplace;
- Is in an area where workers are exposed to the material.

In any case a risk assessment review for asbestos is to be conducted at least once every five years to ensure it is kept up-to-date. This is to be organised by PCBU with management or control of a workplace and must be performed by a Competent Person.

9 MANAGING IN-SITU HAZARDOUS BUILDING MATERIALS

9.1 General

The management of in-situ ACM is important to ensure ACM are not disturbed or deteriorate to such an extent that staff and tenants, external contractors or visitors are unnecessarily exposed to airborne asbestos fibres.

The requirements of the contractor site induction will aid in the management of in situ ACM. Asbestos materials works issues should also be incorporated into building works contracts, designed to ensure any asbestos materials on, or in the Subject Site are dealt with in the appropriate manner.

9.2 Re-inspections

Re-inspections of ACM remaining on site are to be conducted by a Competent Person only. Such re-inspections will comprise a visual assessment of the condition of the materials to determine whether the material remains in a satisfactory condition, or if deterioration has occurred since the previous inspection. Such re-inspections will determine if any remedial action, such as encapsulation, isolation or removal of the ACM, is required. A re-inspection is to be conducted at least once every five years to ensure it the Register kept up-to-date.

Normally, re-sampling of materials would not be required during re-inspections. If, however, previously unidentified or undocumented ACM, or materials suspected of containing asbestos, are encountered during the re-inspection process, sampling and analysis will need to be performed. The Register will be updated and re-issued at the completion of the re-inspection work.

9.3 Record Keeping

The PCBU with management or control of a workplace shall maintain detailed records of all activities and work permits relating to asbestos works which have been undertaken on the Subject Site. The records kept should include:

- Copies of all asbestos materials survey reports, including updates and amendments;
- Site induction records pertaining to the informing of contractors about the presence of asbestos materials on site, and that such contractors have been appropriately trained in safe work procedures and practices;
- Records pertaining to the informing of Weston Milling Enfield employees about the presence of ACM on site, and that such employees have been appropriately trained in safe work procedures and practices;
- Records of any asbestos materials removal works performed on site;
- Clearance certificates indicating areas are safe to reoccupy after asbestos materials removal works;
- Air monitoring test results for airborne asbestos fibres;
- Previous versions of the asbestos materials register (if present);
- All asbestos related records and documents are to be retained for 70 years after the: removal of the ACM; after the building has been demolished.

9.4 Labelling and Signage

A labelling system should be implemented by the PCBU with management or control of a workplace throughout The Subject Site to clearly identify and provide warning of the presence of ACM at the workplace:

- Labels are to be placed on items of ACM identified or presumed and any ACM enclosed or inaccessible;
- The positions and number of labels required should be determined by a Competent Person. The location of labels should be consistent with the locations in the Register; and
- Warning labels are to be in a location that will alert persons not to disturb the material without the correct training.

If it is not practicable to label the asbestos directly a prominent warning sign must be posted in its immediate vicinity. All warning signs must comply with AS 1319 *Safety Signs for the Occupational Environment* and the National Code of Practice *How to Manage and Control Asbestos in the Workplace* (Safe Work Australia 2011). Examples of standard warning labels and signs for asbestos are illustrated below:



Signs should be placed at all main entrances to the work areas where asbestos is present.

10 SAFE WORK PRACTICES

10.1 General

Prior to any works such as demolition, major refurbishment, decommissioning, renovation or maintenance, the PCBU with management or control of a workplace must

- Review the Asbestos Register;
- Provide a copy of the Asbestos Register to the person carrying out the work; and
- Ensure Asbestos that is likely or liable to be disturbed is identified and, so far as is reasonably practicable removed.

The PCBU with management or control of a workplace must, if the Register is deemed inadequate having regard to the proposed demolition or refurbishment, ensure that the Register is revised. This should be addressed by having an 'Intrusive Sampling' Pre-demolition / Major Refurbishment Asbestos Survey of the specified areas or buildings undertaken by a Competent Person.

All ACM identified within the updated Register that may be impacted upon by the proposed works must be removed under controlled conditions prior to the commencement of the works by an appropriately licensed asbestos removal contractor. Work involving the removal of asbestos is to be conducted as per the guidelines in the National Code of Practice *How to Safely Remove Asbestos (Safe Work Australia 2011)*.

If unknown materials, or undocumented materials suspected of containing ACM are encountered during building works, such materials are to be treated as if they contain asbestos and any work that would impact on that material must immediately cease, pending sampling by a competent person and analysis by a NATA accredited laboratory. This will allow Department of Veterans Affairs to determine what, if any, control methods may be required.

Any external contractor contracted by Department of Veterans Affairs to perform works on or in the Subject Site where ACM may be present, should, prior to commencing work, undergo a site induction. Such an induction is designed to alert the contractor to the possible presence of ACM, and the various issues associated with working with asbestos materials. The asbestos register and AMP for the building should be consulted in the presence of the contractor during the site induction to determine if any asbestos materials are at risk of being disturbed as a result of the proposed works. If this is suspected to be the case, the contractor engaged is to ensure that an appropriately licensed asbestos removalist performs the asbestos removal work.

10.2 Maintenance Procedures

Asbestos

Minor maintenance tasks that may involve ACM at the Subject Site are to be addressed under controlled conditions to prevent and minimise the risk of airborne asbestos fibres to the maintenance staff themselves and any other person.

For undertaking minor asbestos maintenance, the National Code of Practice *How to Safely Remove Asbestos (Safe Work Australia 2011)* has procedures for certain maintenance tasks and they must be followed as per the Code of Practice. These maintenance tasks may include but are not limited to:

- The Drilling of Asbestos Containing Materials;
- Sealing, Painting, Coating of Asbestos Cement Products;
- Cleaning Leaf Litter from Gutters of Asbestos Cement Roofs;
- Replacing Cabling in Asbestos Cement Conduits or Boxes;
- Working on Electrical Mounting Boards (Switchboards) Containing Asbestos; and
- Inspection of Asbestos Friction Materials.

Personal Protective Equipment (PPE)

The personal protective equipment requirements for work involving ACM at the Subject Site are to be based on the risk assessment.

The National Code of Practice How to Safely Remove Asbestos (Safe Work Australia 2011) should be consulted to determine the PPE needs as well as AS/NZS 1715-1994 Selection, Use and Maintenance of Respiratory Protective Devices and AS/NZS 1716-2003 Respiratory Protective Devices.

Disposable PPE and RPE filters used during the asbestos removal works should be treated as asbestos waste and disposed of in approved asbestos waste bags after completion of the works.

11 OCCUPATIONAL EXPOSURE STANDARDS

Asbestos Air Monitoring

It is the aim of Department of Veterans Affairs to keep personal exposure to ACM as low as reasonably achievable. Where occupational exposure to asbestos materials is likely to occur, exposure is not to exceed half the occupational exposure standards for each hazardous building materials type or category as published by the National Occupational Health and Safety Commission (Safe Work Australia).

Occupational exposure for asbestos is measured using the Membrane Filter Method, by collecting a sample of air from the breathing zone of a person, over a minimum of four hours duration.

The current National Exposure Standards TWA for asbestos are:

- Chrysotile (white) asbestos - 0.1 fibres/ml
- Amosite (brown) asbestos - 0.1 fibres/ml
- Crocidolite (blue) asbestos - 0.1 fibres/ml
- Other forms of asbestos or a mixture of asbestos types - 0.1 fibres/ml

Throughout the duration of the removal work works air test results should return results below 0.01 fibres/ml. The following table shows the actions to be taken should the fibre levels exceed the action level of 0.01 fibres/ml.

Action level (fibre/ml)	Control / Action
< 0.01	Continue with control measures
$\geq 0.01 \leq 0.02$	Review control measures, investigate cause and implement controls to minimise further release
≥ 0.02	Stop removal work and notify the regulator. Investigate cause including enclosure & equipment where present and clean immediate area. Do not recommence work until air test results return readings of < 0.01 fibres/ml

Air monitoring is mandatory during all friable asbestos removal (e.g. CAF Gaskets, Insulation).

It is recommended by Coffey Environments that air monitoring take place during all removal of >10m² bonded ACM (e.g. Cement Sheeting, Vinyl Floor Tiles), maintenance, refurbishment, or removal works involving known or suspect ACM in or next to a public location and following any removal works in an enclosed area (ie: Boiler Room). Following the inadvertent disturbance of ACM, reassurance asbestos air monitoring should also take place prior to any persons reoccupying the area without PPE&RPE.

12 EMERGENCY PROCEDURES

An emergency situation is most likely to entail such a scenario where hazardous materials present on site have been inadvertently disturbed through actions of Department of Veterans Affairs employees, site users, maintenance personnel, contractors, visitors, or damaged by severe weather conditions (eg. hail or fire damage to a corrugated asbestos cement roof). Where such damage has occurred, Department of Veterans Affairs, Health and Safety Representative shall be notified immediately.

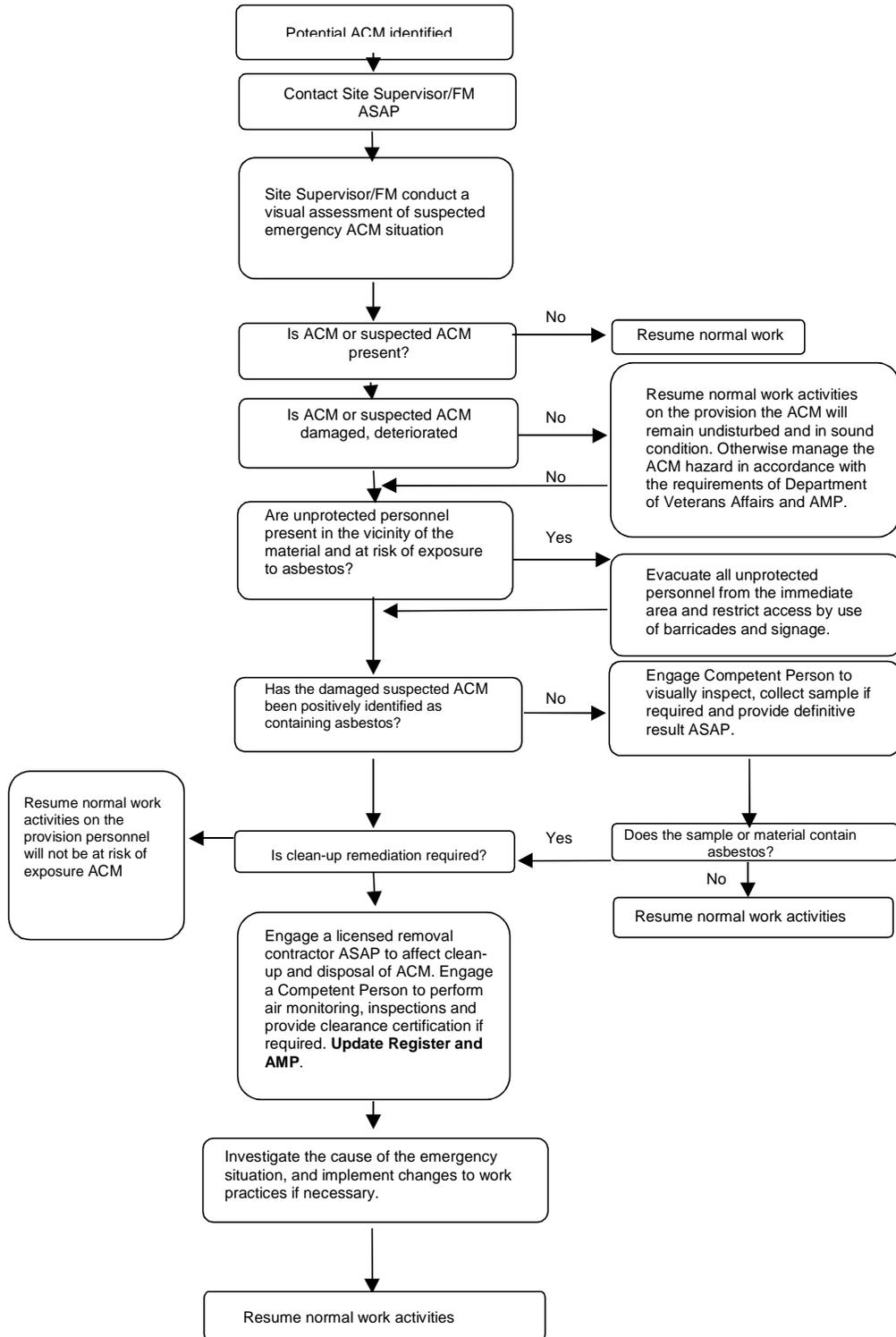
During any removal of any ACM an emergency within the building may necessitate the need to evacuate the building. The risks associated with any asbestos removal work should be assessed and include contingencies in the case of an emergency. Workers should be trained in the event of an emergency. Decontamination procedures can be temporarily waived in the event of an emergency and this is to be based on risk. The event likely to present in an emergency may include but not be limited to:

- Fire Evacuation;
- Chemical spill and contamination; and
- Gas leak/contaminated atmosphere hazardous to health.

In the case of the above situations requiring an emergency, Site supervisor, Department of Veterans Affairs and the Health and Safety Representative(s) should be notified immediately and the area evacuated.

Other Emergency Response Procedures shall be initiated for non-evacuation events and implemented in accordance with the flow chart diagram in Figure 1.

Figure 1: ACM Emergency Response Flow Chart



13 TRAINING AND AWARENESS

A PCBU must ensure that information, training and instruction provided to a worker is suitable and adequate, having regard to:

- The nature of the work carried out by the worker;
- The nature of the risks associated with the work; and
- The control measures implemented.

Department of Veterans Affairs personnel, contractors and others who manage or may come into contact with ACM at the Subject Site either directly or indirectly should be provided with asbestos awareness training. Such training may include the following topics:

- Purpose of the training;
- The health risks associated with Asbestos;
- Information on the presence of ACM, including the types of asbestos, uses and typical locations/likely occurrences where ACM may be encountered;
- The PCBU and the worker's roles and responsibilities under the Asbestos Management Plan;
- Where the Register is located, how to access it and understand the information contained within it;
- The timetable of asbestos materials removal at The Subject Site;
- Process and safe work procedures to be followed to prevent exposure including accidental release;
- The correct use of PPE & RPE, implementation of controls measures and safe work methods to minimise the risks from ACM, limit the exposure to workers and limit the spread of asbestos fibres outside any asbestos work area;
- The relevant National Exposure Standards and control levels for asbestos; and
- The purpose of any exposure monitoring or health surveillance that may occur.

Records of Training must be kept whilst the worker is carrying out the work and for five years after the worker ceases the work and be made available for inspection by the regulator.

16 STATEMENT OF LIMITATIONS

Coffey Environments has conducted work concerning the environmental status of the property which is the subject of this report, and has prepared this report on the basis of that assessment.

The work was conducted, and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within the time and budgetary requirements of the client, and in reliance on certain data and information made available to Coffey Environments. The analyses, evaluations, opinions and conclusions presented in this report are based on those instructions, requirements, data or information, and they could change if such instructions etc. are in fact inaccurate or incomplete.

Investigations have been based on inspections conducted in accordance with relevant guidelines and standards, and normal industry practice, having regard to the client instructions, and interpretations of conditions are based on the data from those inspections and, where relevant and conducted, testing. To the best of our knowledge, they represent a reasonable interpretation of the condition of the site as able to be inspected. However there can be no guarantee that conditions at specific points not able to be inspected do not vary from the interpreted conditions based on the available observations/data.

In order to determine actual environmental conditions at specific intermediate points away from those observed/tested to date, those specific points would need to be inspected/tested.

It is also noted that sub-surface conditions can change with time, and the report is based on data that was gathered at the time of the report. Coffey Environments will not update the report and has not taken into account events occurring after the time its assessment was conducted.

This inspection and report may not include the following areas:

- Beneath building;
- Roof of building; and
- Removal of fittings e.g. kitchen or bathroom cupboards

Internal building materials should be assumed to contain asbestos until otherwise assessed by a competent person and proved to be otherwise.

Subsurface drains and pipes may be constructed of asbestos cement but this could not be assessed. Any subsurface pipes, particularly those constructed of fibro-cement or concrete, should be assumed to contain asbestos until otherwise assessed.

This report has been provided by Coffey Environments for the sole use of the client and only for the purpose for which it was prepared. Any representation contained in the report is made only for the client.

Asbestos Compliance Survey

Assessments that are effectively Compliance Surveys are non-destructive and as such are not intended for use or referral for the purpose of demolition, refurbishment, renovations or structural alterations. In the event of future demolition, refurbishment, renovation, decommissioning or structural alterations further investigation, which may entail intrusive testing, shall be required.

No inspection can be guaranteed to locate all asbestos in a specific location. The assessment cannot be regarded as absolute, without extensive invasion of structures. Future demolition and or renovation to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

Coffey Environments assessors take samples at any situations known, or suspected, to contain Asbestos. Where the analysis determines that No Asbestos is Detected (NAD) the samples are listed in the report to provide information for future assessments.

Where no samples are taken the situation is considered "asbestos free". This assessment is based on the knowledge and experience of Coffey Environments Assessors, or on research conducted by Coffey Environments.

Representative sampling is defined as one like sample per consistent material type, situation or item. In these instances only one test sample will be collected for analytical confirmation and the results expressed as consistent and typical of the building.

Due to the very low concentration of asbestos fibres and the non-homogenous matrix of vinyl floor tiles, false negative results may be obtained. Therefore the accuracy of all results cannot be guaranteed.

Notably, with some asbestos containing bulk material it can be very difficult, or impossible to detect the presence of asbestos using the polarised light microscopy analytical method, even after ashing or disintegration of samples. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or attributed to the fact that, very fine fibres have been distributed individually throughout the materials.

The analysis of many asbestos products used as a component of insulation materials, may be compromised in instances where the material has been heat affected, as heat may alter the morphology of the fibrous material.

The Client must not rely on an inspection or report as indicating that a site or a building is "asbestos free". All that the report can be relied upon to show is that no asbestos was found (or that only such asbestos was found as was reported to be found) in the course of the inspection. The findings of the report must be considered together with the specific scope and limitations of the type of inspection undertaken.

COFFEY ENVIRONMENTS AUSTRALIA PTY LTD

17 REFERENCES

- Work Health and Safety Act 2011 and Regulations (Commonwealth, NSW, ACT, NT & QLD)
- Occupational Health and Safety Act 2004 and Regulations 2003, 2007 (VIC),
- Occupational Health and Safety and Welfare Act 1986 and Regulations 2010 (SA)
- Workplace Health and Safety Act 1995 and Regulations 1998 (TAS)
- Occupational Health and Safety Act 1984 and Regulations 1996 (WA)
- Association of Fluorocarbon Consumers and Manufacturers, *The Australian Refrigeration and Air*
- Australian Standard AS2601, *The Demolition of Structures*, Section 1.6.
- Australian Standard AS1319, Safety signs for the occupational environment
- National Institute for Occupational Safety and Health [NIOSH (U.S.A.)], *Manual of Analytical Methods, Elements by ICP, Method 7300*, 4th Edition, Issue 2 - 1994
- National Occupational Health and Safety Commission (NOHSC), *Approved Criteria for Classifying Hazardous Substances*, 1008 – 2002
- National Code of Practice How to Manage and Control Asbestos in the Workplace (Safe Work Australia 2011)
- National Code of Practice How to Safely Remove Asbestos (Safe Work Australia 2011)
- National Occupational Health and Safety Commission (NOHSC), Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition, 3003 - 2005
- National Occupational Health and Safety Commission (NOHSC), *List of Designated Hazardous Substances*, 10005 - 1999
- Control and Safe Use of Inorganic Lead at Work, 2015 – 1994
- Health and Safety Laboratory UK – HSG 264 Asbestos The Survey Guide 2010
- Health and Safety Laboratory UK - Methods for the Determination of Hazardous Substances (MDHS) 100 Surveying, sampling and assessment of asbestos-containing materials 2001
- Health and Safety Laboratory UK - HSG 227 A Comprehensive Guide to Managing Asbestos in Premises 2002

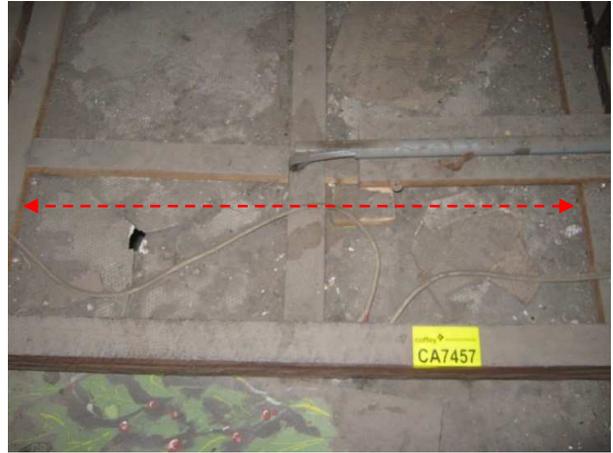
Appendix A Photographs

**Hazardous Materials Register and Management Plan
Red Cross Hostel, 114 Newdegate Street, Greenslopes Qld 4120**

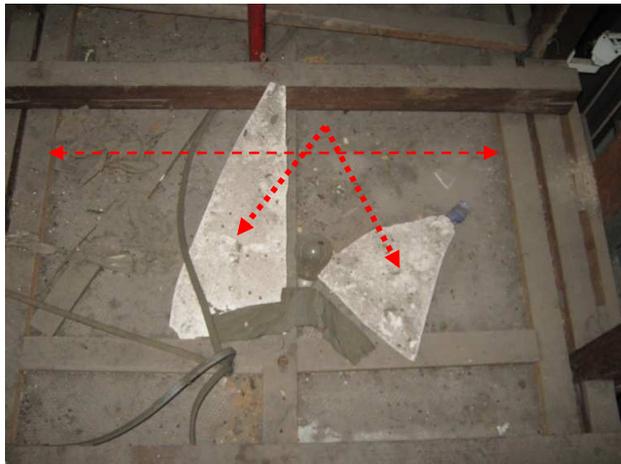
Photograph 1: External: Ground level, Roof cladding – North side lower roof section; Roof cladding. Corrugated asbestos cement sheets.



Photograph 2: Internal: Level 1, North side Stage – Fire stairs; Ceiling lining. Damaged asbestos cement sheet. (Please refer to Sample CA 7457)



Photograph 3: Internal: Level 1, South side Stage – Fire stairs; Above ceiling lining. Asbestos cement fragments (wall lining) and asbestos ceiling lining.



Photograph 4: Internal: Level 1, North side Stage area – Rostrum; Hanging wiring with suspected asbestos cloth insulation.



Photograph 5: Internal: Level 1, South side Stage area – Main Switchboard and D.B; Suspect 'Zelemite' E.M.B support.



Photograph 6: Internal: Level 1, South side First Aid / Meeting room – South wall lining (Midway). Damaged asbestos cement lining. (former EXIT sign)



Photograph 7: Internal: Level 1, South side First Aid / Meeting room – South side wall lining and ceiling lining.



Photograph 8: Internal: Level 1, Mezzanine Cinema room – Under-croft ceiling lining. Asbestos cement sheets.



Photograph 9: Internal: Level 1, North side Red Cross Kitchen – Ceiling and wall lining. Asbestos cement sheeting. Please refer to samples CA 7462 and CA 7460



Photograph 10: Internal: Level 1, North side Red Cross Dining / staff room – Ceiling and wall lining. Asbestos cement sheeting. Please refer to samples CA 7462 and CA 7460



Photograph 11: Internal: Level 1, North side Caretakers accommodation – Kitchen; Asbestos cement ceiling and wall lining.



Photograph 12: Internal: Level 1, North side Caretakers accommodation (supervisor) – Storage closet; Damaged ceiling sheet.



Photograph 13: External: Main Hall building; Western side entrance – Awning lining (asbestos cement sheets)



Photograph 14: External: Main Hall building; South side (level 1) – Asbestos cement wall cladding sheets



Photograph 15: External: Main Hall building; East side (level 1) – Wall battens and corner guards



Photograph 16: External: Main Hall building, Level 1; South side lower roof – Roof cladding sheets; Corrugated asbestos cement. Refer to sample CA 7474



Photograph 17: External: Main Hall building, Level 1; South side lower roof – Roof cladding sheets; Corrugated asbestos cement weathered with ACD 'beards' at perimeter sheets.



Photograph 18: External: Ground level, East side roof top; Annexe – Corrugated asbestos cement roof cladding sheets and ridge capping.



Photograph 19: Accommodation building, Ground level sub-floor area – Below north west side stairs; Asbestos cement fragments. Refer to sample CA7478



Photograph 20: Accommodation building, Ground level sub-floor area – Below north west side stairs;



Photograph 21: Accommodation building, Ground level
– At the base of the north west side 'African tulip' tree;
Asbestos cement sheet fragment.



Photograph 22: External: Ground level, Main hall building
– Central sub-floor area opposite workshop;
Asbestos cement fragments found at ground surface.



Photograph 23: External: Main Hall building; Ground level, north side windows – Timber frame rail (horizontal):
Lead-based paint, Refer to paint sample BO844



Photograph 24: External: Main Hall building; Ground level, north side windows – Timber frame rail (horizontal);
and doors (x2), Lead-based paint system



Photograph 25: External: Main Hall building; Ground level, north side windows – Metal window shades. Lead-based paint



Photograph 26: External: Main Hall building; Ground level, north side windows and doors – Metal window shades. Refer to paint sample B0845, Lead-based paint.



Appendix B

Asbestos Permit to Work

**Hazardous Materials Register and Management Plan
Red Cross Hostel, 114 Newdegate Street, Greenslopes Qld 4120**

Appendix C

Legislative Requirements

**Hazardous Materials Register and Management Plan
Red Cross Hostel, 114 Newdegate Street, Greenslopes Qld 4120**

LEGISLATIVE REQUIREMENTS — ASBESTOS

This document has been produced for information only and is under regular review due to frequent changes in legislation and guidance. It contains information relating to the column headings only and not, for instance, in relation to asbestos removal. It is the duty of employers, premise owners and controllers of premises etc to ensure they are familiar with the latest applicable state legislation and guidance.

Introduction:

1. Introduction:

New (Harmonised) work health and safety laws commenced in the Commonwealth, New South Wales, Queensland, the Australian Capital Territory and the Northern Territory on 1 January 2012. The new harmonised laws commenced in South Australia and Tasmania on the 1 January 2013.

For links to these legislation and the most current information on the progress of legislative change for the other states, please access Safe Work Australia at:

<http://www.safeworkaustralia.gov.au/Legislation/Pages/ModelWHSLegislation.aspx>

2. Transitional Arrangements

Safe Work Australia has developed transitional principles that set out how arrangements under existing work health and safety legislation are intended to transition to the new harmonised system. There are transitional principles statements for both the WHS Act and Regulations. These are available from the Safe Work Australia site:

<http://www.safeworkaustralia.gov.au/Legislation/transitional-arrangements/Pages/transitional-arrangements.aspx>

Further, each state and territory work health and safety authority has also developed resources to assist their jurisdiction with the transition. If you have any questions regarding transitional arrangements in your jurisdiction please [contact your regulator](#).

3. Further Useful Resources

Safe Work Australia publishes a range of guidance material to provide information on the model work health and safety laws and to assist compliance. This information can be accessed from:

<http://www.safeworkaustralia.gov.au/Legislation/guidance-material/Pages/guidance-material.aspx>

LEGISLATIVE REQUIREMENTS — ASBESTOS

This document has been produced for information only and is under regular review due to frequent changes in legislation and guidance. It contains information relating to the column headings only and not, for instance, in relation to asbestos removal. It is the duty of employers, premise owners and controllers of premises etc to ensure they are familiar with the latest applicable state legislation and guidance.

STATE Primary Asbestos Legislation	Asbestos Survey Requirements	Asbestos Resurvey Requirements	Reporting Requirements	Management and Labelling/Signage Requirements	Other Requirements
<p>COMMONWEALTH NEW SOUTH WALES QUEENSLAND NORTHERN TERRITORY TASMANIA SOUTH AUSTRALIA</p> <p><i>Work Health and Safety Act 2011 (Cth, NSW, QLD, TAS, SA)</i> <i>Work Health and Safety Regulations 2011 (Cth, NSW, QLD, TAS, SA)</i> <i>Work Health and Safety (National Uniform Legislation) Act and Regulations 2011 (NT)</i> <i>Supported by:</i> <i>Code of Practice - How to Management and Control Asbestos in the Workplace (2011)</i> <i>Code of Practice - How to Safely Remove Asbestos (2011)</i></p>	<p>A person conducting a business or undertaking (PCBU) must, for work place buildings/ structures that are constructed prior to December 31, 2003;</p> <ul style="list-style-type: none"> • survey to identify and locate any Asbestos Containing Materials (ACM); and, • compile and keep at the workplace a site specific Asbestos Register . <p>If ACM is identified at the work place, an Asbestos Management Plan (AMP) is to be compiled for the management of the identified ACM.</p> <p>The Asbestos Register and the Asbestos Management Plan must be made available at the work place for workers, people intending to conduct business at the work place and to Health and Safety representatives.</p>	<p>Re-inspections of identified ACM is determined on a case-by-case basis depending on the risk situation and should be informed by and conducted in accordance with the site specific Asbestos Management Plan.</p>	<p>The site specific Asbestos Register needs to include the date, type, location, condition and ACM identified during the survey.</p> <p>The Asbestos Register must be maintained and also updated if:</p> <ul style="list-style-type: none"> • the AMP is under review, • further ACM is identified and/or, • ACM is removed, disturbed or encapsulated. <p>The site specific AMP must include management actions and justifications, incident and emergency response plans and record details of works carried out that involves ACM at the work place.</p> <p>The AMP must be maintained and updated:</p> <ul style="list-style-type: none"> • when the Asbestos Register is under review, • if asbestos is removed, disturbed or encapsulated, • if the AMP is no longer adequate for managing the ACM, • if a Health and Safety Officer requests a review and/or at least • once every 5 years. 	<p>Generally, health monitoring is not required excepting for workers involved in asbestos removal works.</p> <p>Training is required for persons involved in asbestos removal work or carrying out asbestos related works.</p> <p>All identified ACM in a workplace has to be labelled to indicate clearly asbestos presence and location of the asbestos item.</p> <p>Before refurbishment or demolition:</p> <ul style="list-style-type: none"> • ensure Asbestos Register is current • undertake necessary inspections <p>A licenced asbestos removalist is required unless:</p> <p>ACM < 10m2 and non-friable and then by a competent person</p>	<p>WHS Regulation 419 requires A person conducting a business or undertaking (PCBU) must not carry out, or direct or allow a worker to carry out, work involving asbestos; excepting as is applicable:</p> <ul style="list-style-type: none"> • managing risk; • sampling, identification and analysis; • maintenance • removal/disposal • other exemptions per s.419 (3)

LEGISLATIVE REQUIREMENTS — ASBESTOS

This document has been produced for information only and is under regular review due to frequent changes in legislation and guidance. It contains information relating to the column headings only and not, for instance, in relation to asbestos removal. It is the duty of employers, premise owners and controllers of premises etc to ensure they are familiar with the latest applicable state legislation and guidance.

State/ Territory	OLD ACT	NEW ACT	OLD REGULATION	NEW REGULATION
CMWLTH	<i>Occupational Health and Safety Act 1991</i>	<i>Work Health and Safety Act 2011 (Cth)</i>	<i>Occupational Health and Safety (Safety Standards) Regulations 1994</i> <i>Occupational Health and Safety (Safety Arrangements) Regulations 1991</i>	<i>Work Health and Safety Regulations 2011 (Cth)</i>
NT	<i>Workplace Health and Safety Act 2008</i>	<i>Work Health and Safety Act 2011 (NT)</i>	<i>Workplace Health and Safety Regulations 2008</i>	<i>Work Health and Safety Regulation 2011 (NT)</i>
QLD	<i>Workplace Health and Safety Act 1995</i>	<i>Work Health and Safety Act 2011 (QLD)</i>	<i>Workplace Health and Safety Regulation 2008</i>	<i>Work Health and Safety Regulation 2011 (QLD)</i>
NSW	<i>Occupational Health and Safety Act 2000</i>	<i>Work Health and Safety Act 2011 (NSW)</i>	<i>Occupational Health and Safety Regulation 2001</i>	<i>Work Health and Safety Regulation 2011 (NSW)</i>
ACT	<i>Work Safety Act 2008</i>	<i>Work Health and Safety Act 2011 (ACT)</i>	<i>Work Safety Regulation 2009</i>	<i>Work Health and Safety Regulation 2011 (ACT)</i> <i>Dangerous Substances Regulations 2004 continue until review in 2012</i>
VIC	<i>Occupational Health and Safety Act 2004</i>	<i>Occupational Health and Safety Act 2004</i>	<i>Occupational Health and Safety Regulation 2007</i>	<i>Occupational Health and Safety Regulation 2007</i>
SA	<i>Occupational Health, Safety and Welfare Act 1986</i>	<i>Work Health and Safety Act 2011 (SA)</i>	<i>Occupational Health, Safety and Welfare Regulations 2010</i>	<i>Work Health and Safety Regulation 2011 (SA)</i>

LEGISLATIVE REQUIREMENTS — ASBESTOS

This document has been produced for information only and is under regular review due to frequent changes in legislation and guidance. It contains information relating to the column headings only and not, for instance, in relation to asbestos removal. It is the duty of employers, premise owners and controllers of premises etc to ensure they are familiar with the latest applicable state legislation and guidance.

WA	<i>Occupational Health and Safety Act 1984</i>	<i>Occupational Health and Safety Act 1984</i>	<i>Occupational Health and Safety Regulation 1996</i>	<i>Occupational Health and Safety Regulation 1996</i>
TAS	<i>Workplace Health and Safety Act 1995.</i>	<i>Work Health and Safety Act 2011 (TAS)</i>	<i>Workplace Health and Safety Regulations 1998</i> <i>[amendment 2006; Part 4: division 9 'Asbestos']</i>	<i>Work Health and Safety Regulation 2011 (TAS)</i>

Appendix D

Certificate(s) of Laboratory Analysis

**Hazardous Materials Register and Management Plan
Red Cross Hostel, 114 Newdegate Street, Greenslopes Qld 4120**

CLIENT DETAILS

LABORATORY DETAILS

Contact	Phil Wadick	Manager	Huong Crawford
Client	Coffey Environments Pty Ltd	Laboratory	SGS Alexandria Environmental
Address	Level 1, 3 Rider Boulevard Rhodes Rhodes NSW 2138	Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	02 9406 1000	Telephone	+61 2 8594 0400
Facsimile	02 8765 0762	Facsimile	+61 2 8594 0499
Email	phil_wadick@coffey.com	Email	au.environmental.sydney@sgs.com
Project	ENAU RHOD06233AA- Red Cross - Greenslopes	SGS Reference	SE119276 R0
Order Number	(Not specified)	Report Number	0000061871
Samples	37	Date Reported	30 Jul 2013
		Date Received	23 Jul 2013

COMMENTS

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

Sample # 17,21,26,28-29,31,36 ashed after initial stereo microscope examination, re-examined and trace analysis performed on samples where asbestos has not been detected.

No trace asbestos fibres detected using trace analysis technique.

Asbestos analysed by Approved Identifier Ravee Sivasubramaniam.

SIGNATORIES



Dong Liang
Inorganics Metals Team Leader



Huong Crawford
Laboratory Manager



Ravee Sivasubramaniam
Hygienist

RESULTS

Fibre ID in bulk materials

Method AN602

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Fibre Identification	Est.%w/w
SE119276.013	CA7457	Other	30x10x4mm Cement sheet fragments	16 Jul 2013	Chrysotile Asbestos Detected	
SE119276.014	CA7458	Other	10x10x4mm Cement sheet fragment	16 Jul 2013	Amosite & Chrysotile Asbestos Detected	
SE119276.015	CA7459	Other	30x20x4mm Cement sheet fragment	16 Jul 2013	Chrysotile Asbestos Detected	
SE119276.016	CA7460	Other	20x8x4mm Cement sheet fragment	16 Jul 2013	Amosite & Chrysotile Asbestos Detected	
SE119276.017	CA7461	Other	<1g Cement sheet fragments	16 Jul 2013	No Asbestos Detected Organic Fibres Detected	
SE119276.018	CA7462	Other	<1g Cement sheet fragments	16 Jul 2013	Chrysotile Asbestos Detected	
SE119276.019	CA7463	Other	45x20x4mm Cement sheet fragments	16 Jul 2013	Chrysotile Asbestos Detected	
SE119276.020	CA7464	Other	40x30x2mm Vinyl sheet	16 Jul 2013	No Asbestos Detected Synthetic Mineral Fibres Detected	
SE119276.021	CA7465	Other	<1g Cement sheet fragments	16 Jul 2013	No Asbestos Detected Organic Fibres Detected	
SE119276.022	CA7466	Other	<1g Cement sheet fragments	16 Jul 2013	Chrysotile Asbestos Detected	
SE119276.023	CA7467	Other	<1g Cement sheet fragments	16 Jul 2013	Chrysotile Asbestos Detected	
SE119276.024	CA7468	Other	35x20x4mm Vinyl sheet	16 Jul 2013	No Asbestos Detected Synthetic Mineral Fibres Detected	
SE119276.025	CA7469	Other	<1g Cement sheet fragments	16 Jul 2013	Chrysotile Asbestos Detected	
SE119276.026	CA7470	Other	<1g Cement sheet fragments	16 Jul 2013	No Asbestos Detected Organic Fibres Detected	
SE119276.027	CA7471	Other	<1g Cement sheet fragments	16 Jul 2013	Chrysotile Asbestos Detected Organic Fibres Detected	
SE119276.028	CA7472	Other	20x20x3mm Vinyl tile	16 Jul 2013	No Asbestos Detected	
SE119276.029	CA7473	Other	<1g Brown fibrous material	16 Jul 2013	No Asbestos Detected Organic Fibres Detected	
SE119276.030	CA7474	Other	15x15x4mm Cement sheet fragments	16 Jul 2013	Chrysotile Asbestos Detected	
SE119276.031	CA7475	Other	<1g Cement sheet fragments	16 Jul 2013	No Asbestos Detected Organic Fibres Detected	
SE119276.032	CA7476	Other	<1g Cement sheet fragments	16 Jul 2013	Chrysotile Asbestos Detected	
SE119276.033	CA7477	Other	<1g Cement sheet fragments	16 Jul 2013	Chrysotile Asbestos Detected	
SE119276.034	CA7478	Other	25x20x4mm Cement sheet fragments	16 Jul 2013	Chrysotile Asbestos Detected	

RESULTS

Fibre ID in bulk materials

Method AN602

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Fibre Identification	Est. %w/w
SE119276.035	CA7479	Other	10x5x3mm Cement sheet fragments	16 Jul 2013	Amosite & Chrysotile Asbestos Detected	
SE119276.036	CA7480	Other	15x5x4mm Fibrous board fragment	16 Jul 2013	No Asbestos Detected Organic Fibres Detected	
SE119276.037	CA7456	Other	<1g Cement sheet fragments	16 Jul 2013	Chrysotile Asbestos Detected	

METHOD

METHODOLOGY SUMMARY

AN602

Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic `clues`, which provide a reasonable degree of certainty, dispersion staining is a mandatory `clue` for positive identification. If sufficient `clues` are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.

FOOTNOTES

Amosite	-	Brown Asbestos	NA	-	Not Analysed
Chrysotile	-	White Asbestos	LNR	-	Listed, Not Required
Crocidolite	-	Blue Asbestos	*	-	Not Accredited
Amphiboles	-	Amosite and/or Crocidolite	**	-	Indicative data, theoretical holding time exceeded.

This report does not comply with the analytical reporting recommendations in the Western Australian Department of Health Guidelines for the Assessment and Remediation and Management of Asbestos Contaminated sites in Western Australia - May 2009.

Sampled by the client.

Where reported: 'Asbestos Detected': Asbestos detected by polarized light microscopy, including dispersion staining.

Where reported: 'No Asbestos Found': No Asbestos Found by polarized light microscopy, including dispersion staining.

Where reported: 'UMF Detected': Mineral fibres of unknown type detected by polarized light microscopy, including dispersion staining. Confirmation by another independent analytical technique may be necessary.

Even after disintegration it can be very difficult, or impossible, to detect the presence of asbestos in some asbestos-containing bulk materials using polarised light microscopy. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials.

The QC criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here : <http://www.sgs.com.au/pv.sgsv3/~media/Local/Australia/Documents/Technical%20Documents/MP-AU-ENV-QU-022%20QA%20QC%20Plan.pdf>

This document is issued, on the Client's behalf, by the Company under its General Conditions of Service available on request and accessible at http://www.au.sgs.com/terms_and_conditions_au. The Client's attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.

Any other holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents.

This test report shall not be reproduced, except in full.

CLIENT DETAILS

Contact Phil Wadick
 Client Coffey Environments Pty Ltd
 Address Level 1, 3 Rider Boulevard
 Rhodes
 Rhodes NSW 2138

Telephone 02 9406 1000
 Facsimile 02 8765 0762
 Email phil_wadick@coffey.com

Project **ENAU RHOD06233AA- Red Cross - Greenslopes**
 Order Number (Not specified)
 Samples 37

LABORATORY DETAILS

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

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

SGS Reference **SE119276 R0**
 Report Number 0000061869
 Date Reported 30 Jul 2013
 Date Received 23 Jul 2013

COMMENTS

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

Sample # 17,21,26,28-29,31,36 ashed after initial stereo microscope examination, re-examined and trace analysis performed on samples where asbestos has not been detected.

No trace asbestos fibres detected using trace analysis technique.

Asbestos analysed by Approved Identifier Ravee Sivasubramaniam.

SIGNATORIES



Dong Liang
Inorganics Metals Team Leader



Huong Crawford
Laboratory Manager



Ravee Sivasubramaniam
Hygienist

Parameter	Units	LOR	SE119276.001	SE119276.002	SE119276.003	SE119276.004
Sample Number			SE119276.001	SE119276.002	SE119276.003	SE119276.004
Sample Matrix			Paint	Paint	Paint	Paint
Sample Date			16 Jul 2013	16 Jul 2013	16 Jul 2013	16 Jul 2013
Sample Name			B0836	B0837	B0838	B0839

Metals in Paint by ICPOES Method: AN065/AN320

Lead, Pb	%w/w	0.001	0.13	0.11	0.15	0.031

Fibre ID in bulk materials Method: AN602

FibreID

Asbestos Detected	No unit	-	-	-	-	-

Parameter	Units	LOR	SE119276.005	SE119276.006	SE119276.007	SE119276.008
Sample Number			SE119276.005	SE119276.006	SE119276.007	SE119276.008
Sample Matrix			Paint	Paint	Paint	Paint
Sample Date			16 Jul 2013	16 Jul 2013	16 Jul 2013	16 Jul 2013
Sample Name			B0840	B0841	B0842	B0843

Metals in Paint by ICPOES Method: AN065/AN320

Lead, Pb	%w/w	0.001	0.33	0.14	0.36	0.32

Fibre ID in bulk materials Method: AN602

FibreID

Asbestos Detected	No unit	-	-	-	-	-

Parameter	Units	LOR	SE119276.009	SE119276.010	SE119276.011	SE119276.012
Sample Number			SE119276.009	SE119276.010	SE119276.011	SE119276.012
Sample Matrix			Paint	Paint	Paint	Paint
Sample Date			16 Jul 2013	16 Jul 2013	17 Jul 2013	17 Jul 2013
Sample Name			B0844	B0845	B0848	B0849

Metals in Paint by ICPOES Method: AN065/AN320

Lead, Pb	%w/w	0.001	1.7	1.2	0.12	0.16

Fibre ID in bulk materials Method: AN602

FibreID

Asbestos Detected	No unit	-	-	-	-	-

Parameter	Units	LOR	Sample Number	SE119276.013	SE119276.014	SE119276.015	SE119276.016
			Sample Matrix	Material	Material	Material	Material
			Sample Date	16 Jul 2013	16 Jul 2013	16 Jul 2013	16 Jul 2013
			Sample Name	CA7457	CA7458	CA7459	CA7460

Metals in Paint by ICPOES Method: AN065/AN320

Lead, Pb	%w/w	0.001	-	-	-	-

Fibre ID in bulk materials Method: AN602

FibreID

Asbestos Detected	No unit	-	Yes	Yes	Yes	Yes

Parameter	Units	LOR	Sample Number	SE119276.017	SE119276.018	SE119276.019	SE119276.020
			Sample Matrix	Material	Material	Material	Material
			Sample Date	16 Jul 2013	16 Jul 2013	16 Jul 2013	16 Jul 2013
			Sample Name	CA7461	CA7462	CA7463	CA7464

Metals in Paint by ICPOES Method: AN065/AN320

Lead, Pb	%w/w	0.001	-	-	-	-

Fibre ID in bulk materials Method: AN602

FibreID

Asbestos Detected	No unit	-	No	Yes	Yes	No

Parameter	Units	LOR	Sample Number	SE119276.021	SE119276.022	SE119276.023	SE119276.024
			Sample Matrix	Material	Material	Material	Material
			Sample Date	16 Jul 2013	16 Jul 2013	16 Jul 2013	16 Jul 2013
			Sample Name	CA7465	CA7466	CA7467	CA7468

Metals in Paint by ICPOES Method: AN065/AN320

Lead, Pb	%w/w	0.001	-	-	-	-

Fibre ID in bulk materials Method: AN602

FibreID

Asbestos Detected	No unit	-	No	Yes	Yes	No

Parameter	Units	LOR	Sample Number	SE119276.025	SE119276.026	SE119276.027	SE119276.028
			Sample Matrix	Material	Material	Material	Material
			Sample Date	16 Jul 2013	16 Jul 2013	16 Jul 2013	16 Jul 2013
			Sample Name	CA7469	CA7470	CA7471	CA7472

Metals in Paint by ICPOES Method: AN065/AN320

Lead, Pb	%w/w	0.001	-	-	-	-

Fibre ID in bulk materials Method: AN602

FibreID

Asbestos Detected	No unit	-	Yes	No	Yes	No

Parameter	Units	LOR	Sample Number	SE119276.029	SE119276.030	SE119276.031	SE119276.032
			Sample Matrix	Material	Material	Material	Material
			Sample Date	16 Jul 2013	16 Jul 2013	16 Jul 2013	16 Jul 2013
			Sample Name	CA7473	CA7474	CA7475	CA7476

Metals in Paint by ICPOES Method: AN065/AN320

Lead, Pb	%w/w	0.001	-	-	-	-

Fibre ID in bulk materials Method: AN602

FibreID

Asbestos Detected	No unit	-	No	Yes	No	Yes

	Sample Number	SE119276.033	SE119276.034	SE119276.035	SE119276.036
	Sample Matrix	Material	Material	Material	Material
	Sample Date	16 Jul 2013	16 Jul 2013	16 Jul 2013	16 Jul 2013
	Sample Name	CA7477	CA7478	CA7479	CA7480
Parameter	Units	LOR			

Metals in Paint by ICPOES Method: AN065/AN320

Lead, Pb	%w/w	0.001	-	-	-	-
----------	------	-------	---	---	---	---

Fibre ID in bulk materials Method: AN602

FibreID

Asbestos Detected	No unit	-	Yes	Yes	Yes	No
-------------------	---------	---	-----	-----	-----	----

Sample Number	SE119276.037
Sample Matrix	Material
Sample Date	16 Jul 2013
Sample Name	CA7456

Parameter	Units	LOR
-----------	-------	-----

Metals in Paint by ICPOES Method: AN065/AN320

Lead, Pb	%w/w	0.001	-
----------	------	-------	---

Fibre ID in bulk materials Method: AN602

FibreID

Asbestos Detected	No unit	-	Yes
-------------------	---------	---	-----

MB blank results are compared to the Limit of Reporting
 LCS and MS spike recoveries are measured as the percentage of analyte recovered from the sample compared the the amount of analyte spiked into the sample.
 DUP and MSD relative percent differences are measured against their original counterpart samples according to the formula: *the absolute difference of the two results divided by the average of the two results as a percentage*. Where the DUP RPD is 'NA' , the results are less than the LOR and thus the RPD is not applicable.

Metals in Paint by ICPOES Method: ME-(AU)-[ENV]AN065/AN320

Parameter	QC Reference	Units	LOR	MB	DUP %RPD	LCS %Recovery
Lead, Pb	LB042023	%w/w	0.001	<0.001	7%	NA

METHOD

METHODOLOGY SUMMARY

AN065/AN320

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

AN602

Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic 'clues', which provide a reasonable degree of certainty, dispersion staining is a mandatory 'clue' for positive identification. If sufficient 'clues' are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.

FOOTNOTES

IS	Insufficient sample for analysis.	LOR	Limit of Reporting
LNR	Sample listed, but not received.	↑↓	Raised or Lowered Limit of Reporting
*	This analysis is not covered by the scope of accreditation.	QFH	QC result is above the upper tolerance
**	Indicative data, theoretical holding time exceeded.	QFL	QC result is below the lower tolerance
^	Performed by outside laboratory.	-	The sample was not analysed for this analyte
		NVL	Not Validated

Samples analysed as received.
Solid samples expressed on a dry weight basis.

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

The QC criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: <http://www.sgs.com.au/pv.sgs/~/media/Local/Australia/Documents/Technical%20Documents/MP-AU-ENV-QU-022%20QA%20QC%20Plan.pdf>

This document is issued, on the Client's behalf, by the Company under its General Conditions of Service available on request and accessible at http://www.au.sgs.com/terms_and_conditions_au. The Client's attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.

Any other holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents.

This report must not be reproduced, except in full.