

**Greencap**

Unit 11 Winnellie Central  
14 Winnellie Road  
Winnellie NT 0820  
(08) 7906 1300  
www.greencap.com.au



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## ASBESTOS REGISTER



DATE: DECEMBER 2017

SITE REFERENCE:  
**NT1009**

OUR REFERENCE:  
**C122530 : J154258**

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**FRAMPTONS FIRST NATIONAL  
82 TODD STREET  
82 TODD STREET, ALICE SPRINGS NT 0871**

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06/12/2017

REPORT PREPARED BY



**DARREN KENNY**

Hazardous Materials Consultant

18/12/2017

REPORT REVIEWED BY



**CLAIRE HOWARD**

Senior Property Risk Consultant

18/12/2017

REPORT AUTHORISED BY



**CLAIRE HOWARD**

Senior Property Risk Consultant

## Limitations - Overview

Please note there are limitations associated with this report due to a range of factors, including, but not limited to the scope of works, survey methodology and inaccessible areas. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.

This report is not adequate for the purposes of refurbishment or demolition works. This report must be reviewed prior to the commencement of such works and a more intrusive risk assessment undertaken to identify asbestos-containing materials which may be disturbed during building demolition or refurbishment works.

Refer to the Statement of Limitations for further details.

Refer to the Areas Not Accessed for further details.

## Introduction

This report presents the findings of an Asbestos Register conducted for Framptons First National located at 82 Todd Street, Alice Springs NT 0871. The risk assessment was performed by Darren Kenny on 06/12/2017.

This report was performed in accordance with:

- How to Manage and Control Asbestos in the Workplace: Code of Practice (December 2011)
- NT Work Health & Safety Regulation 2011

## Scope of Works

The scope of works for this project was as follows:

- Inspect representative and accessible areas of the site to identify asbestos materials
- Identify the likelihood of asbestos in inaccessible areas
- Identify the types of asbestos-containing materials, their location, extent, condition and disturbance potential
- Assess the risks posed by the asbestos-containing materials
- Compile an asbestos materials register for the site
- Take photographs of suspected asbestos-containing materials
- Recommend control measures and actions necessary to manage any asbestos related risks
- Collect samples of suspected asbestos-containing materials
- Review previous asbestos documentation provided to identify evidence and records of any asbestos removal and audits undertaken at the site

Refer to Methodology for full details.

## Site Asbestos Risk Profile

The following table provides a summary of the Asbestos Risk Assessment for the site; item-specific findings are presented in the Asbestos Register.

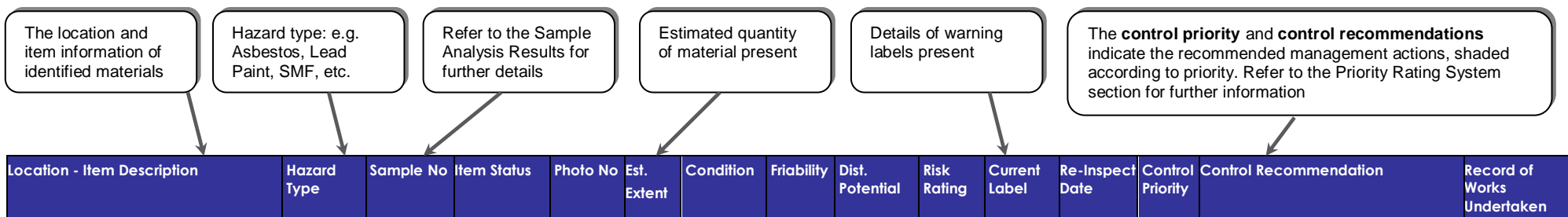
Building / Level	Number of Items by Risk Rating		
	High	Medium	Low
GHD Building - Ground Level	0	0	0
GHD Building - Level One	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Summary of Identified Items

No Asbestos materials were identified within the scope of the assessment and subject to the limitations outlined within this report.

## Recommendations

- Prior to demolition/refurbishment works undertake a destructive hazardous materials survey of the premises as per the requirements of AS 2601: 2001 The Demolition of Structures, Part 1.6.1 and Demolition Work Code of Practice (Safe Work Australia, Feb 2016).
- Should any personnel come across any suspected asbestos material or materials unknown to them, work should cease immediately in the affected areas until further sampling and investigation is performed.
- Areas highlighted in the Areas Not Accessed section as areas of 'no access' should be presumed to contain asbestos. Appropriate management planning should be implemented in order to control access to and maintenance activities in these areas, until such a time as they can be inspected and the presence or absence of asbestos-containing materials can be confirmed.
- Greencap can assist with the implementation of any of the above recommendations.



Location - Item Description	Hazard Type	Sample No	Item Status	Photo No	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Re-Inspect Date	Control Priority	Control Recommendation	Record of Works Undertaken

This indicates if the material contains asbestos / hazardous materials:

**Positive** Item contains asbestos or other hazardous material.

**Negative** Item does not contain asbestos or other hazardous material covered in the scope of work.

**Presumed Positive** Item has not been sampled, but is visually similar to another positive sample or it is likely to contain asbestos / hazardous materials

**Presumed Negative** Item has not been sampled, but is visually similar to another negative sample or it is NOT likely to contain asbestos / hazardous materials

A photo of the item is within the Photo section

The potential of disturbance to material to liberate asbestos fibres

These are the **risk assessment factors** and **risk rating** of the item. Refer to the Risk Assessment Factors section for further information

Recommended re-inspection date, based on the risk rating of the material

Any information relating to remedial or removal works undertaken should be recorded by the Register controller.

**Control Priority:** The following priority rating system is adopted to assist in the programming and budgeting for control of asbestos risk identified in the assessment.

- Priority 1 (P1)** Restrict access to area, organise abatement works ASAP, manage any remaining materials as part of an AMP.
- Priority 2 (P2)** Organise remedial works in the next few months & manage any remaining materials as part of an AMP.
- Priority 3 (P3)** No short-term remedial works required. Review periodically and manage as part of an AMP.
- Priority 4 (P4)** No short-term remedial works required. Review periodically and manage as part of an AMP.

Site Details		Building Details							Audit Details			
Full Address:	82 Todd Street, Alice Springs NT 0871	Building Name:	GHD Building	Number of Levels:	2	Survey Date:	06-12-2017					
Property ID:	NT1009	Est. Building Size:	700m <sup>2</sup>	Est. Building Age:	30	Inspected By:	Darren Kenny					
Client Name:	Framptons First National	Roof Type:	Metal	Construction Type:	Brick and Metal	Company:	Greencap					

No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
<b>GHD Building - Interior - Ground Level</b>															
1	Lab area - Northwest Fire Door - Fire Door Core - Tenancy 3.	Asbestos	J154258-NT1009-002	Negative	J154258-NT1009-Photo002										
2	Lab area - Southwest Fire Door - Fire Door Core - Tenancy 3.	Asbestos	Similar To: J154258-NT1009-002	Presumed Negative	J154258-NT1009-Photo006										
3	Lab area - Throughout Floor Covering - Fibrous Backed Sheet Vinyl - Tenancy 3. Includes adjoining store rooms.	Asbestos	J154258-NT1009-003	Negative	J154258-NT1009-Photo003										
4	Toilet. - Throughout Ceiling Lining - Fibre Cement Sheeting - Tenancy 1.	Asbestos	Similar To: J154258-NT1009-001	Presumed Negative	J154258-NT1009-Photo011										
5	Toilets - Throughout Ceiling Lining - Fibre Cement Sheeting - Tenancy 2.	Asbestos	J154258-NT1009-001	Negative	J154258-NT1009-Photo001										
6	Toilets - Throughout Ceiling Lining - Fibre Cement Sheeting - Tenancy 3. Includes airlock. Staff toilets.	Asbestos	J154258-NT1009-004	Negative	J154258-NT1009-Photo004										
7	Toilets - Throughout Ceiling Lining - Fibre Cement Sheeting - Tenancy 3. Includes airlock. Public toilets.	Asbestos	Similar To: J154258-NT1009-004	Presumed Negative	J154258-NT1009-Photo007										
8	Toilets - Throughout Toilet Cubicle - Fibre Cement Sheeting - Tenancy 3. Staff toilets adjoining lab area.	Asbestos	J154258-NT1009-005	Negative	J154258-NT1009-Photo005										
<b>GHD Building - Exterior - Level One</b>															
9	Exterior - East Infill Panels - High Level - Fibre Cement Sheeting - Fine pebble coated panels.	Asbestos	Similar To: J154258-NT1009-008	Presumed Negative	J154258-NT1009-Photo012										
10	Exterior - Northwest Infill Panels - High Level - Fibre Cement Sheeting - Coarse pebble coated panel. One panel in corner.	Asbestos	J154258-NT1009-007	Negative	J154258-NT1009-Photo009										
11	Exterior - West Infill Panels - High Level - Fibre Cement Sheeting - Item overhangs windows.	Asbestos	J154258-NT1009-006	Negative	J154258-NT1009-Photo008										
12	Exterior - West Infill Panels - High Level - Fibre Cement Sheeting - Fine pebble coated panels.	Asbestos	J154258-NT1009-008	Negative	J154258-NT1009-Photo010										

It is noted that Asbestos may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

1 of 1 Building

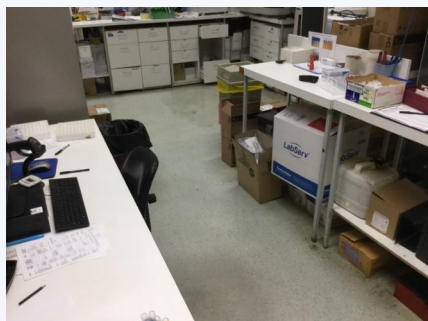
Area / Item	Not Accessed	Comments
	GHD Building	
Gaskets, mastics & sealants to pipework, ductwork, mechanical equipment & construction/expansion joints	Some	GHD Building - Lift motor room.
Lift shaft, landing doors and cabin fittings and doors all levels	Some	GHD Building - Lift shaft. No safe access at time of inspection.



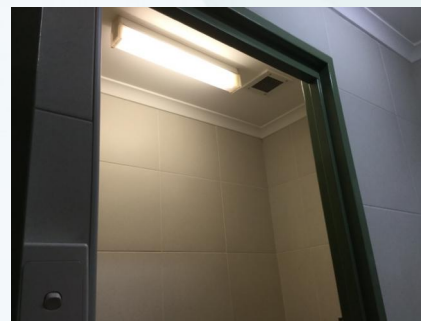
NO.: 1  
 PHOTO NO.: J154258-NT1009-PHOTO002  
 RESULT: ASBESTOS - NEGATIVE  
 BUILDING/LEVEL: GHD BUILDING - GROUND LEVEL  
 ROOM/LOCATION: LAB AREA - NORTHWEST  
 FEATURE/MATERIAL: FIRE DOOR - FIRE DOOR CORE  
 SAMPLE NO.: J154258-NT1009-002



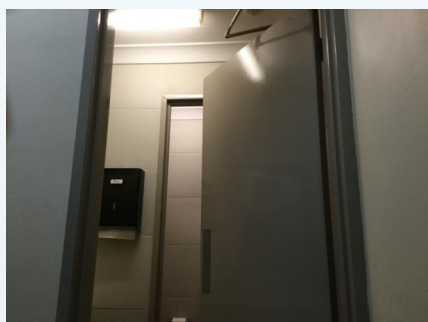
NO.: 2  
 PHOTO NO.: J154258-NT1009-PHOTO006  
 RESULT: ASBESTOS - PRESUMED NEGATIVE  
 BUILDING/LEVEL: GHD BUILDING - GROUND LEVEL  
 ROOM/LOCATION: LAB AREA - SOUTHWEST  
 FEATURE/MATERIAL: FIRE DOOR - FIRE DOOR CORE  
 SAMPLE NO.: SIMILAR TO: J154258-NT1009-002



NO.: 3  
 PHOTO NO.: J154258-NT1009-PHOTO003  
 RESULT: ASBESTOS - NEGATIVE  
 BUILDING/LEVEL: GHD BUILDING - GROUND LEVEL  
 ROOM/LOCATION: LAB AREA - THROUGHOUT  
 FEATURE/MATERIAL: FLOOR COVERING - FIBROUS BACKED SHEET VINYL  
 SAMPLE NO.: J154258-NT1009-003



NO.: 4  
 PHOTO NO.: J154258-NT1009-PHOTO011  
 RESULT: ASBESTOS - PRESUMED NEGATIVE  
 BUILDING/LEVEL: GHD BUILDING - GROUND LEVEL  
 ROOM/LOCATION: TOILET. - THROUGHOUT  
 FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING  
 SAMPLE NO.: SIMILAR TO: J154258-NT1009-001



NO.: 5  
 PHOTO NO.: J154258-NT1009-PHOTO001  
 RESULT: ASBESTOS - NEGATIVE  
 BUILDING/LEVEL: GHD BUILDING - GROUND LEVEL  
 ROOM/LOCATION: TOILETS - THROUGHOUT  
 FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING  
 SAMPLE NO.: J154258-NT1009-001



NO.: 6  
 PHOTO NO.: J154258-NT1009-PHOTO004  
 RESULT: ASBESTOS - NEGATIVE  
 BUILDING/LEVEL: GHD BUILDING - GROUND LEVEL  
 ROOM/LOCATION: TOILETS - THROUGHOUT  
 FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING  
 SAMPLE NO.: J154258-NT1009-004





NO.: 7  
 PHOTO NO.: J154258-NT1009-PHOTO007  
 RESULT: ASBESTOS - PRESUMED NEGATIVE  
 BUILDING/LEVEL: GHD BUILDING - GROUND LEVEL  
 ROOM/LOCATION: TOILETS - THROUGHOUT  
 FEATURE/MATERIAL: CEILING LINING - FIBRE CEMENT SHEETING  
 SAMPLE NO.: SIMILAR TO: J154258-NT1009-004



NO.: 8  
 PHOTO NO.: J154258-NT1009-PHOTO005  
 RESULT: ASBESTOS - NEGATIVE  
 BUILDING/LEVEL: GHD BUILDING - GROUND LEVEL  
 ROOM/LOCATION: TOILETS - THROUGHOUT  
 FEATURE/MATERIAL: TOILET CUBICLE - FIBRE CEMENT SHEETING  
 SAMPLE NO.: J154258-NT1009-005



NO.: 9  
 PHOTO NO.: J154258-NT1009-PHOTO012  
 RESULT: ASBESTOS - PRESUMED NEGATIVE  
 BUILDING/LEVEL: GHD BUILDING - LEVEL ONE  
 ROOM/LOCATION: EXTERIOR - EAST  
 FEATURE/MATERIAL: INFILL PANELS - HIGH LEVEL - FIBRE CEMENT SHEETING  
 SAMPLE NO.: SIMILAR TO: J154258-NT1009-008



NO.: 10  
 PHOTO NO.: J154258-NT1009-PHOTO009  
 RESULT: ASBESTOS - NEGATIVE  
 BUILDING/LEVEL: GHD BUILDING - LEVEL ONE  
 ROOM/LOCATION: EXTERIOR - NORTHWEST  
 FEATURE/MATERIAL: INFILL PANELS - HIGH LEVEL - FIBRE CEMENT SHEETING  
 SAMPLE NO.: J154258-NT1009-007



NO.: 11  
 PHOTO NO.: J154258-NT1009-PHOTO008  
 RESULT: ASBESTOS - NEGATIVE  
 BUILDING/LEVEL: GHD BUILDING - LEVEL ONE  
 ROOM/LOCATION: EXTERIOR - WEST  
 FEATURE/MATERIAL: INFILL PANELS - HIGH LEVEL - FIBRE CEMENT SHEETING  
 SAMPLE NO.: J154258-NT1009-006



NO.: 12  
 PHOTO NO.: J154258-NT1009-PHOTO010  
 RESULT: ASBESTOS - NEGATIVE  
 BUILDING/LEVEL: GHD BUILDING - LEVEL ONE  
 ROOM/LOCATION: EXTERIOR - WEST  
 FEATURE/MATERIAL: INFILL PANELS - HIGH LEVEL - FIBRE CEMENT SHEETING  
 SAMPLE NO.: J154258-NT1009-008

82 TODD STREET 06-12-2017

**GRENCAP**

**Greencap Pty Ltd**  
**ABN: 76 006 318 010**  
 12 Greenhill Road  
 Wayville SA 5034  
 Australia  
 P: (08) 8299 9955  
 F: (08) 8299 9954  
[www.greencap.com.au](http://www.greencap.com.au)

Lab Report Date: Monday, 11/12/2017

Our ref: C122530:J154258 - NT1009

Roger Tebeck  
 Framptons First National  
 PO Box 182 Alice Springs  
**ALICE SPRINGS NT 2010**

Dear Roger,

**Re: Asbestos Identification Analysis - 82 Todd Street, Alice Springs NT 0871**

This letter presents the results of asbestos fibre identification analysis performed on 8 samples collected by Darren Kenny of Grencap on Wednesday, 06 December 2017. The samples were collected from 82 Todd Street, Alice Springs NT 0871.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Adelaide Laboratory by the method of Australian Standard AS 4964-2004 and supplementary work instruction in-house method LOP002 and in house method LOP-005 Serpentine Detection and Chrysotile Non-detection by X-ray diffraction.

The analysis was completed on Monday, 11 December 2017.

The samples will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact Darren Kenny.

Yours sincerely,  
**Grencap**



**Naciye Haliloff : Approved Identifier**



**Naciye Haliloff : Approved Signatory**



This document shall not be reproduced except in full Accredited for compliance with ISO/IEC 17025 - Testing. Corporate Site No. 5450, Site No. 18611 Adelaide Laboratory. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/National standards.

J154258-NT1009 82 Todd Street ID 20171206

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82 TODD STREET 06-12-2017

Adelaide Laboratory  
Sample Analysis Results



Report Date: Monday, 11/12/2017

Our ref: C122530:J154258 - NT1009

Site Location:		82 Todd Street, Alice Springs NT 0871	
	Sample ID	Sample Location/Description/Weight or Size	Analysis Result
1	J154258 - NT1009 - 001	- Toilets - Throughout - Ceiling Lining - Fibre Cement Sheeting - Tenancy 2. brown cement sheet, painted white ~ 5x2x1mm	No Asbestos Detected Organic Fibres
2	J154258 - NT1009 - 002	- Lab area - Northwest - Fire Door - Fire Door Core - Tenancy 3. off-white fibrous vermiculite layer ~ 3x2x1mm	No Asbestos Detected Organic Fibres
3	J154258 - NT1009 - 003	- Lab area - Throughout - Floor Covering - Fibrous Backed Sheet Vinyl - Tenancy 3. Includes adjoining store rooms. A: off-white pebbled patterned vinyl floor sheeting B: brown fibrous backing ~ 40x25x3mm	A & B: No Asbestos Detected^ B: Organic Fibres B: Synthetic Mineral Fibres
4	J154258 - NT1009 - 004	- Toilets - Throughout - Ceiling Lining - Fibre Cement Sheeting - Tenancy 3. Includes airlock. Staff toilets. pale brown cement sheet, painted yellow ~ 5x5x1mm	No Asbestos Detected Organic Fibres
5	J154258 - NT1009 - 005	- Toilets - Throughout - Toilet Cubicle - Fibre Cement Sheeting - Tenancy 3. Staff toilets adjoining lab area. pale brown cement sheet, painted yellow ~ 5x2x1mm	No Asbestos Detected Organic Fibres
6	J154258 - NT1009 - 006	- Exterior - West - Infill Panels - High Level - Fibre Cement Sheeting - Item overhangs windows. pale brown cement sheet ~ 5x2x1mm	No Asbestos Detected Organic Fibres
7	J154258 - NT1009 - 007	- Exterior - Northwest - Infill Panels - High Level - Fibre Cement Sheeting - Coarse pebble coated panel. One panel in corner. pale brown cement sheet ~ 20x20x5mm	No Asbestos Detected Organic Fibres
8	J154258 - NT1009 - 008	- Exterior - West - Infill Panels - High Level - Fibre Cement Sheeting - Fine pebble coated panels. pale brown cement sheet ~ 5x5x3mm	No Asbestos Detected Organic Fibres

PLEASE NOTE: If Synthetic Mineral Fibre and Organic Fibre are not stated (above or in table), it implies not detected.

## Asbestos

This assessment was undertaken in accordance with the following documents and within the constraints of the scope of works:

How to Manage and Control Asbestos in the Workplace: Code of Practice (December 2011)

NT Work Health & Safety Regulation 2011

8 representative sample(s) of suspected asbestos-containing material were collected and placed in plastic bags with clip-lock seals. These samples were analysed in Greencap's NATA-accredited laboratory for the presence of asbestos by Polarised Light Microscopy.

Inaccessible areas that are likely to contain asbestos have been assumed to contain asbestos until further inspection and analysis of samples has been undertaken by an approved analyst.

A strategy of using representative samples of suspected asbestos-containing materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the audit should be interpreted such that all visually similar materials in the same vicinity must be assumed to be composed of the same material until proven otherwise.

## Risk Assessment Factors - Asbestos

The presence of asbestos-containing materials (ACMs) does not necessarily constitute an exposure risk. However, if the ACM is sufficiently disturbed to cause the release of airborne respirable fibres, then an exposure risk may be posed to individuals. The assessment of the exposure risk posed by ACMs assesses (a) the material condition and friability, and (b) the disturbance potential.

### Material Condition

The assessment factors for material condition include:

- Evidence of physical deterioration and/or water damage.
- Degree of friability of the ACM.
- Surface treatment, lining or coating (if present).
- Likelihood to sustain damage or deterioration in its current location and state.

### Physical Condition and Damage

The condition of the ACM is rated as either being good, fair or poor.

**Good** refers to an ACM that has not been damaged or has not deteriorated

**Fair** refers to an ACM having suffered minor cracking or de-surfacing.

**Poor** describes an ACM which has been damaged or its condition has deteriorated over time.

### Friability and Surface Treatment

The degree of friability of ACMs describes the ease of which the material can be crumbled, and hence to release fibres, and takes into account surface treatment.

#### **Friable asbestos**

Friable asbestos or ACM is asbestos or ACM in powder form, or able to be crumbled, pulverised, or reduced to a powder by hand pressure when it is dry e.g. sprayed asbestos beam insulation (limpet), pipe lagging.

#### **Non-friable asbestos**

also referred to as bonded asbestos, typically comprises asbestos fibres tightly bound in a stable non-asbestos matrix or impregnated with a coating. Examples of non-friable asbestos products include asbestos cement materials (sheeting, pipes etc), asbestos containing vinyl floor tiles, compressed gaskets and electrical backing boards.

### Disturbance Potential

In order to assess the disturbance potential, the following factors are considered:

- Requirement for access for either building work or maintenance operations.
- Likelihood and frequency of disturbance of the ACM.
- Accessibility of the ACM.
- Proximity of the ACM to air plenums and direct air stream.
- Quantity and exposed surface areas of ACM.
- Normal use and activity in area, and numbers of persons in vicinity of ACM.

These factors are used to determine (i) the potential for fibre generation, and (ii) the potential for exposure to person/s, as a rating of low, medium or high disturbance potential:

### Risk Status

The risk factors described previously are used to rank the asbestos exposure risk posed by the presence of the ACM.

- A low risk rating describes ACMs that pose a low exposure risk to personnel, employees and the general public providing they stay in a stable condition, for example asbestos materials that are in good condition and have low accessibility.
- A medium risk rating applies to ACMs that pose an increased exposure risk to people in the area.
- A high risk rating applies to ACMs that pose a higher exposure risk to personnel or the public in the vicinity of the material due to their condition or disturbance potential.

## Priority Actions

The following priority rating system is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

<b>Priority 1 (P1)</b>	<b>Action:</b>	<b>Restrict Access to Area &amp; Organise Abatement Works as soon as practicable &amp; Manage any remaining materials as part of an AMP</b>
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Area has ACMs, which are either damaged or are being exposed via continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other locations with continued unrestricted use of the area. Representative asbestos fibre monitoring should be conducted in the area during normal building operation where recommended. Prompt abatement of the asbestos hazard is recommended.

As an interim, restrict access.

<b>Priority 2 (P2)</b>	<b>Action:</b>	<b>Organise Remedial Works as soon as practicable &amp; Manage any remaining materials as part of an AMP</b>
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Area has ACMs with a potential for disturbance due to the following conditions:

1. Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
2. The material is accessible and when disturbed, can present a short-term exposure risk.
3. Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling systems, ceilings, lighting, fire safety systems or floor layout.

Appropriate abatement measures should be taken as soon as practicable. A negligible exposure risk exists if materials remain under the control of an Asbestos Management Plan (AMP).

<b>Priority 3 (P3)</b>	<b>Action:</b>	<b>No Short-Term Remedial Works Required Review periodically and Manage as part of an AMP</b>
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Area has ACMs, where:

1. The condition of friable ACMs is currently stable and has low potential of being disturbed.
2. The ACM is currently in a non-friable form, may have slight damage, but does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

This presents a low risk of exposure where the materials are left undisturbed under the control of an Asbestos Management Plan (AMP). Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

<b>Priority 4 (P4)</b>	<b>Action:</b>	<b>No Short-Term Remedial Works Required Review periodically and Manage as part of an AMP</b>
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Area has ACMs in a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances and can be safely subjected to normal traffic. Even if it were subjected to minor disturbance the material poses a negligible health risk. These materials should be maintained in good condition and their condition monitored during subsequent reviews. As with any asbestos materials, these materials must be removed prior to renovations that may impact on the materials.

The Occupational Health and Safety Regulations of most Australian states refer to a Code of Practice for guidance on identification and management of asbestos materials (ACMs) in workplaces. The requirements are summarised below.

## Asbestos Management Plan (AMP)

An AMP should be developed for the site as per the Code of Practice. The AMP should be a broad ranging document detailing the following information:

- The site's asbestos material register.
- Responsibilities for relevant persons in the management of ACMs.
- Mechanisms for communicating the location, type and condition of ACMs, the risks posed by these and the control measures adopted to minimise these risks.
- Training arrangements for workers and contractors.
- A Procedure for reviewing and updating the AMP and the register.
- Air Monitoring and clearance inspection arrangements.
- Timetable for action to review risk assessments and undertake asbestos management activities.
- Records of any maintenance or service work conducted on ACMs, including clearance certificates for removed items.

## Updates to Register, AMP and Risk Assessments

The asbestos register and the AMP should be reviewed (via visual inspection by a competent person) and updated at least every 5 years or earlier where a risk assessment indicates the need for a re-assessment or if any ACMs have been removed or updated as per the requirements of the Code of Practice.

Risk assessments should be reviewed regularly and as specified by the Code of Practice, particularly when there is evidence that the risk assessment is no longer valid, control measures are shown to be ineffective or there is a significant change planned for the workplace or work practices or procedures relevant to the risk assessment; or there is a change in ACM condition or ACMs have since been enclosed, encapsulated or removed.

## Labelling

All confirmed or presumed ACMs (or their enclosures) should be labelled to identify the material as asbestos-containing or presumed asbestos-containing and to warn that the items should not be disturbed as per the requirements of the Code of Practice.

## Training

Staff and site personnel must be provided with Asbestos Awareness training in accordance with the Code of Practice. Training should inform staff how to work safely alongside asbestos by instructing them of:

1. The health risks associated with asbestos.
2. Their roles and responsibilities under the AMP.
3. Procedures for managing asbestos on-site.
4. The correct use of control measures and safe work methods to minimise the risks from asbestos.

## Refurbishment / Demolition Requirements

This audit is limited by the Scope of Works and Methodology outlined within this report.

Generally, a new audit or revised audit is required prior to any planned refurbishment, alteration, demotion or upgrade works that may disturb ACMs at the site in accordance with Australia Standard AS 2601: The Demolition of Structures and Demolition Work Code of Practice(Safe Work Australia, Feb 2016).

## Removal of Asbestos Materials

Any works involving the removal of ACMs should be undertaken by a Licensed Asbestos Removal Contractor (LARC). In addition, an appropriately qualified independent asbestos consultant / occupational hygienist should undertake asbestos fibre air monitoring during/after works, and issue a Clearance Certificate to validate the works have been undertaken safely.

All works should be conducted in accordance with legislative requirements and following the requirements of the document 'How to Safely Remove Asbestos: Code of Practice (SafeWork Australia, 2016)'.

This report has been prepared in accordance with the agreement between Framptons First National and Greencap.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report is solely for the use of Framptons First National and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Greencap.

This report relates only to the identification of asbestos materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the survey has attempted to locate the asbestos materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect asbestos materials were collected for analysis. Other asbestos materials of similar appearance are assumed to have a similar content.

Not all suspected asbestos materials were sampled. Only those asbestos materials that were physically accessible could be located and identified. Therefore it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

- (a) Locations behind locked doors;
- (b) Inset ceilings or wall cavities;
- (c) Those areas accessible only by dismantling equipment or performing minor localised demolition works;
- (d) Service shafts, ducts etc., concealed within the building structure;
- (e) Energised services, gas, electrical, pressurised vessel and chemical lines;
- (f) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc;
- (g) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works;
- (h) Height restricted areas
- (i) Areas deemed unsafe or hazardous at time of audit.

In addition to areas that were not accessible, the possible presence of hazardous building materials may not have been assessed because it was not considered practicable as:

1. It would require unnecessary dismantling of equipment; and/or
2. It was considered disruptive to the normal operations of the building; and/or
3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
4. The hazardous material was not considered to represent a significant exposure risk; and
5. The time taken to determine the presence of the hazardous building material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the Asbestos Register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been detected.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing asbestos materials or unknown materials are encountered. Therefore during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors.

This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.