Asbestos Containing Materials Management Plan

155 Coonawarra Road, Winnellie NT 0820

Public Trustee For the Northern Territory

Bld 3, Floor 1
631 Stuart Highway
Berrimah NT 0828

Prepared by:

SLR Consulting Australia

SLR Project No.: 680.030382.00001

11 March 2025

Revision:1.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	28 February 2025	Flynn Mackley	Gemma Sheridan	Gemma Sheridan

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Public Trustee For the Northern Territory (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

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Acronyms and Abbreviations

ACM	Asbestos Containing Materials
ACMR	Asbestos Containing Materials Register
AMP	Asbestos Management Plan
ARCP	Asbestos Removal Control Plan
ASR	Asbestos Survey Report (SLR Report Ref No: 680.030382.00001-R01-v1.0-ASR, dated March 2025)
Client	Public Trustee For the Northern Territory
COP Demolition	Demolition work Code of Practice 2020
COP Management	Code of Practice How to Manage and Control Asbestos in the Workplace 2022
COP Removal	Code of Practice How to Safely Remove Asbestos 2023
PCBU	Person Conducting a Business or Undertaking
PPE	Personal Protective Equipment
Relevant State Workplace Authority	NT WorkSafe
RPE	Respiratory Protective Equipment
SLR	SLR Consulting Australia Pty Ltd
SWMS	Safe Work Method Statement
WHS Act	Work Health and Safety (National Uniform Legislation) Act 2011
WHS Reg	Work Health and Safety (National Uniform Legislation) Regulations 2011

1.0 Scope and Background

SLR Consulting Australia Pty Ltd (SLR) was engaged by Public Trustee for the Northern Territory, herein referred to as the Client, to prepare an Asbestos Containing Materials Management Plan (AMP) for 155 Coonawarra Road, Winnellie NT 0820, herein referred to as the Site.

This AMP is limited to addressing the asbestos containing materials (ACM) identified within the current ACMR for the Site. The ACMR can be found within the Asbestos Survey Report (SLR Report Ref No: 680.030382.00001-R01-v2.0-ASR, dated March 2025), herein referred to as the ASR (SLR, 2025). The asbestos survey detailed in the ASR (SLR, 2025) was conducted by Flynn Mackley from SLR on 20 February 2025.

The purpose of this AMP is to assist the person with management or control of a workplace to comply with the requirements detailed within the *Work Health and Safety (National Uniform Legislation) Regulations 2011* ('*WHS Reg*').

A person with management or control of a workplace must ensure a written AMP is prepared for the workplace, if ACM have been identified or assumed present or is likely to be present and ensure that the information within the AMP is maintained and is up to date.

The AMP sets out how ACM that are identified or assumed at the workplace should be managed and must include the following information:

- The identification of ACM;
- The decisions, and reasons for decisions, about the management of ACM at the workplace;
- The procedures for detailing incidents or emergencies involving ACM at the workplace; and
- Workers carrying out work involving ACM, e.g. consultation, responsibilities, information and training.

Other information that may be included within an AMP:

- An outline of how risks will be controlled.
- A timetable for managing risks of exposure.
- Identification of each person with responsibilities under the AMP and the person's responsibilities.
- Procedures, including a timetable for reviewing and, if necessary, revising the AMP and ACMR.
- Air monitoring procedures at the workplace, if required.

This report is limited to addressing the ACM identified or assumed in the current ACMR (SLR, 2025) and is subject to the limitations therein.

1.1 Site Description

The Site is located on the north side of Coonawarra Road. A Site Locality Map is presented in Error! Reference source not found.. For the purpose of this report, Coonawarra Road is taken to run in an east/west direction, directly adjacent to the Site.

The following information is known about the building:

- The building is a single storey warehouse constructed circa 1980's with toilets, storage and an office area.

- At the time of the survey the building was used as a storage warehouse for PTG and only occupied intermittently.
- The warehouse manager was present in the building at the time of the inspection

The following areas were surveyed at the time of the inspection:

- Main Office (entrance to the building)
- Bathroom/ Toilet
- Kitchenette
- Storage Room
- Storage Room to rear, east
- External Yard

Figure 2 Site Locality Map

Satellite imagery obtained from Nearmap– Accessed on 28-02-2025.

2.0 How to use this Document

This AMP should be read in conjunction with the below mentioned ACMR.

This document is an AMP for the Site as outlined in the Section 1.1 of this report. It covers the management of ACM which have been identified and/or assumed in the associated re-inspection of building materials survey undertaken by SLR. Refer to the ASR (SLR, 2025) for the ACMR.

The purpose of this AMP is to assist the person with management or control of a workplace to comply with the requirements detailed within the *'WHS Reg'* and prevent human exposure to the identified, or assumed, ACM while these remain in the workplace.

This AMP must be kept at the workplace to ensure that it is readily accessible to:

- a worker who has carried out, carries out or intends to carry out, work at the workplace;
- a health and safety representative who represents a worker, as above;
- a person conducting a business or undertaking who has carried out, carries out or intends to carry out, work at the workplace; and
- a person conducting a business or undertaking who has required, requires, or intends to require work to be carried out at the workplace.

It is recommended that SLR is consulted prior to any ACM management/removal works being undertaken in order to ensure that the works are completed to a satisfactory standard in accordance with relevant regulations, codes, standards and guidelines.

Any queries regarding the interpretation and/or implementation of this AMP can be directed to the Person in Control of Business or Undertaking (PCBU) before works are undertaken.

3.0 Asbestos Containing Materials Register

The ASR (SLR, 2025) constitutes an Asbestos Register for the Site as required under the '*WHS Reg'*.

3.1 Inaccessible Areas

Areas of the Site that were inaccessible at the time of the assessment was conducted are detailed within the ASR (SLR, 2025). If any ACM are found during further renovation and/or demolition of the building, the material should be sent for identification and expert advice sought.

4.0 Risk Assessment Criteria

It is a legal requirement to identify hazards in the workplace. An assessment of the potential risk of harm to health and safety arising from the identified hazards must also be undertaken. Such an assessment assists in identifying and selecting appropriate management options.

Risk levels associated with the identified ACM have been assessed using the following criteria:

- Product type;
- Extent of damage or deterioration; and/or
- Surface treatment.

Refer to the associated ACMR within the ASR (SLR, 2025) for further detail concerning the material assessment.

The material assessment identifies the ‘high hazard’ materials, ie: those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the priority for remedial action. Priority must be determined by carrying out a risk assessment (ie: a priority assessment) which will take into account factors such as:

- the friability of the material;
- the likelihood of the material being disturbed; and
- the occupancy of the area.

Table 1 and Table 2 below provides further details concerning the material assessment.

The priority assessment can only be carried out with the detailed knowledge of all these factors. The surveyor can help in this process, by obtaining information which will contribute to the priority assessment, particularly in small or simple premises where information on occupancy and use is straightforward.

The combined material and priority assessment results should be used to establish the priority for those ACM needing remedial action and the type of action that will be taken. There are various remedial options available, in many cases the ACM can be protected or enclosed, sealed or encapsulated, or repaired. These options should be considered first. Where such actions are not practical, ACM should be removed.

The results of the risk assessment are documented in **Section 11.0** of this AMP. Appropriate management options have been selected on the basis of the level of risk determined for each ACM identified.

Table 1 Asbestos Priority Scoring Assessment

Sample Variable		Example of Scores	Score
A	Friability	Non-Friable	1
		Friable	2
B	Likelihood of Disturbance	Low	1
		Medium	2
		High	3
C	Number of occupants	None	0
		1 to 3	1
		4 to 10	2
		More than 10	3
Total			
TOTAL PRIORITY ASSESSMENT SCORE (maximum score of 8)			
Material Assessment Score			
Priority Assessment Score			
Total Overall Score (maximum overall score of 17)			

Table 2 Asbestos Total Overall Score

Risk Assessment Score	Risk	Remedial Actions*
13 - 17	**High**	**Immediate action for isolation; removal within 1 – 3 months**
9 – 12	**Medium**	**3 – 6 months for risk reduction measures and 6 – 12 months for removal**
5 – 8	**Low**	**6 – 12 months for control measures (e.g. encapsulation)**
0 – 4	**Very Low**	**N/A for removal; review at next scheduled inspection**

* Example remedial actions only. Refer to specific recommendations in Section 11.0

5.0 Control Options

The following hierarchy of controls should be consulted when implementing control measures to eliminate or minimise the risks arising from ACM;

- Elimination/removal;
- Isolation/enclosure/sealing;
- Engineering Controls;
- Safe Work Practices (administrative controls); and
- Personal Protective Equipment (PPE).

A combination of these controls may be required in order to manage asbestos materials. The documents outlined in **Section 13.0** of this report should be consulted whenever developing/implementing a control measure.

Since the ultimate goal is for the workplace to be free of all ACM, preferential consideration should be given to removing ACM during renovation, refurbishment and maintenance activities etc where removal is practicable.

Notwithstanding the above, ACM and any areas of a workplace that contain ACM including plant, equipment and components should be signposted with appropriate warning signs to ensure that ACM are not unknowingly disturbed without the correct precautions being taken.

These signs should be placed at all of the main entrances to the work areas where ACM are present and should conform with *Australian Standard AS 1319-1994 Safety Signs for the Occupational Environment*. The number of labels and the location of signage are to be determined by a competent person.

Table 3 Potential Control Measures

Potential Control Measures
Manage in-situ
Incorporate into a current / develop an AMP
Label as ACM in accordance with Australian Standard 1319-1994 Safety Signs for the Occupational Environment
Re-inspect conditions every 5 years or sooner if deemed necessary in accordance with the '*WHS Reg'* & Code of Practice How to Manage and Control Asbestos in the Workplace 2022 (*'COP Management'*)
Consider further sampling/analysis to establish whether an ACM is present within the associated dust
Consider further sampling/analysis to establish whether an ACM is present within the sub-soil
Seal damaged edges with an appropriate industry standard sealant
Encapsulate/enclose in accordance with the '*WHS Reg'* & Code of Practice How to Safely Remove Asbestos 2023 (*'COP Removal'*)
Seal-off area and erect appropriate warning signage in accordance with *Australian Standard 1319-1994 Safety Signs for the Occupational Environment*
Undertake a suitable and sufficient Risk Assessment prior to access, which may include the use of appropriate PPE & respiratory protective equipment (RPE)
Restrict access to maintenance/service personnel
Restrict access to all personnel

Potential Control Measures
Remove in accordance with the '*WHS Reg'* & *'COP Removal'*
Remove in accordance with the '*WHS Reg'* & *'COP Removal'* prior to any works in the area that may disturb the material
Undertake a dust sampling regime within the area in accordance with the '*WHS Reg'* & *'COP Management'*
Undertake airborne fibre monitoring within the area in accordance with the '*WHS Reg'*, *'COP Management'* and *'COP Removal'*

6.0 Responsibilities

Responsibilities of parties involved in the management of ACM are outlined below. It should be noted that this is not an exhaustive list, and reference should be made to the legislation, codes and standards identified in **Section 13.0**.

6.1 Persons with Management or Control of a Workplace

Under the '*WHS Reg'*, management responsibilities and workplace obligations fall upon the following three groups of people:

- PCBU
- Person With Management or Control
- Person Carrying out Demolition or Refurbishment Work.

Under the '*WHS Reg'* the above-mentioned persons must:

- Identify any foreseeable hazard arising from the premises that has the potential to harm the health or safety of any person accessing, using or egressing from the premises.
- Identify hazards arising from the layout and condition of the premises and the presence of materials containing asbestos.
- Ensure that hazards are identified during any design of the premises and before the premises are provided for use as a place of work.
- Assess the risk of harm to the health or safety of any person arising from a hazard.
- Eliminate or control any risk to the health or safety of any persons accessing, using or egressing the premises that arise from the premises.
- Ensure all measures adopted to eliminate or control risks are properly used and maintained.
- Review risk assessments (refer to **Section 8.0**).
- Provide other persons with the information necessary to fulfil their responsibilities in identifying hazards and assessing, eliminating and controlling the associated risks.
- Provide employers with information on foreseeable hazards, assessments of risks that have not been eliminated by the controller, risk control measures and any measures an employer may need to adopt to control risk.

Under the *Demolition work Code of Practice 2020* ('*COP Demolition*') all hazards associated with demolition work are to be identified.

Under the '*COP Management'* a person with management or control of a workplace must ensure a written AMP is prepared for the workplace, if asbestos or ACM has been identified or assumed present or is likely to be present and ensure that the information within the AMP is maintained and is up to date.

The '*WHS Reg'* and the Codes of Practice require full consultation, information-sharing and involvement by everyone in the workplace (including employers, workers, contractors and others) throughout the process of identifying asbestos materials, developing an AMP, assessing risks and developing and implementing control measures.

Under the *'COP Removal'* any person with control who commissions asbestos removal is responsible for the following:

- Ensuring an asbestos removalist carries out the removal of ACM.
- Nominating person(s) to liaise with the asbestos removalist.

- Requesting asbestos removal licence details from the asbestos removalist if such a licence is required for the removal being undertaken.
- Establishing an Asbestos Register before asbestos removal commences.
- Providing the asbestos removalist with a copy of the site Asbestos Register before removal commences.

If ACM are to be removed, the *'COP Removal'* requires full consultation, information sharing and involvement by everyone in the workplace, including employers, workers and contractors at each step of the removal process using established consultative mechanisms. Persons in adjoining properties that might also be affected by the removal must also be consulted.

6.2 Employers

Under the '*WHS Reg'* employers must take reasonable care to identify any foreseeable hazard that may arise from the conduct of the employers undertaking and that has the potential to harm the health or safety of an employee or any other person legally at the employer's place of work. In particular the employer must take reasonable care to identify hazards arising from, but not limited to, work practices and work systems, repair, maintenance, dismantling and disposal of plant, hazardous substances and the presence of asbestos installed in a place of work, the condition of a place of work and the physical working environment including exposure to a contaminated atmosphere.

An employer must ensure that effective procedures are in place and implemented to identify hazards including, but not limited to, those present immediately prior to using the premises for the first time as a place of work, before and during the installation, erection, commissioning or alteration of plant in a place of work and whilst work is being carried out.

An employer must assess the risk of harm to the health or safety of an employee of the employer, or any other person legally at the employer's place of work, arising from any hazard identified.

An employer must eliminate any reasonably foreseeable risk to the health or safety of an employee of the employer, or any other personal legally at the employer's place of work, that arises from the conduct of the employers undertaking. If it is not reasonably practicable to eliminate the risk, the employer must control the risk.

An employer must ensure that all measures (including procedures and equipment) that are adopted to eliminate or control risks to health and safety are properly used and maintained.

An employer must regularly review risk assessments as outlined in Section 8.0 of this report.

An employer must ensure that each new employee receives induction training that covers, but is not limited to, workplace arrangements for management of occupational health and safety, health and safety procedures relevant to the employee including the use and maintenance of risk control measures and accessing health and safety information required under the '*WHS Reg'*.

Particular provisions also apply to construction processes where asbestos exposure may occur (refer to the '*WHS Reg'*).

6.3 Employees and Contractors

Under the '*WHS Reg'* an employee must, while at work, take reasonable care for the health and safety of people who are at the employee's place of work and who may be affected by the employee's acts or omissions at work. An employee must also, while at work, cooperate with his or her employer or other person so far as is necessary to enable compliance with

any requirement under the *Work Health and Safety (National Uniform Legislation) Act 2011* (‘*WHS Act*’) or *‘WHS Reg’* imposed in the interests of health, safety and welfare on the employer or any other person.

Employees and contractors should not carry out any work that may disturb asbestos materials without adequately referring to the ACMR (SLR, 2025) and AMP and liaising with management.

6.4 Asbestos Removalists

Any asbestos removalist engaged to conduct asbestos removal works onsite must hold an appropriate asbestos removal license. A Class A (or friable) license is required for friable asbestos removal and a Class B minimum (or non-friable) license is required for non-friable asbestos removals >10 m^2.

The removalist must provide their license details to their clients. Other requirements include:

- For friable asbestos removal, and removal of >10 m^2 of non-friable asbestos, permission to proceed with removal must be obtained from NT WorkSafe prior to any work commencing.
- Asbestos removal operatives to complete appropriate Risk Assessments and Safe Work Method Statements (SWMSs) prior to work commencing.
- The asbestos removalist must develop a site-specific asbestos removal control plan (ARCP) in consultation with their client before commencing any asbestos removal work. The client should receive a final copy of this plan. SLR recommends that the final ARCP is reviewed by the appointed licenced asbestos assessor or competent person prior to works commencing.
- The asbestos removalist to ensure the removal is adequately supervised and carried out by competent persons in a safe manner.

7.0 Awareness and Training

All workers, contractors and any other persons on site who may be exposed to ACM as a result of being at the workplace must be provided with full information on the occupational health and safety consequences of exposure to these ACM and the appropriate control measures. The provision of this information should be recorded.

Information and training must be provided to persons who may come into contact with ACM in the workplace including workers, contractors and others. The training may include the following;

- The purpose of the training.
- The health risks associated with the ACM.
- Types, uses and likely occurrence of ACM in workplace buildings/plant, etc.
- Roles and responsibilities of the trainee under the AMP.
- Location, access and use of the site ACMR.
- Timetable for removal/remediation of ACM.
- Process and procedures required to eliminate exposure.
- Maintenance and control measures, personal protective equipment and work methods required to minimise ACM risk including potential contamination of other areas.
- Control levels and exposure standards for ACM.
- The purpose of any air monitoring or health surveillance undertaken.

8.0 Review

A person with management or control of a workplace must also ensure that the AMP is reviewed when:

- There is a review of the ACMR or a control measure;
- If any ACM are removed, disturbed, sealed or enclosed;
- The AMP is no longer adequate for managing the ACM at the workplace;
- A health and safety representative requests a review; or
- At least every five years.

These reviews should critically assess all ACM management processes and their effectiveness.

Risk assessments should be reviewed regularly in accordance with Australian Government and State Legislation and whenever:

- There is evidence a risk assessment is no longer valid.
- There is evidence that any control measures are not effective.
- A significant change is proposed for the workplace or work practices/procedures relevant to the risk assessment.
- There is a change in the condition of the ACM.
- ACM has been removed, enclosed or sealed.

Only competent persons should perform and revise risk assessments.

A provisional timetable for review of the Site ACMR and AMP is outlined in Table 4.

Table 4 Provisional Timetable for Review

	Asbestos Register	Asbestos Management Plan
Last updated	20 February 2025	11 March 2025
Review required before	20 February 2030	11 March 2030

9.0 Emergency Procedures

If any identified and/or assumed ACM is damaged, the procedure in Appendix B should be followed.

In summary, the procedure is:

- Stop work immediately.
- Follow the chart.
- Minimise the spread of contamination to other areas.
- Keep exposure as low as you can.
- Decide on a method for the clean-up of the contamination

10.0 Management Recommendations

The recommendation numbers provided in Table 5 relate to the recommendation number listed in Table 6 of Section 11.0 of this AMP.

Table 5 Management Recommendations

Recommendation Number	Recommendation Action	Action Priority
1	Restrict access to all personnel. Seal-off area and erect appropriate warning signage in accordance with Australian Standard 1319-1994 Safety Signs for the Occupational Environment. Remove in accordance with the 'WHS Reg' & '*COP Removal*'. Refer to General Information in Appendix A for removal guidance/recommendations.	High Immediate Isolate 1 – 3 months Removal
2	Seal-off area and erect appropriate warning signage in accordance with Australian Standard 1319-1994 Safety Signs for the Occupational Environment. Undertake a suitable and sufficient Risk Assessment prior to access, which may include the use of appropriate PPE & RPE. Remove in accordance with the 'WHS Reg' & '*COP Removal*'. Refer to General Information in Appendix A for removal guidance/recommendations.	Medium 1 - 2 year
3	Seal-off area and erect appropriate warning signage in accordance with Australian Standard 1319-1994 Safety Signs for the Occupational Environment. Undertake a suitable and sufficient Risk Assessment prior to access, which may include the use of appropriate PPE & RPE. Remove in accordance with current Regulations and Guidance prior to any works in the area that may disturb the material. Refer to General Information in Appendix A for removal guidance/recommendations.	Low – Medium 1 - 5 years
4	Encapsulate/enclose, as applicable, in accordance with the 'WHS Reg' & '*COP Removal*'. Label as asbestos containing in accordance with Australian Standard 1319-1994 Safety Signs for the Occupational Environment. Manage in-situ Re-inspect conditions every 5 years or sooner if deemed necessary in accordance with the 'WHS Reg' & *'COP Management'*. Remove in accordance with current Regulations and Guidance prior to any works in the area that may disturb the material. Refer to General Information in Appendix A for removal guidance/recommendations.	Low 3 - 5 years

Recommendation Number	Recommendation Action	Action Priority
5	Minimal risk if left undisturbed, leave in place unless works are likely to cause disturbance or significant damage occurs. Label as asbestos containing in accordance with Australian Standard 1319-1994 Safety Signs for the Occupational Environment. Manage in-situ Re-inspect conditions every 5 years, or sooner if deemed necessary, in accordance with current Regulations and Guidance. Remove in accordance with current Regulations and Guidance prior to any works in the area that may disturb the material. Refer to General Information in Appendix A for removal guidance/recommendations.	Very Low 5 - 10 years

11.0 Asbestos Containing Materials Management Plan

Where recommendations are made to re-inspect the condition of materials (eg every 5 years), the period until the next re-inspection commences immediately (eg re-inspection is to be undertaken within 5 years of the issuing of this report).

Table 6 Recommendations

Asbestos Containing Materials						
Item Location & Material Type	**Material Assessment Score**	**Priority Assessment Score**	**Total Overall Score**	**Recommendation Number**	**Action Taken and Date**	**Site Manager Name and Signature**
155 Coonawarra Road External - Carport - northern aspect , Facia panels	Low (2)	3	Low (5)	4		
155 Coonawarra Road External - Eastern aspect , Electrical backing board	Low (2)	3	Low (5)	4		
155 Coonawarra Road Internal - Ground Floor Ground floor kitchenette , Hot water cylinder	Medium (4)	4	Low (8)	4		
155 Coonawarra Road Internal - Ground Floor Shed storage area , 2x combination safes	Medium (4)	4	Low (8)	4		
155 Coonawarra Road Internal - Ground Floor Bathroom, wall linings	Low (2)	3	Low (5)	4		

Asbestos Containing Materials						
155 Coonawarra Road Internal - Ground Floor Toilet – Wall linings	Low (2)	3	Low (5)	4		

12.0 Limitations

All sections of this report should be read in conjunction with each other and the current ACMR for the Site (SLR, 2025).

All works are conducted in a conscientious and professional manner. The nature of the task and the likely disproportion between any damage or loss which might arise from the work or reports prepared, and the cost of our services, is such that SLR cannot guarantee that all asbestos building materials have been identified and/or addressed.

Thus, while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services we have provided to the Client and/or associated parties.

Where potential ACM are identified these are normally reported on to the best of the consultant's ability. Analysis is not normally included and there is no guarantee that all such materials have been identified and/or addressed.

All work conducted and reports produced by SLR are prepared for a particular Client's objective and are based on a specific scope, conditions and limitations, as agreed upon between SLR and the Client. Information and/or report(s) prepared by SLR may therefore not be suitable for any use other than the intended objective. No parties other than the Client should use any information and/or report(s) without first conferring with SLR.

Before passing on to a third party any information and/or report(s) prepared by SLR, the Client is to inform fully the third party of the objective and scope, and all limitations and conditions, including any other relevant information which applies to the information and/or report(s) prepared by SLR.

It is the responsibility of third parties to investigate fully to their satisfaction if any information and/or report(s) prepared by SLR are suitable for a specific objective.

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

13.0 Legislation, Codes and Standards

The health and safety of workers and workplaces are regulated under the '*WHS Act'* and the '*WHS Reg'*. There are also a range of related codes of practice, standards and guidelines to be adhered to when managing ACM as outlined below.

Safe Work Australia has developed the following codes of practice for asbestos which have been adopted by NT WorkSafe.

- *Work Health and Safety (National Uniform Legislation) Act 2011*
- *Work Health and Safety (National Uniform Legislation) Regulations 2011*
- Code of Practice How to Manage and Control Asbestos in the Workplace 2022
- Code of Practice How to Safely Remove Asbestos 2023
- National Occupational Health and Safety Commission: 3003 (2005) "Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition"
- AS 1319-1994 "Safety Signs for the Occupational Environment"
- AS 1715 2009 "Selection, Use and Maintenance of Respiratory Protective Devices"
- AS 1716 2012 "Respiratory Protective Devices"
- AS 2601-2001 "The Demolition of Structures"
- Demolition work Code of Practice 2020

14.0 References

SLR, 2025, "*Asbestos Survey Report – 155 Coonawarra Road, Winnellie NT 0820*", SLR Report Ref No: 680.030382.00001-R01-v2.0-ASR, dated March 2025.

15.0 Closure

I trust that this report provides sufficient detail for your current requirements. We would be pleased to discuss this report with you as required - please do not hesitate to call me on 0428 012 854 if you have any queries.

Sincerely,

SLR Consulting Australia

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16.0 Feedback

At SLR, we are committed to delivering professional quality service to our clients. We are constantly looking for ways to improve the quality of our deliverables and our service to our clients. Client feedback is a valuable tool in helping us prioritise services and resources according to our client needs.

To achieve this, your feedback on the team's performance, deliverables and service are valuable and SLR welcome all feedback via https://www.slrconsulting.com/en/feedback. We recognise the value of your time and we will make a $10 donation to our Charity Partner - Lifeline, for every completed form.

Appendix A General Information

Asbestos Containing Materials Management Plan

155 Coonawarra Road, Winnellie NT 0820

Public Trustee For the Northern Territory

SLR Project No.: 680.030382.00001

11 March 2025

General Information

A.1 Asbestos

A.1.1 Asbestos: Description, Properties and Uses

Asbestos is the generic term given to a group of naturally occurring fibrous minerals, based on hydrated silicates, which are found in various rock formations. Differing ratios of oxygen, hydrogen, sodium, iron, magnesium and calcium elements account for several different types of asbestos minerals, the most common varieties being Amosite (brown asbestos), Chrysotile (white asbestos), Crocidolite (blue asbestos). Other types include Anthophyllite, Actinolite and Tremolite.

The immense popularity of asbestos as a building material is attributed to its near unique properties of fire resistance, high abrasion resistance and superb acoustical characteristics coupled with its relatively low cost. Prior to 1973, asbestos was the material of choice for fire proofing, thermal insulation, sound insulation and abrasion resistance. It was used as a spray-on insulation of ceilings and steel girders; as a thermal insulation of boilers, pipes, ducts, air conditioning units, etc; as an abrasion resistant filler in floor tiles, vinyl sheet floor coverings, roofing and siding shingles; as a flexible, though resistant joining compound and filler of textured paints and gaskets; as the bulking material with the best wear characteristics for automobile brake shoes and in countless domestic appliances such as toasters, grills, dishwashers, refrigerators, ovens, clothes dryers, electric blankets, hair dryers, etc.

A.1.2 Asbestos: Health Effects

Many asbestos bearing materials or products are of no significant health risk whatsoever when used in the normal course of events. A health risk exists when asbestos fibres are released into the air and when that air is inhaled into the lungs. Even then, it appears that most people exposed to relatively small amounts of asbestos do not develop any related health problems. There is however no “safe” level of asbestos exposure since the risk is dependent on numerous factors including the time since exposure, exposure duration and concentration, asbestos type, the attributes of the particular individual and environmental factors such as exposure to cigarette smoke and other airborne pollutants.

There are three main diseases associated with airborne asbestos fibres:

Asbestosis - A fibrosis (or scarring) of the lung associated with relatively massive exposure to asbestos.

Lung Cancer - Indistinguishable from that caused by smoking and a common cause of death. The risk of lung cancer is much higher when there is exposure to both cigarette smoking and to airborne asbestos.

Mesothelioma - A cancer of the chest and abdominal lining, it is specific to asbestos exposure.

A feature of these diseases is that symptoms take a long time to appear, generally 5 to 40 years. Once symptoms are evident the disease progresses rapidly.

There is some evidence that Chrysotile asbestos is less carcinogenic than Amosite, and that Amosite is less carcinogenic than Crocidolite in causing mesothelioma, but the evidence is less clear for lung cancer.

A.1.3 Measurement of Airborne Asbestos Fibres

The ‘*WHS Reg’*, the *‘COP Removal’* and the National Occupational Health and Safety Commission: 3003 (2005) “Guidance Note on the Membrane Filter Method for Estimating

Airborne Asbestos Fibres 2nd Edition" set the maximum allowable time weighted average for all forms of asbestos at 0.1 fibre/mL of air.

Air monitoring is used to determine airborne fibre levels. SLR is NATA certified for Asbestos Fibre Counting and Volume Measurement to carry out such monitoring.

The *'COP Removal'* states that air monitoring should be performed whenever Asbestos Containing Materials (ACM) are being removed, to ensure the control measures are effective.

The onus to provide a safe environment rests with persons in control of a business or undertaking, persons with management or control and persons carrying out demolition or refurbishment work. To meet these obligations it is recommended that SLR be engaged by the site controller, or their representative, and not an asbestos removal contractor as there could be a conflict of interest in the latter arrangement.

A.1.4 Asbestos Survey

Asbestos surveys are undertaken to identify any asbestos materials/hazards and assess the risk associated with the material/hazard.

Surveys are conducted through visual inspection by experienced personnel. During the inspection material samples are taken as appropriate for analysis.

A.1.5 Limitations

Due to the nature of the task all asbestos surveys are limited. Since asbestos can occur in so many forms and in so many locations, and as there is no instrument to detect asbestos, it is never possible to guarantee all asbestos has been identified. Access is usually restricted, and there may be asbestos hidden behind walls or other structures. Building plans are of great assistance to consultants undertaking surveys.

A.1.6 Asbestos Register

An asbestos register is a record of the location, type and condition of all asbestos containing products identified in a building. Under the Safe Work Australia Codes of Practice and the legislation, any place of work constructed prior to 31 December 2003 must have an Asbestos Register. A SLR Asbestos Survey Report includes an asbestos register.

Registers must be maintained and changes in the condition or extent of any asbestos present should be recorded. Registers should also detail the next review date, at present annually since the condition of asbestos materials, legislation, guidelines and standards change.

A.1.7 Asbestos Management Plan

An asbestos management plan is required where asbestos materials have been identified and are to remain on site. The plan would normally be a component in the overall Hazard Management Plan for the site.

A.1.8 Control Options

Asbestos judged to constitute a health risk should be removed, enclosed or encapsulated by an approved asbestos contractor.

A.1.9 Enclosure

This involves the installation of a permanent, solid, non-porous, impervious barrier between the asbestos material and the surrounding environment. Examples include building boxes

around steam pipes etc. A suspended ceiling is not permanent and, since occasional access is necessary above a suspended ceiling, enclosure is negated. Furthermore, many suspended ceilings act as return air plenums so enclosure is impossible.

A.1.10 Encapsulation

Encapsulation involves coating the material with a sealant. Good sealants penetrate through the asbestos material to the substrate. The encapsulating substance then hardens and binds all the asbestos fibres into a solid matrix. This is usually a short to medium term management option.

A.1.11 Removal

Removal is not without hazards to the occupants of the building. If not strictly controlled, the removal process can result in increased fibre counts in other areas. Technical competence, experience and integrity are of prime importance in evaluating asbestos removal plans.

We advise clients to work within the usual practised time frames of the experienced asbestos removal companies under strict supervision by a qualified person. Pressing for quicker turnaround times may result in low quality workmanship and unnecessary asbestos risk. Building owners may be in part responsible for risks created by the removal Contractor due to carelessness or negligence.

An independent consultant experienced in the supervision of asbestos removal, should be retained to act on the client's behalf.

A.1.12 Clearance Inspection

A clearance inspection must be conducted at the completion of asbestos removal works. The clearance inspection may include airborne asbestos monitoring and/or sampling/analysis of materials and should be completed by a suitably qualified and experienced consultant.

A.1.13 Air Monitoring

The Safe Work Australia Code of Practice How to Safely Remove Asbestos 2023 states that air monitoring should be performed whenever ACM are being removed, to ensure the control measures are effective.

All air monitoring must be completed by a NATA accredited organisation as specified in the *Work Health and Safety (National Uniform Legislation) Regulations 2011*.

Asbestos fibres are generally well bound in the vinyl matrix and fibre release is unlikely provided the tiles are not ground, drilled or similarly disturbed.

Note: These are general recommendations. In all cases the asbestos removalist should be familiar with, and comply with, the relevant Codes of Practice and the *Work Health and Safety (National Uniform Legislation) Regulations 2011*. There may also be site specific requirements which should be complied with.

A.1.14 Licensing Requirements

Asbestos-containing products are classified as non-friable or friable. Asbestos cement (AC) is classified as non-friable asbestos however once it is significantly broken, crushed or otherwise damaged NT WorkSafe may consider it to be friable asbestos. The rules governing friable asbestos are far more stringent.

A WorkSafe Victoria asbestos licence is required to remove 10 square metres or more of non-friable asbestos and there must NT WorkSafe notification.

Anyone wishing to carry out friable asbestos removal must obtain a friable asbestos removal licence from NT WorkSafe. A friable asbestos removal permit must be obtained for all friable asbestos jobs.

A.1.15 ASBESTOS CEMENT SHEETING

A large number of building products used in the building and construction industry have been made with asbestos and cement. Products include:

- Flat or corrugated, compressed sheeting
- Pipes for water, drainage, flues
- Roof shingles
- Building boards eg Villaboard, Hardiflex, Wundaboard, Flexiboard
- Cable trays for electrical wiring
- Numerous preformed items such as cisterns, protective housings, etc

Provided these products are maintained in good condition, they present no health risk, however precautions must be observed during demolition, refurbishment etc.

A.1.16 ASBESTOS CONTAINING VINYL TILES

Vinyl tiles which contain asbestos are considered to be of minimal risk whilst undisturbed and in good condition. The asbestos contained within vinyl tiles is well bound in the parent matrix and fibre release is virtually impossible provided the tiles are not ground, drilled, or otherwise abraded. Normal floor cleaning operations will not release asbestos fibres.

If the tiles are intact and not abraded or drilled etc it is safe to leave them in-situ. However, prior to demolition and/or refurbishment all asbestos containing vinyl tiles in the work area must be removed in accordance with the *Work Health and Safety (National Uniform Legislation) Regulations 2011* and the Safe Work Australia Asbestos Codes of Practice.

A.1.17 CORRUGATED ASBESTOS CEMENT (AC) ROOFING

Deterioration Mechanisms

Asbestos cement (AC) roofs deteriorate slowly over time. The upper surface exposed to the elements slowly loses cement binder and asbestos fibres become increasingly exposed. This may result in excessive fibre loss and a general weakening of the roof materials which will eventually become porous.

The process of natural weathering may be compounded by exposure to steam, acid fumes and other agents from industrial processes, resulting in accelerated deterioration of the roof.

Hail, heavy rain and other storm activity can cause also significant problems including:

- Cracks and/or penetrations in asbestos cement panels, and resultant generation of asbestos cement dust/debris.
- Shedding of asbestos fibres which may contaminate runoff and enter gutters and drains etc.
- Blocking of gutters with hail and other debris resulting in overflow and asbestos contamination of surrounding areas.

In most situations the underside of AC roofs exhibit very little deterioration however asbestos containing dust can accumulate on the roof support structure and other exposed locations below/around the roof.

If an asbestos cement roof becomes significantly damaged, weathered and or produces visible dust or significant debris it is likely that health and safety management works will be required. A suitably qualified and experienced consultant can advise and assist in carrying out such works.

Life Expectancy and Maintenance

AC roofs in good condition may remain in place indefinitely providing certain precautions are taken.

- On no account may high pressure water be used to clean AC roofs. This is forbidden under the Safe Work Australia asbestos codes of practice as it can result in widespread contamination.
- AC roofs may not be drilled, ground, cut or otherwise damaged as this may result in the release of airborne asbestos fibres.
- In general, roofs are best left undisturbed if in good condition. There are however several sealing compounds which may be used on AC roofs. The underside of AC roofs may be encapsulated, shielded with sarking or enclosed with a fixed ceiling or other materials. Enclosures are fixed, permanent, non-porous barriers that prevent fibre penetration. All barriers need to be maintained.
- The roof including internal support structure should inspected regularly (eg at least once a year) by a suitably qualified and experienced consultant to assess the condition and extent of the asbestos materials present.
- Gutters and down pipes should be kept clean and in good condition. Some gutters may accumulate a build up of debris which contains asbestos; this is best removed by an experienced licensed asbestos removal contractor.
- Down pipes etc should be protected from damage by forklifts and other vehicles via the installation of appropriate barriers.
- Damaged sections of ACM should be removed as soon as possible by an experienced licensed asbestos removal contractor. It is illegal to re-use ACM.
    - As a precautionary measure any exposed broken edges of asbestos material temporarily remaining in place should be sealed with an appropriate sealant such as Emerclad paint.

Demolition

Demolition of AC roofs should only be undertaken by an experienced licensed Asbestos Removal Contractor.

It is recommended that asbestos removal supervision, air-monitoring and clearance inspections be undertaken by an independent, suitably qualified and experienced asbestos consultant.

A.1.18 ASBESTOS CONTAINING FIRE DOORS

The cores of older fire doors frequently contain asbestos materials. Such doors may remain in place provided certain precautions are taken. These include:

- Labelling the doors with appropriate warning signs that advise of the asbestos risk.
- Not drilling or otherwise disturbing the doors so as to release airborne asbestos fibres.

- Recording the location, extent and condition of the doors in the site Asbestos Register and addressing them in the site Asbestos Management Plan. A copy of the Asbestos Register and Management Plan should be held by the Building Manager who is to ensure that no work is carried out on the doors without their prior knowledge and the implementation of adequate health and safety precautions.
- Regular inspection and reporting of the condition of the doors.

If the fire doors are damaged then access to the area is to be appropriately restricted and advice sought from a suitably qualified and experienced consultant.

Any asbestos removal and/or remediation/decontamination work should be undertaken by a licensed Asbestos Removal Contractor.

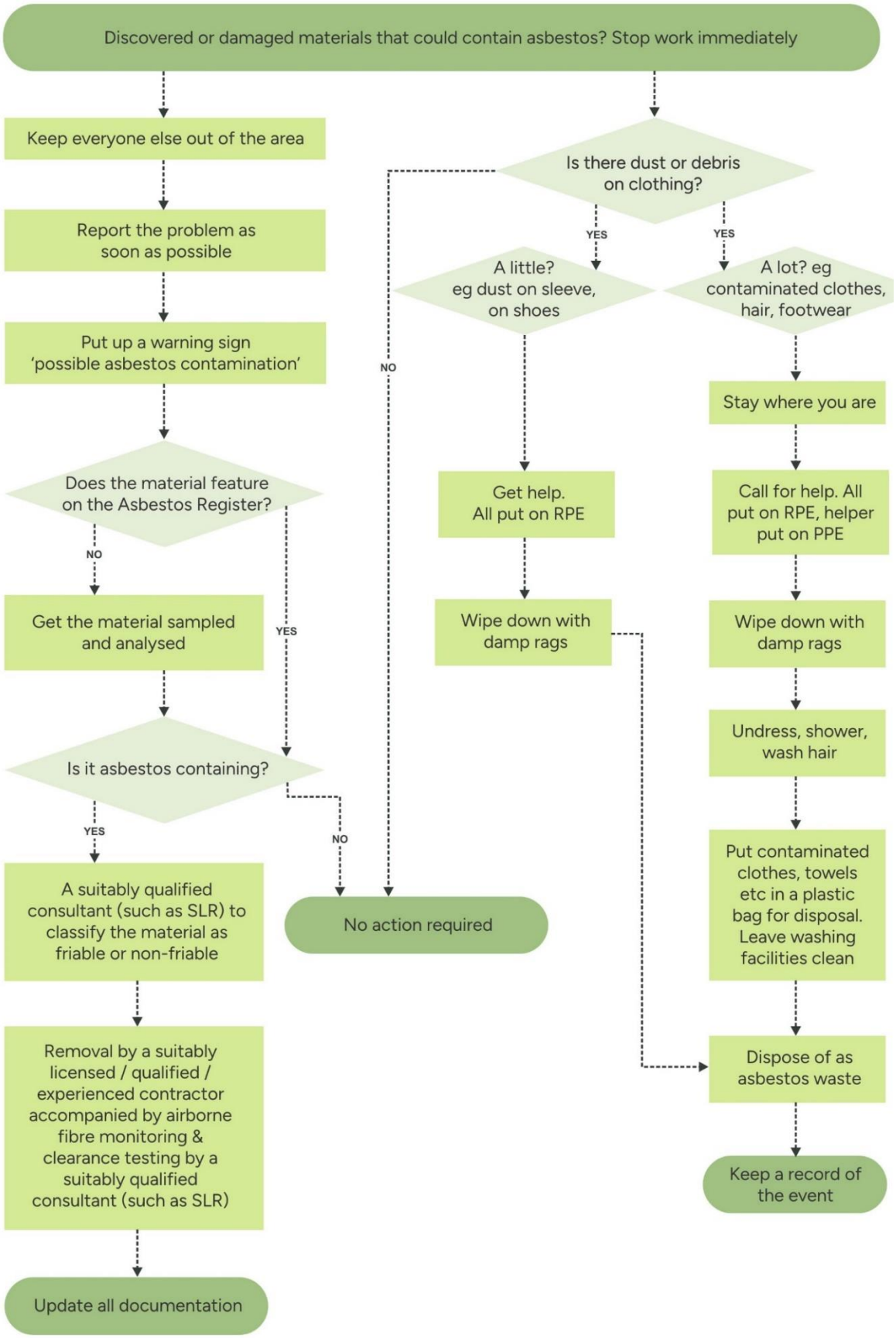
Appendix B Emergency Procedure Chart

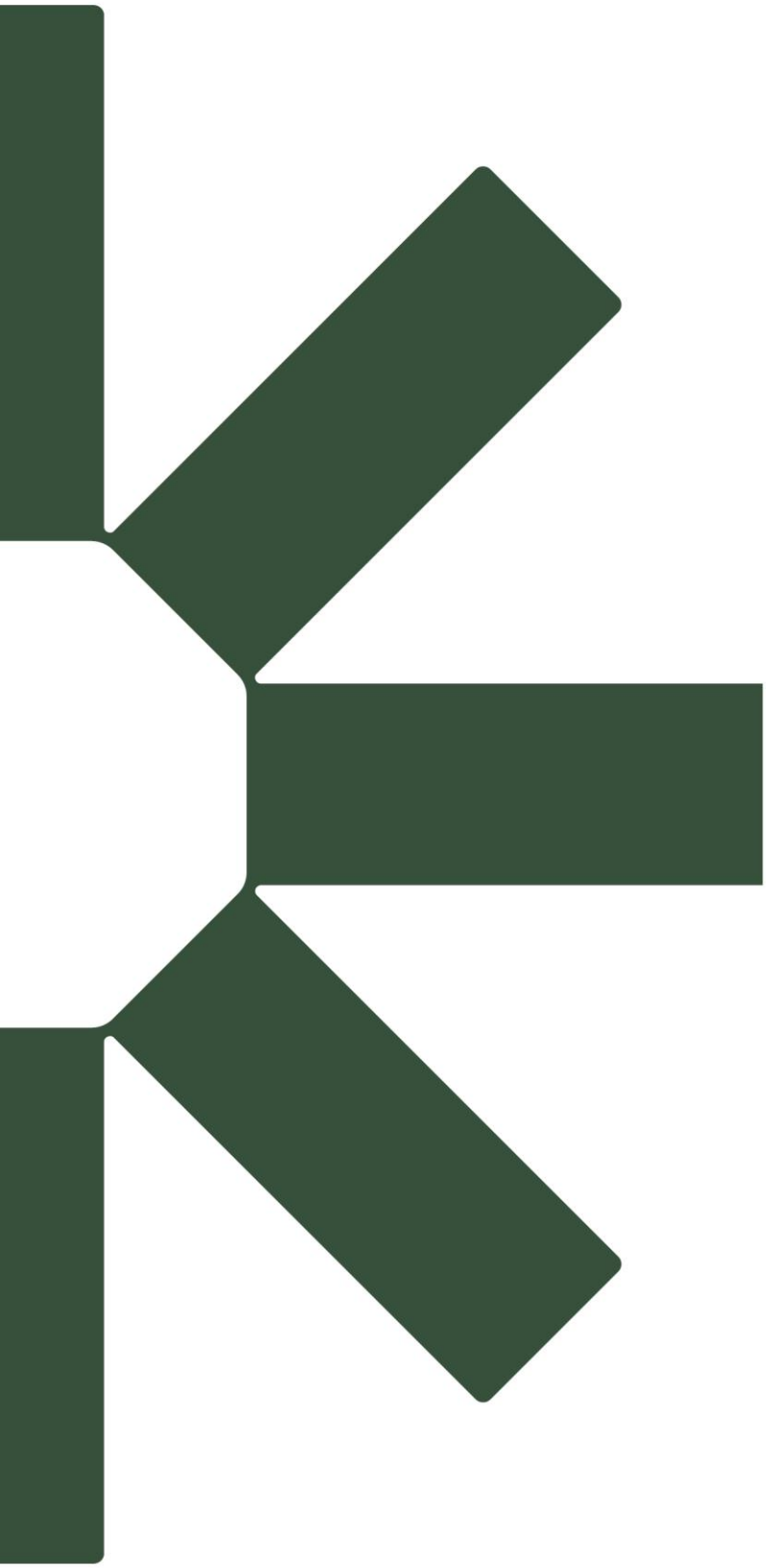
155 Coonawarra Road, Winnellie NT 0820

Public Trustee For the Northern Territory

SLR Project No.: 680.030382.00001

11 March 2025


Discovered or damaged materials that could contain asbestos? Stop work immediately
Keep everyone else out of the area
Report the problem as soon as possible
Put up a warning sign 'possible asbestos contamination'
Does the material feature on the Asbestos Register?
NO
YES
Get the material sampled and analysed
Is it asbestos containing?
YES
NO
A suitably qualified consultant (such as SLR) to classify the material as friable or non-friable
Removal by a suitably licensed / qualified / experienced contractor accompanied by airborne fibre monitoring & clearance testing by a suitably qualified consultant (such as SLR)
Update all documentation
NO
No action required
Is there dust or debris on clothing?
YES
A little? eg dust on sleeve, on shoes
YES
A lot? eg contaminated clothes, hair, footwear
Get help. All put on RPE
Wipe down with damp rags
Stay where you are
Call for help. All put on RPE, helper put on PPE
Wipe down with damp rags
Undress, shower, wash hair
Put contaminated clothes, towels etc in a plastic bag for disposal. Leave washing facilities clean
Dispose of as asbestos waste
Keep a record of the event



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